

Orswell & Kasman, Inc.



Phase I Environmental Site Assessment Report

Auto Repair Shops
2317-2323 Pasadena Avenue
Los Angeles (Lincoln Heights area), CA 90031

Report Date:
September 13, 2024

Client:
Mr. Ray Reyes
5467 North Oak Bank Drive
Covina, CA 91722

Prepared For:
Mr. Ray Reyes

Project #:
P24182



ORSWELL & KASMAN, INC.

1250 East Walnut Street, Suite 140 ■ Pasadena, CA 91106
(626) 932-1800 ■ FAX (626) 932-1807 ■ www.orswell-kasman.com

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

This report was prepared in conformance to meet or exceed the scope and limitations as set forth by the American Society for Testing & Materials (ASTM) Standard Practice E 1527-21. It is for the express use of the client, and its contents are considered to be privileged and confidential. Acceptance of this report constitutes an agreement by the client to assume full liability for information contained herein. This report is for the sole use and interpretation of the client, and it is not to be reproduced or distributed to outside parties. The information in this report is furnished in good faith and was obtained from sources and databases considered to be reliable; however, the accuracy of the information cannot be guaranteed.

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professionals as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. The individual qualifications of these professionals are included in this report.

PREPARED BY:

A handwritten signature in blue ink that reads "Martin A. Kasman".

Martin A. Kasman
ASTM Environmental Professional



TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY	1
2.0 INTRODUCTION	1
2.1 Purpose	1
2.2 Detailed Scope of Services	2
2.3 Significant Assumptions	2
2.4 Limitations and Exceptions	2
2.5 Special Terms and Conditions	3
2.6 User Reliance	3
3.0 USER PROVIDED INFORMATION	3
3.1 Title Records	3
3.2 Environmental Liens or Activity and Use Limitations	3
3.3 Specialized Knowledge	3
3.4 Commonly Known or Reasonably Ascertainable Information	4
3.5 Valuation Reduction for Environmental Issues	4
3.6 Owner, Property Manager, and Occupant Information	4
3.7 Reasons for Performing Phase I Environmental Site Assessment	4
3.8 Other User Provided Information	4
4.0 SITE RECONNAISSANCE	4
4.1 Methodology and Limiting Conditions	4
4.2 Location and Legal Description	5
4.3 Site and Vicinity General Characteristics	5
4.4 Current Use of Property	5
4.5 Subject Property Observations	5
4.6 Adjoining Property Observations	7
5.0 PHYSICAL SETTING SOURCES	8
5.1 Topography	8
5.2 Geology/Soils	8
5.3 Hydrology	9
6.0 RECORDS REVIEW	9
6.1 Historical Use Information on the Subject Property	9



6.2	Historical Use Information on the Adjoining Properties	12
6.3	Regulatory Records Review.....	14
6.4	Additional Regulatory Records Review.....	22
6.5	Other Environmental Reports.....	24
7.0	INTERVIEWS	25
7.1	Owner/Operator/Occupant Interviews	25
7.2	Interviews with Local Government Officials.....	25
7.3	Interview with Others.....	25
8.0	NON-SCOPE SERVICES	25
8.1	Presumed Asbestos-Containing Materials	25
8.2	Results of Lead-Based Paint Observations	26
8.3	Microbial Contamination (Mold).....	26
8.4	Radon	26
9.0	FINDINGS AND OPINIONS	26
9.1	Recognized Environmental Conditions.....	26
9.2	Historical Recognized Environmental Conditions.....	26
9.3	Controlled Recognized Environmental Conditions.....	26
9.4	Vapor Migration.....	27
9.5	Data Gaps/Data Failure	27
9.6	Opinion.....	27
9.7	Deviations.....	27
10.0	CONCLUSIONS.....	28
10.1	Conclusions	28
11.0	APPENDICES	28
11.1	Site and Vicinity Map	28
11.2	Site Plan.....	28
11.3	Site and Vicinity Photographs.....	28
11.4	Historical Research Documentation.....	28
11.5	Regulatory Records Documentation	29
11.6	Interview and Research Documentation	29
11.7	Special Contractual Conditions between User and Environmental Professional.....	29
11.8	Qualifications of the Environmental Professionals.....	29



1.0 EXECUTIVE SUMMARY

Our review of regulatory and historical records, a visual inspection of the site and surrounding area and an interview with the property owner has not identified any *recognized environmental conditions*, *historical recognized environmental conditions* or *controlled recognized environmental conditions* which are likely to impact the subject property. Although data failure occurred in the historical uses of the subject property prior to 1908, it is unlikely the data failure will impact the ability to identify any *recognized environmental conditions*. Based on the results of this assessment, no further environmental studies are recommended for the site.

2.0 INTRODUCTION

2.1 Purpose

The purpose of this Phase I Environmental Site Assessment is to determine if any *recognized environmental conditions*, *historical recognized environmental conditions* or *controlled recognized environmental conditions* exist on or near the subject property. As defined by ASTM Standard Practice E 1527-21, a *recognized environmental condition* is (1) the presence or likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm 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.

The ASTM Standard defines a *historical recognized environmental condition* as a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). A historical recognized environmental condition is not a recognized environmental condition.

The ASTM Standard defines a *controlled recognized environmental condition* as a *recognized environmental condition* affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).

The ASTM Standard Practice E 1527-21 requires all obvious uses of the subject property shall be identified at five year intervals from the present, back to the subject property's first developed use, or back to 1940, whichever is earlier, using standard historical sources. Developed use



includes agricultural uses or placement of fill dirt. Data failure occurs when these objectives are not met. Our review of standard historical sources include aerial photographs, fire insurance maps, local street directories, and building department or assessor's property records. Our experience in performing Phase I Environmental Site Assessments since 1990 has determined that the other standard historical sources identified in the ASTM Standard Practice E 1527-21 are not reasonably obtainable or likely to be sufficiently useful, accurate, or complete in terms of satisfying the objectives.

2.2 Detailed Scope of Services

This report is based on a preliminary study into the past and current uses of the subject property and the surrounding area. The report includes a visual inspection of the subject property and adjacent sites, and a review of regulatory agency records, aerial photographs, and other historic record sources. Also included in this report are maps, diagrams, and photographs pertaining to this site.

2.3 Significant Assumptions

The information in this report is furnished in good faith and was obtained from sources and databases considered to be reliable; however, nothing in this report should be construed as a promise or guarantee that the subject property is free of environmental hazards. In many instances, this report relies on regulatory database information provided by federal, state and local governmental agencies. Although the database information used in this report consists of records that are updated on a regular basis, it may not reflect the actual current status of the case.

2.4 Limitations and Exceptions

This report was prepared in conformance to meet or exceed the scope and practice as set forth by the American Society for Testing & Materials (ASTM) Standard Practice E 1527-21, "Standard Practice of Environmental Site Assessments: Phase I Environmental Site Assessment Process." No tests were conducted, and no samples of air, water, soil or building materials were taken.

This report is limited in nature and should not be construed to be a characterization of environmental regulatory compliance or of any conditions above or below grade. The evaluations in this report are based on information provided by interviews, readily accessible regulatory and historical records and observations made during the site inspection. No independent verification of the information was obtained or performed by Orswell & Kasman, Inc.

Orswell & Kasman, Inc. prepared this report in a competent and professional manner in accordance with sound industry standards, practices and procedures. No warranty is provided regarding the actual site conditions described in this report beyond matters amenable to visual



confirmation. We make no representation or warranty regarding the accuracy or reliability of information or documents provided by others and contained within this report.

This assessment was completed within the time constraints imposed by the client. In some cases, regulatory agencies, property owners, tenants, property managers and other knowledgeable persons have not responded timely to inquiries concerning the subject property which may be considered critical to determining whether a recognized environmental condition exists on the subject property.

2.5 Special Terms and Conditions

No special terms or conditions have been incorporated into the preparation of this report. There were also no limiting physical conditions such as rain or lack of electrical power that had a limiting effect on the site inspection.

2.6 User Reliance

This report is prepared for the express use of the client (or the client's designee), and its contents are considered to be privileged and confidential. Acceptance of this report constitutes an agreement by the client to assume full liability for information contained herein. This report is for the sole use and interpretation of the client and it is not to be reproduced or distributed to outside parties.

3.0 USER PROVIDED INFORMATION

3.1 Title Records

No recorded land title records were provided by the client for review.

3.2 Environmental Liens or Activity and Use Limitations

The client has not provided any information concerning environmental liens or activity and use limitations.

3.3 Specialized Knowledge

No specialized knowledge of *recognized environmental conditions*, *historical recognized environmental conditions* or *controlled recognized environmental conditions* in connection with the subject property has been provided by the client.



3.4 Commonly Known or Reasonably Ascertainable Information

The client has not provided any commonly known or reasonably ascertainable information within the local community about the subject property that is material to *recognized environmental conditions, historical recognized environmental conditions* or *controlled recognized environmental conditions* in connection with the site.

3.5 Valuation Reduction for Environmental Issues

No information has been provided by the client that indicates the subject property is being sold or purchased at a significantly reduced price due to outstanding environmental issues.

3.6 Owner, Property Manager, and Occupant Information

Information provided by the owner, property manager, and/or occupants of the site are included in this report under Section 7.0, Interviews.

3.7 Reasons for Performing Phase I Environmental Site Assessment

The reasons for performing this Phase I Environmental Site Assessment are to satisfy commercial real estate lending requirements or provide due diligence information concerning the historical uses and current condition of the site. This report is intended to permit the client to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601). This practice constitutes all appropriate inquiries into the previous ownership and uses of the subject property consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35)(B).

3.8 Other User Provided Information

No other information concerning the subject property has been provided by the client.

4.0 SITE RECONNAISSANCE

4.1 Methodology and Limiting Conditions

The site reconnaissance consisted of a walk through the entire property, and visually observing the structures, storage areas and parking lots. No inspection was conducted under floors, above ceilings, on rooftops, or behind walls.



4.2 Location and Legal Description

The subject property, 2317-2323 Pasadena Avenue, Los Angeles (Lincoln Heights area), California, is located on the north side of Pasadena Avenue, between Avenue 23 and Avenue 25. The subject property is described as Los Angeles County Tax Assessor's Parcel Number (APN) 5205-023-043.

4.3 Site and Vicinity General Characteristics

The site consists of a commercial building with a paved parking lot and storage yard, located in a mixed commercial and residential area of Los Angeles, California (see site plan). The site and the surrounding area are gently sloping to the south, and the subject property is connected to the municipal water and sewage systems.

4.4 Current Use of Property

The subject property is currently occupied by A&A Auto Parts, an auto parts store; and Enterprise Transmissions, an automotive transmission repair shop. No manufacturing activities take place at the site.

4.5 Subject Property Observations

On September 4, 2024, an inspection of the subject property and surrounding area was conducted by ASTM Environmental Professional Marty Kasman. On the west side of the subject property is a single-story, concrete block commercial building (see photos #1 and #2). The building is divided into two units. The south side of the building is identified as 2317 Pasadena Avenue, and the unit is occupied by A&A Auto parts. The business sells automotive parts and no automotive repairs are conducted in the unit. The unit is divided into a parts storage area (see photos #3 and #4) and a mechanic's pit (see photo #5). The mechanic's pit was full of cast-off materials and trash. The unit was extremely cluttered and a complete inspection of the unit was not possible. An unused parts wash sink is located in the storage area (see photo #6). No large quantities of hazardous materials are stored or used inside the unit, and no hazardous waste is generated by the business activities. There is no heating, ventilation or cooling (HVAC) system in the unit.

The north side of the building is identified as 2323 Pasadena Avenue, and the unit is occupied by Enterprise Transmissions, an automotive transmission repair shop. The company is out of business and no automotive repairs are being conducted on the site. The unit is divided into five service bays (see photos #7, #8 and #9). There are four underground hoists inside the service bays (see photo #10). A parts wash sink is located in the shop (see photo #11) which recirculates a cleaning solution inside of a self-contained reservoir. The business owner is in the process of moving all of the parts and equipment out of the unit. No large quantities of hazardous materials



are stored or used by the business. No significant spills, leaks or staining was observed inside the unit. There is no HVAC system in the unit.

Outside, there is a paved storage yard in the northeast corner of the property (see photo #12). The east side of the property is a paved parking lot (see photo #13). A 150-gallon aboveground waste oil tank is located at the east end of the parking lot (see photo #14) and a three-stage wastewater clarifier is located at the west end of the parking lot (see photo #15).

The site inspection also attempted to identify the following features, activities, uses and conditions:

Item	Observation
Hazardous substances and petroleum products in connection with identified uses	None identified
Hazardous substances and petroleum products in connection with unidentified uses	None identified
Unidentified hazardous substances or petroleum products not in connection with property use	None identified
Aboveground hazardous substance or petroleum product storage tanks (ASTs)	A 150-gallon waste oil AST is located in the parking lot.
Underground hazardous substance or petroleum product storage tanks (USTs)	None identified
Vent pipes, fill pipes, or access ways	None identified
Fueling systems	None identified
Strong, pungent, or noxious odors	None identified
Pools of liquid	None identified
Drums, totes, or intermediate bulk containers of hazardous substances or petroleum products	None identified
Machinery or equipment identified as containing polychlorinated biphenyls (PCBs).	None identified
Significant staining or corrosion on interior or exterior portion of property	None identified
Drains or sumps	None identified



Item	Observation
Standing surface water and pools or sumps containing liquids likely to be hazardous substances or petroleum products	None identified
Regulated or unregulated wastewater discharge (wastewater clarifiers)	An abandoned three-stage wastewater clarifier is located in the parking lot.
Ponds, pits, or lagoons	None identified
Stockpiled soils with visual evidence of contamination	None identified
Questionable fill material (unknown origin) or visual evidence of buried wastes	None identified
Septic systems or cesspools	None identified
Wells	None identified
Stressed vegetation	None identified
Surficial disturbance	None identified
Biohazardous or medical wastes	None identified
Herbicide or pesticide use	None identified
Dry-cleaning operation	None identified
Graded areas suggesting filled material or mounds of stockpiled debris	None identified
Heating/Cooling systems	None identified
Other	None identified

4.6 Adjoining Property Observations

Northern Border

North of the subject property is an apartment building (see photo #16). There were no visible signs of spills or contamination on the adjacent property.

Eastern Border

East of the subject property is an apartment building (see photo #17) and a mixed-use commercial building (see photo #18). The mixed-use building is occupied by My Nu Beauty Salon and residences. There were no visible signs of spills or contamination on the adjacent properties.



Southern Border

South of the subject property is Pasadena Avenue. Further southeast is a Smart & Final store (see photo #19), and further southwest is the Lincoln Plaza Creative Office building (see photo #20). There were no visible signs of spills or contamination on the adjacent properties.

Western Border

West of the subject property are two multi-tenant commercial buildings (see photos #20 and #21). There were no visible signs of spills or contamination on the adjacent properties.

5.0 PHYSICAL SETTING SOURCES

5.1 Topography

A 1980 United States Geological Survey (USGS) 7.5 Minute Topographical map of the subject property and surrounding area is included in the appendices of the report. The map shows the locations of the identified offsite environmental risks or threats described in the report. The elevation of the subject property is approximately 360 feet above mean sea level. The subject property and surrounding properties are gently sloping to the south.

5.2 Geology/Soils

State of California
Department of Conservation
Division of Mines and Geology (CDMG)

The CDMG conducts studies, publishes maps, and provides information concerning the geological formations throughout the state of California. CDMG research information is combined with information from the United States Geological Survey and the ensuing geologic maps of the state are prepared. These geologic maps also illustrate the approximate locations of known earthquake faults.

A review of the area map published by CDMG indicates the geologic area surrounding the subject property consists of Pleistocene nonmarine deposits. The client may wish to refer to the enclosed geologic map.



5.3 Hydrology

**Los Angeles County
 Department of Public Works
 Hydraulic/Water Conservation Division (DPW/HWC)**

DPW/HWC maintains contour maps and data of the groundwater levels in the Los Angeles County area. The map shows the depth to the aquifer, as well as the approximate flow direction.

A review of this data revealed the site is located at an elevation of approximately 360 feet above sea level, and the closest well is located approximately 1/2 of a mile northwest of the site, at the intersection of San Fernando Road and the 110 Freeway. The elevation of the well is 321 feet above sea level, and the groundwater levels are 289 feet below sea level, or 32 feet below the ground surface. Based on the topography of the area, the groundwater flow is expected to be to the southwest, although this cannot be confirmed due to lack of nearby wells.

6.0 RECORDS REVIEW

6.1 Historical Use Information on the Subject Property

**City of Los Angeles
 Building and Safety Department**

A review of the building records for the subject property determined the following:

<u>Date</u>	<u>Activity</u>	<u>Owner</u>
<u>2317 Pasadena Avenue</u>		
04/08	Move homes back and add two rooms	Chao F. Dum
04/70	Demolish building and clear lot	E. B. Shields, M.D.
09/80	Construct auto repair shop	Ray Reyes
02/85	Change parking layout	Ray Reyes
03/85	Certificate of Occupancy - auto repair	Ray Reyes
10/21	Replace exterior lights	Ray Reyes Family Trust
<u>2323 Pasadena Avenue</u>		
10/09	Add new front porch	W. K. Mckeag
10/28	Construct new garage	Otto Stuhlbarg
10/78	Construct drive-thru film processing	Format Corp.
10/78	Add wall signs	Fotomat Corp.
01/79	Certificate of Occupancy - drive-thru film	Fotomat Corp.
07/96	Backfill waste clarifier	Ray Reyes

No other building or demolition permits were on file for the subject property.



County of Los Angeles
Assessor's Office

A review of the Assessor's records for the subject property determined the service station was constructed in 1979. The property owners are identified as Ray F. Reyes and the Reyes Family Trust.

City of Los Angeles
Department of Planning

The subject property is zoned commercial C2-1XL-CDO.

Historical Aerial Photographs

A review of historical aerial photographs of the subject property determined the following information:

<u>Date of Photo</u>	<u>Description</u>
1938, 1948, 1952, 1964 and 1972	The subject property is occupied by two residences.
1980, 1988 and 1993	The existing commercial building is on the west side of the subject property, and a small commercial building is located in the southeast corner of the site.
1998, 2003, 2008, 2013, 2018 and 2023	The existing commercial building is on the west side of the subject property, and the east side of the property is a parking lot.

The aerial photographs summarized in this report were obtained from BBL Consultants, Solana Beach, California; the United States Geological Survey, Menlo Park, California; Google Earth; Nationwide Environmental Title Research, Tempe, Arizona; or the United States Department of Agriculture, Salt Lake City, Utah. The photographs are copyrighted material and may not be reproduced. The original documents are available at the offices of Orswell & Kasman, Inc. for review.

Historical Topographic Maps

Available topographic maps dated were reviewed for this environmental site assessment. A review of the 1898, 1900, 1904, 1907, 1908, 1910, 1913, 1915, 1920, 1927, 1928, 1931, 1940, 1956, 1968, 1975, 1982, 1987, 1994, 2012, 2015, 2018 and 2022 maps did not identify any commercial or industrial uses on the subject property which were likely to lead to any recognized environmental conditions.



The historic topographic maps summarized in this report were obtained from Nationwide Environmental Title Research, Tempe, Arizona. The original documents are available online at <https://www.historicaerials.com> for review.

Historic Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps provide information on commercial and industrial properties, based on risk data gathered for the fire insurance companies. The maps show the number of buildings located on the subject property, and the type of construction. The maps also describe the various businesses located nearby, and show the locations of tanks, boilers, and other potential hazards.

A review of the Sanborn Fire Insurance Map collections from 1867-1970, located two maps for the subject property:

<u>Date of Map</u>	<u>Description</u>
1920 and 1951	The subject property is occupied by two residences.

The Sanborn Fire Insurance Map information was obtained from Digital Sanborn Maps, 1867-1970, Ann Arbor, Michigan. The images are copyrighted material and may not be reproduced. The original documents are available at the offices of Orswell & Kasman, Inc. for review.

Historic City Directory Search

City Directories provide information on residential, commercial and industrial properties, and list the business name and address. A review of the historic directories provides an overview of the current and previous occupants of the site.

A search of the Pacific Telephone Company's City Directory dated 1956-1966 and the Haines Criss Cross City Directory dated 1972-2009, determined the subject property has been occupied by a residence (1956-1966), Agas Muffler Service (1987), Enterprise Transmissions (1987-2009), Fotomat Corporation Store (1987), Rudy's Garage (1987) and Renee's Muffler Shop (1992-2009).

The city directory search information was obtained from Sherman Library and Gardens, Corona Del Mar, California. The images are copyrighted material and may not be reproduced. The original documents are available at the offices of Orswell & Kasman, Inc. for review.

A review of building permit records, county assessor records, historical aerial photographs, historic topographic maps, Sanborn fire insurance maps and historic city directories determined the subject property was developed over 116 years ago. Two residences were constructed on the subject property sometime prior to 1908. The residences were demolished in 1970. A Fotomat kiosk occupied the southeast corner of the site from 1979 to sometime between 1993 and 1998. The existing commercial building was constructed on the west side of the subject property in 1979. The building has been occupied by several automotive repair related businesses.



6.2 Historical Use Information on the Adjoining Properties

Historical Aerial Photographs

A review of historical aerial photographs of the adjoining properties determined the following information:

<u>Date of Photo</u>	<u>Description</u>
1938, 1948 and 1952	North of the subject property is an apartment building. To the east is an apartment building and a residence. Pasadena Avenue is to the south, and further are two commercial buildings. Two residences are west of the site.
1964	North of the subject property is an apartment building. To the east is an apartment building and a residence. Pasadena Avenue is to the south. Further southeast is a new commercial building, and further southwest is a gasoline service station. Two residences are west of the site.
1972 and 1980	North of the subject property is an apartment building. To the east is an apartment building and a residence. Pasadena Avenue is to the south. Further southeast is a new commercial building, and further southwest is a gasoline service station. A residence and a commercial building are west of the site.
1988, 1993, 1998, 2003, 2008, 2013, 2018 and 2023	North of the subject property is an apartment building. To the east is an apartment building and a residence. Pasadena Avenue is to the south, and further south are two commercial buildings. Two commercial buildings are west of the site.

The aerial photographs summarized in this report were obtained from BBL Consultants, Solana Beach, California; the United States Geological Survey, Menlo Park, California; Google Earth; Nationwide Environmental Title Research, Tempe, Arizona; or the United States Department of Agriculture, Salt Lake City, Utah. The photographs are copyrighted material and may not be reproduced. The original documents are available at the offices of Orswell & Kasman, Inc. for review.

Historical Topographic Maps

Available topographic maps dated 1898, 1900, 1904, 1907, 1908, 1910, 1913, 1915, 1920, 1927, 1928, 1931, 1940, 1956, 1968, 1975, 1982, 1987, 1994, 2012, 2015, 2018 and 2022 were reviewed for this environmental site assessment. A review of the maps did not identify any commercial or industrial uses on the adjacent properties which were likely to lead to any recognized environmental conditions.



The historic topographic maps summarized in this report were obtained from Nationwide Environmental Title Research, Tempe, Arizona. The original documents are available online at <https://www.historicaerials.com> for review.

Historic Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps provide information on commercial and industrial properties, based on risk data gathered for the fire insurance companies. The maps show the number of buildings located on the property, and the type of construction. The maps also describe the various businesses located nearby, and show the locations of tanks, boilers, and other potential hazards.

A review of the Sanborn Fire Insurance Map collections from 1867-1970, located two maps for the area surrounding the subject property:

<u>Date of Map</u>	<u>Description</u>
1920	North of the subject property is a residence. To the east are residences. Pasadena Avenue is to the south. Further southeast are residences and further southwest is the Hellman Public School. Residences are west of the site.
1951	North and east of the subject property are residences. Pasadena Avenue is to the south. Further southeast is an auto body repair shop, and further southwest is the Pasadena Avenue School. Residences are west of the site.

The Sanborn Fire Insurance Map information was obtained from Digital Sanborn Maps, 1867-1970, Ann Arbor, Michigan. The images are copyrighted material and may not be reproduced. The original documents are available at the offices of Orswell & Kasman, Inc. for review.

Historic City Directory Search

City Directories provide information on residential, commercial and industrial properties, and list the business name and address. A review of the historic directories provides an overview of the current and previous occupants of the adjoining properties.

A search of the Pacific Telephone Company's City Directory dated 1956-1966 and the Haines Criss Cross City Directory dated 1972-2009, determined there were no commercial or industrial uses on the adjacent properties to the north, or to the east which were likely to lead to contamination of the subject property. The adjacent properties south of Pasadena Avenue have been occupied by Eng Laundrette & Cleaners (1956), Dayco Metal Products (1956), Signal Oil Company (1956), Sewell's Auto Service (1956), Roy's Service (1966), Lopez Mobile Service (1972) and Fotomat Drive Through (1972). There were no commercial or industrial uses on the adjacent property to the west which were likely to lead to contamination of the subject property.



The city directory search information was obtained from Sherman Library and Gardens, Corona Del Mar, California. The images are copyrighted material and may not be reproduced. The original documents are available at the offices of Orswell & Kasman, Inc. for review.

A review of historical aerial photographs, historic topographic maps, Sanborn fire insurance maps and historic city directories determined the property to the north has been occupied by a residence for the past 104 years. The property to the northeast has been occupied by a residence for the past 104 years. The commercial building to the southeast was constructed in the 1980s, and the property was previously occupied by a residence. The commercial building southeast of Pasadena Avenue was constructed between 1952 and 1964, and the property was previously occupied by a school. The commercial building southwest of Pasadena Avenue was constructed in the 1980s, and the property was previously occupied by a gasoline service station. The commercial building to the northwest was constructed in the 1980s, and the property was previously occupied by a residence. The commercial building to the southwest was constructed between 1964 and 1972, and the property was previously occupied by a residence.

6.3 Regulatory Records Review

FEDERAL AGENCY RECORDS

United States Environmental Protection Agency (USEPA) National Priorities List

The National Priorities List (NPL) identifies abandoned or uncontrolled hazardous waste sites which have been identified as possibly representing a long-term threat to the public health or environment. These sites have been identified as being highly contaminated with hazardous substances and represent the USEPA's target enforcement and cleanup efforts. Studies of individual sites are conducted by the USEPA to determine level of contamination, and the sites are then compared and ranked to other sites on the NPL.

A review of the USEPA National Priorities List dated May 2024 indicates there are no proposed, final or delisted sites located within one mile of the subject property.

United States Environmental Protection Agency (USEPA) Federal Superfund Liens List

The USEPA maintains a list of Superfund Lien sites that have been issued on properties throughout the United States. These sites have been remediated through the expenditures of Superfund monies. The purpose of the lien is to prevent the property owner from gaining a financial benefit from the federal government's cleanup and restoration activities.

A review of the July 2011 Federal Superfund List revealed there are no Superfund Liens on or adjacent to the site.



**United States Environmental Protection Agency (USEPA)
Comprehensive Environmental Response, Compensation
and Liability Information System (CERCLIS)**

The USEPA has developed a database known as CERCLIS which contains information on potential hazardous waste sites located throughout the United States. There are over 33,000 sites on the CERCLIS inventory. All sites are subjected to a preliminary assessment and thereafter are either placed on the National Priority List (NPL) or are placed in a category for those sites requiring no further Federal Superfund action.

A review of the May 2024 CERCLIS report indicates there are two CERCLIS sites listed within a ½ mile radius of the subject property:

Jaybee Ajax Manufacturing (#4 on map)
301 West Avenue 26
Los Angeles, CA 90031

The site is identified as a state-lead cleanup. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

Kennington Ltd. (ITT Cannon) (#11 on map)
3209 Humboldt Street
Los Angeles, CA 90031

The site is identified as a state-lead cleanup. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

There are also two listed “No Further Required Action Planned” (NFRAP) sites identified within a ½ mile radius of the subject property:

Baron Manufacturing (#2 on map)
241 Avenue 26
Los Angeles, CA 90031

The facility does not qualify for the NPL and no further required actions are planned for this site. It is unlikely any contaminants from this closed site will have a significant impact on the subject property.



NI West Incorporated (#6 on map)
3011 Humboldt Street
Los Angeles, CA 90031

The facility does not qualify for the NPL and no further required actions are planned for this site. It is unlikely any contaminants from this closed site will have a significant impact on the subject property.

**United States Environmental Protection Agency (USEPA)
Resource Conservation and Recovery Act (RCRA)
Treatment, Storage or Disposal Facilities (TSDF)**

The USEPA maintains a list of facilities which have been authorized to receive hazardous waste. These facilities have permits to treat, store, or dispose of the waste, as determined by the RCRA regulations. In addition, the USEPA publishes a list of those facilities that are subject to a corrective action, based on the facilities' waste handling and storage procedures. The facilities which are subject to a corrective action are identified as CORRACTS sites.

A review of the June 2024 RCRA TSD list determined there is one known CORRACTS facility located within a one-mile radius of the subject property:

Main Street Facility (#22 on map)
1630 North Main Street
Los Angeles, CA 90012

According to the records, a facility assessment was completed in April 1993. Stabilization measures have been completed to remove the source of the contamination, and human exposures and release to groundwater have been controlled. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

There are no non-CORRACTS TSD facilities listed within a 1/2 mile radius of the subject property.

**United States Environmental Protection Agency (USEPA)
Tribal Underground Storage Tanks (UST)**

The USEPA maintains a list of locations of underground storage tanks (UST) located in Indian country.

A review of the May 2024 Tribal UST list did not identify any registered tribal underground storage tanks within a 1/2 mile radius of the subject property.



**United States Environmental Protection Agency (USEPA)
Tribal Leaking Underground Storage Tanks (LUST)**

The USEPA maintains a list of locations of leaking underground storage tanks (LUST) located in Indian country.

A review of the May 2024 Tribal LUST list did not identify any tribal leaking underground storage tanks within a ½ mile radius of the subject property.

**United States Environmental Protection Agency (USEPA)
Resource Conservation and Recovery Act (RCRA)
Hazardous Waste Generators**

The USEPA maintains a list of facilities which are identified as generators of large and small quantities of hazardous waste. These facilities have permits to generate, store and dispose of the waste, as determined by the RCRA regulations.

A review of the June 2024 RCRA Hazardous Waste Generators list determined the subject and adjacent properties are not identified as large or small quantity hazardous waste generators.

**United States Environmental Protection Agency (USEPA)
Institutional Control / Engineering Control Registries**

The USEPA maintains a list of institutional and engineering controls for the purpose of tracking sites that may contain residual contamination or have activity and use limitations. Engineering controls are engineering measures designed to minimize the potential for human exposure to contamination by either limiting direct contact with contaminated areas or controlling migration of contaminants. Institutional controls are non-engineering controls used to restrict land use or land access in order to protect people and the environment from exposure to hazardous substances remaining at the site or facility.

A review of the September 2006 USEPA Institutional Control / Engineering Control Registry did not identify the subject property as having institutional or engineering controls.

**United States Environmental Protection Agency (USEPA)
Office of Emergency and Remedial Response
Emergency Response Notification System (ERNS)**

The USEPA maintains a list of locations which have reported a release of oil or hazardous substances to the federal government. Most of the data in this system is based on information that was received during the initial notification. The USEPA ceased maintaining the ERNS database list in 1999, and the responsibility to report oil, chemical, radiological, biological and etiological discharges into the environment was transferred to the United States Department of Homeland Security National Response Center (NRC).



A review of the ERNS list for 1999 determined there are no reported incidents on the subject property.

**United States Department of Homeland Security
United States Coast Guard
National Response Center (NRC)**

The NRC is the national point of contact for reporting all oil, chemical, radiological, biological and etiological discharges into the environment anywhere in the United States and its territories. In addition to gathering and distributing spill data for Federal On-Scene Coordinators and serving as the communications and operations center for the National Response Team, the NRC maintains agreements with a variety of federal entities to make additional notifications regarding incidents meeting established trigger criteria.

A review of the NRC list for 2023 determined there are no reported incidents on the subject property.

STATE AGENCY RECORDS

**State of California
Environmental Protection Agency (CAL-EPA)
Department of Toxic Substances Control (DTSC)**

CAL-EPA is responsible for the regulation and enforcement of environmental health laws within the state of California, as set forth by the California Health and Safety Code. CAL-EPA is also designated by the USEPA to assist in enforcing federal environmental laws. CAL-EPA regulates companies involved in the generation, transportation, storage and disposal of hazardous substances. CAL-EPA records include the "CalSites" database, which is a listing of 7,800 known active, inactive and abandoned hazardous waste sites. These sites have previously been reported in the Abandoned Site Program Information System (ASPIS), Bond Expenditure Plan (BEP), and Cortese databases. CAL-EPA records also include a listing of the California Integrated Waste Management Board's "Active" and "Closed and Inactive" landfills database.

A review of the June 2024 CAL-EPA records determined there are 17 listed "CalSite" facilities within one mile of the subject property; however, only five of the sites are located within a 1/2 mile radius of the subject property:

140-154 North Avenue 21 (#1 on map)
140-154 North Avenue 21
Los Angeles, CA 90031

This site was placed in "Active" status in June 2019. According to the records, the groundwater, soil and soil vapor are contaminated with 1,2-dichloroethane (EDC), tetrachloroethylene (PCE), toluene and trichloroethylene (TCE). A site investigation or remediation of the site is currently



in progress. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

Victor Industrial Battery (#3 on map)
138 North San Fernando Road
Los Angeles, CA 90031

This site was placed in “Certified Operation and Maintenance - Land Use Restrictions” status in March 1995. According to the records, the soil and soil vapor are contaminated with lead, acid solutions and alkaline solutions. Properties with Land Use Restrictions have limits on future property uses established by the DTSC due to residual levels of contamination or the type of cleanup actions conducted. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

Jaybee Site at Lincoln Heights – LA DWP (#5 on map)
301 West Avenue 26
Los Angeles, CA 90031

This site was placed in “Active” status in April 2004. According to the records, the groundwater and soil are contaminated with lead, naphthalene, TPH-diesel, TPH-gas, polynuclear aromatic hydrocarbons (PAHs), 1,2-Dichloroethane (EDC), tetrachloroethylene (PCE), toluene, trichloroethylene (TCE) and xylenes. A site investigation or remediation of the site is currently in progress. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

National Aircraft Equipment Co. (#7 on map)
Figueroa Street in Elysian Park
Los Angeles, CA 90012

This site was placed in “Inactive - Needs Evaluation” status in July 2005. According to the records, the site is a Former Use Defense Site (FUDS) undergoing a military evaluation. DTSC has determined that a Preliminary Endangerment Assessment or other evaluation is required. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

Kennington (#13 on map)
3209 Humboldt Street
Los Angeles, CA 90031

This site was placed in “Certified Operation and Maintenance” status in July 2023. According to the records, the groundwater and soil are contaminated with lead, polychlorinated (PCBs),



tetrachloroethylene (PCE) and trichloroethylene (TCE). All planned activities necessary to address the contamination problems have been implemented, however, some of the remedial activities must be continued for many years before complete cleanup will be achieved. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

There are no active, closed or inactive landfill sites identified within a ½ mile radius of the subject property.

State of California
Environmental Protection Agency (CAL-EPA)
Department of Toxic Substances Control (DTSC)
Land Use Covenants

CAL-EPA/DTSC utilizes Land Use Covenants (LUCs) to protect the public from unsafe exposures to residual contamination that is left in place after site remediation activities have been completed. The LUC imposes limitations on land use when hazardous materials, wastes, or substances remain on the subject property at levels which are not suitable for unrestricted use of the land. The LUC includes easements, servitudes, covenants, and restrictions which run with the land and continue into perpetuity unless modified or terminated in accordance with applicable law. All LUCs are signed by the DTSC and the landowner, and recorded in the county where the land is located.

A review of the June 2024 DTSC database records did not identify any deed restrictions on the subject property.

State of California
Water Resources Control Board
Regional Water Quality Control Board (RWQCB)
Land Use Covenants

RWQCB utilizes Land Use Covenants (LUCs) to protect the public from unsafe exposures to residual contamination that is left in place after site remediation activities have been completed. The LUC imposes deed restrictions and activity and use limitations on land use when hazardous materials, wastes, or substances remain on the subject property at levels which are not suitable for unrestricted use of the land. The LUC includes easements, servitudes, covenants, and restrictions which run with the land and continue into perpetuity unless modified or terminated in accordance with applicable law. All LUCs are signed by the RWQCB and the landowner, and recorded in the county where the land is located.

A review of the June 2024 RWQCB database records did not identify any recorded land use and activity restrictions on the subject property.



State of California
Water Resources Control Board (WRCB)
Deed Restrictions

WRCB utilizes Deed Restrictions to protect the public from unsafe exposures to residual contamination that is left in place after site remediation activities have been completed. The Deed Restrictions impose restrictions and activity and use limitations on land use when hazardous materials, wastes, or substances remain on the subject property at levels which are not suitable for unrestricted use of the land. The Deed Restrictions can include easements, servitudes, covenants, and restrictions which run with the land and continue into perpetuity unless modified or terminated in accordance with applicable law. All Deed restrictions are signed by the WRCB and the landowner, and recorded in the county where the land is located.

A review of the June 2024 WRCB database records did not identify any deed restrictions on the subject property.

State of California
Water Resources Control Board
Regional Water Quality Control Board (RWQCB)

The RWQCB is responsible for monitoring the quality and flow of groundwater, and they address other potential threats to the groundwater from surface spills and leaks. The RWQCB monitors the contamination problem, the investigation and any remedial action. Their database information includes active and closed Cleanup Program Sites, Land Disposal Sites, Leaking Underground Storage Tank (LUST) Sites, Military Cleanup Sites, Military Privatized Sites, Military Underground Storage Tank Sites and registered underground storage tank sites (RWQCB sites) within the State of California.

A review of the June 2024 RWQCB records determined the subject property is not listed as a known RWQCB site. There are also no known open RWQCB LUST sites located within a ½ mile radius of the subject property. There are four active non-LUST RWQCB Cleanup sites identified within a ½ mile radius of the subject property:

Commercial/Industrial Property (#8 on map)
405 North San Fernando Road
Los Angeles, CA 90031

According to the records, the site is identified as an open Cleanup Program Site that is undergoing a site assessment. This case was opened in March 2017 and no information on potential contaminants has been reported. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.



Lacy Street Productions (#9 on map)
2620 Lazy Street
Los Angeles, CA 90031

According to the records, the site is identified as an open Cleanup Program Site that is undergoing a site assessment. This case was opened in March 2021 and the soil and soil vapor are potentially contaminated with lead, tetrachloroethylene (PCE) and total petroleum hydrocarbons (TPH). Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

Former Lincoln Heights Jail (#10 on map)
401 North Avenue 19
Los Angeles, CA 90031

According to the records, the site is identified as an open Cleanup Program Site that is undergoing a site assessment. This case was opened in December 2018 and no information on potential contaminants has been reported. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

Cannon Electrical (#12 on map)
3209 Humboldt Street
Los Angeles, CA 90031

According to the records, the site is identified as an open Cleanup Program Site that is currently inactive. This case was opened in January 2015 and no information on potential contaminants has been reported. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

There are no records of registered underground storage tanks identified on or adjacent to the subject property.

6.4 Additional Regulatory Records Review

State of California
Department of Conservation
Geologic Energy Management Division (CalGEM)

The CalGEM regulates the drilling, operation and abandonment of gas and oil wells throughout the state of California. If an active, idle or abandoned well is located on or adjacent to a proposed construction site, CalGEM requires a site plan review prior to issuing a building permit. Abandoned oil wells must meet standards established in 1984.



A review of the area map published by CalGEM indicates there are no producing, idle or abandoned oil wells on or adjacent to the subject property. The client may wish to review the enclosed map.

**South Coast Air Quality
Management District (AQMD)**

The AQMD is responsible for the development and enforcement of regulations concerning air emissions and airborne hazards from stationary sources in the South Coast Air Basin. AQMD maintains a “Hot Spot” list of facilities whose air emissions pose a risk to the surrounding community. In addition, the AQMD Facility Information Detail (FIND) database provides public information about facilities in the AQMD basin.

A review of the AQMD records determined there are no "Hot Spot" facilities identified on or adjacent to the subject property. In addition, the subject property is not identified as an active or inactive permitted facility in the FIND database.

**Los Angeles County
Department of Public Works
Waste Management Division (DPW/WMD)**

DPW/WMD maintains maps showing the locations of active, inactive or future solid waste landfill sites in Los Angeles County.

A review of DPW's major waste systems map determined there is one landfill site within a ½ mile radius of the subject property:

L.A. City (Lacy Street) (not on map)
400 Avenue 26
Los Angeles, CA 90031

This site is identified as an inactive, Class II (municipal waste) landfill. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

**Los Angeles County
Fire Department (LACOFD)
Health Hazardous Materials Division**

LACOFD maintains inspection and inventory records of companies involved in the storage and use of hazardous materials, petrochemicals, or hazardous waste. LACOFD attempts to maintain a current record of the types of hazardous substances that are utilized or stored at a particular site, and conducts periodic inspections for safety and compliance. In addition, LACOFD maintains records concerning hazardous material sites in Los Angeles County, which are reported to LACOFD by various regulatory agencies. Upon receiving the report, LACOFD monitors the cleanup process on the contaminated site.



According to the LACOFD files, there are records of an active hazardous waste generator on the subject property (A&A Auto Parts, 2317 Pasadena Avenue). There are also records of an inactive hazardous waste generator on the subject property (Enterprise Transmissions SVC, 2323 Pasadena Avenue). There are records of an active hazardous waste generator on the adjacent property to the south (Smart & Final #511, 2511 Daly Street).

City of Los Angeles
Fire Department (LAFD)

LAFD maintains inspection and inventory records of companies involved in the storage and use of hazardous materials or petrochemicals. LAFD attempts to maintain a current record of the types of materials that are utilized at a particular site, and conducts periodic inspections for safety and compliance. LAFD also maintains records on underground storage tanks (UST) , issues installation and removal permits, and monitors the contamination cleanup process.

A review of the LAFD files determined there are no current records of hazardous materials handlers on the subject property. The property was previously occupied by Enterprise Transmissions (2323 North Pasadena Avenue) and Renee's Muffler/Auto Body Shop (2323 North Pasadena Avenue, Unit 1). The LAFD does not maintain hazardous materials inventories longer than five years. There are no records of underground storage tanks for the subject property.

City of Los Angeles
Bureau of Sanitation
Industrial Wastewater Division (IWD)

IWD maintains records and permits on businesses which discharge industrial wastewater to the municipal sewer system.

A review of the IWD records determined that a permit (#W-438235) to operate a wastewater clarifier was issued to Ray Reyes/Enterprise Transmission Service in December 1983. The clarifier was voluntarily sealed in July 1996. No violations were identified in the documentation supplied by the IWD.

6.5 Other Environmental Reports

No previous environmental reports were identified by Orswell & Kasman, Inc. or made available by the client/user during the preparation of this assessment.



7.0 INTERVIEWS

7.1 Owner/Operator/Occupant Interviews

Ray Reyes, the property owner, advised his family has owned and occupied the subject property since 1986. According to Mr. Reyes, the existing building was constructed in 1987, and the building has always been occupied by automotive repair related businesses. Mr. Reyes said his deceased father operated Enterprise Transmissions, and the company stopped operating on the site three years ago. He said he has slowly been moving the business contents offsite in preparation for selling the property. Mr. Reyes said there is a mechanic's pit in the 2317 Pasadena Avenue unit. Mr. Reyes said no large quantities of hazardous materials are currently stored or used on the site. He said a three-stage wastewater clarifier was installed in the parking lot in 1987, and the clarifier was abandoned and filled concrete in 1993. He said soil testing was conducted at the time the clarifier was abandoned and no contamination was identified. He said he does not have copies of the test results. Mr. Reyes stated the property was previously occupied by two residences and a Fotomat kiosk. Mr. Reyes advised to the best of his knowledge, there are no underground storage tanks, septic tanks or wells on the site, and he is not aware of any chemical spills or contamination problems with the property.

7.2 Interviews with Local Government Officials

No interviews with local government officials were conducted.

7.3 Interview with Others

No interviews with others was conducted.

8.0 NON-SCOPE SERVICES

No non-scope or additional services including a broader scope of services, liability/risk evaluations, or remedial activities are included in this report. Some substances may be present on a property in quantities and under conditions that may lead to contamination of the property or nearby properties, but are not included in CERCLA's definition of hazardous substances (42 U.S.C. §960 I (14)) or do not otherwise present potential CERCLA liability. In any case, they are beyond the scope of this practice.

8.1 Presumed Asbestos-Containing Materials

An asbestos building materials inspection was not included in the scope of service agreement.



8.2 Results of Lead-Based Paint Observations

A lead-based paint inspection was not included in the scope of service agreement.

8.3 Microbial Contamination (Mold)

An inspection for microbial mold was not included in the scope of service agreement.

8.4 Radon

A survey of the radon conditions was not included in the scope of service agreement.

9.0 FINDINGS AND OPINIONS

9.1 Recognized Environmental Conditions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E 1527-21 on the auto repair shops located at 2317-2323 Pasadena Avenue, Los Angeles (Lincoln Heights area), California, the Property. Any exceptions to, or deletions from the Standard Practice are described in Section 2.4 of this report. This assessment has not identified any evidence of *recognized environmental conditions* in connection with the Property.

9.2 Historical Recognized Environmental Conditions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E 1527-21 on the auto repair shops located at 2317-2323 Pasadena Avenue, Los Angeles (Lincoln Heights area), California, the Property. Any exceptions to, or deletions from the Standard Practice are described in Section 2.4 of this report. This assessment has not identified any evidence of *historical recognized environmental conditions* in connection with the Property.

9.3 Controlled Recognized Environmental Conditions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E 1527-21 on the auto repair shops located at 2317-2323 Pasadena Avenue, Los Angeles (Lincoln Heights area), California, the Property. Any exceptions to, or deletions from the Standard Practice are described in Section 2.4 of this report. This



assessment has not identified any evidence of *controlled recognized environmental conditions* in connection with the Property.

9.4 Vapor Migration

Vapor migration is defined as the movement of hazardous substances or petroleum products as a vapor in the subsurface. Properties with known or suspected soil or groundwater contamination located within an approximate minimum search distance of 1/3-mile for hazardous substances (volatile and semi-volatile nonpetroleum hydrocarbons, e.g., perchloroethylene associated with dry cleaners) or 1/10-mile for petroleum hydrocarbons (e.g., gasoline fuel associated with gas stations), were evaluated to determine if they are likely to impact the subject property.

No offsite locations have been identified as a potential risk or threat of vapor migration to the subject property.

9.5 Data Gaps/Data Failure

The ASTM Standard Practice E 1527-21 requires all obvious uses of the Property shall be identified at five year intervals from the present, back to the Property's first developed use, or back to 1940, whichever is earlier, using standard historical sources. Developed use includes agricultural uses or placement of fill dirt. Data failure occurs when these objectives are not met. Our review of standard historical sources include aerial photographs, topographic maps, fire insurance maps, local street directories, and building department or assessor's property records.

No significant data gaps were identified that would affect the ability to identify a recognized environmental condition. Although data failure occurred in the historical uses of the Property prior to 1908, it is unlikely the data failure will impact the ability to identify *recognized environmental conditions*.

9.6 Opinion

Based on a review of regulatory and historical records, an interview with the property owner and a visual inspection of the site and surrounding area, this assessment has not identified any *recognized environmental conditions*, *historical recognized environmental conditions* or *controlled recognized environmental conditions* which are likely to impact the subject property.

9.7 Deviations

This report was prepared in conformance to meet or exceed the scope and practice as set forth by the American Society for Testing & Materials (ASTM) Standard Practice E 1527-21, "Standard



Practice of Environmental Site Assessments: Phase I Environmental Site Assessment Process.” No significant deviations, deletions, or client-imposed constraints were made from this practice.

10.0 CONCLUSIONS

10.1 Conclusions

Based on the results of this assessment, no further environmental studies are recommended for the site.

11.0 APPENDICES

11.1 Site and Vicinity Map

A United States Geological Survey (USGS) 7.5 Minute Topographical map of the subject property and surrounding area is included in the appendices of the report. The map shows the locations of the identified offsite environmental risks or threats described in the report.

11.2 Site Plan

A site plan of the subject property is included in the appendices of the report. The site plan shows the general location of the structures on the property, and other items of interest which were identified in the description of the site.

11.3 Site and Vicinity 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.

11.4 Historical Research Documentation

Building permit records were obtained directly from the regulatory agency identified in this report. The aerial photographs summarized in this report were obtained from BBL Consultants, Solana Beach, California; the United States Geological Survey, Menlo Park, California; Google Earth; Nationwide Environmental Title Research, Tempe, Arizona; or the United States Department of Agriculture, Salt Lake City, Utah. The historic topographic maps summarized in this report were obtained from Nationwide Environmental Title Research, Tempe, Arizona. The Sanborn Fire Insurance Map information was obtained from Digital Sanborn Maps, 1867-1970, Ann Arbor, Michigan. The city directory search information was obtained from Sherman Library and Gardens, Corona Del Mar, California.



11.5 Regulatory Records Documentation

All government records were obtained directly from the regulatory agencies identified in this report.

11.6 Interview and Research Documentation

All of the field notes and supporting information obtained from interviews and research concerning the subject property are maintained in the report file at the offices of Orswell & Kasman, Inc.

11.7 Special Contractual Conditions between User and Environmental Professional

No special contractual conditions or agreements exist between the client and any of the employees of Orswell & Kasman, Inc., and Orswell & Kasman, Inc. does not have any financial interest in the subject property.

11.8 Qualifications of the Environmental Professionals

The following are the qualifications of the individuals who conducted the site inspection, the records review or prepared the report:

Jack Orswell

Jack Orswell, the company founder, is an ASTM Environmental Professional and a licensed Private Investigator (#PI 14366) with the State of California. He is also a USEPA/AHERA accredited Asbestos Management Planner and California Certified Asbestos Consultant (#92-0869). He received his Bachelor of Science degree in Business Administration from the University of Southern California, and his Master of Arts degree in Organizational Leadership from Woodbury University. For 15 years he served as a Special Agent with the Federal Bureau of Investigation in the Denver, San Francisco and Los Angeles offices. Mr. Orswell received specialized training from the United States Environmental Protection Agency (EPA), and he was one of the first FBI Agents to work with the EPA in investigating federal environmental crimes.

While with the FBI, Mr. Orswell worked with the EPA's National Enforcement Investigations Center (NEIC) in Denver, Colorado, and helped establish evidence control procedures for their laboratory personnel. As coordinator of environmental investigations for the FBI's Los Angeles office, Mr. Orswell gained extensive training and experience working with the California Department of Health Services and the Los Angeles County Sheriff's Department.

Since 1988, Mr. Orswell has been in private industry, conducting environmental assessments for several financial institutions, real estate companies and law firms. Mr. Orswell has conducted



environmental investigations throughout the United States, locating and interviewing witnesses to determine how hazardous materials were handled in various manufacturing operations, and documenting the long term effects of improper disposal.

Mr. Orswell's extensive background in criminal environmental enforcement and civil litigation support make him uniquely qualified as an environmental assessor and investigator. He is a life member of the FBI Agents Association, a member of the Society of Former Special Agents of the Federal Bureau of Investigation, the National Association of Environmental Professionals, the National Association of Government Guarantee Lenders, and ASTM International.

Marty Kasman

Marty Kasman, the principal of the company, is an ASTM Environmental Professional and a Registered Environmental Health Specialist (#4927) with the State of California. He is also a USEPA/AHERA accredited Asbestos Management Planner and California Certified Asbestos Consultant (#99-2553). He received his Bachelor of Science and Master of Science degrees in Environmental and Occupational Health Science from California State University at Northridge. He also has a Certificate in Hazardous Materials Management from the University of California at Los Angeles (UCLA). In addition, Mr. Kasman also received specialized hazardous materials training at the Federal Law Enforcement Training Center in Georgia.

Mr. Kasman served fourteen years with the Los Angeles County Fire Department, as a Supervising Hazardous Material Specialist and Deputy Health Officer. His responsibilities included field and laboratory work in hazardous materials management, conducting inspections of industrial plant operations, and monitoring cleanup activities. In addition, Mr. Kasman has investigated hundreds of abandoned waste sites and other cases involving the illegal dumping of hazardous materials throughout Los Angeles County.

Mr. Kasman currently serves as an environmental consultant to industry management in the proper handling of hazardous materials and waste. He has taught courses in hazardous materials regulatory compliance and waste management at UCLA, California State University at Northridge, and the California Specialized Training Institute at San Luis Obispo. Mr. Kasman also served on the State of California Local Unified Program Implementation Committee (LUPIC) to develop a standardized hazardous materials contingency plan.

Mr. Kasman's extensive education, training, and experience in hazardous materials management make him fully qualified to conduct environmental assessments and investigations. He is the former president and director of the California Hazardous Materials Investigators Association. He is also a former director of the Local Environmental Enforcement Officers Association, and the Los Angeles County Association of Environmental Health Specialists. He is a member of California and National Environmental Health Associations.



Scott Wilcox

Scott A. Wilcox is an ASTM Environmental Professional and a licensed Private Investigator (PI #18117) with the State of California. He received his Bachelor of Arts degree in Law and Society from the University of California at Santa Barbara, with an emphasis in pre-law. Since 1989, Mr. Wilcox has worked exclusively in the environmental investigation field, conducting and supervising numerous environmental investigations nationwide. Mr. Wilcox has an extensive background in the design, implementation and management of investigative teams, collaborating with attorneys and private clients in support of complex civil litigation issues. He has worked closely with many regulatory agency personnel throughout the country in his role as a case manager.

Because of his unique environmental investigative experience, Mr. Wilcox is well versed in determining the access and availability of records and other documentation regarding environmental regulatory compliance at the federal, state, regional and local levels. He has been directly involved with several Superfund investigations throughout the western United States, and he has conducted hundreds of environmental due diligence investigations throughout his career.

Mr. Wilcox's education, training and experience provide him with unique qualifications to conduct environmental assessments and investigations. He is a registered environmental expert witness with the Los Angeles County Bar Association, and he is a member of Professional Environmental Marketing Association.

Richard Clark

Richard Clark is an ASTM Environmental Professional and a licensed Professional Civil Engineer and General Engineering Contractor with Hazardous Substances Removal and Remedial Action Certification. He received his Bachelor of Science degree in Soil Science from California Polytechnic University, San Luis Obispo and his Master of Science degree in Environmental Studies (Environmental Science concentration with an emphasis in civil engineering) from California State University, Fullerton. He pursued post graduate studies in geology at California State University, Northridge. Mr. Clark also earned a Certificate in Site Assessment and Remediation from the University of California, Irvine.

Mr. Clark has over 25 years of experience in private industry and government, conducting Phase I and Phase II environmental assessments and inspections of industrial plant operations, and monitoring cleanup activities. He has managed large remediation projects, including soil and groundwater cleanups and underground tank removals. He has been responsible for remediation feasibility studies, remediation system design, remediation contracting and system installation, and construction management. Since 1997, Mr. Clark has served as a Hazardous Materials Specialist and Deputy Health Officer for the Los Angeles County Fire Department.

Mr. Clark's extensive education, training, and work experience in environmental site assessments and remedial activities fully qualifies him to conduct environmental assessments



and consulting services. Mr. Clark is also a certified professional soil scientist. He is a member of the Soil Science Society of America, Professional Soil Scientist Association of California, American Society of Civil Engineers, Geological Society of America, and Soil and Water Conservation Society.

Mark Stuhlman

Mark Stuhlman is an ASTM Environmental Professional and geologist with geotechnical and environmental experience. He received his Bachelor of Science degree in Geology from California State University at Northridge. He has 40-hour OSHA HAZWOPER certification and undertakes 8-hour refresher training annually.

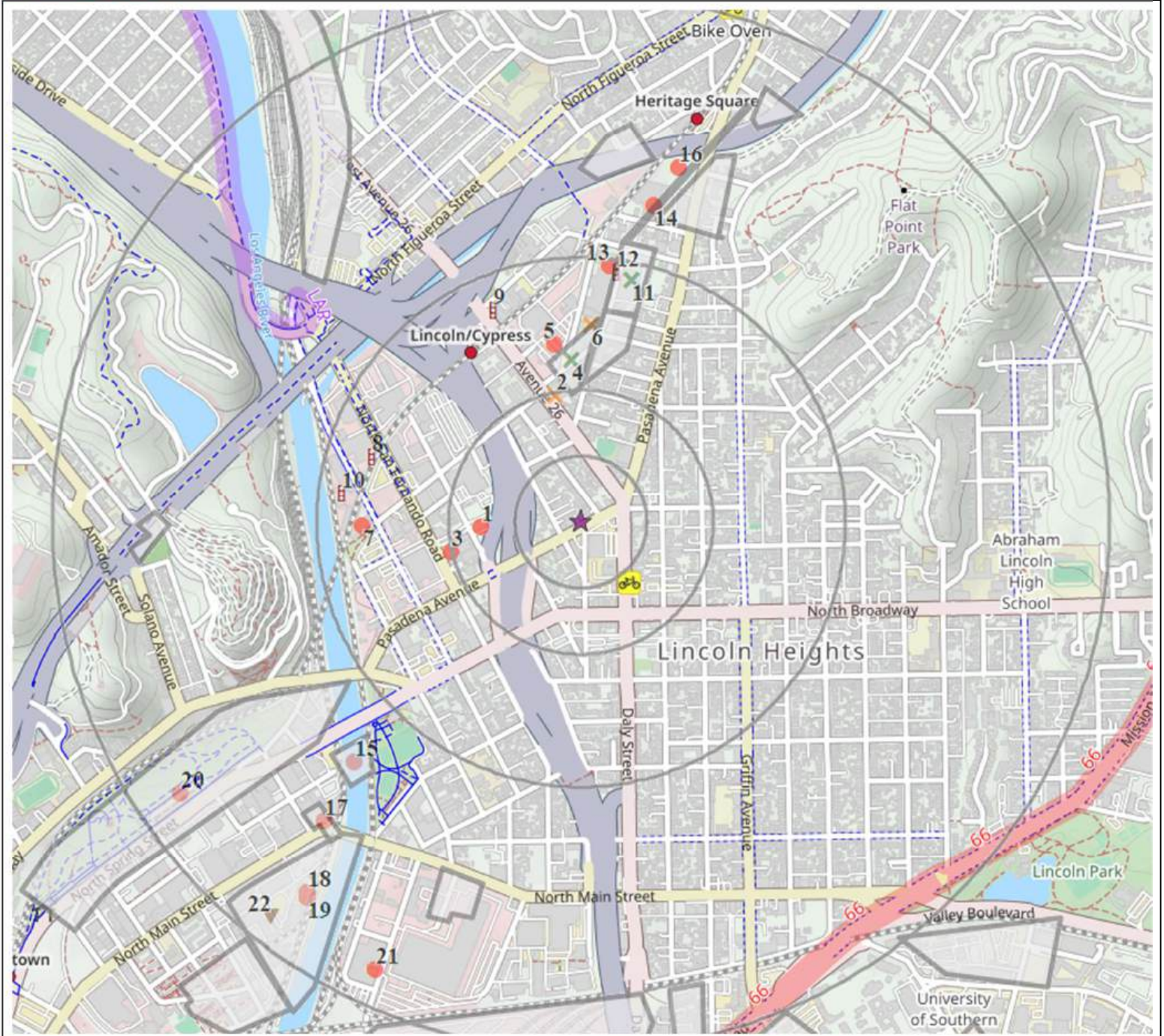
Mr. Stuhlman has over 10 years of experience in private industry conducting Phase I and Phase II environmental assessments, monitoring cleanup activities and site remediation. He has managed large remediation projects, including soil and groundwater monitoring programs, and soil dig and haul oversight. He has been responsible for remediation, contracting and system installation, and construction management.

Mr. Stuhlman's education, training, and work experience in environmental site assessments and remedial activities fully qualifies him to conduct environmental assessments and consulting services. He is a member of the Geological Society of America, American Association of Petroleum Geologists, and the Geoscience Information Society.



Orswell & Kasman, Inc.

Topographic Map



Map Not to Scale

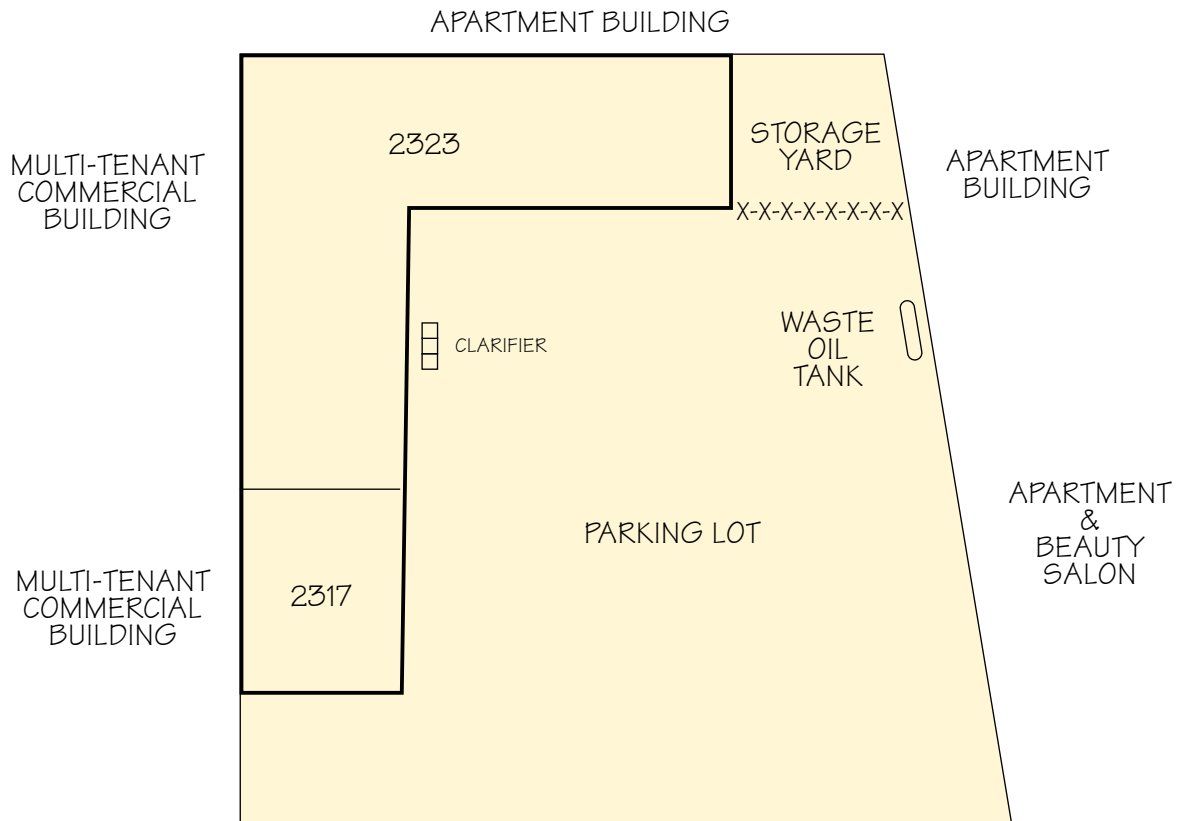


Subject Property Location:

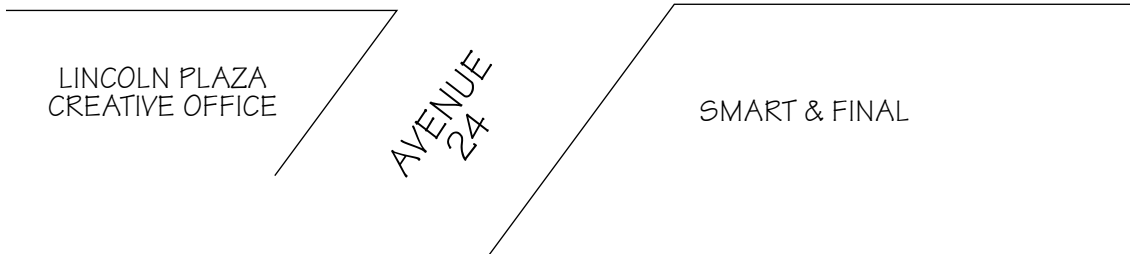
Auto Repair Shop
2317-2323 Pasadena Avenue
Los Angeles, CA 90031

HAZARDOUS SITE SYMBOLS

- | | |
|--|--|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |



PASADENA AVENUE



ORSWELL & KASMAN, INC.
 Environmental Assessments & Consulting

SUBJECT PROPERTY LOCATION:

2317-2323 PASADENA AVENUE
 LOS ANGELES, CA 90031

NOT TO SCALE - FOR ORIENTATION PURPOSES ONLY

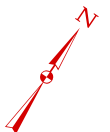




Photo #1



Photo #2



Photo #3



Photo #4



Photo #5



Photo #6



Photo #7



Photo #8



Photo #9



Photo #10



Photo #11



Photo #12



Photo #13



Photo #14



Photo #15



Photo #16



Photo #17



Photo #18



Photo #19



Photo #20

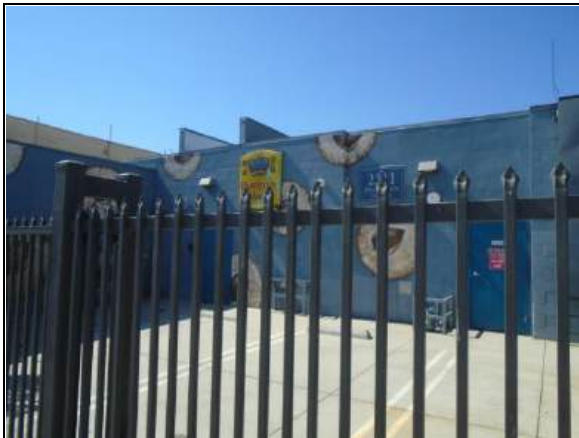
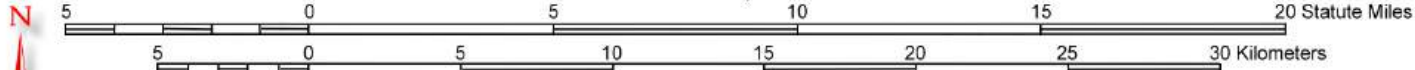


Photo #21



Scale 1:250,000



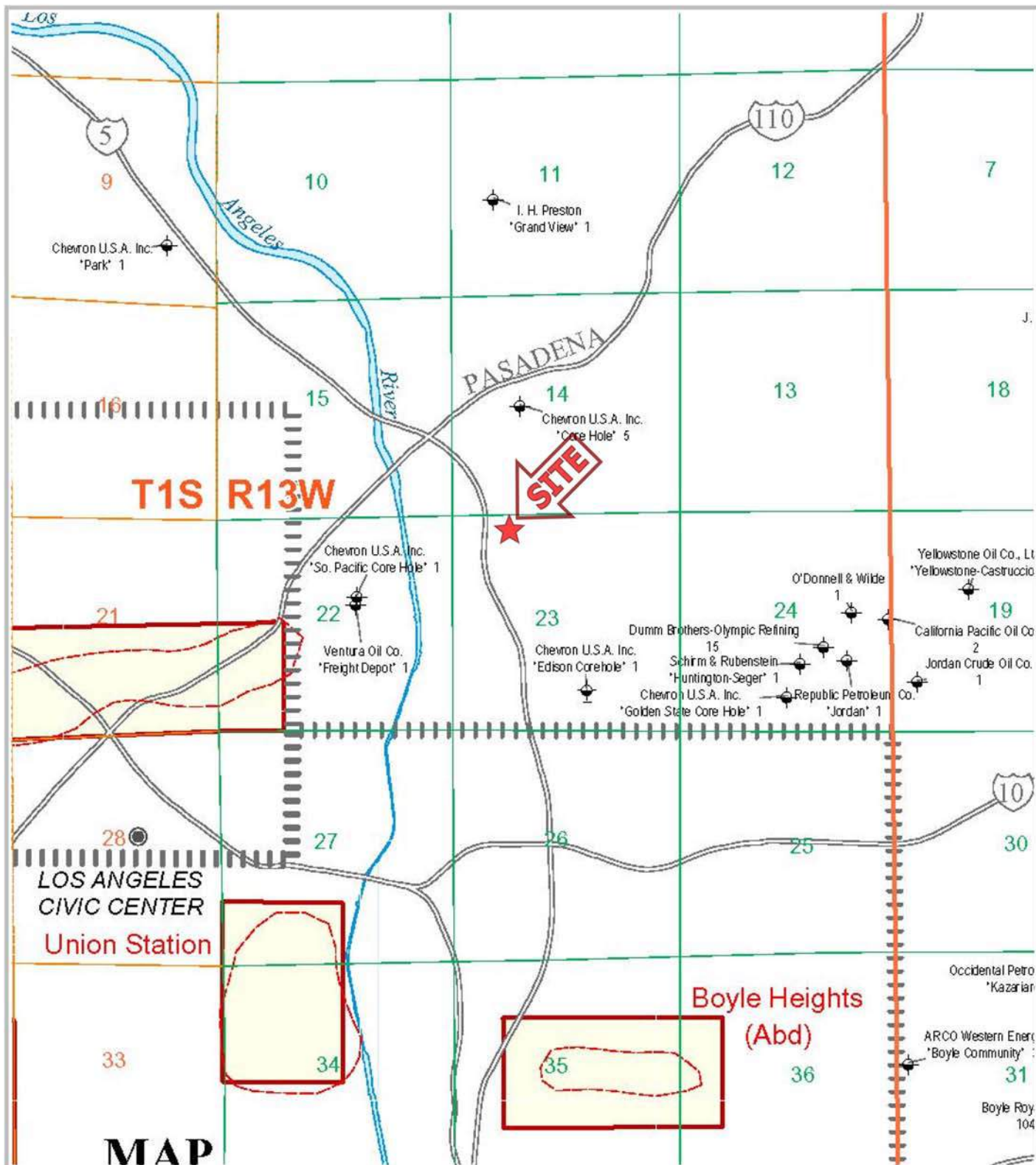
CONTOUR INTERVAL 200 FEET
WITH SUPPLEMENTARY CONTOURS AT 100 FOOT INTERVALS
GEOLOGIC MAP OF CALIFORNIA

EXPLANATION

SEDIMENTARY AND METASEDIMENTARY ROCKS

IGNEOUS AND META-IGNEOUS ROCKS

CENOZOIC	QUATERNARY	Recent		Dune sand			
				Alluvium			
				Stream channel deposits	} GREAT VALLEY		Recent volcanic: Qrv^r —rhyolite; Qrv^a —andesite; Qrv^b —basalt; Qrv^p —pyroclastic rocks
				Fan deposits			
				Basin deposits			
			Salt deposits				
			Quaternary lake deposits				
		Pleistocene		Glacial deposits			
				Quaternary nonmarine terrace deposits			
				Pleistocene marine and marine terrace deposits		Pleistocene volcanic: Qpv^r —rhyolite; Qpv^a —andesite; Qpv^b —basalt; Qpv^p —pyroclastic rocks	
			Pleistocene nonmarine				
			Plio-Pleistocene nonmarine		Quaternary and/or Pliocene cinder cones		
	Pliocene			Undivided Pliocene nonmarine			
				Upper Pliocene nonmarine			
				Upper Pliocene marine		Pliocene volcanic: Pv^r —rhyolite; Pv^a —andesite; Pv^b —basalt; Pv^p —pyroclastic rocks	
				Middle and/or lower Pliocene nonmarine			
				Middle and/or lower Pliocene marine			
		TERTIARY	Miocene		Undivided Miocene nonmarine		
					Upper Miocene nonmarine		
					Upper Miocene marine		Miocene volcanic: Mv^r —rhyolite; Mv^a —andesite; Mv^b —basalt; Mv^p —pyroclastic rocks
					Middle Miocene nonmarine		
					Middle Miocene marine		
			Lower Miocene marine				
	Oligocene			Oligocene nonmarine		Oligocene volcanic: Ov^r —rhyolite; Ov^a —andesite; Ov^b —basalt; Ov^p —pyroclastic rocks	
				Oligocene marine			
	Eocene			Eocene nonmarine		Eocene volcanic: Ev^r —rhyolite; Ev^a —andesite; Ev^b —basalt; Ev^p —pyroclastic rocks	
				Eocene marine			
	Paleocene		Paleocene nonmarine				
		Paleocene marine					



MAP

State of California Department of Conservation Division of Oil, Gas, and Geothermal Resources

- Drilling
- ◐ Drilling - idle
- ◑ Plugged and abandoned - dry hole
- Completed - oil
- Idle - oil
- ◑ Plugged and abandoned - oil
- Completed - gas
- Idle - gas
- ◑ Plugged and abandoned - gas
- ◑ Completed - water disposal
- ◑ Completed - waterflood
- Buried idle
- ⊕ Abandoned - conductor
- ⊕ Gas injection
- ⊕ Gas - open to oil zone
- ⊕ Water source
- ⊕ Plugged and abandoned - oil and gas
- ⊕ Gas storage
- ⊕ Observation
- ⊕ Gas - converted to water disposal
- ⊕ Abandoned oil - converted to water disposal

- ▭ Surveyed PLSS section
- ▭ Projected PLSS section
- ▭ Field boundary
- - - Productive limit
- - - Rancho boundary (See Mapsheets for names)

**Map W1-5
Los Angeles and
Orange Counties**



June 29, 2006

Orswell & Kasman, Inc.



Environmental Records Research Report

OKI REPORT #:
P24182

REPORT DATE:
September 10, 2024

PROPERTY INFORMATION:
Auto Repair Shops
2317-2323 Pasadena Avenue
Los Angeles, CA 90031

PREPARED FOR:
Ray Reyes

PREPARED BY
Orswell & Kasman, Inc.
1250 East Walnut Street, Suite 140
Pasadena, CA 91106
(626) 932-1800 * FAX (626) 932-1807
www.orswell-kasman.com

The information provided herein is based upon research of public records listed on the "Reference to the Regulatory Agency Database" page of this report and not on a physical inspection of the property. By requesting this report, the client accepts the terms and conditions described on the "Response Notification Sheet" of this report. The client may want to obtain detailed subject property information from a qualified consultant or specialist to determine if any potential hazards exist on the property.

RESPONSE NOTIFICATION SHEET

This report is in conformance with the ASTM standard for a Phase I Environmental Site Assessment government records check

	No Sites Within Specified Radius	Property & Adjacent	¼ Mile Radius	½ Mile Radius	1 Mile Radius
National Priority List (NPL)	✓				
RCRA CORRACTS Facilities					✓
CALSITES			✓		
CERCLIS				✓	
CERCLIS NFRAP			✓		
LUSTIS	✓				
Active / Inactive Landfills	✓				
Treatment, Storage & Disposal (TSD)	✓				
RWQCB Sites				✓	
Tribal LUST	✓				
Institutional Controls / Engineering Controls	✓				
Closed RWQCB Sites	✓				
Registered Underground Storage Tanks	✓				
Federal Hazardous Waste Generators	✓				
ERNS / NRC	✓				
Superfund Liens	✓				
Local Agency Records	✓				
Tribal Underground Storage Tanks	✓				
RWQCB Deeds Restrictions	✓				
DTSC Deed Restrictions	✓				

Sites reported as "Case Closed" or "No Further Action" may not be listed in this report

Property Information:

Auto Repair Shops
2317-2323 Pasadena Avenue
Los Angeles, CA 90031

OKI Report #: P24182
Completion Date: 9/10/24

The information contained in this report is obtained from federal, state and other public sources. Orswell & Kasman, Inc. (OKI) does not make any guarantees, warranties or representations, whether expressed or implied, regarding the accuracy of such information, and shall not be held responsible in the event that any such inaccuracies are present. All liability for damages of any nature arising from any inaccuracy in the facts stated herein must be assumed by the client. OKI also advises the client that this report and information contained herein is intended solely for the use of the client or assignee with whom OKI has a contractual relationship. OKI makes no other warranty, express or implied, as to the conclusions and professional advice included in this report, and is not responsible for the independent conclusions, opinions or recommendations made by any other party or entity based whole or in part on the information provided in this records review.



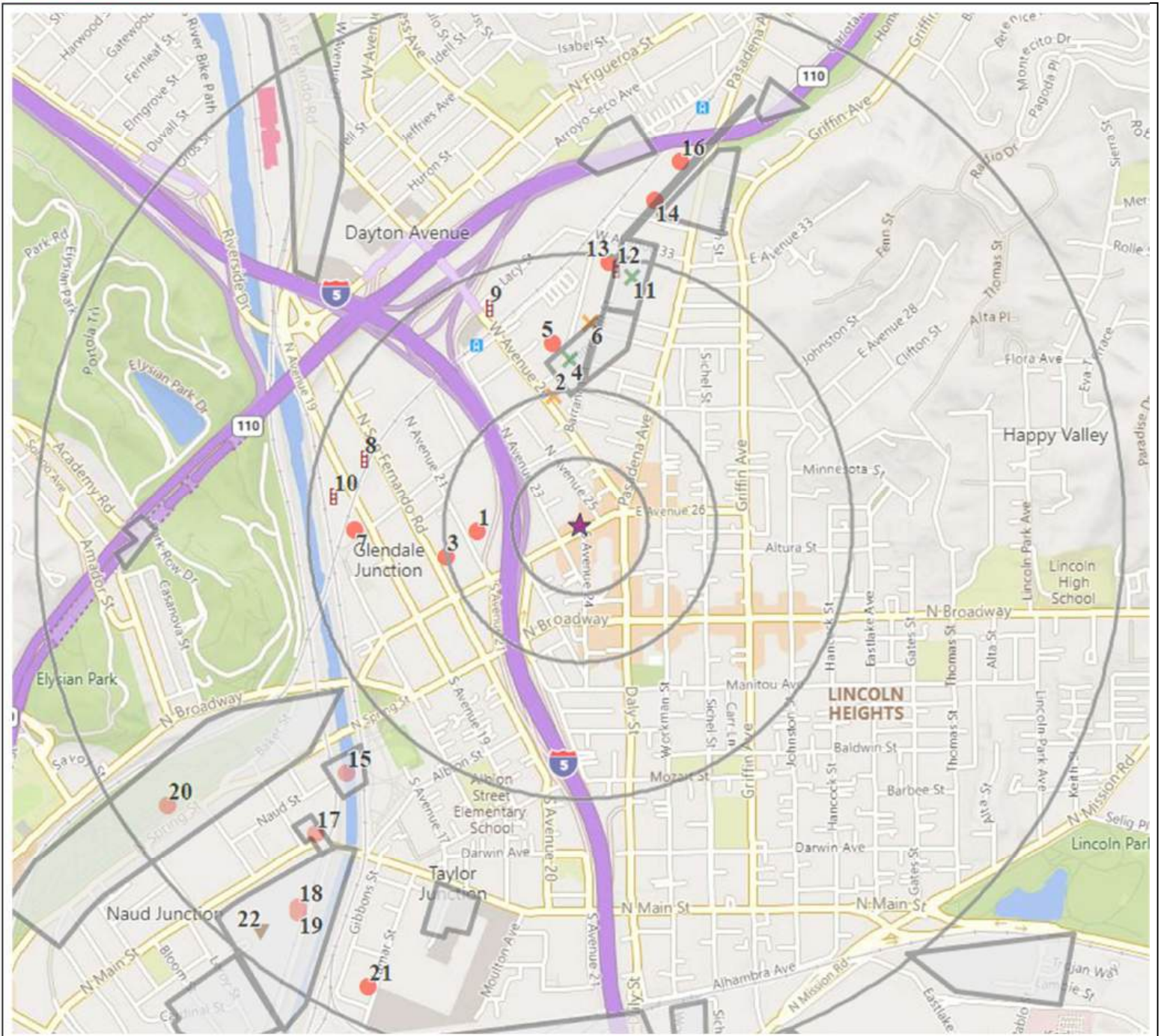
Orswell & Kasman, Inc.
1250 East Walnut Street, Suite 140
Pasadena, CA 91106

(626) 932 - 1800 * Fax (626) 932 - 1807
www.orswell-kasman.com



Orswell & Kasman, Inc.

Environmental Assessment & Consulting



Map Not to Scale



Subject Property Location:

Auto Repair Shop
2317-2323 Pasadena Avenue
Los Angeles, CA 90031

HAZARDOUS SITE SYMBOLS

- National Priority List
- ICRA Corrective Action
- CERCLIS
- CalSfax
- Leaking Underground Storage Tanks
- Active / Inactive Landfills
- Treatment, Storage, & Disposal Facilities
- RWQCB Deed Restrictions
- Federal Institutional/Engineering Control Registries
- RWQCB Sites
- Closed RWQCB Sites
- Registered Underground Tanks
- Generators
- Emergency Response Notification System
- Superfund Sites
- CERCLIS - No Further Remedial Action Planned
- Oil Wells
- DFSC Deed Restrictions

Site Summary List

Please note that certain sites may appear on multiple databases
For more information on these sites, please see the accompanying pages

Subject Property Information:

Auto Repair Shops
2317-2323 Pasadena Avenue
Los Angeles, CA 90031

Site # 1 <i>0.19 miles from the subject property</i> <i>989 feet from the subject property</i>	Case # 60002843 Site 140-154 N Avenue 21 140-154 N Avenue 21 Los Angeles, CA 90031 5447-012-015, 5447-012-019, 5447012015, 5447012019	Source Database CALSITES [0]
Site # 2 <i>0.24 miles from the subject property</i> <i>1286 feet from the subject property</i>	Case # CAD980636195 Site BARON MFG 241 AVE 26 LOS ANGELES, CA 90031	Source Database CERCLISN [0]
Site # 3 <i>0.25 miles from the subject property</i> <i>1318 feet from the subject property</i>	Case # 19360528 Site VICTOR INDUSTRIAL BATTERY 138 N SAN FERNANDO RD LOS ANGELES, CA 90031 5447-017-004	Source Database CALSITES 594 J7 [0]
Site # 4 <i>0.31 miles from the subject property</i> <i>1616 feet from the subject property</i>	Case # CAD983578667 Site JAYBEE AJAX MANUFACTURING 301 WEST AVENUE 26 LOS ANGELES, CA 90031	Source Database CERCLIS 595 A7 [0]
Site # 5 <i>0.34 miles from the subject property</i> <i>1782 feet from the subject property</i>	Case # 19490238 Site JAYBEE SITE AT LINCOLN HEIGHTS - LA DWP 301 WEST AVENUE 26 LOS ANGELES, CA 90031 5205-009-900	Source Database CALSITES 594 J7 [0]
Site # 6 <i>0.37 miles from the subject property</i> <i>1957 feet from the subject property</i>	Case # CAD983657529 Site NI WEST INCORPORATED 3011 HUMBOLDT STREET LOS ANGELES, CA 90031	Source Database CERCLISN [0]
Site # 7 <i>0.41 miles from the subject property</i> <i>2170 feet from the subject property</i>	Case # 80001108 Site NATIONAL AIRCRAFT EQUIPMENT CO. Figuroa St in Elysian Park Los Angeles, CA 90012 NONE SPECIFIED	Source Database CALSITES 594 H7 [0]
Site # 8 <i>0.41 miles from the subject property</i> <i>2176 feet from the subject property</i>	Case # T10000011963 Site Commercial/Industrial Property 405 N San Fernando Road Los Angeles, CA 90031	Source Database RWQCB [0]
Site # 9 <i>0.43 miles from the subject property</i> <i>2278 feet from the subject property</i>	Case # T10000020657 Site LACY STREET PRODUCTIONS 2620 LACY STREET LOS ANGELES, CA 90031	Source Database RWQCB [0]
Site # 10 <i>0.45 miles from the subject property</i> <i>2396 feet from the subject property</i>	Case # T10000012614 Site Former Lincoln Heights Jail 401 N. Avenue 19 Los Angeles, CA 90031	Source Database RWQCB [0]
Site # 11 <i>0.46 miles from the subject property</i> <i>2449 feet from the subject property</i>	Case # CA0000113175 Site KENNINGTON LTD. (ITT CANNON) 3209 HUMBOLDT ST. LOS ANGELES, CA 90031	Source Database CERCLIS [0]

Site Summary List

Please note that certain sites may appear on multiple databases
For more information on these sites, please see the accompanying pages

Subject Property Information:

Auto Repair Shops
2317-2323 Pasadena Avenue
Los Angeles, CA 90031

Site # 12 0.47 miles from the subject property 2496 feet from the subject property	Case # SLT43246244 Site CANNON ELECTRICAL 3209 HUMBOLT AVE LOS ANGELES, CA 91768	Source Database RWQCB [0]
Site # 13 0.49 miles from the subject property 2561 feet from the subject property	Case # 19340739 Site KENNINGTON 3209 HUMBOLDT STREET LOS ANGELES, CA 90031 LAND USE COVENANT	Source Database CALSITES 595 A6 [0]
Site # 14 0.61 miles from the subject property 3226 feet from the subject property	Case # 60003112 Site Avenue 34 West Avenue 34 and Pasadena Avenue Los Angeles, CA 90031 5205-004-003, 5205-004-005, 5205-004-007, 5205-004-011	Source Database CALSITES [0]
Site # 15 0.62 miles from the subject property 3256 feet from the subject property	Case # 19290289 Site BORTZ OIL COMPANY 1746 NORTH SPRING STREET LOS ANGELES, CA 90012 5409-002-029	Source Database CALSITES 634 J1 [0]
Site # 16 0.69 miles from the subject property 3643 feet from the subject property	Case # 60000636 Site Welch's Uniform Facility (Former) 3505 Pasadena Avenue Los Angeles, CA 90031 5205004010	Source Database CALSITES [0]
Site # 17 0.74 miles from the subject property 3896 feet from the subject property	Case # 19300234 Site TRU-FLEX RUBBER PRODUCTS COMPANY 1667 NORTH MAIN STREET LOS ANGELES, CA 90012 5409-003-018	Source Database CALSITES 634 H/J1 [0]
Site # 18 0.86 miles from the subject property 4554 feet from the subject property	Case # 80001337 Site LA DEPARTMENT WATER & POWER 1630 N MAIN ST STE 16 LOS ANGELES, CA 90012 NONE SPECIFIED	Source Database CALSITES [0]
Site # 19 0.87 miles from the subject property 4596 feet from the subject property	Case # 19490230 Site SO CAL GAS/LA MAIN ST MGP 1630 NORTH MAIN STREET LOS ANGELES, CA 90012 5409-013-913 & 914	Source Database CALSITES 634 H2 [0]
Site # 20 0.91 miles from the subject property 4792 feet from the subject property	Case # 19400013 Site CORNFIELD SITE 1245 N SPRING STREET LOS ANGELES, CA 90012 AREA	Source Database CALSITES 634 G2 [0]
Site # 21 0.92 miles from the subject property 4866 feet from the subject property	Case # 60001944 Site Los Angeles Transit Center 750 Lamar Street Los Angeles, CA 90031 5410001804, 5410001808, 5410001809, 5410002815, 5410002816,	Source Database CALSITES [0]
Site # 22 0.94 miles from the subject property 4965 feet from the subject property	Case # CAD000633305 Site MAIN STREET CENTER 1630 N. MAIN STREET LOS ANGELES, CA 90012	Source Database CORRACTS [0]



CalSites

<https://www.envirostor.dtsc.ca.gov/public/>

Case Number: **60002843**

Site: **140-154 N Avenue 21**
140-154 N Avenue 21
Los Angeles, CA 90031

On NPL? NO 1.83 Acres

Lead Agency: SMBRP

Agencies Involved: SMBRP

Funding: Responsible Party

Past Uses: RAIL ROAD MAINTENANCE SHOP, VEHICLE MAINTENANCE

Status: **Active**

Site Type Voluntary Agreement-Voluntary Cleanup

Special Program Voluntary Cleanup

0 Potential Media Affected: OTH, SOIL, SV

Confirmed COCs: 30022,30027,30193,30550

Date: **2019-06-20**

Potential COCs:

Is Use Restricted?:NO

Site Management NONE SPECIFIED

Site # 1 0.1874 miles from the Subject Property

Aliases:

APN	5447-012-015
APN	5447-012-019
APN	5447012015
APN	5447012019
Project Code (Site Code)	301861
Envirostor ID Number	60002843
APN	5447-012-015
APN	5447-012-019
APN	5447012015
APN	5447012019
Project Code (Site Code)	301861
Envirostor ID Number	60002843
APN	5447-012-015
APN	5447-012-019
APN	5447012015
APN	5447012019
Project Code (Site Code)	301861
Envirostor ID Number	60002843
APN	5447-012-015
APN	5447-012-019
APN	5447012015
APN	5447012019
Project Code (Site Code)	301861
Envirostor ID Number	60002843
APN	5447-012-015
APN	5447-012-019
APN	5447012015
APN	5447012019
Project Code (Site Code)	301861
Envirostor ID Number	60002843

Completed Activities:

2019-12-27	Remedial Investigation Workplan - PROJECT WIDE
2019-05-03	Application - PROJECT WIDE
2019-09-03	Phase 1 - PROJECT WIDE <i>Further sampling requested</i>
2019-09-27	Site Characterization Report - PROJECT WIDE



2020-06-25	Remedial Investigation Report - PROJECT WIDE
2020-09-08	Monitoring Report - PROJECT WIDE
2020-07-06	Work Notice - PROJECT WIDE <i>completed</i>
2020-12-10	Supplemental Site Investigation Report - PROJECT WIDE <i>More characterization is needed, DTSC will receive a revised Report after a meeting with the RP and the Consultant</i>
2021-10-28	Fieldwork - PROJECT WIDE <i>completed</i>
2021-07-12	Monitoring Report - PROJECT WIDE
2021-01-21	Supplemental Site Investigation Report - PROJECT WIDE
2021-04-02	Well Installation Workplan - PROJECT WIDE
2021-12-07	Monitoring Report - PROJECT WIDE
2021-03-19	Monitoring Report - PROJECT WIDE
2020-12-28	Monitoring Report - PROJECT WIDE
2020-12-17	Community Profile - PROJECT WIDE
2021-12-17	Supplemental Site Investigation Tech Memo - PROJECT WIDE
2019-06-28	Standard Voluntary Agreement - PROJECT WIDE <i>SVA executed</i>
2019-10-11	Annual Oversight Cost Estimate - PROJECT WIDE
2020-08-25	Post HARP Form - PROJECT WIDE <i>Activity completed</i>
2020-09-10	Annual Oversight Cost Estimate - PROJECT WIDE <i>Completed</i>
2021-01-06	Pre-HARP Form - PROJECT WIDE <i>completed</i>
2021-09-20	Correspondence - PROJECT WIDE <i>Completed</i>
2021-04-20	Post HARP Form - PROJECT WIDE <i>activity completed</i>
2019-12-27	Remedial Investigation Workplan - PROJECT WIDE
2019-05-03	Application - PROJECT WIDE
2019-10-30	Work Notice - PROJECT WIDE
2020-06-25	Remedial Investigation Report - PROJECT WIDE
2020-09-08	Monitoring Report - PROJECT WIDE
2020-07-06	Work Notice - PROJECT WIDE <i>completed</i>
2020-12-10	Supplemental Site Investigation Report - PROJECT WIDE <i>More characterization is needed, DTSC will receive a revised Report after a meeting with the RP and the Consultant</i>



2021-10-28	Fieldwork - PROJECT WIDE <i>completed</i>
2020-06-25	Supplemental Site Investigation Workplan - PROJECT WIDE
2021-07-12	Monitoring Report - PROJECT WIDE
2021-01-21	Supplemental Site Investigation Report - PROJECT WIDE
2021-12-07	Monitoring Report - PROJECT WIDE
2021-03-19	Monitoring Report - PROJECT WIDE
2020-12-28	Monitoring Report - PROJECT WIDE
2020-12-17	Community Profile - PROJECT WIDE
2021-12-17	Supplemental Site Investigation Tech Memo - PROJECT WIDE
2019-06-28	Standard Voluntary Agreement - PROJECT WIDE <i>SVA executed</i>
2019-10-11	Annual Oversight Cost Estimate - PROJECT WIDE
2020-08-25	Post HARP Form - PROJECT WIDE <i>Activity completed</i>
2020-09-10	Annual Oversight Cost Estimate - PROJECT WIDE <i>Completed</i>
2021-01-06	Pre-HARP Form - PROJECT WIDE <i>completed</i>
2021-09-20	Correspondence - PROJECT WIDE <i>Completed</i>
2021-04-20	Post HARP Form - PROJECT WIDE <i>activity completed</i>
2019-12-27	Remedial Investigation Workplan - PROJECT WIDE
2019-05-03	Application - PROJECT WIDE
2019-10-30	Work Notice - PROJECT WIDE
2020-06-25	Remedial Investigation Report - PROJECT WIDE
2020-09-08	Monitoring Report - PROJECT WIDE
2020-07-06	Work Notice - PROJECT WIDE <i>completed</i>
2020-12-10	Supplemental Site Investigation Report - PROJECT WIDE <i>More characterization is needed, DTSC will receive a revised Report after a meeting with the RP and the Consultant</i>
2021-10-28	Fieldwork - PROJECT WIDE <i>completed</i>
2020-06-25	Supplemental Site Investigation Workplan - PROJECT WIDE
2021-07-12	Monitoring Report - PROJECT WIDE
2021-01-21	Supplemental Site Investigation Report - PROJECT WIDE



2021-12-07	Monitoring Report - PROJECT WIDE
2021-03-19	Monitoring Report - PROJECT WIDE
2020-12-28	Monitoring Report - PROJECT WIDE
2020-12-17	Community Profile - PROJECT WIDE
2021-12-17	Supplemental Site Investigation Tech Memo - PROJECT WIDE
2019-06-28	Standard Voluntary Agreement - PROJECT WIDE <i>SVA executed</i>
2019-10-11	Annual Oversight Cost Estimate - PROJECT WIDE
2020-08-25	Post HARP Form - PROJECT WIDE <i>Activity completed</i>
2020-09-10	Annual Oversight Cost Estimate - PROJECT WIDE <i>Completed</i>
2021-01-06	Pre-HARP Form - PROJECT WIDE <i>completed</i>
2021-09-20	Correspondence - PROJECT WIDE <i>Completed</i>
2021-04-20	Post HARP Form - PROJECT WIDE <i>activity completed</i>
2019-12-27	Remedial Investigation Workplan - PROJECT WIDE
2019-05-03	Application - PROJECT WIDE
2019-09-27	Site Characterization Report - PROJECT WIDE
2019-10-30	Work Notice - PROJECT WIDE
2019-09-03	Phase 1 - PROJECT WIDE <i>Further sampling requested</i>
2020-06-25	Remedial Investigation Report - PROJECT WIDE
2020-09-08	Monitoring Report - PROJECT WIDE
2020-07-06	Work Notice - PROJECT WIDE <i>completed</i>
2020-12-10	Supplemental Site Investigation Report - PROJECT WIDE <i>More characterization is needed, DTSC will receive a revised Report after a meeting with the RP and the Consultant</i>
2021-10-28	Fieldwork - PROJECT WIDE <i>completed</i>
2020-06-25	Supplemental Site Investigation Workplan - PROJECT WIDE
2021-07-12	Monitoring Report - PROJECT WIDE
2021-01-21	Supplemental Site Investigation Report - PROJECT WIDE
2019-10-31	Pre-HARP Form - PROJECT WIDE <i>Pre HARP completed, no comment needed</i>
2021-12-07	Monitoring Report - PROJECT WIDE



2021-03-19	Monitoring Report - PROJECT WIDE
2020-12-28	Monitoring Report - PROJECT WIDE
2020-12-17	Community Profile - PROJECT WIDE
2019-10-16	Request for Tribal Outreach - PROJECT WIDE
2021-11-04	Supplemental Site Investigation Report - PROJECT WIDE
2021-12-17	Supplemental Site Investigation Tech Memo - PROJECT WIDE
2019-06-28	Standard Voluntary Agreement - PROJECT WIDE <i>SVA executed</i>
2019-10-11	Annual Oversight Cost Estimate - PROJECT WIDE
2021-01-29	Monitoring Report - PROJECT WIDE
2020-08-25	Post HARP Form - PROJECT WIDE <i>Activity completed</i>
2021-04-02	Well Installation Workplan - PROJECT WIDE
2020-09-10	Annual Oversight Cost Estimate - PROJECT WIDE <i>Completed</i>
2021-01-06	Pre-HARP Form - PROJECT WIDE <i>completed</i>
2021-09-20	Correspondence - PROJECT WIDE <i>Completed</i>
2021-04-20	Post HARP Form - PROJECT WIDE <i>activity completed</i>
2019-12-27	Remedial Investigation Workplan - PROJECT WIDE
2020-02-27	Fieldwork - PROJECT WIDE <i>Activity completed</i>
2019-09-03	Phase 1 - PROJECT WIDE <i>Further sampling requested</i>
2019-09-27	Site Characterization Report - PROJECT WIDE
2019-10-30	Work Notice - PROJECT WIDE
2019-09-27	Site Characterization Report - PROJECT WIDE
2020-06-25	Remedial Investigation Report - PROJECT WIDE
2020-09-08	Monitoring Report - PROJECT WIDE
2020-07-06	Work Notice - PROJECT WIDE <i>completed</i>
2020-12-10	Supplemental Site Investigation Report - PROJECT WIDE <i>More characterization is needed, DTSC will receive a revised Report after a meeting with the RP and the Consultant</i>
2021-10-28	Fieldwork - PROJECT WIDE <i>completed</i>
2019-09-03	Phase 1 - PROJECT WIDE <i>Further sampling requested</i>



2021-07-12	Monitoring Report - PROJECT WIDE
2021-01-21	Supplemental Site Investigation Report - PROJECT WIDE
2021-04-02	Well Installation Workplan - PROJECT WIDE
2021-12-07	Monitoring Report - PROJECT WIDE
2021-03-19	Monitoring Report - PROJECT WIDE
2020-12-28	Monitoring Report - PROJECT WIDE
2020-12-17	Community Profile - PROJECT WIDE
2019-10-31	Pre-HARP Form - PROJECT WIDE <i>Pre HARP completed, no comment needed</i>
2021-11-04	Supplemental Site Investigation Report - PROJECT WIDE
2021-12-17	Supplemental Site Investigation Tech Memo - PROJECT WIDE
2019-06-28	Standard Voluntary Agreement - PROJECT WIDE <i>SVA executed</i>
2019-10-11	Annual Oversight Cost Estimate - PROJECT WIDE
2019-10-16	Request for Tribal Outreach - PROJECT WIDE
2020-08-25	Post HARP Form - PROJECT WIDE <i>Activity completed</i>
2021-11-04	Supplemental Site Investigation Report - PROJECT WIDE
2020-09-10	Annual Oversight Cost Estimate - PROJECT WIDE <i>Completed</i>
2021-01-06	Pre-HARP Form - PROJECT WIDE <i>completed</i>
2021-09-20	Correspondence - PROJECT WIDE <i>Completed</i>
2021-04-20	Post HARP Form - PROJECT WIDE <i>activity completed</i>
2019-12-27	Remedial Investigation Workplan - PROJECT WIDE
2021-01-29	Monitoring Report - PROJECT WIDE
2020-06-25	Supplemental Site Investigation Workplan - PROJECT WIDE
2019-05-03	Application - PROJECT WIDE
2019-10-30	Work Notice - PROJECT WIDE
2020-02-27	Fieldwork - PROJECT WIDE <i>Activity completed</i>
2020-06-25	Remedial Investigation Report - PROJECT WIDE
2019-10-30	Work Notice - PROJECT WIDE



2020-02-27	Fieldwork - PROJECT WIDE <i>Activity completed</i>
2020-07-06	Work Notice - PROJECT WIDE <i>completed</i>
2021-10-28	Fieldwork - PROJECT WIDE <i>completed</i>
2021-04-02	Well Installation Workplan - PROJECT WIDE
2021-07-12	Monitoring Report - PROJECT WIDE
2021-03-19	Monitoring Report - PROJECT WIDE
2022-05-17	Monitoring Report - PROJECT WIDE
2022-07-26	Monitoring Report - PROJECT WIDE
2021-12-07	Monitoring Report - PROJECT WIDE
2022-04-15	Monitoring Report - PROJECT WIDE
2020-06-25	Supplemental Site Investigation Workplan - PROJECT WIDE
2020-06-25	Supplemental Site Investigation Workplan - PROJECT WIDE
2021-07-22	Other Report - PROJECT WIDE <i>The revised Report will be reposted</i>
2020-12-28	Monitoring Report - PROJECT WIDE
2021-10-01	Supplemental Site Investigation Report - PROJECT WIDE
2023-09-28	Monitoring Report - PROJECT WIDE
2021-01-29	Monitoring Report - PROJECT WIDE
2021-01-29	Monitoring Report - PROJECT WIDE
2022-06-30	Technical Report - PROJECT WIDE
2021-11-04	Supplemental Site Investigation Report - PROJECT WIDE
2021-12-17	Supplemental Site Investigation Tech Memo - PROJECT WIDE
2023-06-21	Supplemental Site Investigation Report - PROJECT WIDE
2023-02-01	Monitoring Report - PROJECT WIDE
2022-08-10	Monitoring Report - PROJECT WIDE
2019-09-27	Site Characterization Report - PROJECT WIDE
2023-11-21	Technical Workplan - PROJECT WIDE
2022-12-30	Monitoring Report - PROJECT WIDE



2019-09-03	Phase 1 - PROJECT WIDE <i>Further sampling requested</i>
2019-10-16	Request for Tribal Outreach - PROJECT WIDE
2021-11-04	Supplemental Site Investigation Report - PROJECT WIDE
2021-01-29	Monitoring Report - PROJECT WIDE
2020-09-10	Annual Oversight Cost Estimate - PROJECT WIDE <i>Completed</i>
2020-08-25	Post HARP Form - PROJECT WIDE <i>Activity completed</i>
2021-01-06	Pre-HARP Form - PROJECT WIDE <i>completed</i>
2021-04-02	Well Installation Workplan - PROJECT WIDE
2021-04-20	Post HARP Form - PROJECT WIDE <i>activity completed</i>
2021-09-20	Correspondence - PROJECT WIDE <i>Completed</i>
2023-06-27	Project Management - PROJECT WIDE
2020-02-27	Fieldwork - PROJECT WIDE <i>Activity completed</i>
2022-10-07	Annual Oversight Cost Estimate - PROJECT WIDE
2023-08-09	Community Survey - PROJECT WIDE
2023-10-19	Annual Oversight Cost Estimate - PROJECT WIDE
2019-10-11	Annual Oversight Cost Estimate - PROJECT WIDE
2019-06-28	Standard Voluntary Agreement - PROJECT WIDE <i>SVA executed</i>
2020-02-27	Fieldwork - PROJECT WIDE <i>Activity completed</i>
2019-10-16	Request for Tribal Outreach - PROJECT WIDE
2019-10-31	Pre-HARP Form - PROJECT WIDE <i>Pre HARP completed, no comment needed</i>
2020-12-17	Community Profile - PROJECT WIDE
2019-10-16	Request for Tribal Outreach - PROJECT WIDE
2020-09-08	Monitoring Report - PROJECT WIDE
2020-12-10	Supplemental Site Investigation Report - PROJECT WIDE <i>More characterization is needed, DTSC will receive a revised Report after a meeting with the RP and the Consultant</i>
2022-10-27	Monitoring Report - PROJECT WIDE
2019-10-31	Pre-HARP Form - PROJECT WIDE <i>Pre HARP completed, no comment needed</i>
2021-04-02	Well Installation Workplan - PROJECT WIDE



2019-05-03	Application - PROJECT WIDE
2021-01-21	Supplemental Site Investigation Report - PROJECT WIDE
2024-03-15	Fieldwork - PROJECT WIDE
2019-09-03	Phase 1 - PROJECT WIDE <i>Further sampling requested</i>
2019-09-27	Site Characterization Report - PROJECT WIDE
2020-02-27	Fieldwork - PROJECT WIDE <i>Activity completed</i>
2023-06-06	Fieldwork - PROJECT WIDE
2019-10-16	Request for Tribal Outreach - PROJECT WIDE
2019-10-31	Pre-HARP Form - PROJECT WIDE <i>Pre HARP completed, no comment needed</i>
2022-06-30	Project Management - PROJECT WIDE
2022-07-29	Post HARP Form - PROJECT WIDE
2021-01-29	Monitoring Report - PROJECT WIDE
2021-11-04	Supplemental Site Investigation Report - PROJECT WIDE
2019-10-31	Pre-HARP Form - PROJECT WIDE <i>Pre HARP completed, no comment needed</i>

Scheduled Activities:

Future Activities:

Removal Action Workplan PROJECT WIDE

Due:

2023



CalSites

<https://www.envirostor.dtsc.ca.gov/public/>

Case Number: **19360528**

Site: **VICTOR INDUSTRIAL BATTERY
138 N SAN FERNANDO RD
LOS ANGELES, CA 90031**

On NPL? NO 0.1 Acres

Lead Agency: NONE SPECIFIED

Agencies Involved: NONE SPECIFIED

Funding: Responsible Party

Past Uses: BATTERY RECLAMATION

Status: **Certified O&M - Land Use Restrictions O** Date: **1995-03-29**

Site Type Voluntary Agreement-Voluntary Cleanup

Special Program Voluntary Cleanup

Potential Media Affected: SOIL, SV

Confirmed COCs: NONE SPECIFIED

Potential COCs:

Is Use Restricted?: YES

Site Management NONE SPECIFIED

Site # 3 ##### miles from the Subject Property

Aliases:

Alternate Name	VICTOR INDUSTRIAL BATTERY
Alternate Name	VICTOR'S INDUSTRIAL BATTERIES
APN	5447-014-024
APN	5447014024
EPA (FRS #)	110033613392
Project Code (Site Code)	300547
Envirostor ID Number	19360528
Alternate Name	VICTOR INDUSTRIAL BATTERY
Alternate Name	VICTOR'S INDUSTRIAL BATTERIES
APN	5447-014-024
APN	5447014024
EPA (FRS #)	110033613392
Project Code (Site Code)	300547
Envirostor ID Number	19360528
Alternate Name	VICTOR INDUSTRIAL BATTERY
Alternate Name	VICTOR'S INDUSTRIAL BATTERIES
APN	5447-014-024
APN	5447014024
EPA (FRS #)	110033613392
Project Code (Site Code)	300547
Envirostor ID Number	19360528
Alternate Name	VICTOR INDUSTRIAL BATTERY
Alternate Name	VICTOR'S INDUSTRIAL BATTERIES
APN	5447-014-024
APN	5447014024
EPA (FRS #)	110033613392
Project Code (Site Code)	300547
Envirostor ID Number	19360528
Alternate Name	VICTOR INDUSTRIAL BATTERY
Alternate Name	VICTOR'S INDUSTRIAL BATTERIES
APN	5447-014-024
APN	5447014024
EPA (FRS #)	110033613392
Project Code (Site Code)	300547
Envirostor ID Number	19360528
Alternate Name	VICTOR INDUSTRIAL BATTERY
Alternate Name	VICTOR'S INDUSTRIAL BATTERIES
APN	5447-014-024
APN	5447014024



EPA (FRS #) 110033613392
Project Code (Site Code) 300547
Envirostor ID Number 19360528

Completed Activities:

1994-03-16	Site Screening - PROJECT WIDE <i>The Department received a referral dated March 8, 1994 from the County of Los Angeles, Fire Department. The site was previously a battery recycler whose owner, Victor Pena, was under investigation by LA County and the LA City Attorney's Office for the illegal discharge of hazardous waste onto the subject property. The waste materials were being discharged into an unlined pit in the rear of the property and the driveway. The RP was subsequently convicted of illegal discharge of hazardous waste, sentenced and ordered to remediate the site. The "Subsurface Investigation Report" indicates that the maximum concentration of lead in the soil is 30,000 mg/kg and minimum pH is 0.48. RP has not been compiled with the County's directives. Therefore, the site was referred to the Department. Due to the evidence of onsite contamination, the Department recommends a PEA. The RP will be notified of this recommendation.</i>
2011-07-05	Other Report - PROJECT WIDE
1991-08-12	Remedial Investigation Workplan - PROJECT WIDE
1995-03-29	Deed/LUR Enforcement & Implementation Plan - PROJECT WIDE
1992-09-17	Remedial Action Implementation Workplan - PROJECT WIDE
2017-06-30	5 Year Review Reports - PROJECT WIDE
1991-04-04	Remedial Investigation Report - PROJECT WIDE <i>Supplemental Addendum to Subsurface Investigation was submitted on July 31, 1991</i>
1992-10-07	Technical Workplan - PROJECT WIDE <i>Hard copy approval letter is not available</i>
1991-08-12	Remedial Investigation Workplan - PROJECT WIDE
1994-03-16	Preliminary Endangerment Assessment Workplan - PROJECT WIDE
1993-07-16	Remedy Constructed with O&M - PROJECT WIDE <i>Hard copy approval letter is not available</i>
1995-03-27	Land Use Restriction - PROJECT WIDE <i>DTSC enters into a Voluntary Cleanup Agreement with the Project Proponent. Under the terms of the Agreement, the Project Proponent will prepare a Deed Restriction in the manner specified by DTSC.</i>
1995-03-27	Standard Voluntary Agreement - PROJECT WIDE <i>The Responsible Party recorded a Deed Restriction notification with the County of Los Angeles on March 27, 1995 and a copy has been provided to the Department. The Department has reviewed the Covenant and recommended that "No Further Action" is warranted provided the current cap is in place. Based on the Covenant, the Department should be notified prior to any soil disturbance at the site.</i>
2014-10-13	Annual Oversight Cost Estimate - PROJECT WIDE
2002-02-07	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE
2015-02-25	Correspondence - PROJECT WIDE
2003-02-11	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE
2015-04-15	Pre-HARP Form - PROJECT WIDE
2004-03-05	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE <i>File Download into Envirostor on 3/2/2015</i>
1992-07-17	Litigation Support - PROJECT WIDE
2016-06-28	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE <i>LUC Inspection conducted on June 28, 2016</i>
1994-03-30	Correspondence - PROJECT WIDE



1994-09-21	Letter - Demand - PROJECT WIDE
1993-08-11	Litigation Support - PROJECT WIDE
1995-03-27	Operation & Maintenance Order/Agreement - PROJECT WIDE <i>File Download into Envirostor on 3/2/2015</i>
1994-03-16	Correspondence - PROJECT WIDE
1990-12-03	Litigation Support - PROJECT WIDE
1994-02-24	Litigation Support - PROJECT WIDE
2016-09-30	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE <i>30-day extension approval issued on 9/30/2016 to bring the facility into compliance</i>
2016-07-05	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE <i>Report completed (finalized) on July 5, 2016</i>
2015-09-10	Annual Oversight Cost Estimate - PROJECT WIDE
2016-06-15	Pre-HARP Form - PROJECT WIDE <i>HARP approved by assigned Industrial Hygienist on June 15, 2016</i>
2016-07-06	Correspondence - PROJECT WIDE <i>Notification Letter issued on July 6, 2016</i>
2016-06-28	Post HARP Form - PROJECT WIDE <i>LUC field inspection conducted on June 28, 2016</i>
2016-11-15	Post HARP Form - PROJECT WIDE
2017-01-25	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE
2020-02-13	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE
2020-09-29	Annual Oversight Cost Estimate - PROJECT WIDE
2021-06-30	Project Management - PROJECT WIDE
1994-03-16	Site Screening - PROJECT WIDE <i>The Department received a referral dated March 8, 1994 from the County of Los Angeles, Fire Department. The site was previously a battery recycler whose owner, Victor Pena, was under investigation by LA County and the LA City Attorney's Office for the illegal discharge of hazardous waste onto the subject property. The waste materials were being discharged into an unlined pit in the rear of the property and the driveway. The RP was subsequently convicted of illegal discharge of hazardous waste, sentenced and ordered to remediate the site. The "Subsurface Investigation Report" indicates that the maximum concentration of lead in the soil is 30,000 mg/kg and minimum pH is 0.48. RP has not been compiled with the County's directives. Therefore, the site was referred to the Department. Due to the evidence of onsite contamination, the Department recommends a PEA. The RP will be notified of this recommendation.</i>
2011-07-05	Other Report - PROJECT WIDE
1991-08-12	Remedial Investigation Workplan - PROJECT WIDE
1995-03-29	Deed/LUR Enforcement & Implementation Plan - PROJECT WIDE
1992-09-17	Remedial Action Implementation Workplan - PROJECT WIDE
2017-06-30	5 Year Review Reports - PROJECT WIDE
1991-04-04	Remedial Investigation Report - PROJECT WIDE <i>Supplemental Addendum to Subsurface Investigation was submitted on July 31, 1991</i>
1992-10-07	Technical Workplan - PROJECT WIDE <i>Hard copy approval letter is not available</i>



1991-08-12	Remedial Investigation Workplan - PROJECT WIDE
1994-03-16	Preliminary Endangerment Assessment Workplan - PROJECT WIDE
1993-07-16	Remedy Constructed with O&M - PROJECT WIDE <i>Hard copy approval letter is not available</i>
1995-03-27	Land Use Restriction - PROJECT WIDE <i>DTSC enters into a Voluntary Cleanup Agreement with the Project Proponent. Under the terms of the Agreement, the Project Proponent will prepare a Deed Restriction in the manner specified by DTSC.</i>
1995-03-27	Standard Voluntary Agreement - PROJECT WIDE <i>The Responsible Party recorded a Deed Restriction notification with the County of Los Angeles on March 27, 1995 and a copy has been provided to the Department. The Department has reviewed the Covenant and recommended that "No Further Action" is warranted provided the current cap is in place. Based on the Covenant, the Department should be notified prior to any soil disturbance at the site.</i>
2014-10-13	Annual Oversight Cost Estimate - PROJECT WIDE
2002-02-07	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE
2015-02-25	Correspondence - PROJECT WIDE
2003-02-11	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE
2015-04-15	Pre-HARP Form - PROJECT WIDE
2004-03-05	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE <i>File Download into Envirostor on 3/2/2015</i>
1992-07-17	Litigation Support - PROJECT WIDE
2016-06-28	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE <i>LUC Inspection conducted on June 28, 2016</i>
1994-03-30	Correspondence - PROJECT WIDE
1994-09-21	Letter - Demand - PROJECT WIDE
1993-08-11	Litigation Support - PROJECT WIDE
1995-03-27	Operation & Maintenance Order/Agreement - PROJECT WIDE <i>File Download into Envirostor on 3/2/2015</i>
1994-03-16	Correspondence - PROJECT WIDE
1990-12-03	Litigation Support - PROJECT WIDE
1994-02-24	Litigation Support - PROJECT WIDE
2016-09-30	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE <i>30-day extension approval issued on 9/30/2016 to bring the facility into compliance</i>
2016-07-05	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE <i>Report completed (finalized) on July 5, 2016</i>
2015-09-10	Annual Oversight Cost Estimate - PROJECT WIDE
2016-06-15	Pre-HARP Form - PROJECT WIDE <i>HARP approved by assigned Industrial Hygienist on June 15, 2016</i>
2016-07-06	Correspondence - PROJECT WIDE <i>Notification Letter issued on July 6, 2016</i>
2016-06-28	Post HARP Form - PROJECT WIDE <i>LUC field inspection conducted on June 28, 2016</i>



2016-11-15	Post HARP Form - PROJECT WIDE
2017-01-25	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE
2020-02-13	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE
2020-09-29	Annual Oversight Cost Estimate - PROJECT WIDE <i>REW emailed to RP on 9/30/20</i>
2021-06-30	Project Management - PROJECT WIDE
1994-03-16	Site Screening - PROJECT WIDE <i>The Department received a referral dated March 8, 1994 from the County of Los Angeles, Fire Department. The site was previously a battery recycler whose owner, Victor Pena, was under investigation by LA County and the LA City Attorney's Office for the illegal discharge of hazardous waste onto the subject property. The waste materials were being discharged into an unlined pit in the rear of the property and the driveway. The RP was subsequently convicted of illegal discharge of hazardous waste, sentenced and ordered to remediate the site. The "Subsurface Investigation Report" indicates that the maximum concentration of lead in the soil is 30,000 mg/kg and minimum pH is 0.48. RP has not been compiled with the County's directives. Therefore, the site was referred to the Department. Due to the evidence of onsite contamination, the Department recommends a PEA. The RP will be notified of this recommendation.</i>
2011-07-05	Other Report - PROJECT WIDE
1991-08-12	Remedial Investigation Workplan - PROJECT WIDE
1995-03-29	Deed/LUR Enforcement & Implementation Plan - PROJECT WIDE
1992-09-17	Remedial Action Implementation Workplan - PROJECT WIDE
2017-06-30	5 Year Review Reports - PROJECT WIDE
1991-04-04	Remedial Investigation Report - PROJECT WIDE <i>Supplemental Addendum to Subsurface Investigation was submitted on July 31, 1991</i>
1992-10-07	Technical Workplan - PROJECT WIDE <i>Hard copy approval letter is not available</i>
1991-08-12	Remedial Investigation Workplan - PROJECT WIDE
1994-03-16	Preliminary Endangerment Assessment Workplan - PROJECT WIDE
1993-07-16	Remedy Constructed with O&M - PROJECT WIDE <i>Hard copy approval letter is not available</i>
1995-03-27	Land Use Restriction - PROJECT WIDE <i>DTSC enters into a Voluntary Cleanup Agreement with the Project Proponent. Under the terms of the Agreement, the Project Proponent will prepare a Deed Restriction in the manner specified by DTSC.</i>
1995-03-27	Standard Voluntary Agreement - PROJECT WIDE <i>The Responsible Party recorded a Deed Restriction notification with the County of Los Angeles on March 27, 1995 and a copy has been provided to the Department. The Department has reviewed the Covenant and recommended that "No Further Action" is warranted provided the current cap is in place. Based on the Covenant, the Department should be notified prior to any soil disturbance at the site.</i>
2014-10-13	Annual Oversight Cost Estimate - PROJECT WIDE
2002-02-07	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE
2015-02-25	Correspondence - PROJECT WIDE
2003-02-11	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE
2015-04-15	Pre-HARP Form - PROJECT WIDE
2004-03-05	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE <i>File Download into Envirostor on 3/2/2015</i>



1992-07-17	Litigation Support - PROJECT WIDE
2016-06-28	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE <i>LUC Inspection conducted on June 28, 2016</i>
1994-03-30	Correspondence - PROJECT WIDE
1994-09-21	Letter - Demand - PROJECT WIDE
1993-08-11	Litigation Support - PROJECT WIDE
1995-03-27	Operation & Maintenance Order/Agreement - PROJECT WIDE <i>File Download into Envirostor on 3/2/2015</i>
1994-03-16	Correspondence - PROJECT WIDE
1990-12-03	Litigation Support - PROJECT WIDE
1994-02-24	Litigation Support - PROJECT WIDE
2016-09-30	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE <i>30-day extension approval issued on 9/30/2016 to bring the facility into compliance</i>
2016-07-05	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE <i>Report completed (finalized) on July 5, 2016</i>
2015-09-10	Annual Oversight Cost Estimate - PROJECT WIDE
2016-06-15	Pre-HARP Form - PROJECT WIDE <i>HARP approved by assigned Industrial Hygienist on June 15, 2016</i>
2016-07-06	Correspondence - PROJECT WIDE <i>Notification Letter issued on July 6, 2016</i>
2016-06-28	Post HARP Form - PROJECT WIDE <i>LUC field inspection conducted on June 28, 2016</i>
2016-11-15	Post HARP Form - PROJECT WIDE
2017-01-25	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE
2020-02-13	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE
2020-09-29	Annual Oversight Cost Estimate - PROJECT WIDE <i>REW emailed to RP on 9/30/20</i>
2021-06-30	Project Management - PROJECT WIDE
1994-03-16	Site Screening - PROJECT WIDE <i>The Department received a referral dated March 8, 1994 from the County of Los Angeles, Fire Department. The site was previously a battery recycler whose owner, Victor Pena, was under investigation by LA County and the LA City Attorney's Office for the illegal discharge of hazardous waste onto the subject property. The waste materials were being discharged into an unlined pit in the rear of the property and the driveway. The RP was subsequently convicted of illegal discharge of hazardous waste, sentenced and ordered to remediate the site. The "Subsurface Investigation Report" indicates that the maximum concentration of lead in the soil is 30,000 mg/kg and minimum pH is 0.48. RP has not been compiled with the County's directives. Therefore, the site was referred to the Department. Due to the evidence of onsite contamination, the Department recommends a PEA. The RP will be notified of this recommendation.</i>
2011-07-05	Other Report - PROJECT WIDE
1991-08-12	Remedial Investigation Workplan - PROJECT WIDE
1995-03-29	Deed/LUR Enforcement & Implementation Plan - PROJECT WIDE
1992-09-17	Remedial Action Implementation Workplan - PROJECT WIDE



2017-06-30	5 Year Review Reports - PROJECT WIDE
1991-04-04	Remedial Investigation Report - PROJECT WIDE <i>Supplemental Addendum to Subsurface Investigation was submitted on July 31, 1991</i>
1992-10-07	Technical Workplan - PROJECT WIDE <i>Hard copy approval letter is not available</i>
1991-08-12	Remedial Investigation Workplan - PROJECT WIDE
1994-03-16	Preliminary Endangerment Assessment Workplan - PROJECT WIDE
1993-07-16	Remedy Constructed with O&M - PROJECT WIDE <i>Hard copy approval letter is not available</i>
1995-03-27	Land Use Restriction - PROJECT WIDE <i>DTSC enters into a Voluntary Cleanup Agreement with the Project Proponent. Under the terms of the Agreement, the Project Proponent will prepare a Deed Restriction in the manner specified by DTSC.</i>
1995-03-27	Standard Voluntary Agreement - PROJECT WIDE <i>The Responsible Party recorded a Deed Restriction notification with the County of Los Angeles on March 27, 1995 and a copy has been provided to the Department. The Department has reviewed the Covenant and recommended that "No Further Action" is warranted provided the current cap is in place. Based on the Covenant, the Department should be notified prior to any soil disturbance at the site.</i>
2014-10-13	Annual Oversight Cost Estimate - PROJECT WIDE
2002-02-07	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE
2015-02-25	Correspondence - PROJECT WIDE
2003-02-11	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE
2015-04-15	Pre-HARP Form - PROJECT WIDE
2004-03-05	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE <i>File Download into Envirostor on 3/2/2015</i>
1992-07-17	Litigation Support - PROJECT WIDE
2016-06-28	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE <i>LUC Inspection conducted on June 28, 2016</i>
1994-03-30	Correspondence - PROJECT WIDE
1994-09-21	Letter - Demand - PROJECT WIDE
1993-08-11	Litigation Support - PROJECT WIDE
1995-03-27	Operation & Maintenance Order/Agreement - PROJECT WIDE <i>File Download into Envirostor on 3/2/2015</i>
1994-03-16	Correspondence - PROJECT WIDE
1990-12-03	Litigation Support - PROJECT WIDE
1994-02-24	Litigation Support - PROJECT WIDE
2016-09-30	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE <i>30-day extension approval issued on 9/30/2016 to bring the facility into compliance</i>
2016-07-05	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE <i>Report completed (finalized) on July 5, 2016</i>
2015-09-10	Annual Oversight Cost Estimate - PROJECT WIDE



2016-06-15	Pre-HARP Form - PROJECT WIDE <i>HARP approved by assigned Industrial Hygienist on June 15, 2016</i>
2016-07-06	Correspondence - PROJECT WIDE <i>Notification Letter issued on July 6, 2016</i>
2016-06-28	Post HARP Form - PROJECT WIDE <i>LUC field inspection conducted on June 28, 2016</i>
2016-11-15	Post HARP Form - PROJECT WIDE
2017-01-25	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE
2020-02-13	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE
2020-09-29	Annual Oversight Cost Estimate - PROJECT WIDE <i>REW emailed to RP on 9/30/20</i>
2021-06-30	Project Management - PROJECT WIDE
1994-03-16	Site Screening - PROJECT WIDE <i>The Department received a referral dated March 8, 1994 from the County of Los Angeles, Fire Department. The site was previously a battery recycler whose owner, Victor Pena, was under investigation by LA County and the LA City Attorney's Office for the illegal discharge of hazardous waste onto the subject property. The waste materials were being discharged into an unlined pit in the rear of the property and the driveway. The RP was subsequently convicted of illegal discharge of hazardous waste, sentenced and ordered to remediate the site. The "Subsurface Investigation Report" indicates that the maximum concentration of lead in the soil is 30,000 mg/kg and minimum pH is 0.48. RP has not been compiled with the County's directives. Therefore, the site was referred to the Department. Due to the evidence of onsite contamination, the Department recommends a PEA. The RP will be notified of this recommendation.</i>
2011-07-05	Other Report - PROJECT WIDE
1991-08-12	Remedial Investigation Workplan - PROJECT WIDE
1995-03-29	Deed/LUR Enforcement & Implementation Plan - PROJECT WIDE
1992-09-17	Remedial Action Implementation Workplan - PROJECT WIDE
2017-06-30	5 Year Review Reports - PROJECT WIDE
1991-04-04	Remedial Investigation Report - PROJECT WIDE <i>Supplemental Addendum to Subsurface Investigation was submitted on July 31, 1991</i>
1992-10-07	Technical Workplan - PROJECT WIDE <i>Hard copy approval letter is not available</i>
1991-08-12	Remedial Investigation Workplan - PROJECT WIDE
1994-03-16	Preliminary Endangerment Assessment Workplan - PROJECT WIDE
1993-07-16	Remedy Constructed with O&M - PROJECT WIDE <i>Hard copy approval letter is not available</i>
1995-03-27	Land Use Restriction - PROJECT WIDE <i>DTSC enters into a Voluntary Cleanup Agreement with the Project Proponent. Under the terms of the Agreement, the Project Proponent will prepare a Deed Restriction in the manner specified by DTSC.</i>
1995-03-27	Standard Voluntary Agreement - PROJECT WIDE <i>The Responsible Party recorded a Deed Restriction notification with the County of Los Angeles on March 27, 1995 and a copy has been provided to the Department. The Department has reviewed the Covenant and recommended that "No Further Action" is warranted provided the current cap is in place. Based on the Covenant, the Department should be notified prior to any soil disturbance at the site.</i>
2014-10-13	Annual Oversight Cost Estimate - PROJECT WIDE
2002-02-07	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE
2015-02-25	Correspondence - PROJECT WIDE



2003-02-11	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE
2015-04-15	Pre-HARP Form - PROJECT WIDE
2004-03-05	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE <i>File Download into Envirostor on 3/2/2015</i>
1992-07-17	Litigation Support - PROJECT WIDE
2016-06-28	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE <i>LUC Inspection conducted on June 28, 2016</i>
1994-03-30	Correspondence - PROJECT WIDE
1994-09-21	Letter - Demand - PROJECT WIDE
1993-08-11	Litigation Support - PROJECT WIDE
1995-03-27	Operation & Maintenance Order/Agreement - PROJECT WIDE <i>File Download into Envirostor on 3/2/2015</i>
1994-03-16	Correspondence - PROJECT WIDE
1990-12-03	Litigation Support - PROJECT WIDE
1994-02-24	Litigation Support - PROJECT WIDE
2016-09-30	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE <i>30-day extension approval issued on 9/30/2016 to bring the facility into compliance</i>
2016-07-05	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE <i>Report completed (finalized) on July 5, 2016</i>
2015-09-10	Annual Oversight Cost Estimate - PROJECT WIDE
2016-06-15	Pre-HARP Form - PROJECT WIDE <i>HARP approved by assigned Industrial Hygienist on June 15, 2016</i>
2016-07-06	Correspondence - PROJECT WIDE <i>Notification Letter issued on July 6, 2016</i>
2016-06-28	Post HARP Form - PROJECT WIDE <i>LUC field inspection conducted on June 28, 2016</i>
2016-11-15	Post HARP Form - PROJECT WIDE
2020-02-13	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE
2020-09-29	Annual Oversight Cost Estimate - PROJECT WIDE <i>REW emailed to RP on 9/30/20</i>
2011-07-05	Other Report - PROJECT WIDE
1991-08-12	Remedial Investigation Workplan - PROJECT WIDE
1993-07-16	Remedy Constructed with O&M - PROJECT WIDE <i>Hard copy approval letter is not available</i>
1995-03-27	Land Use Restriction - PROJECT WIDE <i>DTSC enters into a Voluntary Cleanup Agreement with the Project Proponent. Under the terms of the Agreement, the Project Proponent will prepare a Deed Restriction in the manner specified by DTSC.</i>
2014-10-13	Annual Oversight Cost Estimate - PROJECT WIDE
2003-02-11	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE



2015-04-15	Pre-HARP Form - PROJECT WIDE
2016-06-28	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE <i>LUC Inspection conducted on June 28, 2016</i>
2002-02-07	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE
1994-03-30	Correspondence - PROJECT WIDE
1994-09-21	Letter - Demand - PROJECT WIDE
2016-07-05	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE <i>Report completed (finalized) on July 5, 2016</i>
2016-09-30	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE <i>30-day extension approval issued on 9/30/2016 to bring the facility into compliance</i>
1993-08-11	Litigation Support - PROJECT WIDE
2020-09-29	Annual Oversight Cost Estimate - PROJECT WIDE <i>REW emailed to RP on 9/30/20</i>
2021-06-30	Project Management - PROJECT WIDE
2023-06-30	Project Management - PROJECT WIDE <i>done</i>
2015-09-10	Annual Oversight Cost Estimate - PROJECT WIDE
2016-06-28	Post HARP Form - PROJECT WIDE <i>LUC field inspection conducted on June 28, 2016</i>
2016-11-15	Post HARP Form - PROJECT WIDE
2020-02-13	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE
2017-01-25	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE
2016-07-06	Correspondence - PROJECT WIDE <i>Notification Letter issued on July 6, 2016</i>
2016-06-15	Pre-HARP Form - PROJECT WIDE <i>HARP approved by assigned Industrial Hygienist on June 15, 2016</i>
1994-02-24	Litigation Support - PROJECT WIDE
1990-12-03	Litigation Support - PROJECT WIDE
1994-03-16	Correspondence - PROJECT WIDE
1995-03-27	Operation & Maintenance Order/Agreement - PROJECT WIDE <i>File Download into Envirostor on 3/2/2015</i>
2015-02-25	Correspondence - PROJECT WIDE
1995-03-27	Standard Voluntary Agreement - PROJECT WIDE <i>The Responsible Party recorded a Deed Restriction notification with the County of Los Angeles on March 27, 1995 and a copy has been provided to the Department. The Department has reviewed the Covenant and recommended that "No Further Action" is warranted provided the current cap is in place. Based on the Covenant, the Department should be notified prior to any soil disturbance at the site.</i>
1994-03-16	Preliminary Endangerment Assessment Workplan - PROJECT WIDE
1991-08-12	Remedial Investigation Workplan - PROJECT WIDE



1992-10-07	Technical Workplan - PROJECT WIDE <i>Hard copy approval letter is not available</i>
2017-06-30	Five-Year Review Reports - PROJECT WIDE
1992-09-17	Remedial Action Implementation Workplan - PROJECT WIDE
1994-03-16	Site Screening - PROJECT WIDE <i>The Department received a referral dated March 8, 1994 from the County of Los Angeles, Fire Department. The site was previously a battery recycler whose owner, Victor Pena, was under investigation by LA County and the LA City Attorney's Office for the illegal discharge of hazardous waste onto the subject property. The waste materials were being discharged into an unlined pit in the rear of the property and the driveway. The RP was subsequently convicted of illegal discharge of hazardous waste, sentenced and ordered to remediate the site. The "Subsurface Investigation Report" indicates that the maximum concentration of lead in the soil is 30,000 mg/kg and minimum pH is 0.48. RP has not been compiled with the County's directives. Therefore, the site was referred to the Department. Due to the evidence of onsite contamination, the Department recommends a PEA. The RP will be notified of this recommendation.</i>
2021-06-30	Project Management - PROJECT WIDE
2017-01-25	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE
1991-04-04	Remedial Investigation Report - PROJECT WIDE <i>Supplemental Addendum to Subsurface Investigation was submitted on July 31, 1991</i>
1992-07-17	Litigation Support - PROJECT WIDE
2004-03-05	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE <i>File Download into Envirostor on 3/2/2015</i>
1995-03-29	Deed/LUR Enforcement & Implementation Plan - PROJECT WIDE

Scheduled Activities:

Future Activities:



CalSites

<https://www.envirostor.dtsc.ca.gov/public/>

Case Number: **19490238**

Site: **JAYBEE SITE AT LINCOLN HEIGHTS - LA DWP
301 WEST AVENUE 26
LOS ANGELES, CA 90031**

On NPL? NO 3.4 Acres

Lead Agency: SMBRP

Agencies Involved: SMBRP

Funding: Responsible Party

Past Uses: MANUFACTURING - OTHER

Status: **Active**

Site Type Voluntary Agreement-Voluntary Cleanup

Special Program Voluntary Cleanup

Potential Media Affected: OTH, SOIL

Confirmed COCs: 30484,30550,30019,30022,30024,30025,30027,30193,30013,30593

Potential COCs:

Is Use Restricted?:NO

Site Management NONE SPECIFIED

Date: **2004-04-07**

Site # 5 0.3375 miles from the Subject Property

Aliases:

Alternate Name	DEPARTMENT OF WATER & POWER, CITY OF LA
Alternate Name	DWP - CITY OF LOS ANGELES
Alternate Name	JAYBEE SITE
Alternate Name	LINCOLN HEIGHTS SERVICE CENTER
APN	5205-009-900
APN	5205009900
CERCLIS ID	CAD983578667
EPA (FRS #)	110009268657
EPA (FRS #)	110033606649
Project Code (Site Code)	301120
Envirostor ID Number	19490238
Alternate Name	DEPARTMENT OF WATER & POWER, CITY OF LA
Alternate Name	DWP - CITY OF LOS ANGELES
Alternate Name	JAYBEE SITE
Alternate Name	LINCOLN HEIGHTS SERVICE CENTER
APN	5205-009-900
APN	5205009900
CERCLIS ID	CAD983578667
EPA (FRS #)	110009268657
EPA (FRS #)	110033606649
Project Code (Site Code)	301120
Envirostor ID Number	19490238
Alternate Name	DEPARTMENT OF WATER & POWER, CITY OF LA
Alternate Name	DWP - CITY OF LOS ANGELES
Alternate Name	JAYBEE SITE
Alternate Name	LINCOLN HEIGHTS SERVICE CENTER
APN	5205-009-900
APN	5205009900
CERCLIS ID	CAD983578667
EPA (FRS #)	110009268657
EPA (FRS #)	110033606649
Project Code (Site Code)	301120
Envirostor ID Number	19490238
Alternate Name	DEPARTMENT OF WATER & POWER, CITY OF LA
Alternate Name	DWP - CITY OF LOS ANGELES
Alternate Name	JAYBEE SITE
Alternate Name	LINCOLN HEIGHTS SERVICE CENTER
APN	5205-009-900
APN	5205009900



CERCLIS ID	CAD983578667
EPA (FRS #)	110009268657
EPA (FRS #)	110033606649
Project Code (Site Code)	301120
Envirostor ID Number	19490238
Alternate Name	DEPARTMENT OF WATER & POWER, CITY OF LA
Alternate Name	DWP - CITY OF LOS ANGELES
Alternate Name	JAYBEE SITE
Alternate Name	LINCOLN HEIGHTS SERVICE CENTER
APN	5205-009-900
APN	5205009900
CERCLIS ID	CAD983578667
EPA (FRS #)	110009268657
EPA (FRS #)	110033606649
Project Code (Site Code)	301120
Envirostor ID Number	19490238
Alternate Name	DEPARTMENT OF WATER & POWER, CITY OF LA
Alternate Name	DWP - CITY OF LOS ANGELES
Alternate Name	JAYBEE SITE
Alternate Name	LINCOLN HEIGHTS SERVICE CENTER
APN	5205-009-900
APN	5205009900
CERCLIS ID	CAD983578667
EPA (FRS #)	110009268657
EPA (FRS #)	110033606649
Project Code (Site Code)	301120
Envirostor ID Number	19490238

Completed Activities:

1995-09-14	Site Screening - PROJECT WIDE <i>The Department received a Non-Emergency Hazardous Substance Release Report dated July 8, 1994. The report indicates that the property was contaminated at the time of purchase in March 1990. Leaking underground storage tanks have been removed by the previous owner. Some of the contaminated soils have been removed from the site. Soils contaminated with lead are still exist at the site. Due to evidence of a release, DTSC recommended a PEA, and notified the RP thereof.</i>
2005-05-12	Preliminary Endangerment Assessment Workplan - PROJECT WIDE <i>The PEA Workplan was approved</i>
2012-12-29	Other Report - PROJECT WIDE <i>Further work is needed, was preposed and approved January 3, 2013</i>
2012-12-10	Remedial Investigation Workplan - PROJECT WIDE <i>done</i>
2014-11-13	Site Characterization Workplan - PROJECT WIDE <i>done</i>
2020-07-16	Supplemental Site Investigation Tech Memo - PROJECT WIDE
2021-01-07	Community Profile - PROJECT WIDE
2020-08-25	Supplemental Site Investigation Workplan - PROJECT WIDE
2021-04-28	Supplemental Site Investigation Workplan - PROJECT WIDE
2021-02-01	Community Profile - PROJECT WIDE
2021-06-09	Monitoring Report - PROJECT WIDE
2021-06-30	Fieldwork - PROJECT WIDE



2021-07-19	Monitoring Report - PROJECT WIDE
2020-09-23	Work Notice - PROJECT WIDE
2021-08-10	Supplemental Site Investigation Report - PROJECT WIDE
2021-02-24	Soils Management Plan - PROJECT WIDE
2021-03-30	Supplemental Site Investigation Workplan - PROJECT WIDE
2022-01-27	Monitoring Report - PROJECT WIDE
2021-12-13	Monitoring Report - PROJECT WIDE
2004-04-07	Standard Voluntary Agreement - PROJECT WIDE <i>The Voluntary Cleanup Agreement was signed by representatives from the Los Angeles Department of Water and Power and the Department of Toxic Substances Control. The purpose of the Agreement is for the Proponent to conduct a Preliminary Endangerment Assessment of the soil under the oversight of DTSC.</i>
2021-06-30	Project Management - PROJECT WIDE
2020-09-18	Pre-HARP Form - PROJECT WIDE
2020-09-21	Request for Tribal Outreach - PROJECT WIDE
2020-09-10	Annual Oversight Cost Estimate - PROJECT WIDE
2021-09-29	Annual Oversight Cost Estimate - PROJECT WIDE
1995-09-14	Site Screening - PROJECT WIDE <i>The Department received a Non-Emergency Hazardous Substance Release Report dated July 8, 1994. The report indicates that the property was contaminated at the time of purchase in March 1990. Leaking underground storage tanks have been removed by the previous owner. Some of the contaminated soils have been removed from the site. Soils contaminated with lead are still exist at the site. Due to evidence of a release, DTSC recommended a PEA, and notified the RP thereof.</i>
2005-05-12	Preliminary Endangerment Assessment Workplan - PROJECT WIDE <i>The PEA Workplan was approved</i>
2012-12-29	Other Report - PROJECT WIDE <i>Further work is needed, was preposed and approved January 3, 2013</i>
2012-12-10	Remedial Investigation Workplan - PROJECT WIDE <i>done</i>
2014-11-13	Site Characterization Workplan - PROJECT WIDE <i>done</i>
2020-07-16	Supplemental Site Investigation Tech Memo - PROJECT WIDE <i>Necessary documents received. Closed out.</i>
2021-01-07	Community Profile - PROJECT WIDE
2020-08-25	Supplemental Site Investigation Workplan - PROJECT WIDE
2021-04-28	Supplemental Site Investigation Workplan - PROJECT WIDE
2021-02-01	Community Profile - PROJECT WIDE <i>Mailing list finalized.</i>
2021-06-09	Monitoring Report - PROJECT WIDE
2021-06-30	Fieldwork - PROJECT WIDE <i>This phase of field work is complete.</i>
2021-07-19	Monitoring Report - PROJECT WIDE <i>Report accepted as final</i>



2020-09-23	Work Notice - PROJECT WIDE <i>Work Notices completed, laminated and displayed on-site by RP</i>
2021-08-10	Supplemental Site Investigation Report - PROJECT WIDE <i>Completed</i>
2021-02-24	Soils Management Plan - PROJECT WIDE
2021-03-30	Supplemental Site Investigation Workplan - PROJECT WIDE
2022-01-27	Monitoring Report - PROJECT WIDE <i>Completed</i>
2021-12-13	Monitoring Report - PROJECT WIDE <i>Completed</i>
2004-04-07	Standard Voluntary Agreement - PROJECT WIDE <i>The Voluntary Cleanup Agreement was signed by representatives from the Los Angeles Department of Water and Power and the Department of Toxic Substances Control. The purpose of the Agreement is for the Proponent to conduct a Preliminary Endangerment Assessment of the soil under the oversight of DTSC.</i>
2021-06-30	Project Management - PROJECT WIDE <i>PM task completed for FY20/21</i>
2020-09-18	Pre-HARP Form - PROJECT WIDE <i>HARP finalized by CIH</i>
2020-09-21	Request for Tribal Outreach - PROJECT WIDE <i>No response from Tribal Outreach after 60 days</i>
2020-09-10	Annual Oversight Cost Estimate - PROJECT WIDE <i>Letter Sent</i>
2021-09-29	Annual Oversight Cost Estimate - PROJECT WIDE <i>Completed</i>
1995-09-14	Site Screening - PROJECT WIDE <i>The Department received a Non-Emergency Hazardous Substance Release Report dated July 8, 1994. The report indicates that the property was contaminated at the time of purchase in March 1990. Leaking underground storage tanks have been removed by the previous owner. Some of the contaminated soils have been removed from the site. Soils contaminated with lead are still exist at the site. Due to evidence of a release, DTSC recommended a PEA, and notified the RP thereof.</i>
2005-05-12	Preliminary Endangerment Assessment Workplan - PROJECT WIDE <i>The PEA Workplan was approved</i>
2012-12-29	Other Report - PROJECT WIDE <i>Further work is needed, was preposed and approved January 3, 2013</i>
2012-12-10	Remedial Investigation Workplan - PROJECT WIDE <i>done</i>
2014-11-13	Site Characterization Workplan - PROJECT WIDE <i>done</i>
2020-07-16	Supplemental Site Investigation Tech Memo - PROJECT WIDE <i>Necessary documents received. Closed out.</i>
2021-01-07	Community Profile - PROJECT WIDE
2020-08-25	Supplemental Site Investigation Workplan - PROJECT WIDE
2021-04-28	Supplemental Site Investigation Workplan - PROJECT WIDE
2021-02-01	Community Profile - PROJECT WIDE <i>Mailing list finalized.</i>
2021-06-09	Monitoring Report - PROJECT WIDE
2021-06-30	Fieldwork - PROJECT WIDE <i>This phase of field work is complete.</i>
2021-07-19	Monitoring Report - PROJECT WIDE <i>Report accepted as final</i>
2020-09-23	Work Notice - PROJECT WIDE <i>Work Notices completed, laminated and displayed on-site by RP</i>



2021-08-10	Supplemental Site Investigation Report - PROJECT WIDE <i>Completed</i>
2021-02-24	Soils Management Plan - PROJECT WIDE
2021-03-30	Supplemental Site Investigation Workplan - PROJECT WIDE
2022-01-27	Monitoring Report - PROJECT WIDE <i>Completed</i>
2021-12-13	Monitoring Report - PROJECT WIDE <i>Completed</i>
2004-04-07	Standard Voluntary Agreement - PROJECT WIDE <i>The Voluntary Cleanup Agreement was signed by representatives from the Los Angeles Department of Water and Power and the Department of Toxic Substances Control. The purpose of the Agreement is for the Proponent to conduct a Preliminary Endangerment Assessment of the soil under the oversight of DTSC.</i>
2021-06-30	Project Management - PROJECT WIDE <i>PM task completed for FY20/21</i>
2020-09-18	Pre-HARP Form - PROJECT WIDE <i>HARP finalized by CIH</i>
2020-09-21	Request for Tribal Outreach - PROJECT WIDE <i>No response from Tribal Outreach after 60 days</i>
2020-09-10	Annual Oversight Cost Estimate - PROJECT WIDE <i>Letter Sent</i>
2021-09-29	Annual Oversight Cost Estimate - PROJECT WIDE <i>Completed</i>
1995-09-14	Site Screening - PROJECT WIDE <i>The Department received a Non-Emergency Hazardous Substance Release Report dated July 8, 1994. The report indicates that the property was contaminated at the time of purchase in March 1990. Leaking underground storage tanks have been removed by the previous owner. Some of the contaminated soils have been removed from the site. Soils contaminated with lead are still exist at the site. Due to evidence of a release, DTSC recommended a PEA, and notified the RP thereof.</i>
2005-05-12	Preliminary Endangerment Assessment Workplan - PROJECT WIDE <i>The PEA Workplan was approved</i>
2012-12-29	Other Report - PROJECT WIDE <i>Further work is needed, was preposed and approved January 3, 2013</i>
2012-12-10	Remedial Investigation Workplan - PROJECT WIDE <i>done</i>
2014-11-13	Site Characterization Workplan - PROJECT WIDE <i>done</i>
2020-07-16	Supplemental Site Investigation Tech Memo - PROJECT WIDE <i>Necessary documents received. Closed out.</i>
2021-01-07	Community Profile - PROJECT WIDE
2020-08-25	Supplemental Site Investigation Workplan - PROJECT WIDE
2021-04-28	Supplemental Site Investigation Workplan - PROJECT WIDE
2021-02-01	Community Profile - PROJECT WIDE <i>Mailing list finalized.</i>
2021-06-09	Monitoring Report - PROJECT WIDE
2021-06-30	Fieldwork - PROJECT WIDE <i>This phase of field work is complete.</i>
2021-07-19	Monitoring Report - PROJECT WIDE <i>Report accepted as final</i>
2020-09-23	Work Notice - PROJECT WIDE <i>Work Notices completed, laminated and displayed on-site by RP</i>
2021-08-10	Supplemental Site Investigation Report - PROJECT WIDE <i>Completed</i>



2021-02-24	Soils Management Plan - PROJECT WIDE
2021-03-30	Supplemental Site Investigation Workplan - PROJECT WIDE
2022-01-27	Monitoring Report - PROJECT WIDE <i>Completed</i>
2021-12-13	Monitoring Report - PROJECT WIDE <i>Completed</i>
2004-04-07	Standard Voluntary Agreement - PROJECT WIDE <i>The Voluntary Cleanup Agreement was signed by representatives from the Los Angeles Department of Water and Power and the Department of Toxic Substances Control. The purpose of the Agreement is for the Proponent to conduct a Preliminary Endangerment Assessment of the soil under the oversight of DTSC.</i>
2021-06-30	Project Management - PROJECT WIDE <i>PM task completed for FY20/21</i>
2020-09-18	Pre-HARP Form - PROJECT WIDE <i>HARP finalized by CIH</i>
2020-09-21	Request for Tribal Outreach - PROJECT WIDE <i>No response from Tribal Outreach after 60 days</i>
2020-09-10	Annual Oversight Cost Estimate - PROJECT WIDE <i>Letter Sent</i>
2021-09-29	Annual Oversight Cost Estimate - PROJECT WIDE <i>Completed</i>
1995-09-14	Site Screening - PROJECT WIDE <i>The Department received a Non-Emergency Hazardous Substance Release Report dated July 8, 1994. The report indicates that the property was contaminated at the time of purchase in March 1990. Leaking underground storage tanks have been removed by the previous owner. Some of the contaminated soils have been removed from the site. Soils contaminated with lead are still exist at the site. Due to evidence of a release, DTSC recommended a PEA, and notified the RP thereof.</i>
2005-05-12	Preliminary Endangerment Assessment Workplan - PROJECT WIDE <i>The PEA Workplan was approved</i>
2012-12-29	Other Report - PROJECT WIDE <i>Further work is needed, was preposed and approved January 3, 2013</i>
2012-12-10	Remedial Investigation Workplan - PROJECT WIDE <i>done</i>
2014-11-13	Site Characterization Workplan - PROJECT WIDE <i>done</i>
2020-07-16	Supplemental Site Investigation Tech Memo - PROJECT WIDE <i>Necessary documents received. Closed out.</i>
2021-01-07	Community Profile - PROJECT WIDE
2020-08-25	Supplemental Site Investigation Workplan - PROJECT WIDE
2021-04-28	Supplemental Site Investigation Workplan - PROJECT WIDE
2021-02-01	Community Profile - PROJECT WIDE <i>Mailing list finalized.</i>
2021-06-09	Monitoring Report - PROJECT WIDE
2021-06-30	Fieldwork - PROJECT WIDE <i>This phase of field work is complete.</i>
2021-07-19	Monitoring Report - PROJECT WIDE <i>Report accepted as final</i>
2020-09-23	Work Notice - PROJECT WIDE <i>Work Notices completed, laminated and displayed on-site by RP</i>
2021-08-10	Supplemental Site Investigation Report - PROJECT WIDE <i>Completed</i>
2021-02-24	Soils Management Plan - PROJECT WIDE



2021-03-30	Supplemental Site Investigation Workplan - PROJECT WIDE
2022-01-27	Monitoring Report - PROJECT WIDE <i>Completed</i>
2021-12-13	Monitoring Report - PROJECT WIDE <i>Completed</i>
2004-04-07	Standard Voluntary Agreement - PROJECT WIDE <i>The Voluntary Cleanup Agreement was signed by representatives from the Los Angeles Department of Water and Power and the Department of Toxic Substances Control. The purpose of the Agreement is for the Proponent to conduct a Preliminary Endangerment Assessment of the soil under the oversight of DTSC.</i>
2021-06-30	Project Management - PROJECT WIDE <i>PM task completed for FY20/21</i>
2020-09-18	Pre-HARP Form - PROJECT WIDE <i>HARP finalized by CIH</i>
2020-09-21	Request for Tribal Outreach - PROJECT WIDE <i>No response from Tribal Outreach after 60 days</i>
2020-09-10	Annual Oversight Cost Estimate - PROJECT WIDE <i>Letter Sent</i>
2021-09-29	Annual Oversight Cost Estimate - PROJECT WIDE <i>Completed</i>
2005-05-12	Preliminary Endangerment Assessment Workplan - PROJECT WIDE <i>The PEA Workplan was approved</i>
2012-12-29	Other Report - PROJECT WIDE <i>Further work is needed, was proposed and approved January 3, 2013</i>
1995-09-14	Site Screening - PROJECT WIDE <i>The Department received a Non-Emergency Hazardous Substance Release Report dated July 8, 1994. The report indicates that the property was contaminated at the time of purchase in March 1990. Leaking underground storage tanks have been removed by the previous owner. Some of the contaminated soils have been removed from the site. Soils contaminated with lead are still exist at the site. Due to evidence of a release, DTSC recommended a PEA, and notified the RP thereof.</i>
2012-12-10	Remedial Investigation Workplan - PROJECT WIDE <i>done</i>
2014-11-13	Site Characterization Workplan - PROJECT WIDE <i>done</i>
2020-07-16	Supplemental Site Investigation Tech Memo - PROJECT WIDE <i>Necessary documents received. Closed out.</i>
2020-08-25	Supplemental Site Investigation Workplan - PROJECT WIDE
2021-01-07	Community Profile - PROJECT WIDE
2022-03-21	Supplemental Site Investigation Report - PROJECT WIDE <i>DTSC accepts the Report findings but does not concur with the Report conclusions and recommendations. DTSC hereby conditionally approves the Report provided LADWP prepares a remedy selection document (Removal Action Workplan or Remedial Action Plan) to address the residual contamination in indoor air, soil, soil gas and groundwater presenting a significant range of potential risks and hazards in future land use scenarios. The remedy selection document should include an engineering evaluation and cost analysis necessary to support a remedial action decision.</i>
2021-02-01	Community Profile - PROJECT WIDE <i>Mailing list finalized.</i>
2021-06-09	Monitoring Report - PROJECT WIDE
2021-04-28	Supplemental Site Investigation Workplan - PROJECT WIDE
2021-07-19	Monitoring Report - PROJECT WIDE <i>Report accepted as final</i>
2021-06-30	Fieldwork - PROJECT WIDE <i>This phase of field work is complete.</i>
2022-12-12	Public Notice - PROJECT WIDE <i>Completed</i>
2020-09-23	Work Notice - PROJECT WIDE <i>Work Notices completed, laminated and displayed on-site by RP</i>



2021-02-24	Soils Management Plan - PROJECT WIDE
2022-01-27	Monitoring Report - PROJECT WIDE <i>Completed</i>
2021-03-30	Supplemental Site Investigation Workplan - PROJECT WIDE
2021-08-10	Supplemental Site Investigation Report - PROJECT WIDE <i>Completed</i>
2021-12-13	Monitoring Report - PROJECT WIDE <i>Completed</i>
2022-08-23	Monitoring Report - PROJECT WIDE <i>Completed</i>
2022-12-12	Public Notice - PROJECT WIDE <i>Completed</i>
2004-04-07	Standard Voluntary Agreement - PROJECT WIDE <i>The Voluntary Cleanup Agreement was signed by representatives from the Los Angeles Department of Water and Power and the Department of Toxic Substances Control. The purpose of the Agreement is for the Proponent to conduct a Preliminary Endangerment Assessment of the soil under the oversight of DTSC.</i>
2023-02-15	Removal Action Workplan - PROJECT WIDE
2023-04-25	Monitoring Report - PROJECT WIDE
2022-09-05	Soils Management Plan - PROJECT WIDE <i>Completed</i>
2021-06-30	Project Management - PROJECT WIDE <i>PM task completed for FY20/21</i>
2020-09-18	Pre-HARP Form - PROJECT WIDE <i>HARP finalized by CIH</i>
2020-09-10	Annual Oversight Cost Estimate - PROJECT WIDE <i>Letter Sent</i>
2020-09-21	Request for Tribal Outreach - PROJECT WIDE <i>No response from Tribal Outreach after 60 days</i>
2023-06-30	Project Management - PROJECT WIDE <i>Completed</i>
2021-09-29	Annual Oversight Cost Estimate - PROJECT WIDE <i>Completed</i>
2023-02-15	CEQA - Notice of Exemption - PROJECT WIDE <i>Completed</i>
2022-10-31	Annual Oversight Cost Estimate - PROJECT WIDE <i>Completed</i>
2023-10-13	Annual Oversight Cost Estimate - PROJECT WIDE <i>Completed</i>

Scheduled Activities:

Future Activities:

Remedial Action Completion Report PROJECT WIDE	Due:	2023
Certification PROJECT WIDE	Due:	2023
Five-Year Review Reports PROJECT WIDE	Due:	2029
Certification PROJECT WIDE	Due:	2024
Five-Year Review Reports PROJECT WIDE	Due:	2029
Certification PROJECT WIDE	Due:	2024
Five-Year Review Reports PROJECT WIDE	Due:	2029
Certification PROJECT WIDE	Due:	2024
Five-Year Review Reports PROJECT WIDE	Due:	2029
Certification PROJECT WIDE	Due:	2024



CalSites

<https://www.envirostor.dtsc.ca.gov/public/>

Five-Year Review Reports PROJECT WIDE
Certification PROJECT WIDE

Due: 2029
Due: 2024

Case Number: **80001108**

Status: **Inactive - Needs Evaluation**

Date: **2005-07-01**

Site: **NATIONAL AIRCRAFT EQUIPMENT CO.
Figueroa St in Elysian Park
Los Angeles, CA 90012**

Site Type FUDS-Military Evaluation

Special Program Military Evaluation

594 H7 0

Potential Media Affected: NONE SPECIFIED

Confirmed COCs: NONE SPECIFIED

On NPL? NO 0 Acres

Lead Agency: SMBRP

Agencies Involved: SMBRP

Potential COCs:

Funding: DERA

Past Uses: NONE SPECIFIED

Is Use Restricted?: NO

Site Management NONE SPECIFIED

Site # 7 ##### miles from the Subject Property

Aliases:

Federal Facility ID	CA99799FA43700
INPR	J09CA7410
Envirostor ID Number	80001108
Federal Facility ID	CA99799FA43700
INPR	J09CA7410
Envirostor ID Number	80001108
Federal Facility ID	CA99799FA43700
INPR	J09CA7410
Envirostor ID Number	80001108
Federal Facility ID	CA99799FA43700
INPR	J09CA7410
Envirostor ID Number	80001108
Federal Facility ID	CA99799FA43700
INPR	J09CA7410
Envirostor ID Number	80001108

Completed Activities:

1999-05-14	Inventory Project Report (INPR) - PROJECT WIDE
1999-05-14	Inventory Project Report (INPR) - PROJECT WIDE
1999-05-14	Inventory Project Report (INPR) - PROJECT WIDE
1999-05-14	Inventory Project Report (INPR) - PROJECT WIDE
1999-05-14	Inventory Project Report (INPR) - PROJECT WIDE
1999-05-14	Inventory Project Report (INPR) - PROJECT WIDE

Scheduled Activities:

Future Activities:



CalSites

<https://www.envirostor.dtsc.ca.gov/public/>

Case Number: **19340739**

Site: **KENNINGTON
3209 HUMBOLDT STREET
LOS ANGELES, CA 90031**

On NPL? NO 3.75 Acres

Lead Agency: SMBRP

Agencies Involved: SMBRP

Funding: Responsible Party

Past Uses: BATTERY MANUFACTURING, MANUFACTURING - ELECTRONIC

Status: **Active**

Site Type Voluntary Agreement-Voluntary Cleanup

Special Program Voluntary Cleanup

Potential Media Affected: OTH, SOIL

Confirmed COCs: 30018,30022,30027,30013

Date: **2013-07-03**

595 A6 0

Potential COCs:

Is Use Restricted?: YES

Site Management REM, DAY, ELD, HOS, LUC, FEN, MON, EX, GW, NUSE, NDEV

Site # 13 0.4851 miles from the Subject Property

Aliases:

Alternate Name	ITT CANNON
APN	5205-006-053
APN	5205006053
CERCLIS ID	CA0000113175
EPA (FRS #)	110009266089
GeoTracker Global ID	SLT43246244
Project Code (Site Code)	300260
Envirostor ID Number	19340739
Alternate Name	ITT CANNON
APN	5205-006-053
APN	5205006053
CERCLIS ID	CA0000113175
EPA (FRS #)	110009266089
GeoTracker Global ID	SLT43246244
Project Code (Site Code)	300260
Envirostor ID Number	19340739
Alternate Name	ITT CANNON
APN	5205-006-053
APN	5205006053
CERCLIS ID	CA0000113175
EPA (FRS #)	110009266089
GeoTracker Global ID	SLT43246244
Project Code (Site Code)	300260
Envirostor ID Number	19340739
Alternate Name	ITT CANNON
APN	5205-006-053
APN	5205006053
CERCLIS ID	CA0000113175
EPA (FRS #)	110009266089
GeoTracker Global ID	SLT43246244
Project Code (Site Code)	300260



Envirostor ID Number	19340739
Alternate Name	ITT CANNON
APN	5205-006-053
APN	5205006053
CERCLIS ID	CA0000113175
EPA (FRS #)	110009266089
GeoTracker Global ID	SLT43246244
Project Code (Site Code)	300260
Envirostor ID Number	19340739

Completed Activities:

2005-03-10	Operation and Maintenance Plan - PROJECT WIDE <i>An operation maintenance agreement is executed for the implementation of a plan to identify soil and groundwater activities that need to be followed and maintained in order to protect human health and the environment.</i>
2005-03-23	Remedial Action Completion Report - PROJECT WIDE <i>The soil remedial action involved the excavation to 46 feet below ground surface, and offsite disposal of approximately 18,000 cubic yards of soil impacted with PCB's, PCE, TCE and lead.</i>
1997-04-25	Remedial Investigation / Feasibility Study - PROJECT WIDE
2003-12-05	Design/Implementation Workplan - PROJECT WIDE
2003-10-08	Remedial Action Plan - PROJECT WIDE <i>The Remedial Action Plan (RAP) includes the excavation and disposal of about 5,000 cubic yards of soil contaminated with polychlorinated biphenyls (PCBs), volatile organic compounds (TCE and PCE), lead, and groundwater remediation. Based on the analyses and conclusion found in the Special Initial Study, DTSC finds that the project may result in a potentially significant impact on the archaeological resources, thus a Mitigated Negative Declaration was prepared for the project. An archaeologist will monitor the excavation on Site as a mitigation measure to reduce any potential impacts to less than significant levels.</i>
2003-07-31	Remedial Investigation / Feasibility Study - PROJECT WIDE
2001-06-20	Preliminary Endangerment Assessment Report - PROJECT WIDE <i>A Preliminary Assessment Report was submitted to U.S. EPA Region IX for review and approval. Sampling is recommended by U.S. EPA.</i>
1993-06-04	Site Screening - PROJECT WIDE <i>DTSC COMPLETES REVIEW OF SITE CHARACTERIZATION REPORT AND SUBMITS COMMENTS AND RECOMMENDATIONS TO THE RPS. THEY ARE AS FOLLOWS:1)DTSC CONCURS THAT BASED ON THE BUILDINGS ENGINEERING CERTIFICATE OF THE CONCRETE FLOOR AND THE PRESENT USE OF THE SITE, AS LONG AS THE FLOORING STAYS INTACT THERE SHOULD BE NO SIGNIFICANT HEALTH RISKS TO BLDG. PERSONNEL. IF THE INTEGRITY OF THE CONCRETE FLOORING BECOMES DAMMAGED, SO AS TO EXPOSE BLDG. PERSONNEL TO THE CONTAMINATED SOILS IMMEDIATE ACTIONS SHALL BE TAKEN TO CORRECT THE PROBLEM. IF MAINTENANCE IS NEEDED BELOW THE CONCRETE FLOOR (E.G. REPAIR OF UTILITY LINES), PERSONNEL CONDUCTING THE WORK SHALL BE NOTIFIED OF THE HAZARDS AND APPROPRIATE PROTECTIVE CLOTHING SHALL BE WORN. IN THE EVENT THAT KENNINGTON, LTD, INC. PROPOSES TO CHANGE OWNERSHIP OR USE OF THE SITE, DTSC BELIEVES THAT FURTHER RESPONSE ACTION IS REQUIRED. DTSC RECOMMENDS THE FURTHER ACTION BE IN THE FORM OF A) REMEDIATION OF THE CONTAMINATED AREA(S), OR B) IMPLEMENTATION OF LAND USE RESTRICTIONS.</i>
1990-10-19	Preliminary Endangerment Assessment Report - PROJECT WIDE
1990-06-14	Site Screening - PROJECT WIDE <i>SITE SCREENING DONE PRELIMINARY ENDANGERMENT ASSESSMENT(PEA) REQUIRED. SITE WAS USED BY VARIOUS FORMER COMPANIES FROM ELECTRONIC COMPONENT ASSEMBLY TO ANT POISON MANUFACTURING.</i>
2006-08-16	Monitoring Report - PROJECT WIDE <i>DTSC concurs with the findings of the First Quarter 2006 Progress Report dated July 9, 2006, and that the groundwater monitoring program should continue as outlined in the approved workplan dated January 5, 2005.</i>
2010-10-13	Monitoring Report - PROJECT WIDE <i>The Workplan dated 9/30/2010 reviewed by DTSC does not require revision.</i>
2006-11-02	Monitoring Report - PROJECT WIDE <i>DTSC concurs with the findings of the Report, and that the groundwater monitoring program should continue as outlined in the approved workplan dated January 5, 2005.</i>
2006-12-27	Monitoring Report - PROJECT WIDE <i>DTSC determines that the Third Quarter 2006 Progress Report dated 11/15/2006 does not require revision.</i>
2011-03-24	Remedial Action Implementation Workplan - PROJECT WIDE <i>DTSC determines, the Work Plan to Implement Supplemental IRZ Injection Tracer Testing and Performance Monitoring, dated March 10, 2011 does not require revision.</i>



2011-08-29	Monitoring Plan - PROJECT WIDE <i>Original document requires no revision.</i>
2012-05-22	Monitoring Report - PROJECT WIDE <i>RP was informed, DTSC determines the above subject document does not require revisions.</i>
2012-03-20	Other Report - PROJECT WIDE <i>DTSC determines no revision on the report, dated February 10, 2012</i>
2012-03-20	Monitoring Report - PROJECT WIDE <i>Document was submitted to LARWQCB.</i>
2012-09-14	Monitoring Report - PROJECT WIDE <i>Report dated 7/30/2012 does not require revision.</i>
2013-05-09	Monitoring Report - PROJECT WIDE <i>approved</i>
2013-10-07	Monitoring Report - PROJECT WIDE <i>done</i>
2013-11-27	Monitoring Report - PROJECT WIDE <i>appropriate reporting</i>
2012-09-20	Monitoring Report - PROJECT WIDE
2014-10-02	Design/Implementation Workplan - PROJECT WIDE
2014-03-27	Monitoring Report - PROJECT WIDE <i>done</i>
2021-06-01	5 Year Review Reports - PROJECT WIDE
2016-05-14	Monitoring Report - PROJECT WIDE <i>accepted as ongoing</i>
2016-07-09	Monitoring Report - PROJECT WIDE <i>done</i>
2016-08-16	Monitoring Report - PROJECT WIDE <i>done</i>
2015-10-06	Financial Assurance Documentation - PROJECT WIDE
2016-08-29	Technical Report - PROJECT WIDE <i>done</i>
2016-03-30	Monitoring Report - PROJECT WIDE <i>concurrence</i>
2016-03-11	Monitoring Report - PROJECT WIDE <i>concurrence</i>
2017-02-14	Technical Report - PROJECT WIDE <i>approved</i>
2017-06-14	Technical Report - PROJECT WIDE <i>concurred</i>
2016-08-30	Technical Report - PROJECT WIDE
2018-04-20	Monitoring Report - PROJECT WIDE <i>accepted</i>
2018-04-27	Monitoring Report - PROJECT WIDE
2015-05-12	Technical Report - PROJECT WIDE
2015-05-12	Technical Report - PROJECT WIDE
2017-12-22	Monitoring Report - PROJECT WIDE <i>done</i>



2017-09-10	Monitoring Report - PROJECT WIDE
2019-05-13	Monitoring Report - PROJECT WIDE <i>concurrent</i>
2019-12-06	Monitoring Report - PROJECT WIDE <i>concur</i>
2019-12-06	Monitoring Report - PROJECT WIDE
2018-11-15	Monitoring Report - PROJECT WIDE
2018-01-06	Monitoring Report - PROJECT WIDE
2020-12-10	Monitoring Report - PROJECT WIDE
2017-04-16	Monitoring Report - PROJECT WIDE
2022-01-13	Monitoring Report - PROJECT WIDE
2022-01-13	Monitoring Report - PROJECT WIDE
2019-06-17	Monitoring Report - PROJECT WIDE
2019-07-01	Monitoring Report - PROJECT WIDE <i>completed</i>
2013-06-27	Certification - PROJECT WIDE <i>Soil cleaned up to 11 mg/kg in shallow soil for Aroclor 1248; 0.06 mg/kg for PCE; 750 mg/kg for lead and 50 mg/kg for Aroclor 1248 for deep soil.</i>
2003-10-08	CEQA - Initial Study/ Mitigated Neg. Dec. (MND) - PROJECT WIDE
2001-04-11	Standard Voluntary Agreement - PROJECT WIDE <i>DTSC signed the Voluntary Cleanup Agreement (VCA). VCA was signed on 4/11/01. Purpose of VCA is for ITT Cannon to complete the Site Investigation, and prepare and implement a Removal Action Workplan.</i>
1996-01-18	Amendment - Order/Agreement - PROJECT WIDE <i>AN AMENDED VOLUNTARY CLEANUP AGREEMENT WAS SIGNED BY THE PROJECT PROPONENTS AND THE DEPARTMENT OF TOXIC SUBSTANCES CONTROL FOR A REMEDIAL INVESTIGATION.</i>
1993-05-04	Standard Voluntary Agreement - PROJECT WIDE <i>A VOLUNTARY CLEAN-UP AGREEMENT WAS SIGNED BY THE RPS AND DTSC. PER THE AGREEMENT THE RPS WOULD PAY IN ADVANCE TO HAVE DTSC REVIEW AND COMMENT ON THE RPS SITE CHARACTERIZATION REPORT. WALK-IN PROGRAM PROJECT.</i>
2005-03-22	Land Use Restriction - PROJECT WIDE <i>An operation maintenance agreement is executed for the implementation of a plan to identify soil and groundwater activities that need to be followed and maintained in order to protect human health and the environment.</i>
2015-07-30	Triage Meeting - PROJECT WIDE
2019-01-11	Correspondence - PROJECT WIDE <i>done</i>
2005-03-10	Operation and Maintenance Plan - PROJECT WIDE <i>An operation maintenance agreement is executed for the implementation of a plan to identify soil and groundwater activities that need to be followed and maintained in order to protect human health and the environment.</i>
2005-03-23	Remedial Action Completion Report - PROJECT WIDE <i>The soil remedial action involved the excavation to 46 feet below ground surface, and offsite disposal of approximately 18,000 cubic yards of soil impacted with PCB's, PCE, TCE and lead.</i>
1997-04-25	Remedial Investigation / Feasibility Study - PROJECT WIDE
2003-12-05	Design/Implementation Workplan - PROJECT WIDE



2003-10-08	Remedial Action Plan - PROJECT WIDE <i>The Remedial Action Plan (RAP) includes the excavation and disposal of about 5,000 cubic yards of soil contaminated with polychlorinated biphenyls (PCBs), volatile organic compounds (TCE and PCE), lead, and groundwater remediation. Based on the analyses and conclusion found in the Special Initial Study, DTSC finds that the project may result in a potentially significant impact on the archaeological resources, thus a Mitigated Negative Declaration was prepared for the project. An archaeologist will monitor the excavation on Site as a mitigation measure to reduce any potential impacts to less than significant levels.</i>
2003-07-31	Remedial Investigation / Feasibility Study - PROJECT WIDE
2001-06-20	Preliminary Endangerment Assessment Report - PROJECT WIDE <i>A Preliminary Assessment Report was submitted to U.S. EPA Region IX for review and approval. Sampling is recommended by U.S. EPA.</i>
1993-06-04	Site Screening - PROJECT WIDE <i>DTSC COMPLETES REVIEW OF SITE CHARACTERIZATION REPORT AND SUBMITS COMMENTS AND RECOMMENDATIONS TO THE RPS. THEY ARE AS FOLLOWS:1)DTSC CONCURS THAT BASED ON THE BUILDINGS ENGINEERING CERTIFICATE OF THE CONCRETE FLOOR AND THE PRESENT USE OF THE SITE, AS LONG AS THE FLOORING STAYS INTACT THERE SHOULD BE NO SIGNIFICANT HEALTH RISKS TO BLDG. PERSONNEL. IF THE INTEGRITY OF THE CONCRETE FLOORING BECOMES DAMMAGED, SO AS TO EXPOSE BLDG. PERSONNEL TO THE CONTAMINATED SOILS IMMEDIATE ACTIONS SHALL BE TAKEN TO CORRECT THE PROBLEM. IF MAINTENANCE IS NEEDED BELOW THE CONCRETE FLOOR (E.G. REPAIR OF UTILITY LINES), PERSONNEL CONDUCTING THE WORK SHALL BE NOTIFIED OF THE HAZARDS AND APPROPRIATE PROTECTIVE CLOTHING SHALL BE WORN. IN THE EVENT THAT KENNINGTON, LTD, INC. PROPOSES TO CHANGE OWNERSHIP OR USE OF THE SITE, DTSC BELIEVES THAT FURTHER RESPONSE ACTION IS REQUIRED. DTSC RECOMMENDS THE FURTHER ACTION BE IN THE FORM OF A) REMEDIATION OF THE CONTAMI- NATED AREA(S), OR B) IMPLEMENTATION OF LAND USE RESTRIC- TIONS.</i>
1990-10-19	Preliminary Endangerment Assessment Report - PROJECT WIDE
1990-06-14	Site Screening - PROJECT WIDE <i>SITE SCREENING DONE PRELIMINARY ENDANGERMENT ASSESSMENT(PEA) REQUIRED. SITE WAS USED BY VARIOUS FOR- MER COMPANIES FROM ELECTRONIC COMPONENT ASSEMBLY TO ANT POISON MANUFACTURING.</i>
2006-08-16	Monitoring Report - PROJECT WIDE <i>DTSC concurs with the findings of the First Quarter 2006 Progress Report dated July 9, 2006, and that the groundwater monitoring program should continue as outlined in the approved workplan dated January 5, 2005.</i>
2010-10-13	Monitoring Report - PROJECT WIDE <i>The Workplan dated 9/30/2010 reviewed by DTSC does not require revision.</i>
2006-11-02	Monitoring Report - PROJECT WIDE <i>DTSC concurs with the findings of the Report, and that the groundwater monitoring program should continue as outlined in the approved workplan dated January 5, 2005.</i>
2006-12-27	Monitoring Report - PROJECT WIDE <i>DTSC determines that the Third Quarter 2006 Progress Report dated 11/15/2006 does not require revision.</i>
2011-03-24	Remedial Action Implementation Workplan - PROJECT WIDE <i>DTSC determines, the Work Plan to Implement Supplemental IRZ Injection Tracer Testing and Performance Monitoring, dated March 10, 2011 does not require revision.</i>
2011-08-29	Monitoring Plan - PROJECT WIDE <i>Original document requires no revision.</i>
2012-05-22	Monitoring Report - PROJECT WIDE <i>RP was informed, DTSC determines the above subject document does not require revisions.</i>
2012-03-20	Other Report - PROJECT WIDE <i>DTSC determines no revision on the report, dated February 10, 2012</i>
2012-03-20	Monitoring Report - PROJECT WIDE <i>Document was submitted to LARWQCB.</i>
2012-09-14	Monitoring Report - PROJECT WIDE <i>Report dated 7/30/2012 does not require revision.</i>
2013-05-09	Monitoring Report - PROJECT WIDE <i>approved</i>
2013-10-07	Monitoring Report - PROJECT WIDE <i>done</i>
2013-11-27	Monitoring Report - PROJECT WIDE <i>appropriate reporting</i>
2012-09-20	Monitoring Report - PROJECT WIDE
2014-10-02	Design/Implementation Workplan - PROJECT WIDE



2014-03-27	Monitoring Report - PROJECT WIDE <i>done</i>
2021-06-01	5 Year Review Reports - PROJECT WIDE
2016-05-14	Monitoring Report - PROJECT WIDE <i>accepted as ongoing</i>
2016-07-09	Monitoring Report - PROJECT WIDE <i>done</i>
2016-08-16	Monitoring Report - PROJECT WIDE <i>done</i>
2015-10-06	Financial Assurance Documentation - PROJECT WIDE
2016-08-29	Technical Report - PROJECT WIDE <i>done</i>
2016-03-30	Monitoring Report - PROJECT WIDE <i>concurrence</i>
2016-03-11	Monitoring Report - PROJECT WIDE <i>concurrence</i>
2017-02-14	Technical Report - PROJECT WIDE <i>approved</i>
2017-06-14	Technical Report - PROJECT WIDE <i>concurred</i>
2016-08-30	Technical Report - PROJECT WIDE
2018-04-20	Monitoring Report - PROJECT WIDE <i>accepted</i>
2018-04-27	Monitoring Report - PROJECT WIDE
2015-05-12	Technical Report - PROJECT WIDE
2015-05-12	Technical Report - PROJECT WIDE
2017-12-22	Monitoring Report - PROJECT WIDE <i>done</i>
2017-09-10	Monitoring Report - PROJECT WIDE
2019-05-13	Monitoring Report - PROJECT WIDE <i>concurred</i>
2019-12-06	Monitoring Report - PROJECT WIDE <i>concur</i>
2019-12-06	Monitoring Report - PROJECT WIDE
2018-11-15	Monitoring Report - PROJECT WIDE
2018-01-06	Monitoring Report - PROJECT WIDE
2020-12-10	Monitoring Report - PROJECT WIDE
2017-04-16	Monitoring Report - PROJECT WIDE
2022-01-13	Monitoring Report - PROJECT WIDE
2022-01-13	Monitoring Report - PROJECT WIDE



2019-06-17	Monitoring Report - PROJECT WIDE
2019-07-01	Monitoring Report - PROJECT WIDE <i>completed</i>
2013-06-27	Certification - PROJECT WIDE <i>Soil cleaned up to 11 mg/kg in shallow soil for Aroclor 1248; 0.06 mg/kg for PCE; 750 mg/kg for lead and 50 mg/kg for Aroclor 1248 for deep soil.</i>
2003-10-08	CEQA - Initial Study/ Mitigated Neg. Dec. (MND) - PROJECT WIDE
2001-04-11	Standard Voluntary Agreement - PROJECT WIDE <i>DTSC signed the Voluntary Cleanup Agreement (VCA). VCA was signed on 4/11/01. Purpose of VCA is for ITT Cannon to complete the Site Investigation, and prepare and implement a Removal Action Workplan.</i>
1996-01-18	Amendment - Order/Agreement - PROJECT WIDE <i>AN AMENDED VOLUNTARY CLEANUP AGREEMENT WAS SIGNED BY THE PROJECT PROPONENTS AND THE DEPARTMENT OF TOXIC SUBSTANCES CONTROL FOR A REMEDIAL INVESTIGATION.</i>
1993-05-04	Standard Voluntary Agreement - PROJECT WIDE <i>A VOLUNTARY CLEAN-UP AGREEMENT WAS SIGNED BY THE RPS AND DTSC. PER THE AGREEMENT THE RPS WOULD PAY IN ADVANCE TO HAVE DTSC REVIEW AND COMMENT ON THE RPS SITE CHARACTERIZATION REPORT. WALK-IN PROGRAM PROJECT.</i>
2005-03-22	Land Use Restriction - PROJECT WIDE <i>An operation maintenance agreement is executed for the implementation of a plan to identify soil and groundwater activities that need to be followed and maintained in order to protect human health and the environment.</i>
2015-07-30	Triage Meeting - PROJECT WIDE
2019-01-11	Correspondence - PROJECT WIDE <i>done</i>
2005-03-10	Operation and Maintenance Plan - PROJECT WIDE <i>An operation maintenance agreement is executed for the implementation of a plan to identify soil and groundwater activities that need to be followed and maintained in order to protect human health and the environment.</i>
2005-03-23	Remedial Action Completion Report - PROJECT WIDE <i>The soil remedial action involved the excavation to 46 feet below ground surface, and offsite disposal of approximately 18,000 cubic yards of soil impacted with PCB's, PCE, TCE and lead.</i>
1997-04-25	Remedial Investigation / Feasibility Study - PROJECT WIDE
2003-12-05	Design/Implementation Workplan - PROJECT WIDE
2003-10-08	Remedial Action Plan - PROJECT WIDE <i>The Remedial Action Plan (RAP) includes the excavation and disposal of about 5,000 cubic yards of soil contaminated with polychlorinated biphenyls (PCBs), volatile organic compounds (TCE and PCE), lead, and groundwater remediation. Based on the analyses and conclusion found in the Special Initial Study, DTSC finds that the project may result in a potentially significant impact on the archaeological resources, thus a Mitigated Negative Declaration was prepared for the project. An archaeologist will monitor the excavation on Site as a mitigation measure to reduce any potential impacts to less than significant levels.</i>
2003-07-31	Remedial Investigation / Feasibility Study - PROJECT WIDE
2001-06-20	Preliminary Endangerment Assessment Report - PROJECT WIDE <i>A Preliminary Assessment Report was submitted to U.S. EPA Region IX for review and approval. Sampling is recommended by U.S. EPA.</i>
1993-06-04	Site Screening - PROJECT WIDE <i>DTSC COMPLETES REVIEW OF SITE CHARACTERIZATION REPORT AND SUBMITS COMMENTS AND RECOMMENDATIONS TO THE RPS. THEY ARE AS FOLLOWS:1)DTSC CONCURS THAT BASED ON THE BUILDINGS ENGINEERING CERTIFICATE OF THE CONCRETE FLOOR AND THE PRESENT USE OF THE SITE, AS LONG AS THE FLOORING STAYS INTACT THERE SHOULD BE NO SIGNIFICANT HEALTH RISKS TO BLDG. PERSONNEL. IF THE INTEGRITY OF THE CONCRETE FLOORING BECOMES DAMMAGED, SO AS TO EXPOSE BLDG. PERSONNEL TO THE CONTAMINATED SOILS IMMEDIATE ACTIONS SHALL BE TAKEN TO CORRECT THE PROBLEM. IF MAINTENANCE IS NEEDED BELOW THE CONCRETE FLOOR (E.G. REPAIR OF UTILITY LINES), PERSONNEL CONDUCTING THE WORK SHALL BE NOTIFIED OF THE HAZARDS AND APPROPRIATE PROTECTIVE CLOTHING SHALL BE WORN. IN THE EVENT THAT KENNINGTON, LTD, INC. PROPOSES TO CHANGE OWNERSHIP OR USE OF THE SITE, DTSC BELIEVES THAT FURTHER RESPONSE ACTION IS REQUIRED. DTSC RECOMMENDS THE FURTHER ACTION BE IN THE FORM OF A) REMEDIATION OF THE CONTAMINATED AREA(S), OR B) IMPLEMENTATION OF LAND USE RESTRICTIONS.</i>
1990-10-19	Preliminary Endangerment Assessment Report - PROJECT WIDE
1990-06-14	Site Screening - PROJECT WIDE <i>SITE SCREENING DONE PRELIMINARY ENDANGERMENT ASSESSMENT(PEA) REQUIRED. SITE WAS USED BY VARIOUS FORMER COMPANIES FROM ELECTRONIC COMPONENT ASSEMBLY TO ANT POISON MANUFACTURING.</i>



2006-08-16	Monitoring Report - PROJECT WIDE <i>DTSC concurs with the findings of the First Quarter 2006 Progress Report dated July 9, 2006, and that the groundwater monitoring program should continue as outlined in the approved workplan dated January 5, 2005.</i>
2010-10-13	Monitoring Report - PROJECT WIDE <i>The Workplan dated 9/30/2010 reviewed by DTSC does not require revision.</i>
2006-11-02	Monitoring Report - PROJECT WIDE <i>DTSC concurs with the findings of the Report, and that the groundwater monitoring program should continue as outlined in the approved workplan dated January 5, 2005.</i>
2006-12-27	Monitoring Report - PROJECT WIDE <i>DTSC determines that the Third Quarter 2006 Progress Report dated 11/15/2006 does not require revision.</i>
2011-03-24	Remedial Action Implementation Workplan - PROJECT WIDE <i>DTSC determines, the Work Plan to Implement Supplemental IRZ Injection Tracer Testing and Performance Monitoring, dated March 10, 2011 does not require revision.</i>
2011-08-29	Monitoring Plan - PROJECT WIDE <i>Original document requires no revision.</i>
2012-05-22	Monitoring Report - PROJECT WIDE <i>RP was informed, DTSC determines the above subject document does not require revisions.</i>
2012-03-20	Other Report - PROJECT WIDE <i>DTSC determines no revision on the report, dated February 10, 2012</i>
2012-03-20	Monitoring Report - PROJECT WIDE <i>Document was submitted to LARWQCB.</i>
2012-09-14	Monitoring Report - PROJECT WIDE <i>Report dated 7/30/2012 does not require revision.</i>
2013-05-09	Monitoring Report - PROJECT WIDE <i>approved</i>
2013-10-07	Monitoring Report - PROJECT WIDE <i>done</i>
2013-11-27	Monitoring Report - PROJECT WIDE <i>appropriate reporting</i>
2012-09-20	Monitoring Report - PROJECT WIDE
2014-10-02	Design/Implementation Workplan - PROJECT WIDE
2014-03-27	Monitoring Report - PROJECT WIDE <i>done</i>
2021-06-01	5 Year Review Reports - PROJECT WIDE
2016-05-14	Monitoring Report - PROJECT WIDE <i>accepted as ongoing</i>
2016-07-09	Monitoring Report - PROJECT WIDE <i>done</i>
2016-08-16	Monitoring Report - PROJECT WIDE <i>done</i>
2015-10-06	Financial Assurance Documentation - PROJECT WIDE
2016-08-29	Technical Report - PROJECT WIDE <i>done</i>
2016-03-30	Monitoring Report - PROJECT WIDE <i>concurrency</i>
2016-03-11	Monitoring Report - PROJECT WIDE <i>concurrency</i>
2017-02-14	Technical Report - PROJECT WIDE <i>approved</i>
2017-06-14	Technical Report - PROJECT WIDE <i>concurrent</i>



2016-08-30	Technical Report - PROJECT WIDE
2018-04-20	Monitoring Report - PROJECT WIDE <i>accepted</i>
2018-04-27	Monitoring Report - PROJECT WIDE
2015-05-12	Technical Report - PROJECT WIDE
2015-05-12	Technical Report - PROJECT WIDE
2017-12-22	Monitoring Report - PROJECT WIDE <i>done</i>
2017-09-10	Monitoring Report - PROJECT WIDE
2019-05-13	Monitoring Report - PROJECT WIDE <i>concurred</i>
2019-12-06	Monitoring Report - PROJECT WIDE <i>concur</i>
2019-12-06	Monitoring Report - PROJECT WIDE
2018-11-15	Monitoring Report - PROJECT WIDE
2018-01-06	Monitoring Report - PROJECT WIDE
2020-12-10	Monitoring Report - PROJECT WIDE
2017-04-16	Monitoring Report - PROJECT WIDE
2022-01-13	Monitoring Report - PROJECT WIDE
2022-01-13	Monitoring Report - PROJECT WIDE
2019-06-17	Monitoring Report - PROJECT WIDE
2019-07-01	Monitoring Report - PROJECT WIDE <i>completed</i>
2013-06-27	Certification - PROJECT WIDE <i>Soil cleaned up to 11 mg/kg in shallow soil for Aroclor 1248; 0.06 mg/kg for PCE; 750 mg/kg for lead and 50 mg/kg for Aroclor 1248 for deep soil.</i>
2003-10-08	CEQA - Initial Study/ Mitigated Neg. Dec. (MND) - PROJECT WIDE
2001-04-11	Standard Voluntary Agreement - PROJECT WIDE <i>DTSC signed the Voluntary Cleanup Agreement (VCA). VCA was signed on 4/11/01. Purpose of VCA is for ITT Cannon to complete the Site Investigation, and prepare and implement a Removal Action Workplan.</i>
1996-01-18	Amendment - Order/Agreement - PROJECT WIDE <i>AN AMENDED VOLUNTARY CLEANUP AGREEMENT WAS SIGNED BY THE PROJECT PROPONENTS AND THE DEPARTMENT OF TOXIC SUBSTANCES CONTROL FOR A REMEDIAL INVESTIGATION.</i>
1993-05-04	Standard Voluntary Agreement - PROJECT WIDE <i>A VOLUNTARY CLEAN-UP AGREEMENT WAS SIGNED BY THE RPS AND DTSC. PER THE AGREEMENT THE RPS WOULD PAY IN ADVANCE TO HAVE DTSC REVIEW AND COMMENT ON THE RPS SITE CHARACTERIZATION REPORT. WALK-IN PROGRAM PROJECT.</i>
2005-03-22	Land Use Restriction - PROJECT WIDE <i>An operation maintenance agreement is executed for the implementation of a plan to identify soil and groundwater activities that need to be followed and maintained in order to protect human health and the environment.</i>
2015-07-30	Triage Meeting - PROJECT WIDE
2019-01-11	Correspondence - PROJECT WIDE <i>done</i>



2005-03-10	Operation and Maintenance Plan - PROJECT WIDE <i>An operation maintenance agreement is executed for the implementation of a plan to identify soil and groundwater activities that need to be followed and maintained in order to protect human health and the environment.</i>
2005-03-23	Remedial Action Completion Report - PROJECT WIDE <i>The soil remedial action involved the excavation to 46 feet below ground surface, and offsite disposal of approximately 18,000 cubic yards of soil impacted with PCB's, PCE, TCE and lead.</i>
1997-04-25	Remedial Investigation / Feasibility Study - PROJECT WIDE
2003-12-05	Design/Implementation Workplan - PROJECT WIDE
2003-10-08	Remedial Action Plan - PROJECT WIDE <i>The Remedial Action Plan (RAP) includes the excavation and disposal of about 5,000 cubic yards of soil contaminated with polychlorinated biphenyls (PCBs), volatile organic compounds (TCE and PCE), lead, and groundwater remediation. Based on the analyses and conclusion found in the Special Initial Study, DTSC finds that the project may result in a potentially significant impact on the archaeological resources, thus a Mitigated Negative Declaration was prepared for the project. An archaeologist will monitor the excavation on Site as a mitigation measure to reduce any potential impacts to less than significant levels.</i>
2003-07-31	Remedial Investigation / Feasibility Study - PROJECT WIDE
2001-06-20	Preliminary Endangerment Assessment Report - PROJECT WIDE <i>A Preliminary Assessment Report was submitted to U.S. EPA Region IX for review and approval. Sampling is recommended by U.S. EPA.</i>
1993-06-04	Site Screening - PROJECT WIDE <i>DTSC COMPLETES REVIEW OF SITE CHARACTERIZATION REPORT AND SUBMITS COMMENTS AND RECOMMENDATIONS TO THE RPS. THEY ARE AS FOLLOWS:1)DTSC CONCURS THAT BASED ON THE BUILDINGS ENGINEERING CERTIFICATE OF THE CONCRETE FLOOR AND THE PRESENT USE OF THE SITE, AS LONG AS THE FLOORING STAYS INTACT THERE SHOULD BE NO SIGNIFICANT HEALTH RISKS TO BLDG. PERSONNEL. IF THE INTEGRITY OF THE CONCRETE FLOORING BECOMES DAMMAGED, SO AS TO EXPOSE BLDG. PERSONNEL TO THE CONTAMINATED SOILS IMMEDIATE ACTIONS SHALL BE TAKEN TO CORRECT THE PROBLEM. IF MAINTENANCE IS NEEDED BELOW THE CONCRETE FLOOR (E.G. REPAIR OF UTILITY LINES), PERSONNEL CONDUCTING THE WORK SHALL BE NOTIFIED OF THE HAZARDS AND APPROPRIATE PROTECTIVE CLOTHING SHALL BE WORN. IN THE EVENT THAT KENNINGTON, LTD, INC. PROPOSES TO CHANGE OWNERSHIP OR USE OF THE SITE, DTSC BELIEVES THAT FURTHER RESPONSE ACTION IS REQUIRED. DTSC RECOMMENDS THE FURTHER ACTION BE IN THE FORM OF A) REMEDIATION OF THE CONTAMI- NATED AREA(S), OR B) IMPLEMENTATION OF LAND USE RESTRIC- TIONS.</i>
1990-10-19	Preliminary Endangerment Assessment Report - PROJECT WIDE
1990-06-14	Site Screening - PROJECT WIDE <i>SITE SCREENING DONE PRELIMINARY ENDANGERMENT ASSESSMENT(PEA) REQUIRED. SITE WAS USED BY VARIOUS FOR- MER COMPANIES FROM ELECTRONIC COMPONENT ASSEMBLY TO ANT POISON MANUFACTURING.</i>
2006-08-16	Monitoring Report - PROJECT WIDE <i>DTSC concurs with the findings of the First Quarter 2006 Progress Report dated July 9, 2006, and that the groundwater monitoring program should continue as outlined in the approved workplan dated January 5, 2005.</i>
2010-10-13	Monitoring Report - PROJECT WIDE <i>The Workplan dated 9/30/2010 reviewed by DTSC does not require revision.</i>
2006-11-02	Monitoring Report - PROJECT WIDE <i>DTSC concurs with the findings of the Report, and that the groundwater monitoring program should continue as outlined in the approved workplan dated January 5, 2005.</i>
2006-12-27	Monitoring Report - PROJECT WIDE <i>DTSC determines that the Third Quarter 2006 Progress Report dated 11/15/2006 does not require revision.</i>
2011-03-24	Remedial Action Implementation Workplan - PROJECT WIDE <i>DTSC determines, the Work Plan to Implement Supplemental IRZ Injection Tracer Testing and Performance Monitoring, dated March 10, 2011 does not require revision.</i>
2011-08-29	Monitoring Plan - PROJECT WIDE <i>Original document requires no revision.</i>
2012-05-22	Monitoring Report - PROJECT WIDE <i>RP was informed, DTSC determines the above subject document does not require revisions.</i>
2012-03-20	Other Report - PROJECT WIDE <i>DTSC determines no revision on the report, dated February 10, 2012</i>
2012-03-20	Monitoring Report - PROJECT WIDE <i>Document was submitted to LARWQCB.</i>
2012-09-14	Monitoring Report - PROJECT WIDE <i>Report dated 7/30/2012 does not require revision.</i>
2013-05-09	Monitoring Report - PROJECT WIDE <i>approved</i>



2013-10-07	Monitoring Report - PROJECT WIDE <i>done</i>
2013-11-27	Monitoring Report - PROJECT WIDE <i>appropriate reporting</i>
2012-09-20	Monitoring Report - PROJECT WIDE
2014-10-02	Design/Implementation Workplan - PROJECT WIDE
2014-03-27	Monitoring Report - PROJECT WIDE <i>done</i>
2021-06-01	5 Year Review Reports - PROJECT WIDE
2016-05-14	Monitoring Report - PROJECT WIDE <i>accepted as ongoing</i>
2016-07-09	Monitoring Report - PROJECT WIDE <i>done</i>
2016-08-16	Monitoring Report - PROJECT WIDE <i>done</i>
2015-10-06	Financial Assurance Documentation - PROJECT WIDE
2016-08-29	Technical Report - PROJECT WIDE <i>done</i>
2016-03-30	Monitoring Report - PROJECT WIDE <i>concurrence</i>
2016-03-11	Monitoring Report - PROJECT WIDE <i>concurrence</i>
2017-02-14	Technical Report - PROJECT WIDE <i>approved</i>
2017-06-14	Technical Report - PROJECT WIDE <i>concurred</i>
2016-08-30	Technical Report - PROJECT WIDE
2018-04-20	Monitoring Report - PROJECT WIDE <i>accepted</i>
2018-04-27	Monitoring Report - PROJECT WIDE
2015-05-12	Technical Report - PROJECT WIDE
2015-05-12	Technical Report - PROJECT WIDE
2017-12-22	Monitoring Report - PROJECT WIDE <i>done</i>
2017-09-10	Monitoring Report - PROJECT WIDE
2019-05-13	Monitoring Report - PROJECT WIDE <i>concurred</i>
2019-12-06	Monitoring Report - PROJECT WIDE <i>concur</i>
2019-12-06	Monitoring Report - PROJECT WIDE
2018-11-15	Monitoring Report - PROJECT WIDE
2018-01-06	Monitoring Report - PROJECT WIDE



2020-12-10	Monitoring Report - PROJECT WIDE
2017-04-16	Monitoring Report - PROJECT WIDE
2022-01-13	Monitoring Report - PROJECT WIDE
2022-01-13	Monitoring Report - PROJECT WIDE
2019-06-17	Monitoring Report - PROJECT WIDE
2019-07-01	Monitoring Report - PROJECT WIDE <i>completed</i>
2013-06-27	Certification - PROJECT WIDE <i>Soil cleaned up to 11 mg/kg in shallow soil for Aroclor 1248; 0.06 mg/kg for PCE; 750 mg/kg for lead and 50 mg/kg for Aroclor 1248 for deep soil.</i>
2003-10-08	CEQA - Initial Study/ Mitigated Neg. Dec. (MND) - PROJECT WIDE
2001-04-11	Standard Voluntary Agreement - PROJECT WIDE <i>DTSC signed the Voluntary Cleanup Agreement (VCA). VCA was signed on 4/11/01. Purpose of VCA is for ITT Cannon to complete the Site Investigation, and prepare and implement a Removal Action Workplan.</i>
1996-01-18	Amendment - Order/Agreement - PROJECT WIDE <i>AN AMENDED VOLUNTARY CLEANUP AGREEMENT WAS SIGNED BY THE PROJECT PROPONENTS AND THE DEPARTMENT OF TOXIC SUBSTANCES CONTROL FOR A REMEDIAL INVESTIGATION.</i>
1993-05-04	Standard Voluntary Agreement - PROJECT WIDE <i>A VOLUNTARY CLEAN-UP AGREEMENT WAS SIGNED BY THE RPS AND DTSC. PER THE AGREEMENT THE RPS WOULD PAY IN ADVANCE TO HAVE DTSC REVIEW AND COMMENT ON THE RPS SITE CHARACTERIZATION REPORT. WALK-IN PROGRAM PROJECT.</i>
2005-03-22	Land Use Restriction - PROJECT WIDE <i>An operation maintenance agreement is executed for the implementation of a plan to identify soil and groundwater activities that need to be followed and maintained in order to protect human health and the environment.</i>
2015-07-30	Triage Meeting - PROJECT WIDE
2019-01-11	Correspondence - PROJECT WIDE <i>done</i>
2005-03-10	Operation and Maintenance Plan - PROJECT WIDE <i>An operation maintenance agreement is executed for the implementation of a plan to identify soil and groundwater activities that need to be followed and maintained in order to protect human health and the environment.</i>
2005-03-23	Remedial Action Completion Report - PROJECT WIDE <i>The soil remedial action involved the excavation to 46 feet below ground surface, and offsite disposal of approximately 18,000 cubic yards of soil impacted with PCB's, PCE, TCE and lead.</i>
1997-04-25	Remedial Investigation / Feasibility Study - PROJECT WIDE
2003-12-05	Design/Implementation Workplan - PROJECT WIDE
2003-10-08	Remedial Action Plan - PROJECT WIDE <i>The Remedial Action Plan (RAP) includes the excavation and disposal of about 5,000 cubic yards of soil contaminated with polychlorinated biphenyls (PCBs), volatile organic compounds (TCE and PCE), lead, and groundwater remediation. Based on the analyses and conclusion found in the Special Initial Study, DTSC finds that the project may result in a potentially significant impact on the archaeological resources, thus a Mitigated Negative Declaration was prepared for the project. An archaeologist will monitor the excavation on Site as a mitigation measure to reduce any potential impacts to less than significant levels.</i>
2003-07-31	Remedial Investigation / Feasibility Study - PROJECT WIDE
2001-06-20	Preliminary Endangerment Assessment Report - PROJECT WIDE <i>A Preliminary Assessment Report was submitted to U.S. EPA Region IX for review and approval. Sampling is recommended by U.S. EPA.</i>



1993-06-04	Site Screening - PROJECT WIDE <i>DTSC COMPLETES REVIEW OF SITE CHARACTERIZATION REPORT AND SUBMITS COMMENTS AND RECOMMENDATIONS TO THE RPS. THEY ARE AS FOLLOWS:1)DTSC CONCURS THAT BASED ON THE BUILDINGS ENGINEERING CERTIFICATE OF THE CONCRETE FLOOR AND THE PRESENT USE OF THE SITE, AS LONG AS THE FLOORING STAYS INTACT THERE SHOULD BE NO SIGNIFICANT HEALTH RISKS TO BLDG. PERSONNEL. IF THE INTEGRITY OF THE CONCRETE FLOORING BECOMES DAMMAGED, SO AS TO EXPOSE BLDG. PERSONNEL TO THE CONTAMINATED SOILS IMMEDIATE ACTIONS SHALL BE TAKEN TO CORRECT THE PROBLEM. IF MAINTENANCE IS NEEDED BELOW THE CONCRETE FLOOR (E.G. REPAIR OF UTILITY LINES), PERSONNEL CONDUCTING THE WORK SHALL BE NOTIFIED OF THE HAZARDS AND APPROPRIATE PROTECTIVE CLOTHING SHALL BE WORN. IN THE EVENT THAT KENNINGTON, LTD. INC. PROPOSES TO CHANGE OWNERSHIP OR USE OF THE SITE, DTSC BELIEVES THAT FURTHER RESPONSE ACTION IS REQUIRED. DTSC RECOMMENDS THE FURTHER ACTION BE IN THE FORM OF A) REMEDIATION OF THE CONTAMI- NATED AREA(S), OR B) IMPLEMENTATION OF LAND USE RESTRIC- TIONS.</i>
1990-10-19	Preliminary Endangerment Assessment Report - PROJECT WIDE
1990-06-14	Site Screening - PROJECT WIDE <i>SITE SCREENING DONE PRELIMINARY ENDANGERMENT ASSESSMENT(PEA) REQUIRED. SITE WAS USED BY VARIOUS FOR- MER COMPANIES FROM ELECTRONIC COMPONENT ASSEMBLY TO ANT POISON MANUFACTURING.</i>
2006-08-16	Monitoring Report - PROJECT WIDE <i>DTSC concurs with the findings of the First Quarter 2006 Progress Report dated July 9, 2006, and that the groundwater monitoring program should continue as outlined in the approved workplan dated January 5, 2005.</i>
2010-10-13	Monitoring Report - PROJECT WIDE <i>The Workplan dated 9/30/2010 reviewd by DTSC does not require revision.</i>
2006-11-02	Monitoring Report - PROJECT WIDE <i>DTSC concurs with the findings of the Report, and that the groundwater monitoring program should continue as outlined in the approved workplan dated January 5, 2005.</i>
2006-12-27	Monitoring Report - PROJECT WIDE <i>DTSC determines that the Third Quarter 2006 Progress Report dated 11/15/2006 does not require revision.</i>
2011-03-24	Remedial Action Implementation Workplan - PROJECT WIDE <i>DTSC determines, the Work Plan to Implement Supplemental IRZ Injection Tracer Testing and Performance Monitoring, dated March 10, 2011 does not require revision.</i>
2011-08-29	Monitoring Plan - PROJECT WIDE <i>Original document requires no revision.</i>
2012-05-22	Monitoring Report - PROJECT WIDE <i>RP was informed, DTSC determines the above subject document does not require revisions.</i>
2012-03-20	Other Report - PROJECT WIDE <i>DTSC determines no revision on the report, dated February 10, 2012</i>
2012-03-20	Monitoring Report - PROJECT WIDE <i>Document was submitted to LARWQCB.</i>
2012-09-14	Monitoring Report - PROJECT WIDE <i>Report dated 7/30/2012 does not require revision.</i>
2013-05-09	Monitoring Report - PROJECT WIDE <i>approved</i>
2013-10-07	Monitoring Report - PROJECT WIDE <i>done</i>
2013-11-27	Monitoring Report - PROJECT WIDE <i>appropriate reporting</i>
2012-09-20	Monitoring Report - PROJECT WIDE
2014-10-02	Design/Implementation Workplan - PROJECT WIDE
2014-03-27	Monitoring Report - PROJECT WIDE <i>done</i>
2021-06-01	5 Year Review Reports - PROJECT WIDE
2016-05-14	Monitoring Report - PROJECT WIDE <i>accepted as ongoing</i>
2016-07-09	Monitoring Report - PROJECT WIDE <i>done</i>
2016-08-16	Monitoring Report - PROJECT WIDE <i>done</i>



2015-10-06	Financial Assurance Documentation - PROJECT WIDE
2016-08-29	Technical Report - PROJECT WIDE <i>done</i>
2016-03-30	Monitoring Report - PROJECT WIDE <i>concurrency</i>
2016-03-11	Monitoring Report - PROJECT WIDE <i>concurrency</i>
2017-02-14	Technical Report - PROJECT WIDE <i>approved</i>
2017-06-14	Technical Report - PROJECT WIDE <i>concurred</i>
2016-08-30	Technical Report - PROJECT WIDE
2018-04-20	Monitoring Report - PROJECT WIDE <i>accepted</i>
2018-04-27	Monitoring Report - PROJECT WIDE
2015-05-12	Technical Report - PROJECT WIDE
2015-05-12	Technical Report - PROJECT WIDE
2017-12-22	Monitoring Report - PROJECT WIDE <i>done</i>
2017-09-10	Monitoring Report - PROJECT WIDE
2019-05-13	Monitoring Report - PROJECT WIDE <i>concurred</i>
2019-12-06	Monitoring Report - PROJECT WIDE <i>concur</i>
2019-12-06	Monitoring Report - PROJECT WIDE
2018-11-15	Monitoring Report - PROJECT WIDE
2018-01-06	Monitoring Report - PROJECT WIDE
2020-12-10	Monitoring Report - PROJECT WIDE
2017-04-16	Monitoring Report - PROJECT WIDE
2022-01-13	Monitoring Report - PROJECT WIDE
2022-01-13	Monitoring Report - PROJECT WIDE
2019-06-17	Monitoring Report - PROJECT WIDE
2019-07-01	Monitoring Report - PROJECT WIDE <i>completed</i>
2013-06-27	Certification - PROJECT WIDE <i>Soil cleaned up to 11 mg/kg in shallow soil for Aroclor 1248; 0.06 mg/kg for PCE; 750 mg/kg for lead and 50 mg/kg for Aroclor 1248 for deep soil.</i>
2003-10-08	CEQA - Initial Study/ Mitigated Neg. Dec. (MND) - PROJECT WIDE
2001-04-11	Standard Voluntary Agreement - PROJECT WIDE <i>DTSC signed the Voluntary Cleanup Agreement (VCA). VCA was signed on 4/11/01. Purpose of VCA is for ITT Cannon to complete the Site Investigation, and prepare and implement a Removal Action Workplan.</i>



1996-01-18	Amendment - Order/Agreement - PROJECT WIDE <i>AN AMENDED VOLUNTARY CLEANUP AGREEMENT WAS SIGNED BY THE PROJECT PROPONENTS AND THE DEPARTMENT OF TOXIC SUBSTANCES CONTROL FOR A REMEDIAL INVESTIGATION.</i>
1993-05-04	Standard Voluntary Agreement - PROJECT WIDE <i>A VOLUNTARY CLEAN-UP AGREEMENT WAS SIGNED BY THE RPS AND DTSC. PER THE AGREEMENT THE RPS WOULD PAY IN ADVANCE TO HAVE DTSC REVIEW AND COMMENT ON THE RPS SITE CHARACTERIZATION REPORT. WALK-IN PROGRAM PROJECT.</i>
2005-03-22	Land Use Restriction - PROJECT WIDE <i>An operation maintenance agreement is executed for the implementation of a plan to identify soil and groundwater activities that need to be followed and maintained in order to protect human health and the environment.</i>
2015-07-30	Triage Meeting - PROJECT WIDE
2019-01-11	Correspondence - PROJECT WIDE <i>done</i>
2003-12-05	Design/Implementation Workplan - PROJECT WIDE
2003-10-08	Remedial Action Plan - PROJECT WIDE <i>The Remedial Action Plan (RAP) includes the excavation and disposal of about 5,000 cubic yards of soil contaminated with polychlorinated biphenyls (PCBs), volatile organic compounds (TCE and PCE), lead, and groundwater remediation. Based on the analyses and conclusion found in the Special Initial Study, DTSC finds that the project may result in a potentially significant impact on the archaeological resources, thus a Mitigated Negative Declaration was prepared for the project. An archaeologist will monitor the excavation on Site as a mitigation measure to reduce any potential impacts to less than significant levels.</i>
2001-06-20	Preliminary Endangerment Assessment Report - PROJECT WIDE <i>A Preliminary Assessment Report was submitted to U.S. EPA Region IX for review and approval. Sampling is recommended by U.S. EPA.</i>
1993-06-04	Site Screening - PROJECT WIDE <i>DTSC COMPLETES REVIEW OF SITE CHARACTERIZATION REPORT AND SUBMITS COMMENTS AND RECOMMENDATIONS TO THE RPS. THEY ARE AS FOLLOWS:1)DTSC CONCURS THAT BASED ON THE BUILDINGS ENGINEERING CERTIFICATE OF THE CONCRETE FLOOR AND THE PRESENT USE OF THE SITE, AS LONG AS THE FLOORING STAYS INTACT THERE SHOULD BE NO SIGNIFICANT HEALTH RISKS TO BLDG. PERSONNEL. IF THE INTEGRITY OF THE CONCRETE FLOORING BECOMES DAMMAGED, SO AS TO EXPOSE BLDG. PERSONNEL TO THE CONTAMINATED SOILS IMMEDIATE ACTIONS SHALL BE TAKEN TO CORRECT THE PROBLEM. IF MAINTENANCE IS NEEDED BELOW THE CONCRETE FLOOR (E.G. REPAIR OF UTILITY LINES), PERSONNEL CONDUCTING THE WORK SHALL BE NOTIFIED OF THE HAZARDS AND APPROPRIATE PROTECTIVE CLOTHING SHALL BE WORN. IN THE EVENT THAT KENNINGTON, LTD, INC. PROPOSES TO CHANGE OWNERSHIP OR USE OF THE SITE, DTSC BELIEVES THAT FURTHER RESPONSE ACTION IS REQUIRED. DTSC RECOMMENDS THE FURTHER ACTION BE IN THE FORM OF A) REMEDIATION OF THE CONTAMINATED AREA(S), OR B) IMPLEMENTATION OF LAND USE RESTRICTIONS.</i>
1990-06-14	Site Screening - PROJECT WIDE <i>SITE SCREENING DONE PRELIMINARY ENDANGERMENT ASSESSMENT(PEA) REQUIRED. SITE WAS USED BY VARIOUS FORMER COMPANIES FROM ELECTRONIC COMPONENT ASSEMBLY TO ANT POISON MANUFACTURING.</i>
2006-08-16	Monitoring Report - PROJECT WIDE <i>DTSC concurs with the findings of the First Quarter 2006 Progress Report dated July 9, 2006, and that the groundwater monitoring program should continue as outlined in the approved workplan dated January 5, 2005.</i>
2010-10-13	Monitoring Report - PROJECT WIDE <i>The Workplan dated 9/30/2010 reviewed by DTSC does not require revision.</i>
2006-12-27	Monitoring Report - PROJECT WIDE <i>DTSC determines that the Third Quarter 2006 Progress Report dated 11/15/2006 does not require revision.</i>
2006-11-02	Monitoring Report - PROJECT WIDE <i>DTSC concurs with the findings of the Report, and that the groundwater monitoring program should continue as outlined in the approved workplan dated January 5, 2005.</i>
2005-03-10	Operation and Maintenance Plan - PROJECT WIDE <i>An operation maintenance agreement is executed for the implementation of a plan to identify soil and groundwater activities that need to be followed and maintained in order to protect human health and the environment.</i>
2005-03-23	Remedial Action Completion Report - PROJECT WIDE <i>The soil remedial action involved the excavation to 46 feet below ground surface, and offsite disposal of approximately 18,000 cubic yards of soil impacted with PCB's, PCE, TCE and lead.</i>
1997-04-25	Remedial Investigation / Feasibility Study - PROJECT WIDE
2011-03-24	Remedial Action Implementation Workplan - PROJECT WIDE <i>DTSC determines, the Work Plan to Implement Supplemental IRZ Injection Tracer Testing and Performance Monitoring, dated March 10, 2011 does not require revision.</i>
2011-08-29	Monitoring Plan - PROJECT WIDE <i>Original document requires no revision.</i>



2012-05-22	Monitoring Report - PROJECT WIDE <i>RP was informed, DTSC determines the above subject document does not require revisions.</i>
2012-03-20	Monitoring Report - PROJECT WIDE <i>Document was submitted to LARWQCB.</i>
2012-09-14	Monitoring Report - PROJECT WIDE <i>Report dated 7/30/2012 does not require revision.</i>
2013-05-09	Monitoring Report - PROJECT WIDE <i>approved</i>
2013-10-07	Monitoring Report - PROJECT WIDE <i>done</i>
2013-11-27	Monitoring Report - PROJECT WIDE <i>appropriate reporting</i>
2012-09-20	Monitoring Report - PROJECT WIDE
2012-03-20	Other Report - PROJECT WIDE <i>DTSC determines no revision on the report, dated February 10, 2012</i>
2014-10-02	Design/Implementation Workplan - PROJECT WIDE
2014-03-27	Monitoring Report - PROJECT WIDE <i>done</i>
2021-06-01	Five-Year Review Reports - PROJECT WIDE
2016-05-14	Monitoring Report - PROJECT WIDE <i>accepted as ongoing</i>
2016-07-09	Monitoring Report - PROJECT WIDE <i>done</i>
2016-08-16	Monitoring Report - PROJECT WIDE <i>done</i>
2016-08-29	Technical Report - PROJECT WIDE <i>done</i>
2015-10-06	Financial Assurance Documentation - PROJECT WIDE
2018-04-27	Monitoring Report - PROJECT WIDE
2015-05-12	Technical Report - PROJECT WIDE
2015-05-12	Technical Report - PROJECT WIDE
2017-12-22	Monitoring Report - PROJECT WIDE <i>done</i>
2017-09-10	Monitoring Report - PROJECT WIDE
2019-05-13	Monitoring Report - PROJECT WIDE <i>concurred</i>
2019-12-06	Monitoring Report - PROJECT WIDE <i>concur</i>
2019-12-06	Monitoring Report - PROJECT WIDE
2018-11-15	Monitoring Report - PROJECT WIDE
2018-01-06	Monitoring Report - PROJECT WIDE
2020-12-10	Monitoring Report - PROJECT WIDE



2017-04-16	Monitoring Report - PROJECT WIDE
2019-06-17	Monitoring Report - PROJECT WIDE
2022-01-13	Monitoring Report - PROJECT WIDE
2022-01-13	Monitoring Report - PROJECT WIDE
2019-07-01	Monitoring Report - PROJECT WIDE <i>completed</i>
2017-02-14	Technical Report - PROJECT WIDE <i>approved</i>
2016-03-30	Monitoring Report - PROJECT WIDE <i>concurrence</i>
2016-03-11	Monitoring Report - PROJECT WIDE <i>concurrence</i>
2016-08-30	Technical Report - PROJECT WIDE
2017-06-14	Technical Report - PROJECT WIDE <i>concurrent</i>
2018-04-20	Monitoring Report - PROJECT WIDE <i>accepted</i>
2013-06-27	Certification - PROJECT WIDE <i>Soil cleaned up to 11 mg/kg in shallow soil for Aroclor 1248; 0.06 mg/kg for PCE; 750 mg/kg for lead and 50 mg/kg for Aroclor 1248 for deep soil.</i>
2003-10-08	CEQA - Initial Study/ Mitigated Neg. Dec. (MND) - PROJECT WIDE
2001-04-11	Standard Voluntary Agreement - PROJECT WIDE <i>DTSC signed the Voluntary Cleanup Agreement (VCA). VCA was signed on 4/11/01. Purpose of VCA is for ITT Cannon to complete the Site Investigation, and prepare and implement a Removal Action Workplan.</i>
1996-01-18	Amendment - Order/Agreement - PROJECT WIDE <i>AN AMENDED VOLUNTARY CLEANUP AGREEMENT WAS SIGNED BY THE PROJECT PROPONENTS AND THE DEPARTMENT OF TOXIC SUBSTANCES CONTROL FOR A REMEDIAL INVESTIGATION.</i>
1993-05-04	Standard Voluntary Agreement - PROJECT WIDE <i>A VOLUNTARY CLEAN-UP AGREEMENT WAS SIGNED BY THE RPS AND DTSC. PER THE AGREEMENT THE RPS WOULD PAY IN ADVANCE TO HAVE DTSC REVIEW AND COMMENT ON THE RPS SITE CHARACTERIZATION REPORT. WALK-IN PROGRAM PROJECT.</i>
2005-03-22	Land Use Restriction - PROJECT WIDE <i>An operation maintenance agreement is executed for the implementation of a plan to identify soil and groundwater activities that need to be followed and maintained in order to protect human health and the environment.</i>
2015-07-30	Triage Meeting - PROJECT WIDE
2022-10-20	Annual Oversight Cost Estimate - PROJECT WIDE
2023-11-15	Annual Oversight Cost Estimate - PROJECT WIDE
2019-01-11	Correspondence - PROJECT WIDE <i>done</i>

Scheduled Activities:

Future Activities:



CalSites

<https://www.envirostor.dtsc.ca.gov/public/>

Case Number: **60003112**

Site: **Avenue 34
West Avenue 34 and Pasadena Avenue
Los Angeles, CA 90031**

On NPL? NO 5.03 Acres

Lead Agency: SMBRP

Agencies Involved: SMBRP

Funding: Responsible Party

Past Uses: MACHINE SHOP, MANUFACTURING - ELECTRONIC, MANUFACTURING - METAL

Status: **Active**

Site Type Voluntary Agreement-Voluntary Cleanup

Special Program Voluntary Cleanup

0 Potential Media Affected: OTH, SOIL, SV

Confirmed COCs: 30001,30013,30022,30025,30027,30153

Date: **2021-03-01**

Potential COCs:

Is Use Restricted?: NO

Site Management NONE SPECIFIED

Site # 14 0.611 miles from the Subject Property

Aliases:

APN	5205-004-003
APN	5205-004-005
APN	5205-004-007
APN	5205-004-011
APN	5205004003
APN	5205004005
APN	5205004007
APN	5205004012
Project Code (Site Code)	301926
Envirostor ID Number	60003112
APN	5205-004-003
APN	5205-004-005
APN	5205-004-007
APN	5205-004-011
APN	5205004003
APN	5205004005
APN	5205004007
APN	5205004012
Project Code (Site Code)	301926
Envirostor ID Number	60003112
APN	5205-004-003
APN	5205-004-005
APN	5205-004-007
APN	5205-004-011
APN	5205004003
APN	5205004005
APN	5205004007
APN	5205004012
Project Code (Site Code)	301926
Envirostor ID Number	60003112
APN	5205-004-003
APN	5205-004-005
APN	5205-004-007
APN	5205-004-011
APN	5205004003
APN	5205004005
APN	5205004007
APN	5205004012
Project Code (Site Code)	301926



Envirostor ID Number	60003112
APN	5205-004-003
APN	5205-004-005
APN	5205-004-007
APN	5205-004-011
APN	5205004003
APN	5205004005
APN	5205004007
APN	5205004012
Project Code (Site Code)	301926
Envirostor ID Number	60003112

Completed Activities:

2021-09-03	Fact Sheets - PROJECT WIDE
2021-08-24	Site Characterization Report - PROJECT WIDE <i>Completed</i>
2021-05-05	Supplemental Site Investigation Workplan - PROJECT WIDE
2021-07-20	Technical Report - PROJECT WIDE <i>Closing out activity as this was reviewed and approved by the City of Los Angeles</i>
2021-08-30	Supplemental Site Investigation Workplan - PROJECT WIDE <i>Completed</i>
2021-04-09	Site Characterization Workplan - PROJECT WIDE
2021-09-13	Fieldwork - PROJECT WIDE <i>Completed</i>
2021-12-15	Fieldwork - PROJECT WIDE
2021-06-30	Fieldwork - PROJECT WIDE <i>Field oversight of supplemental investigation is complete</i>
2021-05-21	Fieldwork - PROJECT WIDE <i>Phase II Investigation Completed</i>
2021-04-09	Phase 1 - PROJECT WIDE
2021-03-09	Application - PROJECT WIDE <i>Application accepted</i>
2021-11-08	Site Characterization Report - PROJECT WIDE
2021-07-19	Amendment - Order/Agreement - PROJECT WIDE <i>Executed</i>
2021-06-30	Project Management - PROJECT WIDE <i>Phase 2 Investigation Phase of project management completed.</i>
2021-06-09	Project Management - PROJECT WIDE <i>Response to PRA request sent. Requested communications and letter to requestor uploaded.</i>
2021-03-12	Standard Voluntary Agreement - PROJECT WIDE <i>Agreement signed</i>
2021-09-29	Annual Oversight Cost Estimate - PROJECT WIDE <i>Completed</i>
2021-03-23	Pre-HARP Form - PROJECT WIDE <i>HARP finalized.</i>
2021-09-03	Fact Sheets - PROJECT WIDE
2021-08-24	Site Characterization Report - PROJECT WIDE <i>Completed</i>



2021-05-05	Supplemental Site Investigation Workplan - PROJECT WIDE
2021-07-20	Technical Report - PROJECT WIDE <i>Closing out activity as this was reviewed and approved by the City of Los Angeles</i>
2021-08-30	Supplemental Site Investigation Workplan - PROJECT WIDE <i>Completed</i>
2021-04-09	Site Characterization Workplan - PROJECT WIDE
2021-09-13	Fieldwork - PROJECT WIDE <i>Completed</i>
2021-12-15	Fieldwork - PROJECT WIDE <i>Completed</i>
2021-06-30	Fieldwork - PROJECT WIDE <i>Field oversight of supplemental investigation is complete</i>
2021-05-21	Fieldwork - PROJECT WIDE <i>Phase II Investigation Completed</i>
2021-04-09	Phase 1 - PROJECT WIDE
2021-03-09	Application - PROJECT WIDE <i>Application accepted</i>
2021-11-08	Site Characterization Report - PROJECT WIDE <i>Site Characterization Report and Draft RAW approved for public comment</i>
2021-07-19	Amendment - Order/Agreement - PROJECT WIDE <i>Executed</i>
2021-06-30	Project Management - PROJECT WIDE <i>Phase 2 Investigation Phase of project management completed.</i>
2021-06-09	Project Management - PROJECT WIDE <i>Response to PRA request sent. Requested communications and letter to requestor uploaded.</i>
2021-03-12	Standard Voluntary Agreement - PROJECT WIDE <i>Agreement signed</i>
2021-09-29	Annual Oversight Cost Estimate - PROJECT WIDE <i>Completed</i>
2021-03-23	Pre-HARP Form - PROJECT WIDE <i>HARP finalized.</i>
2021-09-03	Fact Sheets - PROJECT WIDE
2021-08-24	Site Characterization Report - PROJECT WIDE <i>Completed</i>
2021-05-05	Supplemental Site Investigation Workplan - PROJECT WIDE
2021-07-20	Technical Report - PROJECT WIDE <i>Closing out activity as this was reviewed and approved by the City of Los Angeles</i>
2021-08-30	Supplemental Site Investigation Workplan - PROJECT WIDE <i>Completed</i>
2021-04-09	Site Characterization Workplan - PROJECT WIDE
2021-09-13	Fieldwork - PROJECT WIDE <i>Completed</i>
2021-12-15	Fieldwork - PROJECT WIDE <i>Completed</i>
2021-06-30	Fieldwork - PROJECT WIDE <i>Field oversight of supplemental investigation is complete</i>
2021-05-21	Fieldwork - PROJECT WIDE <i>Phase II Investigation Completed</i>



2021-04-09	Phase 1 - PROJECT WIDE
2021-03-09	Application - PROJECT WIDE <i>Application accepted</i>
2021-11-08	Site Characterization Report - PROJECT WIDE <i>Site Characterization Report and Draft RAW approved for public comment</i>
2021-07-19	Amendment - Order/Agreement - PROJECT WIDE <i>Executed</i>
2021-06-30	Project Management - PROJECT WIDE <i>Phase 2 Investigation Phase of project management completed.</i>
2021-06-09	Project Management - PROJECT WIDE <i>Response to PRA request sent. Requested communications and letter to requestor uploaded.</i>
2021-03-12	Standard Voluntary Agreement - PROJECT WIDE <i>Agreement signed</i>
2021-09-29	Annual Oversight Cost Estimate - PROJECT WIDE <i>Completed</i>
2021-03-23	Pre-HARP Form - PROJECT WIDE <i>HARP finalized.</i>
2021-09-03	Fact Sheets - PROJECT WIDE
2021-08-24	Site Characterization Report - PROJECT WIDE <i>Completed</i>
2021-05-05	Supplemental Site Investigation Workplan - PROJECT WIDE
2021-07-20	Technical Report - PROJECT WIDE <i>Closing out activity as this was reviewed and approved by the City of Los Angeles</i>
2021-08-30	Supplemental Site Investigation Workplan - PROJECT WIDE <i>Completed</i>
2021-04-09	Site Characterization Workplan - PROJECT WIDE
2021-09-13	Fieldwork - PROJECT WIDE <i>Completed</i>
2021-12-15	Fieldwork - PROJECT WIDE <i>Completed</i>
2021-06-30	Fieldwork - PROJECT WIDE <i>Field oversight of supplemental investigation is complete</i>
2021-05-21	Fieldwork - PROJECT WIDE <i>Phase II Investigation Completed</i>
2021-04-09	Phase 1 - PROJECT WIDE
2021-03-09	Application - PROJECT WIDE <i>Application accepted</i>
2021-11-08	Site Characterization Report - PROJECT WIDE <i>Site Characterization Report and Draft RAW approved for public comment</i>
2021-07-19	Amendment - Order/Agreement - PROJECT WIDE <i>Executed</i>
2021-06-30	Project Management - PROJECT WIDE <i>Phase 2 Investigation Phase of project management completed.</i>
2021-06-09	Project Management - PROJECT WIDE <i>Response to PRA request sent. Requested communications and letter to requestor uploaded.</i>
2021-03-12	Standard Voluntary Agreement - PROJECT WIDE <i>Agreement signed</i>
2021-09-29	Annual Oversight Cost Estimate - PROJECT WIDE <i>Completed</i>



2021-03-23	Pre-HARP Form - PROJECT WIDE <i>HARP finalized.</i>
2021-09-03	Fact Sheets - PROJECT WIDE
2021-08-24	Site Characterization Report - PROJECT WIDE <i>Completed</i>
2021-05-05	Supplemental Site Investigation Workplan - PROJECT WIDE
2021-07-20	Technical Report - PROJECT WIDE <i>Closing out activity as this was reviewed and approved by the City of Los Angeles</i>
2021-08-30	Supplemental Site Investigation Workplan - PROJECT WIDE <i>Completed</i>
2021-04-09	Site Characterization Workplan - PROJECT WIDE
2021-09-13	Fieldwork - PROJECT WIDE <i>Completed</i>
2021-12-15	Fieldwork - PROJECT WIDE <i>Completed</i>
2021-06-30	Fieldwork - PROJECT WIDE <i>Field oversight of supplemental investigation is complete</i>
2021-05-21	Fieldwork - PROJECT WIDE <i>Phase II Investigation Completed</i>
2021-04-09	Phase 1 - PROJECT WIDE
2021-03-09	Application - PROJECT WIDE <i>Application accepted</i>
2021-11-08	Site Characterization Report - PROJECT WIDE <i>Site Characterization Report and Draft RAW approved for public comment</i>
2021-07-19	Amendment - Order/Agreement - PROJECT WIDE <i>Executed</i>
2021-06-30	Project Management - PROJECT WIDE <i>Phase 2 Investigation Phase of project management completed.</i>
2021-06-09	Project Management - PROJECT WIDE <i>Response to PRA request sent. Requested communications and letter to requestor uploaded.</i>
2021-03-12	Standard Voluntary Agreement - PROJECT WIDE <i>Agreement signed</i>
2021-09-29	Annual Oversight Cost Estimate - PROJECT WIDE <i>Completed</i>
2021-03-23	Pre-HARP Form - PROJECT WIDE <i>HARP finalized.</i>
2021-09-03	Fact Sheets - PROJECT WIDE
2021-08-24	Site Characterization Report - PROJECT WIDE <i>Completed</i>
2023-04-07	Work Notice - PROJECT WIDE <i>Completed</i>
2023-04-11	Work Notice - PROJECT WIDE <i>Completed</i>
2021-05-05	Supplemental Site Investigation Workplan - PROJECT WIDE
2021-07-20	Technical Report - PROJECT WIDE <i>Closing out activity as this was reviewed and approved by the City of Los Angeles</i>
2021-08-30	Supplemental Site Investigation Workplan - PROJECT WIDE <i>Completed</i>



2021-04-09	Site Characterization Workplan - PROJECT WIDE
2021-12-15	Fieldwork - PROJECT WIDE <i>Completed</i>
2021-09-13	Fieldwork - PROJECT WIDE <i>Completed</i>
2021-04-09	Phase 1 - PROJECT WIDE
2021-06-30	Fieldwork - PROJECT WIDE <i>Field oversight of supplemental investigation is complete</i>
2021-05-21	Fieldwork - PROJECT WIDE <i>Phase II Investigation Completed</i>
2023-06-12	Fact Sheets - PROJECT WIDE
2021-03-09	Application - PROJECT WIDE <i>Application accepted</i>
2022-08-01	Community Profile - PROJECT WIDE
2022-08-01	Fact Sheets - PROJECT WIDE <i>Completed</i>
2022-06-02	Work Notice - PROJECT WIDE <i>Completed</i>
2023-06-30	Fieldwork - PROJECT WIDE <i>Completed</i>
2022-03-28	Monitoring Report - PROJECT WIDE <i>Completed</i>
2021-11-08	Site Characterization Report - PROJECT WIDE <i>Site Characterization Report and Draft RAW approved for public comment</i>
2022-12-06	Fieldwork - PROJECT WIDE <i>Completed</i>
2023-03-30	Site Characterization Workplan - PROJECT WIDE
2022-10-31	Technical Report - PROJECT WIDE <i>Completed</i>
2022-08-03	Technical Workplan - PROJECT WIDE
2022-07-22	Design/Implementation Workplan - PROJECT WIDE
2023-01-23	Monitoring Report - PROJECT WIDE
2022-09-01	Technical Report - PROJECT WIDE <i>DTSC Concurred with completion of soil removal</i>
2022-11-17	Monitoring Report - PROJECT WIDE
2022-04-01	Removal Action Workplan - PROJECT WIDE <i>Completed</i>
2022-10-12	Work Notice - PROJECT WIDE
2023-11-28	Fieldwork - PROJECT WIDE
2022-04-28	Work Notice - PROJECT WIDE <i>Completed</i>
2023-01-23	Monitoring Report - PROJECT WIDE



2022-11-22	Other Report - PROJECT WIDE
2022-12-23	Fact Sheets - PROJECT WIDE <i>Completed</i>
2022-08-01	Work Notice - PROJECT WIDE
2022-12-21	Technical Report - PROJECT WIDE
2023-11-07	Monitoring Report - PROJECT WIDE
2023-08-14	Monitoring Report - PROJECT WIDE
2024-02-15	Fieldwork - PROJECT WIDE
2023-08-14	Supplemental Site Investigation Tech Memo - PROJECT WIDE <i>Please contact DTSC for full report</i>
2024-05-10	Site Characterization Workplan - PROJECT WIDE
2023-12-07	Fieldwork - PROJECT WIDE
2023-08-24	Fieldwork - PROJECT WIDE
2024-03-16	Fieldwork - PROJECT WIDE
2022-11-03	Supplemental Site Investigation Report - PROJECT WIDE
2024-01-24	Work Notice - PROJECT WIDE
2024-05-13	Work Notice - PROJECT WIDE
2023-10-19	Work Notice - PROJECT WIDE
2023-11-07	Monitoring Report - PROJECT WIDE
2023-12-04	Monitoring Report - PROJECT WIDE
2024-04-02	Monitoring Report - PROJECT WIDE
2023-10-19	Work Notice - PROJECT WIDE <i>Completed</i>
2023-08-18	Technical Report - PROJECT WIDE
2023-03-27	Other Report - PROJECT WIDE <i>Completed</i>
2023-07-28	Supplemental Site Investigation Tech Memo - PROJECT WIDE <i>Tech Memo approved.</i>
2023-11-16	Technical Report - PROJECT WIDE
2023-12-06	Work Notice - PROJECT WIDE
2023-12-20	Monitoring Report - PROJECT WIDE
2023-11-28	Work Notice - PROJECT WIDE



2023-08-18	Technical Report - PROJECT WIDE
2021-07-19	Amendment - Order/Agreement - PROJECT WIDE <i>Executed</i>
2022-04-01	Correspondence - PROJECT WIDE
2021-06-30	Project Management - PROJECT WIDE <i>Phase 2 Investigation Phase of project management completed.</i>
2021-06-09	Project Management - PROJECT WIDE <i>Response to PRA request sent. Requested communications and letter to requestor uploaded.</i>
2021-03-12	Standard Voluntary Agreement - PROJECT WIDE <i>Agreement signed</i>
2021-09-29	Annual Oversight Cost Estimate - PROJECT WIDE <i>Completed</i>
2023-06-30	Project Management - PROJECT WIDE <i>Completed</i>
2022-08-07	Project Management - PROJECT WIDE <i>OLC still reviewing documents to prepare admin record</i>
2022-10-31	Annual Oversight Cost Estimate - PROJECT WIDE <i>Completed</i>
2021-03-23	Pre-HARP Form - PROJECT WIDE <i>HARP finalized.</i>
2023-03-03	Project Management - PROJECT WIDE
2023-10-13	Annual Oversight Cost Estimate - PROJECT WIDE <i>Completed</i>
2023-07-14	Correspondence - PROJECT WIDE <i>Completed</i>

Scheduled Activities:

Future Activities:

Remedial Action Completion Report PROJECT WIDE	Due:	2023
Certification PROJECT WIDE	Due:	2023
Certification PROJECT WIDE	Due:	2025
Certification PROJECT WIDE	Due:	2025
Certification PROJECT WIDE	Due:	2025
Certification PROJECT WIDE	Due:	2025
Supplemental Site Investigation Report PROJECT WIDE	Due:	2025
Certification PROJECT WIDE	Due:	2025



CalSites

<https://www.envirostor.dtsc.ca.gov/public/>

Case Number: **19290289**

Site: **BORTZ OIL COMPANY
1746 NORTH SPRING STREET
LOS ANGELES, CA 90012**

On NPL? NO 1.4 Acres

Lead Agency: SMBRP

Agencies Involved: SMBRP

Funding: Responsible Party

Past Uses: DISTRIBUTOR - CHEMICAL, MANUFACTURING - CHEMICALS

Status: **Certified O&M - Land Use Restrictions O** Date: **2014-06-27**

Site Type State Response or NPL-State Response

Special Program State Response

Potential Media Affected: OTH, SOIL

Confirmed COCs: 30003,30016

634 J1 0

Potential COCs:

Is Use Restricted?: YES

Site Management DAY, ELD, HOS, SCH, RES

Site # 15 0.6168 miles from the Subject Property

Aliases:

APN	5409-002-029
APN	5409002029
EPA (FRS #)	110033619172
PCode	P32059
Project Code (Site Code)	300017
Envirostor ID Number	19290289
APN	5409-002-029
APN	5409002029
EPA (FRS #)	110033619172
PCode	P32059
Project Code (Site Code)	300017
Envirostor ID Number	19290289
APN	5409-002-029
APN	5409002029
EPA (FRS #)	110033619172
PCode	P32059
Project Code (Site Code)	300017
Envirostor ID Number	19290289
APN	5409-002-029
APN	5409002029
EPA (FRS #)	110033619172
PCode	P32059
Project Code (Site Code)	300017
Envirostor ID Number	19290289
APN	5409-002-029
APN	5409002029
EPA (FRS #)	110033619172
PCode	P32059
Project Code (Site Code)	300017
Envirostor ID Number	19290289
APN	5409-002-029
APN	5409002029
EPA (FRS #)	110033619172
PCode	P32059
Project Code (Site Code)	300017
Envirostor ID Number	19290289

Completed Activities:

2000-06-30 Removal Action Workplan - PROJECT WIDE



1997-10-31	Removal Action Completion Report - PROJECT WIDE
1996-08-02	Removal Action Workplan - PROJECT WIDE
1993-10-28	Remedial Action Completion Report - PROJECT WIDE <i>The Department of Toxic Substances Control completes review of the Bortz Oil Company, Naud Street Property, Final Site Closure Report. DTSC determined that the removal activities are in accordance with the provisions of the Remedial Action Plan.</i>
1993-07-08	Design/Implementation Workplan - PROJECT WIDE <i>The Final RAP for the Bortz Oil Company is approved. The alternative selected is to excavate and dispose of contamin- ated soil. The Final RAP also contains the Remedial Design Workplan which was approved concurrent with the adoption of the Final RAP.</i>
1993-01-26	Removal Action Workplan - PROJECT WIDE
2002-08-29	Removal Action Completion Report - PROJECT WIDE <i>DTSC certified that the soil cleanup has been completed in accordance with the provisions of the approval RAW. A deed restriction has been recorded prior to DTSC's issuance of certification. This certification is for the soil only.</i>
1993-07-08	Remedial Action Plan - PROJECT WIDE
2006-03-02	Technical Workplan - PROJECT WIDE <i>workplan approved</i>
2005-09-07	Technical Workplan - PROJECT WIDE
2003-11-17	Remedial Investigation Workplan - PROJECT WIDE <i>MTBE and VOC contaminated groundwater to be treated with iSOC technology</i>
1990-01-31	Remedial Investigation Report - PROJECT WIDE <i>approved</i>
2010-07-29	Remedial Action Completion Report - PROJECT WIDE <i>Meeting scheduled for 9/16/2010 with RP and consultant to discuss the off-site contributions to the onsite contamination that exists.</i>
2011-09-08	Monitoring Report - PROJECT WIDE
2011-05-18	Other Report - PROJECT WIDE
2013-11-20	Public Notice - PROJECT WIDE <i>Former Bortz Oil Company public comment period extends from December 5, 2013 through January 7, 2014.</i>
2013-11-20	Fact Sheets - PROJECT WIDE <i>Former Bortz Oil Company public comment period extends from December 5, 2013 through January 7, 2014.</i>
2014-01-28	Removal Action Workplan - PROJECT WIDE <i>Removal Action Workplan (RAW) was approved on 1/28/2014. The RAW detailed the groundwater monitoring events that have taken place from 1989 through 2010. In addition, the RAW detailed the decreasing concentrations of site contaminants; volatile organic compounds, methyl tert-butyl, TBA, cis-1,2-DCE and vinyl chloride.</i>
2009-03-10	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2009-01-29	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2008-03-10	Pilot/Treatability Study Report - PROJECT WIDE <i>Document uploaded for the administrative record</i>
2008-01-16	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2005-10-17	Pilot Study/Treatability Workplan - PROJECT WIDE <i>Document uploaded for administrative record.</i>
2006-01-26	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2006-09-28	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2007-10-17	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>



2007-01-27	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2005-06-09	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2004-07-09	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2008-01-29	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2004-02-18	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2007-05-14	Pilot/Treatability Study Report - PROJECT WIDE <i>Document uploaded for the administrative record.</i>
2002-08-19	Land Use Restriction - PROJECT WIDE <i>A deed restriction to restrict use of the property was recorded on August 19, 2002. The deed restriction prohibits sensitive uses of the property including, but not limited to residential, hospital, public or private school uses for persons under 21 years of age, and daycare uses for children.</i>
2000-06-30	CEQA - Notice of Exemption - PROJECT WIDE <i>DTSC approves the Soil Removal Action Workplan (RAW) for the former Bortz Oil site. Bortz will implement a soil vapor extraction technology to achieve the remedial goals set forth in the RAW. DTSC has determined and filed a CEQA Notice of Exemption for the Site. The Removal Action Workplan (RAW) for the above site was approved on June 30, 2000. As indicated in the RAW, Soil Vapor Extraction will be implemented at the area designated as AOPC-2.</i>
1996-08-02	CEQA - Initial Study/ Neg. Declaration - PROJECT WIDE <i>DTSC approves the Removal Action Workplan and Neg. Dec. for Bortz Oil-Spring Street property. The Removal Action involves removal of above-ground tanks and structures.</i>
1993-07-07	CEQA - Initial Study/ Neg. Declaration - PROJECT WIDE
1993-07-07	CEQA - Initial Study/ Neg. Declaration - PROJECT WIDE <i>The CEQA documents (negative declaration) for the Bortz Oil Company are submitted to the State Clearinghouse. The only comment received was from Caltrans who requested that transportation be conducted on off-peak hours.</i>
1992-10-23	Consent Order - PROJECT WIDE
1990-07-31	Final Determination of Non-Compliance - PROJECT WIDE
1988-07-06	Unilateral Order (I/SE, RAO, CAO, EPA AO) - PROJECT WIDE
1987-04-15	Unilateral Order (I/SE, RAO, CAO, EPA AO) - PROJECT WIDE
2004-12-08	* Cost Recovery Settlements/Decrees - PROJECT WIDE <i>DTSC signed an acceptance of Allowance of Creditors Claim with the Bortz Estate in December 8th, 2004. The Estate settled past costs.</i>
1998-12-21	Consent Order - PROJECT WIDE <i>Transition to Chapter 6.5. Amendment to the existing Consent Order No. 86/87-039RA signed by the RP.</i>
2005-08-18	Amendment - Order/Agreement - PROJECT WIDE
2014-01-28	CEQA - Notice of Exemption - PROJECT WIDE <i>The final NOE was forwarded to Sacramento CEQA for submittal to the State Clearinghouse.</i>
2014-10-17	Certification - PROJECT WIDE
2014-06-24	No Further Action Letter - PROJECT WIDE <i>Site certification for groundwater submitted on 6/24/2014.</i>
2000-06-30	Removal Action Workplan - PROJECT WIDE
1997-10-31	Removal Action Completion Report - PROJECT WIDE
1996-08-02	Removal Action Workplan - PROJECT WIDE
1993-10-28	Remedial Action Completion Report - PROJECT WIDE <i>The Department of Toxic Substances Control completes review of the Bortz Oil Company, Naud Street Property, Final Site Closure Report. DTSC determined that the removal activities are in accordance with the provisions of the Remedial Action Plan.</i>



1993-07-08	Design/Implementation Workplan - PROJECT WIDE <i>The Final RAP for the Bortz Oil Company is approved. The alternative selected is to excavate and dispose of contamin- ated soil. The Final RAP also contains the Remedial Design Workplan which was approved concurrent with the adoption of the Final RAP.</i>
1993-01-26	Removal Action Workplan - PROJECT WIDE
2002-08-29	Removal Action Completion Report - PROJECT WIDE <i>DTSC certified that the soil cleanup has been completed in accordance with the provisions of the approval RAW. A deed restriction has been recorded prior to DTSC's issuance of certification. This certification is for the soil only.</i>
1993-07-08	Remedial Action Plan - PROJECT WIDE
2006-03-02	Technical Workplan - PROJECT WIDE <i>workplan approved</i>
2005-09-07	Technical Workplan - PROJECT WIDE
2003-11-17	Remedial Investigation Workplan - PROJECT WIDE <i>MTBE and VOC contaminated groundwater to be treated with iSOC technology</i>
1990-01-31	Remedial Investigation Report - PROJECT WIDE <i>approved</i>
2010-07-29	Remedial Action Completion Report - PROJECT WIDE <i>Meeting scheduled for 9/16/2010 with RP and consultant to discuss the off-site contributions to the onsite contamination that exists.</i>
2011-09-08	Monitoring Report - PROJECT WIDE
2011-05-18	Other Report - PROJECT WIDE
2013-11-20	Public Notice - PROJECT WIDE <i>Former Bortz Oil Company public comment period extends from December 5, 2013 through January 7, 2014.</i>
2013-11-20	Fact Sheets - PROJECT WIDE <i>Former Bortz Oil Company public comment period extends from December 5, 2013 through January 7, 2014.</i>
2014-01-28	Removal Action Workplan - PROJECT WIDE <i>Removal Action Workplan (RAW) was approved on 1/28/2014. The RAW detailed the groundwater monitoring events that have taken place from 1989 through 2010. In addition, the RAW detailed the decreasing concentrations of site contaminants; volatile organic compounds, methyl tert-butyl, TBA, cis-1,2-DCE and vinyl chloride.</i>
2009-03-10	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2009-01-29	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2008-03-10	Pilot/Treatability Study Report - PROJECT WIDE <i>Document uploaded for the administrative record</i>
2008-01-16	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2005-10-17	Pilot Study/Treatability Workplan - PROJECT WIDE <i>Document uploaded for administrative record.</i>
2006-01-26	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2006-09-28	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2007-10-17	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2007-01-27	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2005-06-09	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2004-07-09	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2008-01-29	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>



2004-02-18	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2007-05-14	Pilot/Treatability Study Report - PROJECT WIDE <i>Document uploaded for the administrative record.</i>
2002-08-19	Land Use Restriction - PROJECT WIDE <i>A deed restriction to restrict use of the property was recorded on August 19, 2002. The deed restriction prohibits sensitive uses of the property including, but not limited to residential, hospital, public or private school uses for persons under 21 years of age, and daycare uses for children.</i>
2000-06-30	CEQA - Notice of Exemption - PROJECT WIDE <i>DTSC approves the Soil Removal Action Workplan (RAW) for the former Bortz Oil site. Bortz will implement a soil vapor extraction technology to achieve the remedial goals set forth in the RAW. DTSC has determined and filed a CEQA Notice of Exemption for the Site. The Removal Action Workplan (RAW) for the above site was approved on June 30, 2000. As indicated in the RAW, Soil Vapor Extraction will be implemented at the area designated as AOPC-2.</i>
1996-08-02	CEQA - Initial Study/ Neg. Declaration - PROJECT WIDE <i>DTSC approves the Removal Action Workplan and Neg. Dec. for Bortz Oil-Spring Street property. The Removal Action involves removal of above-ground tanks and structures.</i>
1993-07-07	CEQA - Initial Study/ Neg. Declaration - PROJECT WIDE
1993-07-07	CEQA - Initial Study/ Neg. Declaration - PROJECT WIDE <i>The CEQA documents (negative declaration) for the Bortz Oil Company are submitted to the State Clearinghouse. The only comment received was from Caltrans who requested that transportation be conducted on off-peak hours.</i>
1992-10-23	Consent Order - PROJECT WIDE
1990-07-31	Final Determination of Non-Compliance - PROJECT WIDE
1988-07-06	Unilateral Order (I/SE, RAO, CAO, EPA AO) - PROJECT WIDE
1987-04-15	Unilateral Order (I/SE, RAO, CAO, EPA AO) - PROJECT WIDE
2004-12-08	* Cost Recovery Settlements/Decrees - PROJECT WIDE <i>DTSC signed an acceptance of Allowance of Creditors Claim with the Bortz Estate in December 8th, 2004. The Estate settled past costs.</i>
1998-12-21	Consent Order - PROJECT WIDE <i>Transition to Chapter 6.5. Amendment to the existing Consent Order No. 86/87-039RA signed by the RP.</i>
2005-08-18	Amendment - Order/Agreement - PROJECT WIDE
2014-01-28	CEQA - Notice of Exemption - PROJECT WIDE <i>The final NOE was forwarded to Sacramento CEQA for submittal to the State Clearinghouse.</i>
2014-10-17	Certification - PROJECT WIDE
2014-06-24	No Further Action Letter - PROJECT WIDE <i>Site certification for groundwater submitted on 6/24/2014.</i>
2000-06-30	Removal Action Workplan - PROJECT WIDE
1997-10-31	Removal Action Completion Report - PROJECT WIDE
1996-08-02	Removal Action Workplan - PROJECT WIDE
1993-10-28	Remedial Action Completion Report - PROJECT WIDE <i>The Department of Toxic Substances Control completes review of the Bortz Oil Company, Naud Street Property, Final Site Closure Report. DTSC determined that the removal activities are in accordance with the provisions of the Remedial Action Plan.</i>
1993-07-08	Design/Implementation Workplan - PROJECT WIDE <i>The Final RAP for the Bortz Oil Company is approved. The alternative selected is to excavate and dispose of contamin- ated soil. The Final RAP also contains the Remedial Design Workplan which was approved concurrent with the adoption of the Final RAP.</i>
1993-01-26	Removal Action Workplan - PROJECT WIDE
2002-08-29	Removal Action Completion Report - PROJECT WIDE <i>DTSC certified that the soil cleanup has been completed in accordance with the provisions of the approval RAW. A deed restriction has been recorded prior to DTSC's issuance of certification. This certification is for the soil only.</i>



1993-07-08	Remedial Action Plan - PROJECT WIDE
2006-03-02	Technical Workplan - PROJECT WIDE <i>workplan approved</i>
2005-09-07	Technical Workplan - PROJECT WIDE
2003-11-17	Remedial Investigation Workplan - PROJECT WIDE <i>MTBE and VOC contaminated groundwater to be treated with ISOC technology</i>
1990-01-31	Remedial Investigation Report - PROJECT WIDE <i>approved</i>
2010-07-29	Remedial Action Completion Report - PROJECT WIDE <i>Meeting scheduled for 9/16/2010 with RP and consultant to discuss the off-site contributions to the onsite contamination that exists.</i>
2011-09-08	Monitoring Report - PROJECT WIDE
2011-05-18	Other Report - PROJECT WIDE
2013-11-20	Public Notice - PROJECT WIDE <i>Former Bortz Oil Company public comment period extends from December 5, 2013 through January 7, 2014.</i>
2013-11-20	Fact Sheets - PROJECT WIDE <i>Former Bortz Oil Company public comment period extends from December 5, 2013 through January 7, 2014.</i>
2014-01-28	Removal Action Workplan - PROJECT WIDE <i>Removal Action Workplan (RAW) was approved on 1/28/2014. The RAW detailed the groundwater monitoring events that have taken place from 1989 through 2010. In addition, the RAW detailed the decreasing concentrations of site contaminants; volatile organic compounds, methyl tert-butyl, TBA, cis-1,2-DCE and vinyl chloride.</i>
2009-03-10	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2009-01-29	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2008-03-10	Pilot/Treatability Study Report - PROJECT WIDE <i>Document uploaded for the administrative record</i>
2008-01-16	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2005-10-17	Pilot Study/Treatability Workplan - PROJECT WIDE <i>Document uploaded for administrative record.</i>
2006-01-26	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2006-09-28	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2007-10-17	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2007-01-27	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2005-06-09	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2004-07-09	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2008-01-29	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2004-02-18	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2007-05-14	Pilot/Treatability Study Report - PROJECT WIDE <i>Document uploaded for the administrative record.</i>
2002-08-19	Land Use Restriction - PROJECT WIDE <i>A deed restriction to restrict use of the property was recorded on August 19, 2002. The deed restriction prohibits sensitive uses of the property including, but not limited to residential, hospital, public or private school uses for persons under 21 years of age, and daycare uses for children.</i>



2000-06-30	CEQA - Notice of Exemption - PROJECT WIDE <i>DTSC approves the Soil Removal Action Workplan (RAW) for the former Bortz Oil site. Bortz will implement a soil vapor extraction technology to achieve the remedial goals set forth in the RAW. DTSC has determined and filed a CEQA Notice of Exemption for the Site. The Removal Action Workplan (RAW) for the above site was approved on June 30, 2000. As indicated in the RAW, Soil Vapor Extraction will be implemented at the area designated as AOPC-2.</i>
1996-08-02	CEQA - Initial Study/ Neg. Declaration - PROJECT WIDE <i>DTSC approves the Removal Action Workplan and Neg. Dec. for Bortz Oil-Spring Street property. The Removal Action involves removal of above-ground tanks and structures.</i>
1993-07-07	CEQA - Initial Study/ Neg. Declaration - PROJECT WIDE
1993-07-07	CEQA - Initial Study/ Neg. Declaration - PROJECT WIDE <i>The CEQA documents (negative declaration) for the Bortz Oil Company are submitted to the State Clearinghouse. The only comment received was from Caltrans who requested that transportation be conducted on off-peak hours.</i>
1992-10-23	Consent Order - PROJECT WIDE
1990-07-31	Final Determination of Non-Compliance - PROJECT WIDE
1988-07-06	Unilateral Order (I/SE, RAO, CAO, EPA AO) - PROJECT WIDE
1987-04-15	Unilateral Order (I/SE, RAO, CAO, EPA AO) - PROJECT WIDE
2004-12-08	* Cost Recovery Settlements/Decrees - PROJECT WIDE <i>DTSC signed an acceptance of Allowance of Creditors Claim with the Bortz Estate in December 8th, 2004. The Estate settled past costs.</i>
1998-12-21	Consent Order - PROJECT WIDE <i>Transition to Chapter 6.5. Amendment to the existing Consent Order No. 86/87-039RA signed by the RP.</i>
2005-08-18	Amendment - Order/Agreement - PROJECT WIDE
2014-01-28	CEQA - Notice of Exemption - PROJECT WIDE <i>The final NOE was forwarded to Sacramento CEQA for submittal to the State Clearinghouse.</i>
2014-10-17	Certification - PROJECT WIDE
2014-06-24	No Further Action Letter - PROJECT WIDE <i>Site certification for groundwater submitted on 6/24/2014.</i>
2000-06-30	Removal Action Workplan - PROJECT WIDE
1997-10-31	Removal Action Completion Report - PROJECT WIDE
1996-08-02	Removal Action Workplan - PROJECT WIDE
1993-10-28	Remedial Action Completion Report - PROJECT WIDE <i>The Department of Toxic Substances Control completes review of the Bortz Oil Company, Naud Street Property, Final Site Closure Report. DTSC determined that the removal activities are in accordance with the provisions of the Remedial Action Plan.</i>
1993-07-08	Design/Implementation Workplan - PROJECT WIDE <i>The Final RAP for the Bortz Oil Company is approved. The alternative selected is to excavate and dispose of contamin- ated soil. The Final RAP also contains the Remedial Design Workplan which was approved concurrent with the adoption of the Final RAP.</i>
1993-01-26	Removal Action Workplan - PROJECT WIDE
2002-08-29	Removal Action Completion Report - PROJECT WIDE <i>DTSC certified that the soil cleanup has been completed in accordance with the provisions of the approval RAW. A deed restriction has been recorded prior to DTSC's issuance of certification. This certification is for the soil only.</i>
1993-07-08	Remedial Action Plan - PROJECT WIDE
2006-03-02	Technical Workplan - PROJECT WIDE <i>workplan approved</i>
2005-09-07	Technical Workplan - PROJECT WIDE



2003-11-17	Remedial Investigation Workplan - PROJECT WIDE <i>MTBE and VOC contaminated groundwater to be treated with iSOC technology</i>
1990-01-31	Remedial Investigation Report - PROJECT WIDE <i>approved</i>
2010-07-29	Remedial Action Completion Report - PROJECT WIDE <i>Meeting scheduled for 9/16/2010 with RP and consultant to discuss the off-site contributions to the onsite contamination that exists.</i>
2011-09-08	Monitoring Report - PROJECT WIDE
2011-05-18	Other Report - PROJECT WIDE
2013-11-20	Public Notice - PROJECT WIDE <i>Former Bortz Oil Company public comment period extends from December 5, 2013 through January 7, 2014.</i>
2013-11-20	Fact Sheets - PROJECT WIDE <i>Former Bortz Oil Company public comment period extends from December 5, 2013 through January 7, 2014.</i>
2014-01-28	Removal Action Workplan - PROJECT WIDE <i>Removal Action Workplan (RAW) was approved on 1/28/2014. The RAW detailed the groundwater monitoring events that have taken place from 1989 through 2010. In addition, the RAW detailed the decreasing concentrations of site contaminants; volatile organic compounds, methyl tert-butyl, TBA, cis-1,2-DCE and vinyl chloride.</i>
2009-03-10	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2009-01-29	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2008-03-10	Pilot/Treatability Study Report - PROJECT WIDE <i>Document uploaded for the administrative record</i>
2008-01-16	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2005-10-17	Pilot Study/Treatability Workplan - PROJECT WIDE <i>Document uploaded for administrative record.</i>
2006-01-26	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2006-09-28	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2007-10-17	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2007-01-27	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2005-06-09	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2004-07-09	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2008-01-29	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2004-02-18	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2007-05-14	Pilot/Treatability Study Report - PROJECT WIDE <i>Document uploaded for the administrative record.</i>
2002-08-19	Land Use Restriction - PROJECT WIDE <i>A deed restriction to restrict use of the property was recorded on August 19, 2002. The deed restriction prohibits sensitive uses of the property including, but not limited to residential, hospital, public or private school uses for persons under 21 years of age, and daycare uses for children.</i>
2000-06-30	CEQA - Notice of Exemption - PROJECT WIDE <i>DTSC approves the Soil Removal Action Workplan (RAW) for the former Bortz Oil site. Bortz will implement a soil vapor extraction technology to achieve the remedial goals set forth in the RAW. DTSC has determined and filed a CEQA Notice of Exemption for the Site. The Removal Action Workplan (RAW) for the above site was approved on June 30, 2000. As indicated in the RAW, Soil Vapor Extraction will be implemented at the area designated as AOPC-2.</i>
1996-08-02	CEQA - Initial Study/ Neg. Declaration - PROJECT WIDE <i>DTSC approves the Removal Action Workplan and Neg. Dec. for Bortz Oil-Spring Street property. The Removal Action involves removal of above-ground tanks and structures.</i>



1993-07-07	CEQA - Initial Study/ Neg. Declaration - PROJECT WIDE
1993-07-07	CEQA - Initial Study/ Neg. Declaration - PROJECT WIDE <i>The CEQA documents (negative declaration) for the Bortz Oil Company are submitted to the State Clearinghouse. The only comment received was from Caltrans who requested that transportation be conducted on off-peak hours.</i>
1992-10-23	Consent Order - PROJECT WIDE
1990-07-31	Final Determination of Non-Compliance - PROJECT WIDE
1988-07-06	Unilateral Order (I/SE, RAO, CAO, EPA AO) - PROJECT WIDE
1987-04-15	Unilateral Order (I/SE, RAO, CAO, EPA AO) - PROJECT WIDE
2004-12-08	* Cost Recovery Settlements/Decrees - PROJECT WIDE <i>DTSC signed an acceptance of Allowance of Creditors Claim with the Bortz Estate in December 8th, 2004. The Estate settled past costs.</i>
1998-12-21	Consent Order - PROJECT WIDE <i>Transition to Chapter 6.5. Amendment to the existing Consent Order No. 86/87-039RA signed by the RP.</i>
2005-08-18	Amendment - Order/Agreement - PROJECT WIDE
2014-01-28	CEQA - Notice of Exemption - PROJECT WIDE <i>The final NOE was forwarded to Sacramento CEQA for submittal to the State Clearinghouse.</i>
2014-10-17	Certification - PROJECT WIDE
2014-06-24	No Further Action Letter - PROJECT WIDE <i>Site certification for groundwater submitted on 6/24/2014.</i>
2000-06-30	Removal Action Workplan - PROJECT WIDE
1997-10-31	Removal Action Completion Report - PROJECT WIDE
1996-08-02	Removal Action Workplan - PROJECT WIDE
1993-10-28	Remedial Action Completion Report - PROJECT WIDE <i>The Department of Toxic Substances Control completes review of the Bortz Oil Company, Naud Street Property, Final Site Closure Report. DTSC determined that the removal activities are in accordance with the provisions of the Remedial Action Plan.</i>
1993-07-08	Design/Implementation Workplan - PROJECT WIDE <i>The Final RAP for the Bortz Oil Company is approved. The alternative selected is to excavate and dispose of contaminated soil. The Final RAP also contains the Remedial Design Workplan which was approved concurrent with the adoption of the Final RAP.</i>
1993-01-26	Removal Action Workplan - PROJECT WIDE
2002-08-29	Removal Action Completion Report - PROJECT WIDE <i>DTSC certified that the soil cleanup has been completed in accordance with the provisions of the approval RAW. A deed restriction has been recorded prior to DTSC's issuance of certification. This certification is for the soil only.</i>
1993-07-08	Remedial Action Plan - PROJECT WIDE
2006-03-02	Technical Workplan - PROJECT WIDE <i>workplan approved</i>
2005-09-07	Technical Workplan - PROJECT WIDE
2003-11-17	Remedial Investigation Workplan - PROJECT WIDE <i>MTBE and VOC contaminated groundwater to be treated with iSOC technology</i>
1990-01-31	Remedial Investigation Report - PROJECT WIDE <i>approved</i>
2010-07-29	Remedial Action Completion Report - PROJECT WIDE <i>Meeting scheduled for 9/16/2010 with RP and consultant to discuss the off-site contributions to the onsite contamination that exists.</i>
2011-09-08	Monitoring Report - PROJECT WIDE



2011-05-18	Other Report - PROJECT WIDE
2013-11-20	Public Notice - PROJECT WIDE <i>Former Bortz Oil Company public comment period extends from December 5, 2013 through January 7, 2014.</i>
2013-11-20	Fact Sheets - PROJECT WIDE <i>Former Bortz Oil Company public comment period extends from December 5, 2013 through January 7, 2014.</i>
2014-01-28	Removal Action Workplan - PROJECT WIDE <i>Removal Action Workplan (RAW) was approved on 1/28/2014. The RAW detailed the groundwater monitoring events that have taken place from 1989 through 2010. In addition, the RAW detailed the decreasing concentrations of site contaminants; volatile organic compounds, methyl tert-butyl, TBA, cis-1,2-DCE and vinyl chloride.</i>
2009-03-10	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2009-01-29	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2008-03-10	Pilot/Treatability Study Report - PROJECT WIDE <i>Document uploaded for the administrative record</i>
2008-01-16	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2005-10-17	Pilot Study/Treatability Workplan - PROJECT WIDE <i>Document uploaded for administrative record.</i>
2006-01-26	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2006-09-28	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2007-10-17	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2007-01-27	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2005-06-09	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2004-07-09	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2008-01-29	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2004-02-18	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2007-05-14	Pilot/Treatability Study Report - PROJECT WIDE <i>Document uploaded for the administrative record.</i>
2002-08-19	Land Use Restriction - PROJECT WIDE <i>A deed restriction to restrict use of the property was recorded on August 19, 2002. The deed restriction prohibits sensitive uses of the property including, but not limited to residential, hospital, public or private school uses for persons under 21 years of age, and daycare uses for children.</i>
2000-06-30	CEQA - Notice of Exemption - PROJECT WIDE <i>DTSC approves the Soil Removal Action Workplan (RAW) for the former Bortz Oil site. Bortz will implement a soil vapor extraction technology to achieve the remedial goals set forth in the RAW. DTSC has determined and filed a CEQA Notice of Exemption for the Site. The Removal Action Workplan (RAW) for the above site was approved on June 30, 2000. As indicated in the RAW, Soil Vapor Extraction will be implemented at the area designated as AOPC-2.</i>
1996-08-02	CEQA - Initial Study/ Neg. Declaration - PROJECT WIDE <i>DTSC approves the Removal Action Workplan and Neg. Dec. for Bortz Oil-Spring Street property. The Removal Action involves removal of above-ground tanks and structures.</i>
1993-07-07	CEQA - Initial Study/ Neg. Declaration - PROJECT WIDE
1993-07-07	CEQA - Initial Study/ Neg. Declaration - PROJECT WIDE <i>The CEQA documents (negative declaration) for the Bortz Oil Company are submitted to the State Clearinghouse. The only comment received was from Caltrans who requested that transportation be conducted on off-peak hours.</i>
1992-10-23	Consent Order - PROJECT WIDE



1990-07-31	Final Determination of Non-Compliance - PROJECT WIDE
1988-07-06	Unilateral Order (I/SE, RAO, CAO, EPA AO) - PROJECT WIDE
1987-04-15	Unilateral Order (I/SE, RAO, CAO, EPA AO) - PROJECT WIDE
2004-12-08	* Cost Recovery Settlements/Decrees - PROJECT WIDE <i>DTSC signed an acceptance of Allowance of Creditors Claim with the Bortz Estate in December 8th, 2004. The Estate settled past costs.</i>
1998-12-21	Consent Order - PROJECT WIDE <i>Transition to Chapter 6.5. Amendment to the existing Consent Order No. 86/87-039RA signed by the RP.</i>
2005-08-18	Amendment - Order/Agreement - PROJECT WIDE
2014-01-28	CEQA - Notice of Exemption - PROJECT WIDE <i>The final NOE was forwarded to Sacramento CEQA for submittal to the State Clearinghouse.</i>
2014-10-17	Certification - PROJECT WIDE
2014-06-24	No Further Action Letter - PROJECT WIDE <i>Site certification for groundwater submitted on 6/24/2014.</i>
2003-11-17	Remedial Investigation Workplan - PROJECT WIDE <i>MTBE and VOC contaminated groundwater to be treated with iSOC technology</i>
2005-09-07	Technical Workplan - PROJECT WIDE
1990-01-31	Remedial Investigation Report - PROJECT WIDE <i>approved</i>
1993-07-08	Design/Implementation Workplan - PROJECT WIDE <i>The Final RAP for the Bortz Oil Company is approved. The alternative selected is to excavate and dispose of contamin- ated soil. The Final RAP also contains the Remedial Design Workplan which was approved concurrent with the adoption of the Final RAP.</i>
1993-01-26	Removal Action Workplan - PROJECT WIDE
2000-06-30	Removal Action Workplan - PROJECT WIDE
1997-10-31	Removal Action Completion Report - PROJECT WIDE
1996-08-02	Removal Action Workplan - PROJECT WIDE
1993-10-28	Remedial Action Completion Report - PROJECT WIDE <i>The Department of Toxic Substances Control completes review of the Bortz Oil Company, Naud Street Property, Final Site Closure Report. DTSC determined that the removal activities are in accordance with the provisions of the Remedial Action Plan.</i>
1993-07-08	Remedial Action Plan - PROJECT WIDE
2006-03-02	Technical Workplan - PROJECT WIDE <i>workplan approved</i>
2002-08-29	Removal Action Completion Report - PROJECT WIDE <i>DTSC certified that the soil cleanup has been completed in accordance with the provisions of the approval RAW. A deed restriction has been recorded prior to DTSC's issuance of certification. This certification is for the soil only.</i>
2011-09-08	Monitoring Report - PROJECT WIDE
2011-05-18	Other Report - PROJECT WIDE
2013-11-20	Public Notice - PROJECT WIDE <i>Former Bortz Oil Company public comment period extends from December 5, 2013 through January 7, 2014.</i>
2013-11-20	Fact Sheets - PROJECT WIDE <i>Former Bortz Oil Company public comment period extends from December 5, 2013 through January 7, 2014.</i>



2014-01-28	Removal Action Workplan - PROJECT WIDE <i>Removal Action Workplan (RAW) was approved on 1/28/2014. The RAW detailed the groundwater monitoring events that have taken place from 1989 through 2010. In addition, the RAW detailed the decreasing concentrations of site contaminants; volatile organic compounds, methyl tert-butyl, TBA, cis-1,2-DCE and vinyl chloride.</i>
2009-03-10	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2009-01-29	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2005-10-17	Pilot Study/Treatability Workplan - PROJECT WIDE <i>Document uploaded for administrative record.</i>
2008-03-10	Pilot/Treatability Study Report - PROJECT WIDE <i>Document uploaded for the administrative record</i>
2008-01-16	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2006-01-26	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2005-06-09	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2007-10-17	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2006-09-28	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2004-07-09	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2007-01-27	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2008-01-29	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2004-02-18	Monitoring Report - PROJECT WIDE <i>Document uploaded to Envirostor on 11/14/2014</i>
2010-07-29	Remedial Action Completion Report - PROJECT WIDE <i>Meeting scheduled for 9/16/2010 with RP and consultant to discuss the off-site contributions to the onsite contamination that exists.</i>
2007-05-14	Pilot/Treatability Study Report - PROJECT WIDE <i>Document uploaded for the administrative record.</i>
2002-08-19	Land Use Restriction - PROJECT WIDE <i>A deed restriction to restrict use of the property was recorded on August 19, 2002. The deed restriction prohibits sensitive uses of the property including, but not limited to residential, hospital, public or private school uses for persons under 21 years of age, and daycare uses for children.</i>
2000-06-30	CEQA - Notice of Exemption - PROJECT WIDE <i>DTSC approves the Soil Removal Action Workplan (RAW) for the former Bortz Oil site. Bortz will implement a soil vapor extraction technology to achieve the remedial goals set forth in the RAW. DTSC has determined and filed a CEQA Notice of Exemption for the Site. The Removal Action Workplan (RAW) for the above site was approved on June 30, 2000. As indicated in the RAW, Soil Vapor Extraction will be implemented at the area designated as AOPC-2.</i>
1996-08-02	CEQA - Initial Study/ Neg. Declaration - PROJECT WIDE <i>DTSC approves the Removal Action Workplan and Neg. Dec. for Bortz Oil-Spring Street property. The Removal Action involves removal of above-ground tanks and structures.</i>
1993-07-07	CEQA - Initial Study/ Neg. Declaration - PROJECT WIDE
1993-07-07	CEQA - Initial Study/ Neg. Declaration - PROJECT WIDE <i>The CEQA documents (negative declaration) for the Bortz Oil Company are submitted to the State Clearinghouse. The only comment received was from Caltrans who requested that transportation be conducted on off-peak hours.</i>
1992-10-23	Consent Order - PROJECT WIDE
1990-07-31	Final Determination of Non-Compliance - PROJECT WIDE
2005-08-18	Amendment - Order/Agreement - PROJECT WIDE



2004-12-08	* Cost Recovery Settlements/Decrees - PROJECT WIDE <i>DTSC signed an acceptance of Allowance of Creditors Claim with the Bortz Estate in December 8th, 2004. The Estate settled past costs.</i>
1998-12-21	Consent Order - PROJECT WIDE <i>Transition to Chapter 6.5. Amendment to the existing Consent Order No. 86/87-039RA signed by the RP.</i>
1988-07-06	Unilateral Order (I/SE, RAO, CAO, EPA AO) - PROJECT WIDE
1987-04-15	Unilateral Order (I/SE, RAO, CAO, EPA AO) - PROJECT WIDE
2014-10-17	Certification - PROJECT WIDE
2014-01-28	CEQA - Notice of Exemption - PROJECT WIDE <i>The final NOE was forwarded to Sacramento CEQA for submittal to the State Clearinghouse.</i>
2014-06-24	Termination of Corrective Action with Controls - PROJECT WIDE <i>Site certification for groundwater submitted on 6/24/2014.</i>
2023-12-29	Annual Oversight Cost Estimate - PROJECT WIDE

Scheduled Activities:

Future Activities:

Five-Year Review Reports PROJECT WIDE	Due:	2024
Five-Year Review Reports PROJECT WIDE	Due:	2024
Five-Year Review Reports PROJECT WIDE	Due:	2024
Five-Year Review Reports PROJECT WIDE	Due:	2024
Five-Year Review Reports PROJECT WIDE	Due:	2024



CalSites

<https://www.envirostor.dtsc.ca.gov/public/>

Case Number: **60000636**

Site: **Welch's Uniform Facility (Former)**
3505 Pasadena Avenue
Los Angeles, CA 90031

On NPL? NO 2.6 Acres

Lead Agency: SMBRP

Agencies Involved: SMBRP

Funding: Responsible Party

Past Uses: LAUNDRY SERVICES

Status: **Active**

Site Type Voluntary Agreement-Voluntary Cleanup

Special Program Voluntary Cleanup

0 Potential Media Affected: OTH, SOIL, SV

Confirmed COCs: 30027

Date: **2007-05-25**

Potential COCs:

Is Use Restricted?: YES

Site Management NONE SPECIFIED

Site # 16 0.69 miles from the Subject Property

Aliases:

APN	5205004010
EPA (FRS #)	110002657848
GeoTracker Global ID	SL2044P1598
GeoTracker Global ID	T0603700785
Project Code (Site Code)	301314
Project Code (Site Code)	302002
Envirostor ID Number	60000636
APN	5205004010
EPA (FRS #)	110002657848
GeoTracker Global ID	SL2044P1598
GeoTracker Global ID	T0603700785
Project Code (Site Code)	301314
Project Code (Site Code)	302002
Envirostor ID Number	60000636
APN	5205004010
EPA (FRS #)	110002657848
GeoTracker Global ID	SL2044P1598
GeoTracker Global ID	T0603700785
Project Code (Site Code)	301314
Project Code (Site Code)	302002
Envirostor ID Number	60000636
APN	5205004010
EPA (FRS #)	110002657848
GeoTracker Global ID	SL2044P1598
GeoTracker Global ID	T0603700785
Project Code (Site Code)	301314
Project Code (Site Code)	302002
Envirostor ID Number	60000636
APN	5205004010
EPA (FRS #)	110002657848
GeoTracker Global ID	SL2044P1598
GeoTracker Global ID	T0603700785
Project Code (Site Code)	301314
Project Code (Site Code)	302002
Envirostor ID Number	60000636
APN	5205004010
EPA (FRS #)	110002657848
GeoTracker Global ID	SL2044P1598
GeoTracker Global ID	T0603700785



Project Code (Site Code) 301314
Project Code (Site Code) 302002
Envirostor ID Number 60000636

Completed Activities:

2010-09-02 Site Characterization Report - PROJECT WIDE
Completion of this report is tied up with the Additional Site Characterization and Baseline Health Risk Assessment Report (ASC-BHRA).

2007-12-27 Monitoring Report - PROJECT WIDE
No revision is needed to the Third Quarter Groundwater Sampling Results dated October 24, 2007

2007-12-27 Monitoring Report - PROJECT WIDE
Second Quarter Groundwater Sampling Results dated October 18, 2007 requires no revision.

2008-06-18 Site Characterization Workplan - PROJECT WIDE

2008-07-17 Monitoring Report - PROJECT WIDE
DTSC determines the Semi-Annual 2008 Groundwater Monitoring and Sampling Report dated May 14, 2008 is adequate, and does not require revision.

2009-04-30 Monitoring Report - PROJECT WIDE
DTSC does not require revision of the report dated 2/10/2009.

2010-09-02 Site Characterization Report - PROJECT WIDE

2011-01-27 Monitoring Plan - PROJECT WIDE
The report dated August 6, 2010 requires no revision, hence final.

2011-01-27 Monitoring Report - PROJECT WIDE
The report dated October 28, 2010 requires no revision, hence final.

2012-01-10 Monitoring Report - PROJECT WIDE
DTSC determines that The Second Semi-Annual 2011 Groundwater and Soil Vapor Monitoring Report, dated November 2011 does not require revision.

2011-08-16 Monitoring Report - PROJECT WIDE
DTSC determines the document dated June 2011 does not require revision. DTSC's geologist comments and issues will be addressed in succeeding reports.

2012-10-18 Removal Action Workplan - PROJECT WIDE

2012-06-26 Community Profile - PROJECT WIDE
Community Profile Report finalized and signed by PPS.

2012-09-06 Fact Sheets - PROJECT WIDE
Public comment period between 9/6/2012 and 10/7/2012.

2012-08-15 Monitoring Report - PROJECT WIDE
DTSC's geologist comments on the report, dated 7/9/2012 requires no revision.

2013-10-13 Monitoring Report - PROJECT WIDE
continued monitoring on a semi annual schedule is required

2015-05-11 Remedy Constructed: Operating Properly & Successfully - PROJECT WIDE
successful

2018-06-22 Monitoring Report - PROJECT WIDE
concurrency

2014-10-23 Monitoring Report - PROJECT WIDE
done

2012-04-16 Monitoring Report - PROJECT WIDE

2015-02-08 Technical Report - PROJECT WIDE
done

2015-11-14 Monitoring Report - PROJECT WIDE
done

2016-07-23 Monitoring Report - PROJECT WIDE
done

2013-10-31 Technical Report - PROJECT WIDE
continue monitoring

2016-07-29 Removal Action Completion Report - PROJECT WIDE
accepted



2017-05-25	Monitoring Report - PROJECT WIDE <i>done</i>
2017-01-30	Monitoring Report - PROJECT WIDE <i>done</i>
2016-08-30	Monitoring Report - PROJECT WIDE <i>done</i>
2019-01-18	Monitoring Report - PROJECT WIDE <i>done</i>
2020-11-03	Monitoring Report - PROJECT WIDE
2019-03-28	Monitoring Report - PROJECT WIDE <i>approved</i>
2020-09-30	Monitoring Report - PROJECT WIDE
2021-08-09	Monitoring Report - PROJECT WIDE
2020-05-30	Monitoring Report - PROJECT WIDE <i>commented</i>
2020-12-09	Monitoring Report - PROJECT WIDE
2021-12-15	Fieldwork - PROJECT WIDE
2007-06-13	Standard Voluntary Agreement - PROJECT WIDE <i>The Voluntary Cleanup Agreement (Docket No. HSA-VCA 06/07-204) was signed by Sayareh Amir, Branch Chief, Southern California Cleanup Operations Branch - Glendale Office on 6/13/2007.</i>
2007-06-20	Voluntary Cleanup Consultation - PROJECT WIDE <i>The scoping meeting on 6/20/07 was attended by RP's environmental consultant: Jeffrey Otter, William Glenn, and Joseph Peter; and DTSC: Sayareh Amir - Branch Chief, Juli Osborne - Unit Chief, John Naginis - geologist, Cy Jeng - toxicologist, Yvette LaDuke - public participation specialist, Gerry Pollock - Senior Toxicologist, and Alberto Valmidiano - Project Manager.</i>
2012-04-27	CEQA - Notice of Exemption - PROJECT WIDE <i>Per letter from the Native American Heritage Commssion, dated 4/24/2012.</i>
2012-06-08	CEQA - Notice of Exemption - PROJECT WIDE <i>NOE document was filed and posted at the OPR (State Clearing House on 6/19/2012</i>
2020-09-30	Project Management - PROJECT WIDE
2020-10-01	Pre-HARP Form - PROJECT WIDE
2020-09-28	Annual Oversight Cost Estimate - PROJECT WIDE
2021-06-30	Project Management - PROJECT WIDE
2021-09-30	Annual Oversight Cost Estimate - PROJECT WIDE
2020-12-15	Project Management - PROJECT WIDE
2010-09-02	Site Characterization Report - PROJECT WIDE <i>Completion of this report is tied up with the Additional Site Characterization and Baseline Health Risk Assessment Report (ASC-BHRA).</i>
2007-12-27	Monitoring Report - PROJECT WIDE <i>No revision is needed to the Third Quarter Groundwater Sampling Results dated October 24, 2007</i>
2007-12-27	Monitoring Report - PROJECT WIDE <i>Second Quarter Groundwater Sampling Results dated October 18, 2007 requires no revision.</i>
2008-06-18	Site Characterization Workplan - PROJECT WIDE
2008-07-17	Monitoring Report - PROJECT WIDE <i>DTSC determines the Semi-Annual 2008 Groundwater Monitoring and Sampling Report dated May 14, 2008 is adequate, and does not require revision.</i>



2009-04-30	Monitoring Report - PROJECT WIDE <i>DTSC does not require revision of the report dated 2/10/2009.</i>
2010-09-02	Site Characterization Report - PROJECT WIDE
2011-01-27	Monitoring Plan - PROJECT WIDE <i>The report dated August 6, 2010 requires no revision, hence final.</i>
2011-01-27	Monitoring Report - PROJECT WIDE <i>The report dated October 28, 2010 requires no revision, hence final.</i>
2012-01-10	Monitoring Report - PROJECT WIDE <i>DTSC determines that The Second Semi-Annual 2011 Groundwater and Soil Vapor Monitoring Report, dated November 2011 does not require revision.</i>
2011-08-16	Monitoring Report - PROJECT WIDE <i>DTSC determines the document dated June 2011 does not require revision. DTSC's geologist comments and issues will be addressed in succeeding reports.</i>
2012-10-18	Removal Action Workplan - PROJECT WIDE
2012-06-26	Community Profile - PROJECT WIDE <i>Community Profile Report finalized and signed by PPS.</i>
2012-09-06	Fact Sheets - PROJECT WIDE <i>Public comment period between 9/6/2012 and 10/7/2012.</i>
2012-08-15	Monitoring Report - PROJECT WIDE <i>DTSC's geologist comments on the report, dated 7/9/2012 requires no revision.</i>
2013-10-13	Monitoring Report - PROJECT WIDE <i>continued monitoring on a semi annual schedule is required</i>
2015-05-11	Remedy Constructed: Operating Properly & Successfully - PROJECT WIDE <i>successful</i>
2018-06-22	Monitoring Report - PROJECT WIDE <i>concurrency</i>
2014-10-23	Monitoring Report - PROJECT WIDE <i>done</i>
2012-04-16	Monitoring Report - PROJECT WIDE
2015-02-08	Technical Report - PROJECT WIDE <i>done</i>
2015-11-14	Monitoring Report - PROJECT WIDE <i>done</i>
2016-07-23	Monitoring Report - PROJECT WIDE <i>done</i>
2013-10-31	Technical Report - PROJECT WIDE <i>continue monitoring</i>
2016-07-29	Removal Action Completion Report - PROJECT WIDE <i>accepted</i>
2017-05-25	Monitoring Report - PROJECT WIDE <i>done</i>
2017-01-30	Monitoring Report - PROJECT WIDE <i>done</i>
2016-08-30	Monitoring Report - PROJECT WIDE <i>done</i>
2019-01-18	Monitoring Report - PROJECT WIDE <i>done</i>
2020-11-03	Monitoring Report - PROJECT WIDE
2019-03-28	Monitoring Report - PROJECT WIDE <i>approved</i>
2020-09-30	Monitoring Report - PROJECT WIDE <i>GWMM accepted</i>



2021-08-09	Monitoring Report - PROJECT WIDE <i>Completed</i>
2020-05-30	Monitoring Report - PROJECT WIDE <i>commented</i>
2020-12-09	Monitoring Report - PROJECT WIDE
2021-12-15	Fieldwork - PROJECT WIDE <i>Completed</i>
2007-06-13	Standard Voluntary Agreement - PROJECT WIDE <i>The Voluntary Cleanup Agreement (Docket No. HSA-VCA 06/07-204) was signed by Sayareh Amir, Branch Chief, Southern California Cleanup Operations Branch - Glendale Office on 6/13/2007.</i>
2007-06-20	Voluntary Cleanup Consultation - PROJECT WIDE <i>The scoping meeting on 6/20/07 was attended by RP's environmental consultant: Jeffrey Otter, William Glenn, and Joseph Peter; and DTSC: Sayareh Amir - Branch Chief, Juli Osborne - Unit Chief, John Naginis - geologist, Cy Jeng - toxicologist, Yvette LaDuke - public participation specialist, Gerry Pollock - Senior Toxicologist, and Alberto Valmidiano - Project Manager.</i>
2012-04-27	CEQA - Notice of Exemption - PROJECT WIDE <i>Per letter from the Native American Heritage Commssion, dated 4/24/2012.</i>
2012-06-08	CEQA - Notice of Exemption - PROJECT WIDE <i>NOE document was filed and posted at the OPR (State Clearing House on 6/19/2012</i>
2020-09-30	Project Management - PROJECT WIDE <i>Spoke to member of the public and directed them to the documents that answer their questions.</i>
2020-10-01	Pre-HARP Form - PROJECT WIDE <i>HARP finalized</i>
2020-09-28	Annual Oversight Cost Estimate - PROJECT WIDE <i>Letter and cost estimate sent to RP</i>
2021-06-30	Project Management - PROJECT WIDE <i>PM duties completed for fiscal year</i>
2021-09-30	Annual Oversight Cost Estimate - PROJECT WIDE <i>Completed</i>
2020-12-15	Project Management - PROJECT WIDE <i>Email request was completed by OLC</i>
2010-09-02	Site Characterization Report - PROJECT WIDE <i>Completion of this report is tied up with the Additional Site Characterization and Baseline Health Risk Assessment Report (ASC-BHRA).</i>
2007-12-27	Monitoring Report - PROJECT WIDE <i>No revision is needed to the Third Quarter Groundwater Sampling Results dated October 24, 2007</i>
2007-12-27	Monitoring Report - PROJECT WIDE <i>Second Quarter Groundwater Sampling Results dated October 18, 2007 requires no revision.</i>
2008-06-18	Site Characterization Workplan - PROJECT WIDE
2008-07-17	Monitoring Report - PROJECT WIDE <i>DTSC determines the Semi-Annual 2008 Groundwater Monitoring and Sampling Report dated May 14, 2008 is adequate, and does not require revision.</i>
2009-04-30	Monitoring Report - PROJECT WIDE <i>DTSC does not require revision of the report dated 2/10/2009.</i>
2010-09-02	Site Characterization Report - PROJECT WIDE
2011-01-27	Monitoring Plan - PROJECT WIDE <i>The report dated August 6, 2010 requires no revision, hence final.</i>
2011-01-27	Monitoring Report - PROJECT WIDE <i>The report dated October 28, 2010 requires no revision, hence final.</i>
2012-01-10	Monitoring Report - PROJECT WIDE <i>DTSC determines that The Second Semi-Annual 2011 Groundwater and Soil Vapor Monitoring Report, dated November 2011 does not require revision.</i>
2011-08-16	Monitoring Report - PROJECT WIDE <i>DTSC determines the document dated June 2011 does not require revision. DTSC's geologist comments and issues will be addressed in succeeding reports.</i>
2012-10-18	Removal Action Workplan - PROJECT WIDE



2012-06-26	Community Profile - PROJECT WIDE <i>Community Profile Report finalized and signed by PPS.</i>
2012-09-06	Fact Sheets - PROJECT WIDE <i>Public comment period between 9/6/2012 and 10/7/2012.</i>
2012-08-15	Monitoring Report - PROJECT WIDE <i>DTSC's geologist comments on the report, dated 7/9/2012 requires no revision.</i>
2013-10-13	Monitoring Report - PROJECT WIDE <i>continued monitoring on a semi annual schedule is required</i>
2015-05-11	Remedy Constructed: Operating Properly & Successfully - PROJECT WIDE <i>successful</i>
2018-06-22	Monitoring Report - PROJECT WIDE <i>concurrency</i>
2014-10-23	Monitoring Report - PROJECT WIDE <i>done</i>
2012-04-16	Monitoring Report - PROJECT WIDE
2015-02-08	Technical Report - PROJECT WIDE <i>done</i>
2015-11-14	Monitoring Report - PROJECT WIDE <i>done</i>
2016-07-23	Monitoring Report - PROJECT WIDE <i>done</i>
2013-10-31	Technical Report - PROJECT WIDE <i>continue monitoring</i>
2016-07-29	Removal Action Completion Report - PROJECT WIDE <i>accepted</i>
2017-05-25	Monitoring Report - PROJECT WIDE <i>done</i>
2017-01-30	Monitoring Report - PROJECT WIDE <i>done</i>
2016-08-30	Monitoring Report - PROJECT WIDE <i>done</i>
2019-01-18	Monitoring Report - PROJECT WIDE <i>done</i>
2020-11-03	Monitoring Report - PROJECT WIDE
2019-03-28	Monitoring Report - PROJECT WIDE <i>approved</i>
2020-09-30	Monitoring Report - PROJECT WIDE <i>GWMM accepted</i>
2021-08-09	Monitoring Report - PROJECT WIDE <i>Completed</i>
2020-05-30	Monitoring Report - PROJECT WIDE <i>commented</i>
2020-12-09	Monitoring Report - PROJECT WIDE
2021-12-15	Fieldwork - PROJECT WIDE <i>Completed</i>
2007-06-13	Standard Voluntary Agreement - PROJECT WIDE <i>The Voluntary Cleanup Agreement (Docket No. HSA-VCA 06/07-204) was signed by Sayareh Amir, Branch Chief, Southern California Cleanup Operations Branch - Glendale Office on 6/13/2007.</i>
2007-06-20	Voluntary Cleanup Consultation - PROJECT WIDE <i>The scoping meeting on 6/20/07 was attended by RP's environmental consultant: Jeffrey Otter, William Glenn, and Joseph Peter; and DTSC: Sayareh Amir - Branch Chief, Juli Osborne - Unit Chief, John Naginis - geologist, Cy Jeng - toxicologist, Yvette LaDuke - public participation specialist, Gerry Pollock - Senior Toxicologist, and Alberto Valmidiano - Project Manager.</i>



2012-04-27	CEQA - Notice of Exemption - PROJECT WIDE <i>Per letter from the Native American Heritage Commssion, dated 4/24/2012.</i>
2012-06-08	CEQA - Notice of Exemption - PROJECT WIDE <i>NOE document was filed and posted at the OPR (State Clearing House on 6/19/2012</i>
2020-09-30	Project Management - PROJECT WIDE <i>Spoke to member of the public and directed them to the documents that answer their questions.</i>
2020-10-01	Pre-HARP Form - PROJECT WIDE <i>HARP finalized</i>
2020-09-28	Annual Oversight Cost Estimate - PROJECT WIDE <i>Letter and cost estimate sent to RP</i>
2021-06-30	Project Management - PROJECT WIDE <i>PM duties completed for fiscal year</i>
2021-09-30	Annual Oversight Cost Estimate - PROJECT WIDE <i>Completed</i>
2020-12-15	Project Management - PROJECT WIDE <i>Email request was completed by OLC</i>
2010-09-02	Site Characterization Report - PROJECT WIDE <i>Completion of this report is tied up with the Additional Site Characterization and Baseline Health Risk Assessment Report (ASC-BHRA).</i>
2007-12-27	Monitoring Report - PROJECT WIDE <i>No revision is needed to the Third Quarter Groundwater Sampling Results dated October 24, 2007</i>
2007-12-27	Monitoring Report - PROJECT WIDE <i>Second Quarter Groundwater Sampling Results dated October 18, 2007 requires no revision.</i>
2008-06-18	Site Characterization Workplan - PROJECT WIDE
2008-07-17	Monitoring Report - PROJECT WIDE <i>DTSC determines the Semi-Annual 2008 Groundwater Monitoring and Sampling Report dated May 14, 2008 is adequate, and does not require revision.</i>
2009-04-30	Monitoring Report - PROJECT WIDE <i>DTSC does not require revision of the report dated 2/10/2009.</i>
2010-09-02	Site Characterization Report - PROJECT WIDE
2011-01-27	Monitoring Plan - PROJECT WIDE <i>The report dated August 6, 2010 requires no revision, hence final.</i>
2011-01-27	Monitoring Report - PROJECT WIDE <i>The report dated October 28, 2010 requires no revision, hence final.</i>
2012-01-10	Monitoring Report - PROJECT WIDE <i>DTSC determines that The Second Semi-Annual 2011 Groundwater and Soil Vapor Monitoring Report, dated November 2011 does not require revision.</i>
2011-08-16	Monitoring Report - PROJECT WIDE <i>DTSC determines the document dated June 2011 does not require revision. DTSC's geologist comments and issues will be addressed in succeeding reports.</i>
2012-10-18	Removal Action Workplan - PROJECT WIDE
2012-06-26	Community Profile - PROJECT WIDE <i>Community Profile Report finalized and signed by PPS.</i>
2012-09-06	Fact Sheets - PROJECT WIDE <i>Public comment period between 9/6/2012 and 10/7/2012.</i>
2012-08-15	Monitoring Report - PROJECT WIDE <i>DTSC's geologist comments on the report, dated 7/9/2012 requires no revision.</i>
2013-10-13	Monitoring Report - PROJECT WIDE <i>continued monitoring on a semi annual schedule is required</i>
2015-05-11	Remedy Constructed: Operating Properly & Successfully - PROJECT WIDE <i>successful</i>
2018-06-22	Monitoring Report - PROJECT WIDE <i>concurrence</i>
2014-10-23	Monitoring Report - PROJECT WIDE <i>done</i>



2012-04-16	Monitoring Report - PROJECT WIDE
2015-02-08	Technical Report - PROJECT WIDE <i>done</i>
2015-11-14	Monitoring Report - PROJECT WIDE <i>done</i>
2016-07-23	Monitoring Report - PROJECT WIDE <i>done</i>
2013-10-31	Technical Report - PROJECT WIDE <i>continue monitoring</i>
2016-07-29	Removal Action Completion Report - PROJECT WIDE <i>accepted</i>
2017-05-25	Monitoring Report - PROJECT WIDE <i>done</i>
2017-01-30	Monitoring Report - PROJECT WIDE <i>done</i>
2016-08-30	Monitoring Report - PROJECT WIDE <i>done</i>
2019-01-18	Monitoring Report - PROJECT WIDE <i>done</i>
2020-11-03	Monitoring Report - PROJECT WIDE
2019-03-28	Monitoring Report - PROJECT WIDE <i>approved</i>
2020-09-30	Monitoring Report - PROJECT WIDE <i>GWMR accepted</i>
2021-08-09	Monitoring Report - PROJECT WIDE <i>Completed</i>
2020-05-30	Monitoring Report - PROJECT WIDE <i>commented</i>
2020-12-09	Monitoring Report - PROJECT WIDE
2021-12-15	Fieldwork - PROJECT WIDE <i>Completed</i>
2007-06-13	Standard Voluntary Agreement - PROJECT WIDE <i>The Voluntary Cleanup Agreement (Docket No. HSA-VCA 06/07-204) was signed by Sayareh Amir, Branch Chief, Southern California Cleanup Operations Branch - Glendale Office on 6/13/2007.</i>
2007-06-20	Voluntary Cleanup Consultation - PROJECT WIDE <i>The scoping meeting on 6/20/07 was attended by RP's environmental consultant: Jeffrey Otter, William Glenn, and Joseph Peter; and DTSC: Sayareh Amir - Branch Chief, Juli Osborne - Unit Chief, John Naginis - geologist, Cy Jeng - toxicologist, Yvette LaDuke - public participation specialist, Gerry Pollock - Senior Toxicologist, and Alberto Valmidiano - Project Manager.</i>
2012-04-27	CEQA - Notice of Exemption - PROJECT WIDE <i>Per letter from the Native American Heritage Commssion, dated 4/24/2012.</i>
2012-06-08	CEQA - Notice of Exemption - PROJECT WIDE <i>NOE document was filed and posted at the OPR (State Clearing House on 6/19/2012</i>
2020-09-30	Project Management - PROJECT WIDE <i>Spoke to member of the public and directed them to the documents that answer their questions.</i>
2020-10-01	Pre-HARP Form - PROJECT WIDE <i>HARP finalized</i>
2020-09-28	Annual Oversight Cost Estimate - PROJECT WIDE <i>Letter and cost estimate sent to RP</i>
2021-06-30	Project Management - PROJECT WIDE <i>PM duties completed for fiscal year</i>
2021-09-30	Annual Oversight Cost Estimate - PROJECT WIDE <i>Completed</i>



2020-12-15	Project Management - PROJECT WIDE <i>Email request was completed by OLC</i>
2010-09-02	Site Characterization Report - PROJECT WIDE <i>Completion of this report is tied up with the Additional Site Characterization and Baseline Health Risk Assessment Report (ASC-BHRA).</i>
2007-12-27	Monitoring Report - PROJECT WIDE <i>No revision is needed to the Third Quarter Groundwater Sampling Results dated October 24, 2007</i>
2007-12-27	Monitoring Report - PROJECT WIDE <i>Second Quarter Groundwater Sampling Results dated October 18, 2007 requires no revision.</i>
2008-06-18	Site Characterization Workplan - PROJECT WIDE
2008-07-17	Monitoring Report - PROJECT WIDE <i>DTSC determines the Semi-Annual 2008 Groundwater Monitoring and Sampling Report dated May 14, 2008 is adequate, and does not require revision.</i>
2009-04-30	Monitoring Report - PROJECT WIDE <i>DTSC does not require revision of the report dated 2/10/2009.</i>
2010-09-02	Site Characterization Report - PROJECT WIDE
2011-01-27	Monitoring Plan - PROJECT WIDE <i>The report dated August 6, 2010 requires no revision, hence final.</i>
2011-01-27	Monitoring Report - PROJECT WIDE <i>The report dated October 28, 2010 requires no revision, hence final.</i>
2012-01-10	Monitoring Report - PROJECT WIDE <i>DTSC determines that The Second Semi-Annual 2011 Groundwater and Soil Vapor Monitoring Report, dated November 2011 does not require revision.</i>
2011-08-16	Monitoring Report - PROJECT WIDE <i>DTSC determines the document dated June 2011 does not require revision. DTSC's geologist comments and issues will be addressed in succeeding reports.</i>
2012-10-18	Removal Action Workplan - PROJECT WIDE
2012-06-26	Community Profile - PROJECT WIDE <i>Community Profile Report finalized and signed by PPS.</i>
2012-09-06	Fact Sheets - PROJECT WIDE <i>Public comment period between 9/6/2012 and 10/7/2012.</i>
2012-08-15	Monitoring Report - PROJECT WIDE <i>DTSC's geologist comments on the report, dated 7/9/2012 requires no revision.</i>
2013-10-13	Monitoring Report - PROJECT WIDE <i>continued monitoring on a semi annual schedule is required</i>
2015-05-11	Remedy Constructed: Operating Properly & Successfully - PROJECT WIDE <i>successful</i>
2018-06-22	Monitoring Report - PROJECT WIDE <i>concurrency</i>
2014-10-23	Monitoring Report - PROJECT WIDE <i>done</i>
2012-04-16	Monitoring Report - PROJECT WIDE
2015-02-08	Technical Report - PROJECT WIDE <i>done</i>
2015-11-14	Monitoring Report - PROJECT WIDE <i>done</i>
2016-07-23	Monitoring Report - PROJECT WIDE <i>done</i>
2013-10-31	Technical Report - PROJECT WIDE <i>continue monitoring</i>
2016-07-29	Removal Action Completion Report - PROJECT WIDE <i>accepted</i>
2017-05-25	Monitoring Report - PROJECT WIDE <i>done</i>



2017-01-30	Monitoring Report - PROJECT WIDE <i>done</i>
2016-08-30	Monitoring Report - PROJECT WIDE <i>done</i>
2019-01-18	Monitoring Report - PROJECT WIDE <i>done</i>
2020-11-03	Monitoring Report - PROJECT WIDE
2019-03-28	Monitoring Report - PROJECT WIDE <i>approved</i>
2020-09-30	Monitoring Report - PROJECT WIDE <i>GWMMR accepted</i>
2021-08-09	Monitoring Report - PROJECT WIDE <i>Completed</i>
2020-05-30	Monitoring Report - PROJECT WIDE <i>commented</i>
2020-12-09	Monitoring Report - PROJECT WIDE
2021-12-15	Fieldwork - PROJECT WIDE <i>Completed</i>
2007-06-13	Standard Voluntary Agreement - PROJECT WIDE <i>The Voluntary Cleanup Agreement (Docket No. HSA-VCA 06/07-204) was signed by Sayareh Amir, Branch Chief, Southern California Cleanup Operations Branch - Glendale Office on 6/13/2007.</i>
2007-06-20	Voluntary Cleanup Consultation - PROJECT WIDE <i>The scoping meeting on 6/20/07 was attended by RP's environmental consultant: Jeffrey Otter, William Glenn, and Joseph Peter; and DTSC: Sayareh Amir - Branch Chief, Juli Osborne - Unit Chief, John Naginis - geologist, Cy Jeng - toxicologist, Yvette LaDuke - public participation specialist, Gerry Pollock - Senior Toxicologist, and Alberto Valmidiano - Project Manager.</i>
2012-04-27	CEQA - Notice of Exemption - PROJECT WIDE <i>Per letter from the Native American Heritage Commssion, dated 4/24/2012.</i>
2012-06-08	CEQA - Notice of Exemption - PROJECT WIDE <i>NOE document was filed and posted at the OPR (State Clearing House on 6/19/2012</i>
2020-09-30	Project Management - PROJECT WIDE <i>Spoke to member of the public and directed them to the documents that answer their questions.</i>
2020-10-01	Pre-HARP Form - PROJECT WIDE <i>HARP finalized</i>
2020-09-28	Annual Oversight Cost Estimate - PROJECT WIDE <i>Letter and cost estimate sent to RP</i>
2021-06-30	Project Management - PROJECT WIDE <i>PM duties completed for fiscal year</i>
2021-09-30	Annual Oversight Cost Estimate - PROJECT WIDE <i>Completed</i>
2020-12-15	Project Management - PROJECT WIDE <i>Email request was completed by OLC</i>
2007-12-27	Monitoring Report - PROJECT WIDE <i>No revision is needed to the Third Quarter Groundwater Sampling Results dated October 24, 2007</i>
2007-12-27	Monitoring Report - PROJECT WIDE <i>Second Quarter Groundwater Sampling Results dated October 18, 2007 requires no revision.</i>
2010-09-02	Site Characterization Report - PROJECT WIDE <i>Completion of this report is tied up with the Additional Site Characterization and Baseline Health Risk Assessment Report (ASC-BHRA).</i>
2008-06-18	Site Characterization Workplan - PROJECT WIDE
2008-07-17	Monitoring Report - PROJECT WIDE <i>DTSC determines the Semi-Annual 2008 Groundwater Monitoring and Sampling Report dated May 14, 2008 is adequate, and does not require revision.</i>
2023-01-30	Financial Assurance Documentation - PROJECT WIDE <i>Completed</i>



2010-09-02	Site Characterization Report - PROJECT WIDE
2011-01-27	Monitoring Plan - PROJECT WIDE <i>The report dated August 6, 2010 requires no revision, hence final.</i>
2011-01-27	Monitoring Report - PROJECT WIDE <i>The report dated October 28, 2010 requires no revision, hence final.</i>
2011-08-16	Monitoring Report - PROJECT WIDE <i>DTSC determines the document dated June 2011 does not require revision. DTSC's geologist comments and issues will be addressed in succeeding reports.</i>
2012-01-10	Monitoring Report - PROJECT WIDE <i>DTSC determines that The Second Semi-Annual 2011 Groundwater and Soil Vapor Monitoring Report, dated November 2011 does not require revision.</i>
2012-10-18	Removal Action Workplan - PROJECT WIDE
2012-06-26	Community Profile - PROJECT WIDE <i>Community Profile Report finalized and signed by PPS.</i>
2012-08-15	Monitoring Report - PROJECT WIDE <i>DTSC's geologist comments on the report, dated 7/9/2012 requires no revision.</i>
2012-09-06	Fact Sheets - PROJECT WIDE <i>Public comment period between 9/6/2012 and 10/7/2012.</i>
2013-10-13	Monitoring Report - PROJECT WIDE <i>continued monitoring on a semi annual schedule is required</i>
2015-05-11	Remedy Constructed: Operating Properly & Successfully - PROJECT WIDE <i>successful</i>
2014-10-23	Monitoring Report - PROJECT WIDE <i>done</i>
2018-06-22	Monitoring Report - PROJECT WIDE <i>concurrence</i>
2012-04-16	Monitoring Report - PROJECT WIDE
2015-02-08	Technical Report - PROJECT WIDE <i>done</i>
2015-11-14	Monitoring Report - PROJECT WIDE <i>done</i>
2022-03-28	Removal Action Completion Report - PROJECT WIDE <i>Completed</i>
2023-01-30	Operation and Maintenance Plan - PROJECT WIDE
2016-07-23	Monitoring Report - PROJECT WIDE <i>done</i>
2009-04-30	Monitoring Report - PROJECT WIDE <i>DTSC does not require revision of the report dated 2/10/2009.</i>
2016-08-30	Monitoring Report - PROJECT WIDE <i>done</i>
2017-01-30	Monitoring Report - PROJECT WIDE <i>done</i>
2019-01-18	Monitoring Report - PROJECT WIDE <i>done</i>
2020-11-03	Monitoring Report - PROJECT WIDE
2019-03-28	Monitoring Report - PROJECT WIDE <i>approved</i>
2020-09-30	Monitoring Report - PROJECT WIDE <i>GWMM accepted</i>
2021-08-09	Monitoring Report - PROJECT WIDE <i>Completed</i>



2020-05-30	Monitoring Report - PROJECT WIDE <i>commented</i>
2023-09-20	Fieldwork - PROJECT WIDE
2023-04-12	Phase 1 - PROJECT WIDE
2020-12-09	Monitoring Report - PROJECT WIDE
2023-08-01	Land Use Restriction Monitoring Report - PROJECT WIDE
2022-08-18	Work Notice - PROJECT WIDE <i>Completed</i>
2023-03-14	Application - PROJECT WIDE .
2022-08-11	Technical Workplan - PROJECT WIDE <i>Completed</i>
2021-12-15	Fieldwork - PROJECT WIDE <i>Completed</i>
2022-02-17	Work Notice - PROJECT WIDE <i>Completed</i>
2013-10-31	Technical Report - PROJECT WIDE <i>continue monitoring</i>
2017-05-25	Monitoring Report - PROJECT WIDE <i>done</i>
2016-07-29	Removal Action Completion Report - PROJECT WIDE <i>accepted</i>
2023-08-14	Site Characterization Workplan - PROJECT WIDE
2024-02-27	Fieldwork - PROJECT WIDE
2007-06-13	Standard Voluntary Agreement - PROJECT WIDE <i>The Voluntary Cleanup Agreement (Docket No. HSA-VCA 06/07-204) was signed by Sayareh Amir, Branch Chief, Southern California Cleanup Operations Branch - Glendale Office on 6/13/2007.</i>
2007-06-20	Voluntary Cleanup Consultation - PROJECT WIDE <i>The scoping meeting on 6/20/07 was attended by RP's environmental consultant: Jeffrey Otter, William Glenn, and Joseph Peter; and DTSC: Sayareh Amir - Branch Chief, Juli Osborne - Unit Chief, John Naginis - geologist, Cy Jeng - toxicologist, Yvette LaDuke - public participation specialist, Gerry Pollock - Senior Toxicologist, and Alberto Valmidiano - Project Manager.</i>
2012-04-27	CEQA - Notice of Exemption - PROJECT WIDE <i>Per letter from the Native American Heritage Commission, dated 4/24/2012.</i>
2012-06-08	CEQA - Notice of Exemption - PROJECT WIDE <i>NOE document was filed and posted at the OPR (State Clearing House on 6/19/2012)</i>
2023-04-17	Certification - PROJECT WIDE <i>Completed</i>
2022-03-15	Monitoring Report - PROJECT WIDE <i>Completed</i>
2022-08-25	Monitoring Report - PROJECT WIDE
2024-05-13	Monitoring Report - PROJECT WIDE
2023-09-05	Work Notice - PROJECT WIDE
2024-02-14	Supplemental Site Investigation Report - PROJECT WIDE
2023-10-31	Monitoring Report - PROJECT WIDE



2020-10-01	Pre-HARP Form - PROJECT WIDE <i>HARP finalized</i>
2020-09-30	Project Management - PROJECT WIDE <i>Spoke to member of the public and directed them to the documents that answer their questions.</i>
2021-06-30	Project Management - PROJECT WIDE <i>PM duties completed for fiscal year</i>
2020-09-28	Annual Oversight Cost Estimate - PROJECT WIDE <i>Letter and cost estimate sent to RP</i>
2020-12-15	Project Management - PROJECT WIDE <i>Email request was completed by OLC</i>
2021-09-30	Annual Oversight Cost Estimate - PROJECT WIDE <i>Completed</i>
2023-06-30	Project Management - PROJECT WIDE <i>Completed</i>
2022-08-03	Land Use Restriction - PROJECT WIDE <i>Completed</i>
2022-10-31	Annual Oversight Cost Estimate - PROJECT WIDE <i>Completed</i>
2023-03-24	Standard Voluntary Agreement - PROJECT WIDE <i>Executed</i>
2023-10-16	Annual Oversight Cost Estimate - PROJECT WIDE <i>Completed</i>

Scheduled Activities:

Future Activities:

Five-Year Review Reports PROJECT WIDE	Due:	2028
Removal Action Workplan PROJECT WIDE	Due:	2025
Five-Year Review Reports PROJECT WIDE	Due:	2028
Removal Action Workplan PROJECT WIDE	Due:	2025
Five-Year Review Reports PROJECT WIDE	Due:	2028
Removal Action Workplan PROJECT WIDE	Due:	2025
Five-Year Review Reports PROJECT WIDE	Due:	2028
Five-Year Review Reports PROJECT WIDE	Due:	2028
Removal Action Workplan PROJECT WIDE	Due:	2025
Five-Year Review Reports PROJECT WIDE	Due:	2028
Removal Action Workplan PROJECT WIDE	Due:	2025
Supplemental Site Investigation Report PROJECT WIDE	Due:	2024



Case Number: **19300234**

Site: **TRU-FLEX RUBBER PRODUCTS COMPANY
1667 NORTH MAIN STREET
LOS ANGELES, CA 90012**

On NPL? NO Acres

Lead Agency: NONE SPECIFIED

Agencies Involved: NONE SPECIFIED

Funding:

Past Uses: NONE SPECIFIED

Status: **Inactive - Needs Evaluation**

Site Type * Historical-Historical

Special Program Historical

Potential Media Affected: NONE SPECIFIED

Confirmed COCs: NONE SPECIFIED

Potential COCs:

Is Use Restricted?: NO

Site Management NONE SPECIFIED

Date: **1995-06-20**

634 H/J1 0

Site # 17 0.738 miles from the Subject Property

Aliases:

Alternate Name	I T E CIRCUIT BREAKER COMPANY INC.
Alternate Name	TRU-FLEX RUBBER PRODUCTS COMPANY
APN	5409003018
EPA Identification Number	CAD9814611903
Envirostor ID Number	19300234
Alternate Name	I T E CIRCUIT BREAKER COMPANY INC.
Alternate Name	TRU-FLEX RUBBER PRODUCTS COMPANY
APN	5409003018
EPA Identification Number	CAD9814611903
Envirostor ID Number	19300234
Alternate Name	I T E CIRCUIT BREAKER COMPANY INC.
Alternate Name	TRU-FLEX RUBBER PRODUCTS COMPANY
APN	5409003018
EPA Identification Number	CAD9814611903
Envirostor ID Number	19300234
Alternate Name	I T E CIRCUIT BREAKER COMPANY INC.
Alternate Name	TRU-FLEX RUBBER PRODUCTS COMPANY
APN	5409003018
EPA Identification Number	CAD9814611903
Envirostor ID Number	19300234

Completed Activities:

1993-06-30	Site Screening - PROJECT WIDE <i>The Department received a complaint dated December 29, 1992 relates to alleged unlawful disposal or releases of hazard- ous wastes and hazardous substances, including PCE, TCE, 1,1,1-TCA and toluene at the site and neighboring property. Due to the evidience of on-site contamination, the Dept recommends a PEA.</i>
1982-10-22	* Discovery - PROJECT WIDE <i>Known as the I T E Circuit Breaker Company, Inc: facility identified from L.A. Chamber of Commerce Directory 1963-1964. Electrical Distribution Equipment. On 05/31/1983, a facility drive-by was conducted. Now Truflex Rubber. Office in front; no waste visible from rear.</i>
1993-06-30	Site Screening - PROJECT WIDE <i>The Department received a complaint dated December 29, 1992 relates to alleged unlawful disposal or releases of hazard- ous wastes and hazardous substances, including PCE, TCE, 1,1,1-TCA and toluene at the site and neighboring property. Due to the evidience of on-site contamination, the Dept recommends a PEA.</i>
1982-10-22	* Discovery - PROJECT WIDE <i>Known as the I T E Circuit Breaker Company, Inc: facility identified from L.A. Chamber of Commerce Directory 1963-1964. Electrical Distribution Equipment. On 05/31/1983, a facility drive-by was conducted. Now Truflex Rubber. Office in front; no waste visible from rear.</i>
1993-06-30	Site Screening - PROJECT WIDE <i>The Department received a complaint dated December 29, 1992 relates to alleged unlawful disposal or releases of hazard- ous wastes and hazardous substances, including PCE, TCE, 1,1,1-TCA and toluene at the site and neighboring property. Due to the evidience of on-site contamination, the Dept recommends a PEA.</i>



1982-10-22	<p>* Discovery - PROJECT WIDE</p> <p><i>Known as the I T E Circuit Breaker Company, Inc: facility identified from L.A. Chamber of Commerce Directory 1963-1964. Electrical Distribution Equipment. On 05/31/1983, a facility drive-by was conducted. Now Truflex Rubber. Office in front; no waste visible from rear.</i></p>
1993-06-30	<p>Site Screening - PROJECT WIDE</p> <p><i>The Department received a complaint dated December 29, 1992 relates to alleged unlawful disposal or releases of hazard- ous wastes and hazardous substances, including PCE, TCE, 1,1,1-TCA and toluene at the site and neighboring property. Due to the evidience of on-site contamination, the Dept recommends a PEA.</i></p>
1982-10-22	<p>* Discovery - PROJECT WIDE</p> <p><i>Known as the I T E Circuit Breaker Company, Inc: facility identified from L.A. Chamber of Commerce Directory 1963-1964. Electrical Distribution Equipment. On 05/31/1983, a facility drive-by was conducted. Now Truflex Rubber. Office in front; no waste visible from rear.</i></p>
1993-06-30	<p>Site Screening - PROJECT WIDE</p> <p><i>The Department received a complaint dated December 29, 1992 relates to alleged unlawful disposal or releases of hazard- ous wastes and hazardous substances, including PCE, TCE, 1,1,1-TCA and toluene at the site and neighboring property. Due to the evidience of on-site contamination, the Dept recommends a PEA.</i></p>
1982-10-22	<p>* Discovery - PROJECT WIDE</p> <p><i>Known as the I T E Circuit Breaker Company, Inc: facility identified from L.A. Chamber of Commerce Directory 1963-1964. Electrical Distribution Equipment. On 05/31/1983, a facility drive-by was conducted. Now Truflex Rubber. Office in front; no waste visible from rear.</i></p>
1993-06-30	<p>Site Screening - PROJECT WIDE</p> <p><i>The Department received a complaint dated December 29, 1992 relates to alleged unlawful disposal or releases of hazard- ous wastes and hazardous substances, including PCE, TCE, 1,1,1-TCA and toluene at the site and neighboring property. Due to the evidience of on-site contamination, the Dept recommends a PEA.</i></p>
1982-10-22	<p>* Discovery - PROJECT WIDE</p> <p><i>Known as the I T E Circuit Breaker Company, Inc: facility identified from L.A. Chamber of Commerce Directory 1963-1964. Electrical Distribution Equipment. On 05/31/1983, a facility drive-by was conducted. Now Truflex Rubber. Office in front; no waste visible from rear.</i></p>

Scheduled Activities:

Future Activities:



CalSites

<https://www.envirostor.dtsc.ca.gov/public/>

Case Number: **80001337**

Site: **LA DEPARTMENT WATER & POWER
1630 N MAIN ST STE 16
LOS ANGELES, CA 90012**

On NPL? NO 25 Acres

Lead Agency: MBR

Agencies Involved: SMBRP

Funding: Responsible Party

Past Uses: EQUIPMENT/INSTRUMENT REPAIR, FUEL - VEHICLE STORAGE/ REFUELING,
HAZARDOUS WASTE STORAGE - TANKS/CONTAINERS, MANUFACTURED GAS
PLANT, TRANSFORMER REPAIR, UTILITY - ELECTRIC, VEHICLE MAINTENANCE,
MANUFACTURED GAS PLANT

Status: **Active**

Date: **2009-06-15**

Site Type Corrective Action-Corrective Action

Special Program Corrective Action

0 Potential Media Affected: OTH, SED, SOIL, SV, OTH, SOIL, SV

Confirmed COCs: 30001,30549,30022,30067,30108,30153,30515,30407,30587,4
0001,30018,30154,30013,30014,, ,30018-NO,

Potential COCs:

Is Use Restricted?:NO

Site Management NONE SPECIFIED

Site # 18 0.8625 miles from the Subject Property

Aliases:

Alternate Name	LA DWP
Alternate Name	LADWP MAIN ST
Alternate Name	Main Street Center
EPA Identification Number	CAD000633305
Site Code - Historical	300425-33
Project Code (Site Code)	530028
Envirostor ID Number	80001337
Alternate Name	LA DWP
Alternate Name	LADWP MAIN ST
Alternate Name	Main Street Center
EPA Identification Number	CAD000633305
Site Code - Historical	300425-33
Project Code (Site Code)	530028
Envirostor ID Number	80001337
Alternate Name	LA DWP
Alternate Name	LADWP MAIN ST
Alternate Name	Main Street Center
EPA Identification Number	CAD000633305
Site Code - Historical	300425-33
Project Code (Site Code)	530028
Envirostor ID Number	80001337
Alternate Name	LA DWP
Alternate Name	LADWP MAIN ST
Alternate Name	Main Street Center
EPA Identification Number	CAD000633305
Site Code - Historical	300425-33
Project Code (Site Code)	530028
Envirostor ID Number	80001337

Completed Activities:

2009-03-10 Technical Workplan - SWMU 1 - Former Hazardous Waste Storage Building
Final LADWP Workplan for HWSA (SWMU #1) Investigation Workplan



1993-04-22	Preliminary Assessment Report - PROJECT WIDE
2010-07-28	RFI Workplan - Building 11 <i>RFI Workplan approved.</i>
2013-07-01	RFI Report - SWMU 1 - Former Hazardous Waste Storage Building <i>LADWP has submitted RI Workplan</i>
2016-06-01	RFI Report - PROJECT WIDE <i>RI Report approved.</i>
2013-09-05	RFI Workplan - PROJECT WIDE
2013-02-22	RFI Report - PROJECT WIDE
2013-10-25	Monitoring Plan - OU-2 <i>GW Wells evaluated for monitoring.</i>
2014-01-30	Fieldwork - PROJECT WIDE <i>Field work completed.</i>
2020-10-13	Risk Assessment Workplan - PROJECT WIDE
2016-06-01	Monitoring Plan - OU-2 <i>Work Plan approved.</i>
2017-12-11	Monitoring Report - OU-2 <i>No letter issued. Ongoing GW sampling.</i>
2019-08-08	Monitoring Plan - OU-2
2020-05-14	RFI Workplan - PROJECT WIDE
2021-03-09	Fieldwork - OU-2
2021-12-15	Technical Report - OU-2
2020-01-30	Monitoring Plan - PROJECT WIDE
2021-04-05	Monitoring Plan - OU-2
2021-11-29	Fieldwork - PROJECT WIDE
2020-12-11	Health & Safety Plan - PROJECT WIDE
2021-11-30	Fieldwork - PROJECT WIDE
2009-10-27	Annual Oversight Cost Estimate - PROJECT WIDE <i>Letter sent to RP.</i>
1993-04-22	RCRA Facility Assessment Report - PROJECT WIDE
1998-10-28	Consent Order - PROJECT WIDE
1993-07-12	Interim Measures Questionnaire - PROJECT WIDE
2012-09-27	Human Exposure Controlled - PROJECT WIDE
2012-09-27	Groundwater Migration Controlled - PROJECT WIDE
2015-09-11	Annual Oversight Cost Estimate - PROJECT WIDE <i>completed</i>



2017-09-28	Annual Oversight Cost Estimate - PROJECT WIDE <i>2017-2018 Annual Oversight Cost Estimate</i>
2016-09-30	Annual Oversight Cost Estimate - PROJECT WIDE <i>Annual Cost Estimate Letter sent out.</i>
2018-09-28	Annual Oversight Cost Estimate - PROJECT WIDE <i>Cost estimated</i>
2019-10-22	Annual Oversight Cost Estimate - PROJECT WIDE
2020-09-15	Annual Oversight Cost Estimate - PROJECT WIDE
2021-09-20	Annual Oversight Cost Estimate - PROJECT WIDE
2009-03-10	Technical Workplan - SWMU 1 - Former Hazardous Waste Storage Building <i>Final LADWP Workplan for HWSA (SWMU #1) Investigation Workplan</i>
1993-04-22	Preliminary Assessment Report - PROJECT WIDE
2010-07-28	RFI Workplan - Building 11 <i>RFI Workplan approved.</i>
2013-07-01	RFI Report - SWMU 1 - Former Hazardous Waste Storage Building <i>LADWP has submitted RI Workplan</i>
2016-06-01	RFI Report - PROJECT WIDE <i>RI Report approved.</i>
2013-09-05	RFI Workplan - PROJECT WIDE
2013-02-22	RFI Report - PROJECT WIDE
2013-10-25	Monitoring Plan - OU-2 <i>GW Wells evaluated for monitoring.</i>
2014-01-30	Fieldwork - PROJECT WIDE <i>Field work completed.</i>
2020-10-13	Risk Assessment Workplan - PROJECT WIDE <i>HHRA Workplan approved.</i>
2016-06-01	Monitoring Plan - OU-2 <i>Work Plan approved.</i>
2017-12-11	Monitoring Report - OU-2 <i>No letter issued. Ongoing GW sampling.</i>
2019-08-08	Monitoring Plan - OU-2 <i>LADWP is working on CMS. No letter issued.</i>
2020-05-14	RFI Workplan - PROJECT WIDE <i>Final ARFI approved.</i>
2021-03-09	Fieldwork - OU-2 <i>Fieldwork completed.</i>
2021-12-15	Technical Report - OU-2 <i>Report approved.</i>
2020-01-30	Monitoring Plan - PROJECT WIDE <i>Plan Approved.</i>
2021-04-05	Monitoring Plan - OU-2 <i>DTSC has no further comment.</i>
2021-11-29	Fieldwork - PROJECT WIDE <i>completed</i>
2020-12-11	Health & Safety Plan - PROJECT WIDE <i>Completed. No formal letter issued.</i>
2021-11-30	Fieldwork - PROJECT WIDE <i>completed.</i>



2009-10-27	Annual Oversight Cost Estimate - PROJECT WIDE <i>Letter sent to RP.</i>
1993-04-22	RCRA Facility Assessment Report - PROJECT WIDE
1998-10-28	Consent Order - PROJECT WIDE
1993-07-12	Interim Measures Questionnaire - PROJECT WIDE
2012-09-27	Human Exposure Controlled - PROJECT WIDE
2012-09-27	Groundwater Migration Controlled - PROJECT WIDE
2015-09-11	Annual Oversight Cost Estimate - PROJECT WIDE <i>completed</i>
2017-09-28	Annual Oversight Cost Estimate - PROJECT WIDE <i>2017-2018 Annual Oversight Cost Estimate</i>
2016-09-30	Annual Oversight Cost Estimate - PROJECT WIDE <i>Annual Cost Estimate Letter sent out.</i>
2018-09-28	Annual Oversight Cost Estimate - PROJECT WIDE <i>Cost estimated</i>
2019-10-22	Annual Oversight Cost Estimate - PROJECT WIDE <i>2019-2020 Annual Cost Estimate Letter</i>
2020-09-15	Annual Oversight Cost Estimate - PROJECT WIDE <i>CE Letter issued.</i>
2021-09-20	Annual Oversight Cost Estimate - PROJECT WIDE <i>CE letter</i>
2009-03-10	Technical Workplan - SWMU 1 - Former Hazardous Waste Storage Building <i>Final LADWP Workplan for HWSA (SWMU #1) Investigation Workplan</i>
1993-04-22	Preliminary Assessment Report - PROJECT WIDE
2010-07-28	RFI Workplan - Building 11 <i>RFI Workplan approved.</i>
2013-07-01	RFI Report - SWMU 1 - Former Hazardous Waste Storage Building <i>LADWP has submitted RI Workplan</i>
2016-06-01	RFI Report - PROJECT WIDE <i>RI Report approved.</i>
2013-09-05	RFI Workplan - PROJECT WIDE
2013-02-22	RFI Report - PROJECT WIDE
2013-10-25	Monitoring Plan - OU-2 <i>GW Wells evaluated for monitoring.</i>
2014-01-30	Fieldwork - PROJECT WIDE <i>Field work completed.</i>
2020-10-13	Risk Assessment Workplan - PROJECT WIDE <i>HHRA Workplan approved.</i>
2016-06-01	Monitoring Plan - OU-2 <i>Work Plan approved.</i>
2017-12-11	Monitoring Report - OU-2 <i>No letter issued. Ongoing GW sampling.</i>
2019-08-08	Monitoring Plan - OU-2 <i>LADWP is working on CMS. No letter issued.</i>
2020-05-14	RFI Workplan - PROJECT WIDE <i>Final ARFI approved.</i>



2021-03-09	Fieldwork - OU-2 <i>Fieldwork completed.</i>
2021-12-15	Technical Report - OU-2 <i>Report approved.</i>
2020-01-30	Monitoring Plan - PROJECT WIDE <i>Plan Approved.</i>
2021-04-05	Monitoring Plan - OU-2 <i>DTSC has no further comment.</i>
2021-11-29	Fieldwork - PROJECT WIDE <i>completed</i>
2020-12-11	Health & Safety Plan - PROJECT WIDE <i>Completed. No formal letter issued.</i>
2021-11-30	Fieldwork - PROJECT WIDE <i>completed.</i>
2009-10-27	Annual Oversight Cost Estimate - PROJECT WIDE <i>Letter sent to RP.</i>
1993-04-22	RCRA Facility Assessment Report - PROJECT WIDE
1998-10-28	Consent Order - PROJECT WIDE
1993-07-12	Interim Measures Questionnaire - PROJECT WIDE
2012-09-27	Human Exposure Controlled - PROJECT WIDE
2012-09-27	Groundwater Migration Controlled - PROJECT WIDE
2015-09-11	Annual Oversight Cost Estimate - PROJECT WIDE <i>completed</i>
2017-09-28	Annual Oversight Cost Estimate - PROJECT WIDE <i>2017-2018 Annual Oversight Cost Estimate</i>
2016-09-30	Annual Oversight Cost Estimate - PROJECT WIDE <i>Annual Cost Estimate Letter sent out.</i>
2018-09-28	Annual Oversight Cost Estimate - PROJECT WIDE <i>Cost estimated</i>
2019-10-22	Annual Oversight Cost Estimate - PROJECT WIDE <i>2019-2020 Annual Cost Estimate Letter</i>
2020-09-15	Annual Oversight Cost Estimate - PROJECT WIDE <i>CE Letter issued.</i>
2021-09-20	Annual Oversight Cost Estimate - PROJECT WIDE <i>CE letter</i>
2009-03-10	Technical Workplan - SWMU 1 - Former Hazardous Waste Storage Building <i>Final LADWP Workplan for HWSA (SWMU #1) Investigation Workplan</i>
1993-04-22	Preliminary Assessment Report - PROJECT WIDE
2010-07-28	RFI Workplan - Building 11 <i>RFI Workplan approved.</i>
2013-07-01	RFI Report - SWMU 1 - Former Hazardous Waste Storage Building <i>LADWP has submitted RI Workplan</i>
2016-06-01	RFI Report - PROJECT WIDE <i>RI Report approved.</i>
2013-09-05	RFI Workplan - PROJECT WIDE
2013-02-22	RFI Report - PROJECT WIDE



2013-10-25	Monitoring Plan - OU-2 <i>GW Wells evaluated for monitoring.</i>
2014-01-30	Fieldwork - PROJECT WIDE <i>Field work completed.</i>
2020-10-13	Risk Assessment Workplan - PROJECT WIDE <i>HHRA Workplan approved.</i>
2016-06-01	Monitoring Plan - OU-2 <i>Work Plan approved.</i>
2017-12-11	Monitoring Report - OU-2 <i>No letter issued. Ongoing GW sampling.</i>
2019-08-08	Monitoring Plan - OU-2 <i>LADWP is working on CMS. No letter issued.</i>
2020-05-14	RFI Workplan - PROJECT WIDE <i>Final ARFI approved.</i>
2021-03-09	Fieldwork - OU-2 <i>Fieldwork completed.</i>
2021-12-15	Technical Report - OU-2 <i>Report approved.</i>
2020-01-30	Monitoring Plan - PROJECT WIDE <i>Plan Approved.</i>
2021-04-05	Monitoring Plan - OU-2 <i>DTSC has no further comment.</i>
2021-11-29	Fieldwork - PROJECT WIDE <i>completed</i>
2020-12-11	Health & Safety Plan - PROJECT WIDE <i>Completed. No formal letter issued.</i>
2021-11-30	Fieldwork - PROJECT WIDE <i>completed.</i>
2009-10-27	Annual Oversight Cost Estimate - PROJECT WIDE <i>Letter sent to RP.</i>
1993-04-22	RCRA Facility Assessment Report - PROJECT WIDE
1998-10-28	Consent Order - PROJECT WIDE
1993-07-12	Interim Measures Questionnaire - PROJECT WIDE
2012-09-27	Human Exposure Controlled - PROJECT WIDE
2012-09-27	Groundwater Migration Controlled - PROJECT WIDE
2015-09-11	Annual Oversight Cost Estimate - PROJECT WIDE <i>completed</i>
2017-09-28	Annual Oversight Cost Estimate - PROJECT WIDE <i>2017-2018 Annual Oversight Cost Estimate</i>
2016-09-30	Annual Oversight Cost Estimate - PROJECT WIDE <i>Annual Cost Estimate Letter sent out.</i>
2018-09-28	Annual Oversight Cost Estimate - PROJECT WIDE <i>Cost estimated</i>
2019-10-22	Annual Oversight Cost Estimate - PROJECT WIDE <i>2019-2020 Annual Cost Estimate Letter</i>
2020-09-15	Annual Oversight Cost Estimate - PROJECT WIDE <i>CE Letter issued.</i>
2021-09-20	Annual Oversight Cost Estimate - PROJECT WIDE <i>CE letter</i>



2009-03-10 Technical Workplan - SWMU 1 - Former Hazardous Waste Storage Building
Final LADWP Workplan for HWSA (SWMU #1) Investigation Workplan

1993-04-22 Preliminary Assessment Report - PROJECT WIDE

2010-07-28 RFI Workplan - Building 11
RFI Workplan approved.

2013-07-01 RFI Report - SWMU 1 - Former Hazardous Waste Storage Building
LADWP has submitted RI Workplan

2016-06-01 RFI Report - PROJECT WIDE
RI Report approved.

2013-09-05 RFI Workplan - PROJECT WIDE

2013-02-22 RFI Report - PROJECT WIDE

2013-10-25 Monitoring Plan - OU-2
GW Wells evaluated for monitoring.

2014-01-30 Fieldwork - PROJECT WIDE
Field work completed.

2020-10-13 Risk Assessment Workplan - PROJECT WIDE
HHRA Workplan approved.

2016-06-01 Monitoring Plan - OU-2
Work Plan approved.

2017-12-11 Monitoring Report - OU-2
No letter issued. Ongoing GW sampling.

2019-08-08 Monitoring Plan - OU-2
LADWP is working on CMS. No letter issued.

2020-05-14 RFI Workplan - PROJECT WIDE
Final ARFI approved.

2021-03-09 Fieldwork - OU-2
Fieldwork completed.

2021-12-15 Technical Report - OU-2
Report approved.

2020-01-30 Monitoring Plan - PROJECT WIDE
Plan Approved.

2021-04-05 Monitoring Plan - OU-2
DTSC has no further comment.

2021-11-29 Fieldwork - PROJECT WIDE
completed

2020-12-11 Health & Safety Plan - PROJECT WIDE
Completed. No formal letter issued.

2021-11-30 Fieldwork - PROJECT WIDE
completed.

2009-10-27 Annual Oversight Cost Estimate - PROJECT WIDE
Letter sent to RP.

1993-04-22 RCRA Facility Assessment Report - PROJECT WIDE

1998-10-28 Consent Order - PROJECT WIDE

1993-07-12 Interim Measures Questionnaire - PROJECT WIDE

2012-09-27 Human Exposure Controlled - PROJECT WIDE

2012-09-27 Groundwater Migration Controlled - PROJECT WIDE



2015-09-11	Annual Oversight Cost Estimate - PROJECT WIDE <i>completed</i>
2017-09-28	Annual Oversight Cost Estimate - PROJECT WIDE <i>2017-2018 Annual Oversight Cost Estimate</i>
2016-09-30	Annual Oversight Cost Estimate - PROJECT WIDE <i>Annual Cost Estimate Letter sent out.</i>
2018-09-28	Annual Oversight Cost Estimate - PROJECT WIDE <i>Cost estimated</i>
2019-10-22	Annual Oversight Cost Estimate - PROJECT WIDE <i>2019-2020 Annual Cost Estimate Letter</i>
2020-09-15	Annual Oversight Cost Estimate - PROJECT WIDE <i>CE Letter issued.</i>
2021-09-20	Annual Oversight Cost Estimate - PROJECT WIDE <i>CE letter</i>
2013-07-01	RFI Report - SWMU 1 - Former Hazardous Waste Storage Building <i>LADWP has submitted RI Workplan</i>
2016-06-01	RFI Report - PROJECT WIDE <i>RI Report approved.</i>
2013-09-05	RFI Workplan - PROJECT WIDE
2013-02-22	RFI Report - PROJECT WIDE
2013-10-25	Monitoring Plan - OU-2 <i>GW Wells evaluated for monitoring.</i>
2014-01-30	Fieldwork - PROJECT WIDE <i>Field work completed.</i>
2020-10-13	Risk Assessment Workplan - PROJECT WIDE <i>HHRA Workplan approved.</i>
2016-06-01	Monitoring Plan - OU-2 <i>Work Plan approved.</i>
2017-12-11	Monitoring Report - OU-2 <i>No letter issued. Ongoing GW sampling.</i>
1993-04-22	Preliminary Assessment Report - PROJECT WIDE
2010-07-28	RFI Workplan - Building 11 <i>RFI Workplan approved.</i>
2009-03-10	Technical Workplan - SWMU 1 - Former Hazardous Waste Storage Building <i>Final LADWP Workplan for HWSA (SWMU #1) Investigation Workplan</i>
2021-03-09	Fieldwork - OU-2 <i>Fieldwork completed.</i>
2020-01-30	Monitoring Plan - PROJECT WIDE <i>Plan Approved.</i>
2021-12-15	Technical Report - OU-2 <i>Report approved.</i>
2021-04-05	Monitoring Plan - OU-2 <i>DTSC has no further comment.</i>
2021-11-29	Fieldwork - PROJECT WIDE <i>completed</i>
2020-12-11	Health & Safety Plan - PROJECT WIDE <i>Completed. No formal letter issued.</i>
2022-11-07	RFI Report - OU-PCB
2022-01-11	Fieldwork - PROJECT WIDE <i>Site visits</i>



2021-11-30	Fieldwork - PROJECT WIDE <i>completed.</i>
2022-09-15	Fieldwork - PROJECT WIDE <i>Site visits completed.</i>
2018-03-10	Monitoring Report - PROJECT WIDE <i>Ongoing GW monitoring.</i>
2022-06-20	Preliminary Assessment Work Plan - SWMU 1 - Former Hazardous Waste Storage Building <i>SWMU 1 will be addressed along with RFI.</i>
2020-05-14	RFI Workplan - PROJECT WIDE <i>Final ARFI approved.</i>
2019-08-08	Monitoring Plan - OU-2 <i>LADWP is working on CMS. No letter issued.</i>
1993-04-22	RCRA Facility Assessment Report - PROJECT WIDE
1998-10-28	Consent Order - PROJECT WIDE
1993-07-12	Interim Measures Questionnaire - PROJECT WIDE
2009-10-27	Annual Oversight Cost Estimate - PROJECT WIDE <i>Letter sent to RP.</i>
2012-09-27	Human Exposure Controlled - PROJECT WIDE
2012-09-27	Groundwater Migration Controlled - PROJECT WIDE
2023-07-02	Other Report - PROJECT WIDE <i>Correspondence. PCB investigation for EPA.</i>
2019-10-22	Annual Oversight Cost Estimate - PROJECT WIDE <i>2019-2020 Annual Cost Estimate Letter</i>
2020-09-15	Annual Oversight Cost Estimate - PROJECT WIDE <i>CE Letter issued.</i>
2022-06-24	Project Management - PROJECT WIDE
2021-09-20	Annual Oversight Cost Estimate - PROJECT WIDE <i>CE letter</i>
2022-10-13	Annual Oversight Cost Estimate - PROJECT WIDE <i>CE letter.</i>
2023-06-30	Project Management - PROJECT WIDE <i>Ending of fiscal year period.</i>
2023-10-16	Annual Oversight Cost Estimate - PROJECT WIDE
2023-12-04	Correspondence - PROJECT WIDE
2015-09-11	Annual Oversight Cost Estimate - PROJECT WIDE <i>completed</i>
2017-09-28	Annual Oversight Cost Estimate - PROJECT WIDE <i>2017-2018 Annual Oversight Cost Estimate</i>
2016-09-30	Annual Oversight Cost Estimate - PROJECT WIDE <i>Annual Cost Estimate Letter sent out.</i>
2018-09-28	Annual Oversight Cost Estimate - PROJECT WIDE <i>Cost estimated</i>

Scheduled Activities:

Future Activities:

RFI Report PROJECT WIDE

Due:

2023



Corrective Measures Study Report PROJECT WIDE	Due:	2024
Ready for Anticipated Use PROJECT WIDE	Due:	2027
Corrective Action Completion Determination PROJECT WIDE	Due:	2026
Cleanup Complete PROJECT WIDE	Due:	2028
Remedy Construction Complete PROJECT WIDE	Due:	2026
Remedy Selection and Statement of Basis PROJECT WIDE	Due:	2024
RFI Report PROJECT WIDE	Due:	2025
Corrective Measures Study Report PROJECT WIDE	Due:	2027
Ready for Anticipated Use PROJECT WIDE	Due:	2030
Corrective Action Completion Determination PROJECT WIDE	Due:	2048
Cleanup Complete PROJECT WIDE	Due:	2051
Remedy Construction Complete PROJECT WIDE	Due:	2029
Remedy Selection and Statement of Basis PROJECT WIDE	Due:	2027
RFI Report PROJECT WIDE	Due:	2025
Corrective Measures Study Report PROJECT WIDE	Due:	2027
Ready for Anticipated Use PROJECT WIDE	Due:	2030
Corrective Action Completion Determination PROJECT WIDE	Due:	2048
Cleanup Complete PROJECT WIDE	Due:	2051
Remedy Construction Complete PROJECT WIDE	Due:	2029
Remedy Selection and Statement of Basis PROJECT WIDE	Due:	2027
RFI Report PROJECT WIDE	Due:	2025
Corrective Measures Study Report PROJECT WIDE	Due:	2027
Ready for Anticipated Use PROJECT WIDE	Due:	2030
Corrective Action Completion Determination PROJECT WIDE	Due:	2048
Cleanup Complete PROJECT WIDE	Due:	2051
Remedy Construction Complete PROJECT WIDE	Due:	2029
Remedy Selection and Statement of Basis PROJECT WIDE	Due:	2027
Corrective Measures Study Report PROJECT WIDE	Due:	2027
RFI Report PROJECT WIDE	Due:	2025
Remedy Selection and Statement of Basis PROJECT WIDE	Due:	2027
Remedy Construction Complete PROJECT WIDE	Due:	2029
Cleanup Complete PROJECT WIDE	Due:	2051
Corrective Action Completion Determination PROJECT WIDE	Due:	2048
Ready for Anticipated Use PROJECT WIDE	Due:	2030
Corrective Measures Study Report PROJECT WIDE	Due:	2027
RFI Report PROJECT WIDE	Due:	2025
Remedy Selection and Statement of Basis PROJECT WIDE	Due:	2027
Remedy Construction Complete PROJECT WIDE	Due:	2029
Cleanup Complete PROJECT WIDE	Due:	2051
Corrective Action Completion Determination PROJECT WIDE	Due:	2048
Ready for Anticipated Use PROJECT WIDE	Due:	2030



CalSites

<https://www.envirostor.dtsc.ca.gov/public/>

Case Number: **19490230**

Site: **SO CAL GAS/LA MAIN ST MGP
1630 NORTH MAIN STREET
LOS ANGELES, CA 90012**

On NPL? NO 3 Acres

Lead Agency: SMBRP

Agencies Involved: SMBRP

Funding: Responsible Party

Past Uses: HAZARDOUS WASTE STORAGE - TANKS/CONTAINERS, MANUFACTURED GAS PLANT

Status: **Inactive - Needs Evaluation**

Site Type Voluntary Agreement-Voluntary Cleanup

Special Program Voluntary Cleanup

Potential Media Affected: OTH, SOIL

Confirmed COCs: NONE SPECIFIED

Date: **2008-07-25**

Potential COCs:

Is Use Restricted?:NO

Site Management NONE SPECIFIED

Site # 19 0.8706 miles from the Subject Property

Aliases:

Alternate Name	ECONOMIC GAS COMPANY
Alternate Name	LOS ANGELES DEPARTMENT OF WATER & POWER
Alternate Name	LOS ANGELES IV MGP
Alternate Name	LOS ANGELES MAIN STREET MGP
Alternate Name	LOS ANGELES TOWNE GAS SITE
Alternate Name	PEOPLE'S GAS & COKE COMPANY
Alternate Name	SOUTHERN CALIF GAS CO - LA MAIN ST
Alternate Name	SOUTHERN CALIFORNIA GAS
Alternate Name	SOUTHERN CALIFORNIA GAS CO. - LA MAIN ST
Alternate Name	SOUTHERN CALIFORNIA GAS COMPANY
Alternate Name	ST. JOHNS STREET MGP
EPA (FRS #)	110000609155
EPA (FRS #)	110033615666
GeoTracker Global ID	T0603700511
Project Code (Site Code)	300450
Envirostor ID Number	19490230
Alternate Name	ECONOMIC GAS COMPANY
Alternate Name	LOS ANGELES DEPARTMENT OF WATER & POWER
Alternate Name	LOS ANGELES IV MGP
Alternate Name	LOS ANGELES MAIN STREET MGP
Alternate Name	LOS ANGELES TOWNE GAS SITE
Alternate Name	PEOPLE'S GAS & COKE COMPANY
Alternate Name	SOUTHERN CALIF GAS CO - LA MAIN ST
Alternate Name	SOUTHERN CALIFORNIA GAS
Alternate Name	SOUTHERN CALIFORNIA GAS CO. - LA MAIN ST
Alternate Name	SOUTHERN CALIFORNIA GAS COMPANY
Alternate Name	ST. JOHNS STREET MGP
EPA (FRS #)	110000609155
EPA (FRS #)	110033615666
GeoTracker Global ID	T0603700511
Project Code (Site Code)	300450
Envirostor ID Number	19490230
Alternate Name	ECONOMIC GAS COMPANY
Alternate Name	LOS ANGELES DEPARTMENT OF WATER & POWER
Alternate Name	LOS ANGELES IV MGP
Alternate Name	LOS ANGELES MAIN STREET MGP
Alternate Name	LOS ANGELES TOWNE GAS SITE
Alternate Name	PEOPLE'S GAS & COKE COMPANY
Alternate Name	SOUTHERN CALIF GAS CO - LA MAIN ST



Alternate Name	SOUTHERN CALIFORNIA GAS
Alternate Name	SOUTHERN CALIFORNIA GAS CO. - LA MAIN ST
Alternate Name	SOUTHERN CALIFORNIA GAS COMPANY
Alternate Name	ST. JOHNS STREET MGP
EPA (FRS #)	110000609155
EPA (FRS #)	110033615666
GeoTracker Global ID	T0603700511
Project Code (Site Code)	300450
Envirostor ID Number	19490230
Alternate Name	ECONOMIC GAS COMPANY
Alternate Name	LOS ANGELES DEPARTMENT OF WATER & POWER
Alternate Name	LOS ANGELES IV MGP
Alternate Name	LOS ANGELES MAIN STREET MGP
Alternate Name	LOS ANGELES TOWNE GAS SITE
Alternate Name	PEOPLE'S GAS & COKE COMPANY
Alternate Name	SOUTHERN CALIF GAS CO - LA MAIN ST
Alternate Name	SOUTHERN CALIFORNIA GAS
Alternate Name	SOUTHERN CALIFORNIA GAS CO. - LA MAIN ST
Alternate Name	SOUTHERN CALIFORNIA GAS COMPANY
Alternate Name	ST. JOHNS STREET MGP
EPA (FRS #)	110000609155
EPA (FRS #)	110033615666
GeoTracker Global ID	T0603700511
Project Code (Site Code)	300450
Envirostor ID Number	19490230
Alternate Name	ECONOMIC GAS COMPANY
Alternate Name	LOS ANGELES DEPARTMENT OF WATER & POWER
Alternate Name	LOS ANGELES IV MGP
Alternate Name	LOS ANGELES MAIN STREET MGP
Alternate Name	LOS ANGELES TOWNE GAS SITE
Alternate Name	PEOPLE'S GAS & COKE COMPANY
Alternate Name	SOUTHERN CALIF GAS CO - LA MAIN ST
Alternate Name	SOUTHERN CALIFORNIA GAS
Alternate Name	SOUTHERN CALIFORNIA GAS CO. - LA MAIN ST
Alternate Name	SOUTHERN CALIFORNIA GAS COMPANY
Alternate Name	ST. JOHNS STREET MGP
EPA (FRS #)	110000609155
EPA (FRS #)	110033615666
GeoTracker Global ID	T0603700511
Project Code (Site Code)	300450
Envirostor ID Number	19490230
Alternate Name	ECONOMIC GAS COMPANY
Alternate Name	LOS ANGELES DEPARTMENT OF WATER & POWER
Alternate Name	LOS ANGELES IV MGP
Alternate Name	LOS ANGELES MAIN STREET MGP
Alternate Name	LOS ANGELES TOWNE GAS SITE
Alternate Name	PEOPLE'S GAS & COKE COMPANY
Alternate Name	SOUTHERN CALIF GAS CO - LA MAIN ST
Alternate Name	SOUTHERN CALIFORNIA GAS
Alternate Name	SOUTHERN CALIFORNIA GAS CO. - LA MAIN ST
Alternate Name	SOUTHERN CALIFORNIA GAS COMPANY
Alternate Name	ST. JOHNS STREET MGP
EPA (FRS #)	110000609155



EPA (FRS #)	110033615666
GeoTracker Global ID	T0603700511
Project Code (Site Code)	300450
Envirostor ID Number	19490230

Completed Activities:

2004-11-27	Site Characterization Workplan - PROJECT WIDE <i>DTSC recommended to revise the Sampling Plan and prepare Quality Assurance Plan.</i>
2008-01-25	Remedial Investigation Report - PROJECT WIDE
1995-05-02	Preliminary Endangerment Assessment Report - PROJECT WIDE <i>The Department completed review of the PEA report. Based on the information provided in the PEA, the site does not constitute an immediate threat that would require an expedited response action. However, DTSC recommends further action, in that the current asphalt must be maintained and a deed restriction notification be placed on the site. DTSC considers the PEA complete.</i>
1993-10-28	Site Screening - PROJECT WIDE <i>The Department received a notice of intent to initiate a PEA dated September 27, 1993. Manufactured Gas Plant (MGP) was operated at the site from approximately 1906 to 1919???. The MGP operations ceased at the site on 1919? when the Southern California Gas Company acquired the MGP properties. In 1922 Los Angeles City Water and Power acquired the property and dismantled the gas plant. The hazardous wastes found at the former MGP sites includes PAHs, Cyanides, TPHs, BTEX, Sulphides/sulfates, and Metals. Due to the evidence of hazardous wastes in the other MGP sites, the Department recommends a PEA. The Department completed review of the sampling plan. RP is investigating the site.</i>
2015-03-11	Other Report - PROJECT WIDE <i>This former MGP project was a very small portion of the bigger LADWP RCRA site. The Gas Co. completed investigation and sent a letter. VCA was terminated in 2008. DTSC staff are working on the LADWP RCRA site.</i>
2001-05-04	Standard Voluntary Agreement - PROJECT WIDE
2004-11-27	Site Characterization Workplan - PROJECT WIDE <i>DTSC recommended to revise the Sampling Plan and prepare Quality Assurance Plan.</i>
2008-01-25	Remedial Investigation Report - PROJECT WIDE
1995-05-02	Preliminary Endangerment Assessment Report - PROJECT WIDE <i>The Department completed review of the PEA report. Based on the information provided in the PEA, the site does not constitute an immediate threat that would require an expedited response action. However, DTSC recommends further action, in that the current asphalt must be maintained and a deed restriction notification be placed on the site. DTSC considers the PEA complete.</i>
1993-10-28	Site Screening - PROJECT WIDE <i>The Department received a notice of intent to initiate a PEA dated September 27, 1993. Manufactured Gas Plant (MGP) was operated at the site from approximately 1906 to 1919???. The MGP operations ceased at the site on 1919? when the Southern California Gas Company acquired the MGP properties. In 1922 Los Angeles City Water and Power acquired the property and dismantled the gas plant. The hazardous wastes found at the former MGP sites includes PAHs, Cyanides, TPHs, BTEX, Sulphides/sulfates, and Metals. Due to the evidence of hazardous wastes in the other MGP sites, the Department recommends a PEA. The Department completed review of the sampling plan. RP is investigating the site.</i>
2015-03-11	Other Report - PROJECT WIDE <i>This former MGP project was a very small portion of the bigger LADWP RCRA site. The Gas Co. completed investigation and sent a letter. VCA was terminated in 2008. DTSC staff are working on the LADWP RCRA site.</i>
2001-05-04	Standard Voluntary Agreement - PROJECT WIDE
2004-11-27	Site Characterization Workplan - PROJECT WIDE <i>DTSC recommended to revise the Sampling Plan and prepare Quality Assurance Plan.</i>
2008-01-25	Remedial Investigation Report - PROJECT WIDE
1995-05-02	Preliminary Endangerment Assessment Report - PROJECT WIDE <i>The Department completed review of the PEA report. Based on the information provided in the PEA, the site does not constitute an immediate threat that would require an expedited response action. However, DTSC recommends further action, in that the current asphalt must be maintained and a deed restriction notification be placed on the site. DTSC considers the PEA complete.</i>
1993-10-28	Site Screening - PROJECT WIDE <i>The Department received a notice of intent to initiate a PEA dated September 27, 1993. Manufactured Gas Plant (MGP) was operated at the site from approximately 1906 to 1919???. The MGP operations ceased at the site on 1919? when the Southern California Gas Company acquired the MGP properties. In 1922 Los Angeles City Water and Power acquired the property and dismantled the gas plant. The hazardous wastes found at the former MGP sites includes PAHs, Cyanides, TPHs, BTEX, Sulphides/sulfates, and Metals. Due to the evidence of hazardous wastes in the other MGP sites, the Department recommends a PEA. The Department completed review of the sampling plan. RP is investigating the site.</i>



2015-03-11	Other Report - PROJECT WIDE <i>This former MGP project was a very small portion of the bigger LADWP RCRA site. The Gas Co. completed investigation and sent a letter. VCA was terminated in 2008. DTSC staff are working on the LADWP RCRA site.</i>
2001-05-04	Standard Voluntary Agreement - PROJECT WIDE
2004-11-27	Site Characterization Workplan - PROJECT WIDE <i>DTSC recommended to revise the Sampling Plan and prepare Quality Assurance Plan.</i>
2008-01-25	Remedial Investigation Report - PROJECT WIDE
1995-05-02	Preliminary Endangerment Assessment Report - PROJECT WIDE <i>The Department completed review of the PEA report. Based on the information provided in the PEA, the site does not constitute an immediate threat that would require an expedited response action. However, DTSC recommends further action, in that the current asphalt must be maintained and a deed restriction notification be placed on the site. DTSC considers the PEA complete.</i>
1993-10-28	Site Screening - PROJECT WIDE <i>The Department received a notice of intent to initiate a PEA dated September 27, 1993. Manufactured Gas Plant (MGP) was operated at the site from approximately 1906 to 1919???. The MGP operations ceased at the site on 1919? when the Southern California Gas Company acquired the MGP properties. In 1922 Los Angeles City Water and Power acquired the property and dismantled the gas plant. The hazardous wastes found at the former MGP sites includes PAHs, Cyanides, TPHs, BTEX, Sulphides/sulfates, and Metals. Due to the evidence of hazardous wastes in the other MGP sites, the Department recommends a PEA. The Department completed review of the sampling plan. RP is investigating the site.</i>
2015-03-11	Other Report - PROJECT WIDE <i>This former MGP project was a very small portion of the bigger LADWP RCRA site. The Gas Co. completed investigation and sent a letter. VCA was terminated in 2008. DTSC staff are working on the LADWP RCRA site.</i>
2001-05-04	Standard Voluntary Agreement - PROJECT WIDE
2004-11-27	Site Characterization Workplan - PROJECT WIDE <i>DTSC recommended to revise the Sampling Plan and prepare Quality Assurance Plan.</i>
2008-01-25	Remedial Investigation Report - PROJECT WIDE
1995-05-02	Preliminary Endangerment Assessment Report - PROJECT WIDE <i>The Department completed review of the PEA report. Based on the information provided in the PEA, the site does not constitute an immediate threat that would require an expedited response action. However, DTSC recommends further action, in that the current asphalt must be maintained and a deed restriction notification be placed on the site. DTSC considers the PEA complete.</i>
1993-10-28	Site Screening - PROJECT WIDE <i>The Department received a notice of intent to initiate a PEA dated September 27, 1993. Manufactured Gas Plant (MGP) was operated at the site from approximately 1906 to 1919???. The MGP operations ceased at the site on 1919? when the Southern California Gas Company acquired the MGP properties. In 1922 Los Angeles City Water and Power acquired the property and dismantled the gas plant. The hazardous wastes found at the former MGP sites includes PAHs, Cyanides, TPHs, BTEX, Sulphides/sulfates, and Metals. Due to the evidence of hazardous wastes in the other MGP sites, the Department recommends a PEA. The Department completed review of the sampling plan. RP is investigating the site.</i>
2015-03-11	Other Report - PROJECT WIDE <i>This former MGP project was a very small portion of the bigger LADWP RCRA site. The Gas Co. completed investigation and sent a letter. VCA was terminated in 2008. DTSC staff are working on the LADWP RCRA site.</i>
2001-05-04	Standard Voluntary Agreement - PROJECT WIDE
1995-05-02	Preliminary Endangerment Assessment Report - PROJECT WIDE <i>The Department completed review of the PEA report. Based on the information provided in the PEA, the site does not constitute an immediate threat that would require an expedited response action. However, DTSC recommends further action, in that the current asphalt must be maintained and a deed restriction notification be placed on the site. DTSC considers the PEA complete.</i>
1993-10-28	Site Screening - PROJECT WIDE <i>The Department received a notice of intent to initiate a PEA dated September 27, 1993. Manufactured Gas Plant (MGP) was operated at the site from approximately 1906 to 1919???. The MGP operations ceased at the site on 1919? when the Southern California Gas Company acquired the MGP properties. In 1922 Los Angeles City Water and Power acquired the property and dismantled the gas plant. The hazardous wastes found at the former MGP sites includes PAHs, Cyanides, TPHs, BTEX, Sulphides/sulfates, and Metals. Due to the evidence of hazardous wastes in the other MGP sites, the Department recommends a PEA. The Department completed review of the sampling plan. RP is investigating the site.</i>
2004-11-27	Site Characterization Workplan - PROJECT WIDE <i>DTSC recommended to revise the Sampling Plan and prepare Quality Assurance Plan.</i>
2008-01-25	Remedial Investigation Report - PROJECT WIDE
2015-03-11	Other Report - PROJECT WIDE <i>This former MGP project was a very small portion of the bigger LADWP RCRA site. The Gas Co. completed investigation and sent a letter. VCA was terminated in 2008. DTSC staff are working on the LADWP RCRA site.</i>



2001-05-04 Standard Voluntary Agreement - PROJECT WIDE

Scheduled Activities:

Future Activities:



CalSites

<https://www.envirostor.dtsc.ca.gov/public/>

Case Number: **19400013**

Site: **CORNFIELD SITE**
1245 N SPRING STREET
LOS ANGELES, CA 90012

On NPL? NO 32 Acres

Lead Agency: SMBRP

Agencies Involved: SMBRP

Funding: Responsible Party

Past Uses: FUEL - VEHICLE STORAGE/ REFUELING, RAIL ROAD MAINTENANCE SHOP,
RAILROAD RIGHT OF WAY

Status: **Active**

Site Type Voluntary Agreement-Voluntary Cleanup

Special Program Voluntary Cleanup

Potential Media Affected: OTH, SOIL

Confirmed COCs: 30001,30013,3002502

Date: **2014-11-17**

634 G2 0

Potential COCs:

Is Use Restricted?:NO

Site Management NONE SPECIFIED

Site # 20 0.9077 miles from the Subject Property

Aliases:

Alternate Name	CORNFIELDS
Alternate Name	CORNFIELDS RAILYARD
Alternate Name	CORNFIELDS SITE
Alternate Name	FORMER CORNFIELDS SITE
EPA (FRS #)	110033613686
Project Code (Site Code)	301019
Envirostor ID Number	19400013
Alternate Name	CORNFIELDS
Alternate Name	CORNFIELDS RAILYARD
Alternate Name	CORNFIELDS SITE
Alternate Name	FORMER CORNFIELDS SITE
EPA (FRS #)	110033613686
Project Code (Site Code)	301019
Envirostor ID Number	19400013
Alternate Name	CORNFIELDS
Alternate Name	CORNFIELDS RAILYARD
Alternate Name	CORNFIELDS SITE
Alternate Name	FORMER CORNFIELDS SITE
EPA (FRS #)	110033613686
Project Code (Site Code)	301019
Envirostor ID Number	19400013
Alternate Name	CORNFIELDS
Alternate Name	CORNFIELDS RAILYARD
Alternate Name	CORNFIELDS SITE
Alternate Name	FORMER CORNFIELDS SITE
EPA (FRS #)	110033613686
Project Code (Site Code)	301019
Envirostor ID Number	19400013
Alternate Name	CORNFIELDS
Alternate Name	CORNFIELDS RAILYARD
Alternate Name	CORNFIELDS SITE
Alternate Name	FORMER CORNFIELDS SITE
EPA (FRS #)	110033613686
Project Code (Site Code)	301019
Envirostor ID Number	19400013
Alternate Name	CORNFIELDS
Alternate Name	CORNFIELDS RAILYARD
Alternate Name	CORNFIELDS SITE
Alternate Name	FORMER CORNFIELDS SITE



EPA (FRS #) 110033613686
Project Code (Site Code) 301019
Envirostor ID Number 19400013

Completed Activities:

2002-11-18 Removal Action Workplan - PROJECT WIDE
DTSC approves Removal Action Workplan for Site.

2003-02-28 Removal Action Completion Report - PROJECT WIDE
VCA2

2002-09-16 Preliminary Endangerment Assessment Report - PROJECT WIDE
Site characterization activities which included additional sampling have been completed.

2001-12-20 Preliminary Endangerment Assessment Report - PROJECT WIDE
Draft Final PEA Report conditionally approved pending the submittal of the waste manifests to be included in the Final PEA Report.

2017-12-21 Removal Action Completion Report - PROJECT WIDE

2015-03-13 Removal Action Workplan w/ESD - PROJECT WIDE
Final SRAW and TCRAW approved

2016-06-30 Fieldwork - PROJECT WIDE
Fieldwork for removal of arsenic and lead impacted soils on Phase I of Cornfield site completed. Contaminants were discovered during site construction activities.

1999-04-01 Phase 1 - PROJECT WIDE
Additional subsurface characterization required.

2014-09-11 Technical Workplan - PROJECT WIDE
Final SAP reviewed and approved

2002-06-17 Site Screening - PROJECT WIDE
Removal Action workplan will be drafted.

1989-03-01 Site Screening - PROJECT WIDE
Investigation did not identify major areas of concern.

2002-10-01 Risk Assessment Report - PROJECT WIDE
Report submitted.

1999-10-01 Site Screening - PROJECT WIDE
Investigation indicated both sale area (Cornfield site, 32 acre sub-parcel of a 50 acre site) and non-sale area (remaining property) contained impacted soil and groundwater.

1999-06-01 Site Screening - PROJECT WIDE
Further characterization required at site.

2002-11-15 CEQA - Initial Study/ Mitigated Neg. Dec. (MND) - PROJECT WIDE
VCA2

2002-05-17 Standard Voluntary Agreement - PROJECT WIDE

2001-08-28 Standard Voluntary Agreement - PROJECT WIDE
DTSC and proponent, Dept. of Parks and Recreation, enter into Voluntary Cleanup Agreement.

2015-10-21 Annual Oversight Cost Estimate - PROJECT WIDE
Cornfield Site Annual Cost Estimate Letter

2016-01-31 Correspondence - PROJECT WIDE

2016-10-31 Correspondence - PROJECT WIDE
Annual Cost Estimate FY 16-17

2019-10-24 Annual Oversight Cost Estimate - PROJECT WIDE
cost estimate letter uploaded

2002-11-18 Removal Action Workplan - PROJECT WIDE
DTSC approves Removal Action Workplan for Site.

2003-02-28 Removal Action Completion Report - PROJECT WIDE
VCA2

2002-09-16 Preliminary Endangerment Assessment Report - PROJECT WIDE
Site characterization activities which included additional sampling have been completed.

2001-12-20 Preliminary Endangerment Assessment Report - PROJECT WIDE
Draft Final PEA Report conditionally approved pending the submittal of the waste manifests to be included in the Final PEA Report.



2017-12-21	Removal Action Completion Report - PROJECT WIDE
2015-03-13	Removal Action Workplan w/ESD - PROJECT WIDE <i>Final SRAW and TCRAW approved</i>
2016-06-30	Fieldwork - PROJECT WIDE <i>Fieldwork for removal of arsenic and lead impacted soils on Phase I of Cornfield site completed. Contaminants were discovered during site construction activities.</i>
1999-04-01	Phase 1 - PROJECT WIDE <i>Additional subsurface characterization required.</i>
2014-09-11	Technical Workplan - PROJECT WIDE <i>Final SAP reviewed and approved</i>
2002-06-17	Site Screening - PROJECT WIDE <i>Removal Action workplan will be drafted.</i>
1989-03-01	Site Screening - PROJECT WIDE <i>Investigation did not identify major areas of concern.</i>
2002-10-01	Risk Assessment Report - PROJECT WIDE <i>Report submitted.</i>
1999-10-01	Site Screening - PROJECT WIDE <i>Investigation indicated both sale area (Cornfield site, 32 acre sub-parcel of a 50 acre site) and non-sale area (remaining property) contained impacted soil and groundwater.</i>
1999-06-01	Site Screening - PROJECT WIDE <i>Further characterization required at site.</i>
2002-11-15	CEQA - Initial Study/ Mitigated Neg. Dec. (MND) - PROJECT WIDE VCA2
2002-05-17	Standard Voluntary Agreement - PROJECT WIDE
2001-08-28	Standard Voluntary Agreement - PROJECT WIDE <i>DTSC and proponent, Dept. of Parks and Recreation, enter into Voluntary Cleanup Agreement.</i>
2015-10-21	Annual Oversight Cost Estimate - PROJECT WIDE <i>Cornfield Site Annual Cost Estimate Letter</i>
2016-01-31	Correspondence - PROJECT WIDE
2016-10-31	Correspondence - PROJECT WIDE <i>Annual Cost Estimate FY 16-17</i>
2019-10-24	Annual Oversight Cost Estimate - PROJECT WIDE <i>cost estimate letter uploaded</i>
2002-11-18	Removal Action Workplan - PROJECT WIDE <i>DTSC approves Removal Action Workplan for Site.</i>
2003-02-28	Removal Action Completion Report - PROJECT WIDE VCA2
2002-09-16	Preliminary Endangerment Assessment Report - PROJECT WIDE <i>Site characterization activities which included additional sampling have been completed.</i>
2001-12-20	Preliminary Endangerment Assessment Report - PROJECT WIDE <i>Draft Final PEA Report conditionally approved pending the submittal of the waste manifests to be included in the Final PEA Report.</i>
2017-12-21	Removal Action Completion Report - PROJECT WIDE
2015-03-13	Removal Action Workplan w/ESD - PROJECT WIDE <i>Final SRAW and TCRAW approved</i>
2016-06-30	Fieldwork - PROJECT WIDE <i>Fieldwork for removal of arsenic and lead impacted soils on Phase I of Cornfield site completed. Contaminants were discovered during site construction activities.</i>
1999-04-01	Phase 1 - PROJECT WIDE <i>Additional subsurface characterization required.</i>
2014-09-11	Technical Workplan - PROJECT WIDE <i>Final SAP reviewed and approved</i>
2002-06-17	Site Screening - PROJECT WIDE <i>Removal Action workplan will be drafted.</i>



1989-03-01	Site Screening - PROJECT WIDE <i>Investigation did not identify major areas of concern.</i>
2002-10-01	Risk Assessment Report - PROJECT WIDE <i>Report submitted.</i>
1999-10-01	Site Screening - PROJECT WIDE <i>Investigation indicated both sale area (Cornfield site, 32 acre sub-parcel of a 50 acre site) and non-sale area (remaining property) contained impacted soil and groundwater.</i>
1999-06-01	Site Screening - PROJECT WIDE <i>Further characterization required at site.</i>
2002-11-15	CEQA - Initial Study/ Mitigated Neg. Dec. (MND) - PROJECT WIDE VCA2
2002-05-17	Standard Voluntary Agreement - PROJECT WIDE
2001-08-28	Standard Voluntary Agreement - PROJECT WIDE <i>DTSC and proponent, Dept. of Parks and Recreation, enter into Voluntary Cleanup Agreement.</i>
2015-10-21	Annual Oversight Cost Estimate - PROJECT WIDE <i>Cornfield Site Annual Cost Estimate Letter</i>
2016-01-31	Correspondence - PROJECT WIDE
2016-10-31	Correspondence - PROJECT WIDE <i>Annual Cost Estimate FY 16-17</i>
2019-10-24	Annual Oversight Cost Estimate - PROJECT WIDE <i>cost estimate letter uploaded</i>
2002-11-18	Removal Action Workplan - PROJECT WIDE <i>DTSC approves Removal Action Workplan for Site.</i>
2003-02-28	Removal Action Completion Report - PROJECT WIDE VCA2
2002-09-16	Preliminary Endangerment Assessment Report - PROJECT WIDE <i>Site characterization activities which included additional sampling have been completed.</i>
2001-12-20	Preliminary Endangerment Assessment Report - PROJECT WIDE <i>Draft Final PEA Report conditionally approved pending the submittal of the waste manifests to be included in the Final PEA Report.</i>
2017-12-21	Removal Action Completion Report - PROJECT WIDE
2015-03-13	Removal Action Workplan w/ESD - PROJECT WIDE <i>Final SRAW and TCRAW approved</i>
2016-06-30	Fieldwork - PROJECT WIDE <i>Fieldwork for removal of arsenic and lead impacted soils on Phase I of Cornfield site completed. Contaminants were discovered during site construction activities.</i>
1999-04-01	Phase 1 - PROJECT WIDE <i>Additional subsurface characterization required.</i>
2014-09-11	Technical Workplan - PROJECT WIDE <i>Final SAP reviewed and approved</i>
2002-06-17	Site Screening - PROJECT WIDE <i>Removal Action workplan will be drafted.</i>
1989-03-01	Site Screening - PROJECT WIDE <i>Investigation did not identify major areas of concern.</i>
2002-10-01	Risk Assessment Report - PROJECT WIDE <i>Report submitted.</i>
1999-10-01	Site Screening - PROJECT WIDE <i>Investigation indicated both sale area (Cornfield site, 32 acre sub-parcel of a 50 acre site) and non-sale area (remaining property) contained impacted soil and groundwater.</i>
1999-06-01	Site Screening - PROJECT WIDE <i>Further characterization required at site.</i>
2002-11-15	CEQA - Initial Study/ Mitigated Neg. Dec. (MND) - PROJECT WIDE VCA2



2002-05-17	Standard Voluntary Agreement - PROJECT WIDE
2001-08-28	Standard Voluntary Agreement - PROJECT WIDE <i>DTSC and proponent, Dept. of Parks and Recreation, enter into Voluntary Cleanup Agreement.</i>
2015-10-21	Annual Oversight Cost Estimate - PROJECT WIDE <i>Cornfield Site Annual Cost Estimate Letter</i>
2016-01-31	Correspondence - PROJECT WIDE
2016-10-31	Correspondence - PROJECT WIDE <i>Annual Cost Estimate FY 16-17</i>
2019-10-24	Annual Oversight Cost Estimate - PROJECT WIDE <i>cost estimate letter uploaded</i>
2002-11-18	Removal Action Workplan - PROJECT WIDE <i>DTSC approves Removal Action Workplan for Site.</i>
2003-02-28	Removal Action Completion Report - PROJECT WIDE VCA2
2002-09-16	Preliminary Endangerment Assessment Report - PROJECT WIDE <i>Site characterization activities which included additional sampling have been completed.</i>
2001-12-20	Preliminary Endangerment Assessment Report - PROJECT WIDE <i>Draft Final PEA Report conditionally approved pending the submittal of the waste manifests to be included in the Final PEA Report.</i>
2017-12-21	Removal Action Completion Report - PROJECT WIDE
2015-03-13	Removal Action Workplan w/ESD - PROJECT WIDE <i>Final SRAW and TCRAW approved</i>
2016-06-30	Fieldwork - PROJECT WIDE <i>Fieldwork for removal of arsenic and lead impacted soils on Phase I of Cornfield site completed. Contaminants were discovered during site construction activities.</i>
1999-04-01	Phase 1 - PROJECT WIDE <i>Additional subsurface characterization required.</i>
2014-09-11	Technical Workplan - PROJECT WIDE <i>Final SAP reviewed and approved</i>
2002-06-17	Site Screening - PROJECT WIDE <i>Removal Action workplan will be drafted.</i>
1989-03-01	Site Screening - PROJECT WIDE <i>Investigation did not identify major areas of concern.</i>
2002-10-01	Risk Assessment Report - PROJECT WIDE <i>Report submitted.</i>
1999-10-01	Site Screening - PROJECT WIDE <i>Investigation indicated both sale area (Cornfield site, 32 acre sub-parcel of a 50 acre site) and non-sale area (remaining property) contained impacted soil and groundwater.</i>
1999-06-01	Site Screening - PROJECT WIDE <i>Further characterization required at site.</i>
2002-11-15	CEQA - Initial Study/ Mitigated Neg. Dec. (MND) - PROJECT WIDE VCA2
2002-05-17	Standard Voluntary Agreement - PROJECT WIDE
2001-08-28	Standard Voluntary Agreement - PROJECT WIDE <i>DTSC and proponent, Dept. of Parks and Recreation, enter into Voluntary Cleanup Agreement.</i>
2015-10-21	Annual Oversight Cost Estimate - PROJECT WIDE <i>Cornfield Site Annual Cost Estimate Letter</i>
2016-01-31	Correspondence - PROJECT WIDE
2016-10-31	Correspondence - PROJECT WIDE <i>Annual Cost Estimate FY 16-17</i>
2019-10-24	Annual Oversight Cost Estimate - PROJECT WIDE <i>cost estimate letter uploaded</i>



2003-02-28	Removal Action Completion Report - PROJECT WIDE VCA2
2002-09-16	Preliminary Endangerment Assessment Report - PROJECT WIDE <i>Site characterization activities which included additional sampling have been completed.</i>
2001-12-20	Preliminary Endangerment Assessment Report - PROJECT WIDE <i>Draft Final PEA Report conditionally approved pending the submittal of the waste manifests to be included in the Final PEA Report.</i>
2002-11-18	Removal Action Workplan - PROJECT WIDE <i>DTSC approves Removal Action Workplan for Site.</i>
2016-06-30	Fieldwork - PROJECT WIDE <i>Fieldwork for removal of arsenic and lead impacted soils on Phase I of Cornfield site completed. Contaminants were discovered during site construction activities.</i>
2017-12-21	Removal Action Completion Report - PROJECT WIDE
2015-03-13	Removal Action Workplan w/ESD - PROJECT WIDE <i>Final SRAW and TCRAW approved</i>
1999-04-01	Phase 1 - PROJECT WIDE <i>Additional subsurface characterization required.</i>
1989-03-01	Site Screening - PROJECT WIDE <i>Investigation did not identify major areas of concern.</i>
2014-09-11	Technical Workplan - PROJECT WIDE <i>Final SAP reviewed and approved</i>
2002-06-17	Site Screening - PROJECT WIDE <i>Removal Action workplan will be drafted.</i>
1999-10-01	Site Screening - PROJECT WIDE <i>Investigation indicated both sale area (Cornfield site, 32 acre sub-parcel of a 50 acre site) and non-sale area (remaining property) contained impacted soil and groundwater.</i>
1999-06-01	Site Screening - PROJECT WIDE <i>Further characterization required at site.</i>
2002-10-01	Risk Assessment Report - PROJECT WIDE <i>Report submitted.</i>
2022-06-30	Fieldwork - PROJECT WIDE <i>commencement of soil excavation associated with approved RAW</i>
2022-03-30	Fieldwork - PROJECT WIDE <i>commencement of soil excavation in Northern Cornfield Site</i>
2002-11-15	CEQA - Initial Study/ Mitigated Neg. Dec. (MND) - PROJECT WIDE VCA2
2002-05-16	Standard Voluntary Agreement - PROJECT WIDE <i>DTSC and proponent, Dept. of Parks and Recreation, enter into Voluntary Cleanup Agreement.</i>
2015-10-21	Annual Oversight Cost Estimate - PROJECT WIDE <i>Cornfield Site Annual Cost Estimate Letter</i>
2016-01-31	Correspondence - PROJECT WIDE
2019-10-24	Annual Oversight Cost Estimate - PROJECT WIDE <i>cost estimate letter uploaded</i>
2022-06-25	Project Management - PROJECT WIDE <i>completed</i>
2022-11-30	Annual Oversight Cost Estimate - PROJECT WIDE
2023-07-01	Project Management - PROJECT WIDE
2022-03-15	Meeting - PROJECT WIDE
2023-11-15	Annual Oversight Cost Estimate - PROJECT WIDE
2001-08-28	Standard Voluntary Agreement - PROJECT WIDE



2016-10-31 Correspondence - PROJECT WIDE
Annual Cost Estimate FY 16-17

Scheduled Activities:

Removal Action Completion Report - PROJECT WIDE Due: 2024-04-07

Future Activities:

Certification PROJECT WIDE Due: 2024

Removal Action Completion Report PROJECT WIDE Due: 2024

Land Use Restriction PROJECT WIDE Due: 2024



CalSites

<https://www.envirostor.dtsc.ca.gov/public/>

Case Number: **60001944**

Site: **Los Angeles Transit Center
750 Lamar Street
Los Angeles, CA 90031**

On NPL? NO 150 Acres

Lead Agency: SMBRP

Agencies Involved: SMBRP

Funding: Responsible Party

Past Uses: RAIL ROAD MAINTENANCE SHOP, RAILROAD RIGHT OF WAY

Status: **Inactive - Action Required**

Site Type Voluntary Agreement-Voluntary Cleanup

Special Program Voluntary Cleanup

0 Potential Media Affected: OTH, SOIL, UE

Confirmed COCs: 30013-NO,30025-NO

Date: 2017-01-11

Potential COCs:

Is Use Restricted?:NO

Site Management NONE SPECIFIED

Site # 21 ##### miles from the Subject Property

Aliases:

APN	5410001804
APN	5410001808
APN	5410001809
APN	5410002815
APN	5410002816
APN	5410002817
Project Code (Site Code)	301639
Envirostor ID Number	60001944
APN	5410001804
APN	5410001808
APN	5410001809
APN	5410002815
APN	5410002816
APN	5410002817
Project Code (Site Code)	301639
Envirostor ID Number	60001944
APN	5410001804
APN	5410001808
APN	5410001809
APN	5410002815
APN	5410002816
APN	5410002817
Project Code (Site Code)	301639
Envirostor ID Number	60001944
APN	5410001804
APN	5410001808
APN	5410001809
APN	5410002815
APN	5410002816
APN	5410002817
Project Code (Site Code)	301639
Envirostor ID Number	60001944
APN	5410001804
APN	5410001808
APN	5410001809
APN	5410002815
APN	5410002816
APN	5410002817
Project Code (Site Code)	301639



Envirostor ID Number	60001944
APN	5410001804
APN	5410001808
APN	5410001809
APN	5410002815
APN	5410002816
APN	5410002817
Project Code (Site Code)	301639
Envirostor ID Number	60001944

Completed Activities:

2013-12-02	Site Characterization Workplan - PROJECT WIDE <i>Unofficial comments submitted by email (by previous PM) that was taken as official comments and taken to the field. DTSC is closing out this as the RP has gone to field with comments. These comments and issues will be addressed in a forthcoming meeting. (September 11, 2015)</i>
2014-09-03	Tank Removal Report - PROJECT WIDE <i>UST report is accepted. UST was located outside of VCA site boundaries, but within Site. UST was formerly contained kerosene, confirmation samples were ND for TPH.</i>
2016-10-20	Site Characterization Report - PROJECT WIDE <i>Document accepted. VCA Terminated. Further Action Required.</i>
2016-10-20	Site Characterization Report - PROJECT WIDE <i>Document accepted. VCA Terminated. Further Action Required.</i>
2017-01-11	Voluntary Cleanup Agreement Termination Notification - PROJECT WIDE <i>VCA termination letter finalized and mailed out to UPRR</i>
2016-10-20	Monitoring Report - PROJECT WIDE <i>Document accepted, not reviewed. VCA terminated. Further Action Required.</i>
2014-11-06	Correspondence - PROJECT WIDE <i>Correspondence sent</i>
2013-11-07	Standard Voluntary Agreement - PROJECT WIDE <i>DTSC and UPRR entered in VCA to provide oversight of supplemental site investigation activities including further characterization of soil and groundwater.</i>
2013-12-02	Site Characterization Workplan - PROJECT WIDE <i>Unofficial comments submitted by email (by previous PM) that was taken as official comments and taken to the field. DTSC is closing out this as the RP has gone to field with comments. These comments and issues will be addressed in a forthcoming meeting. (September 11, 2015)</i>
2014-09-03	Tank Removal Report - PROJECT WIDE <i>UST report is accepted. UST was located outside of VCA site boundaries, but within Site. UST was formerly contained kerosene, confirmation samples were ND for TPH.</i>
2016-10-20	Site Characterization Report - PROJECT WIDE <i>Document accepted. VCA Terminated. Further Action Required.</i>
2016-10-20	Site Characterization Report - PROJECT WIDE <i>Document accepted. VCA Terminated. Further Action Required.</i>
2017-01-11	Voluntary Cleanup Agreement Termination Notification - PROJECT WIDE <i>VCA termination letter finalized and mailed out to UPRR</i>
2016-10-20	Monitoring Report - PROJECT WIDE <i>Document accepted, not reviewed. VCA terminated. Further Action Required.</i>
2014-11-06	Correspondence - PROJECT WIDE <i>Correspondence sent</i>
2013-11-07	Standard Voluntary Agreement - PROJECT WIDE <i>DTSC and UPRR entered in VCA to provide oversight of supplemental site investigation activities including further characterization of soil and groundwater.</i>
2013-12-02	Site Characterization Workplan - PROJECT WIDE <i>Unofficial comments submitted by email (by previous PM) that was taken as official comments and taken to the field. DTSC is closing out this as the RP has gone to field with comments. These comments and issues will be addressed in a forthcoming meeting. (September 11, 2015)</i>
2014-09-03	Tank Removal Report - PROJECT WIDE <i>UST report is accepted. UST was located outside of VCA site boundaries, but within Site. UST was formerly contained kerosene, confirmation samples were ND for TPH.</i>
2016-10-20	Site Characterization Report - PROJECT WIDE <i>Document accepted. VCA Terminated. Further Action Required.</i>
2016-10-20	Site Characterization Report - PROJECT WIDE <i>Document accepted. VCA Terminated. Further Action Required.</i>



2017-01-11	Voluntary Cleanup Agreement Termination Notification - PROJECT WIDE <i>VCA termination letter finalized and mailed out to UPRR</i>
2016-10-20	Monitoring Report - PROJECT WIDE <i>Document accepted, not reviewed. VCA terminated. Further Action Required.</i>
2014-11-06	Correspondence - PROJECT WIDE <i>Correspondence sent</i>
2013-11-07	Standard Voluntary Agreement - PROJECT WIDE <i>DTSC and UPRR entered in VCA to provide oversight of supplemental site investigation activities including futher characterization of soil and groundwater.</i>
2013-12-02	Site Characterization Workplan - PROJECT WIDE <i>Unofficial comments submitted by email (by previous PM) that was taken as official comments and taken to the field. DTSC is closing out this as the RP has gone to field with comments. These comments and issues will be addressed in a forthcoming meeting. (September 11, 2015)</i>
2014-09-03	Tank Removal Report - PROJECT WIDE <i>UST report is accepted. UST was located outside of VCA site boundaries, but within Site. UST was formerly contained kerosene, confirmation samples were ND for TPH.</i>
2016-10-20	Site Characterization Report - PROJECT WIDE <i>Document accepted. VCA Terminated. Further Action Required.</i>
2016-10-20	Site Characterization Report - PROJECT WIDE <i>Document accepted. VCA Terminated. Further Action Required.</i>
2017-01-11	Voluntary Cleanup Agreement Termination Notification - PROJECT WIDE <i>VCA termination letter finalized and mailed out to UPRR</i>
2016-10-20	Monitoring Report - PROJECT WIDE <i>Document accepted, not reviewed. VCA terminated. Further Action Required.</i>
2014-11-06	Correspondence - PROJECT WIDE <i>Correspondence sent</i>
2013-11-07	Standard Voluntary Agreement - PROJECT WIDE <i>DTSC and UPRR entered in VCA to provide oversight of supplemental site investigation activities including futher characterization of soil and groundwater.</i>
2013-12-02	Site Characterization Workplan - PROJECT WIDE <i>Unofficial comments submitted by email (by previous PM) that was taken as official comments and taken to the field. DTSC is closing out this as the RP has gone to field with comments. These comments and issues will be addressed in a forthcoming meeting. (September 11, 2015)</i>
2014-09-03	Tank Removal Report - PROJECT WIDE <i>UST report is accepted. UST was located outside of VCA site boundaries, but within Site. UST was formerly contained kerosene, confirmation samples were ND for TPH.</i>
2016-10-20	Site Characterization Report - PROJECT WIDE <i>Document accepted. VCA Terminated. Further Action Required.</i>
2016-10-20	Site Characterization Report - PROJECT WIDE <i>Document accepted. VCA Terminated. Further Action Required.</i>
2017-01-11	Voluntary Cleanup Agreement Termination Notification - PROJECT WIDE <i>VCA termination letter finalized and mailed out to UPRR</i>
2016-10-20	Monitoring Report - PROJECT WIDE <i>Document accepted, not reviewed. VCA terminated. Further Action Required.</i>
2014-11-06	Correspondence - PROJECT WIDE <i>Correspondence sent</i>
2013-11-07	Standard Voluntary Agreement - PROJECT WIDE <i>DTSC and UPRR entered in VCA to provide oversight of supplemental site investigation activities including futher characterization of soil and groundwater.</i>
2013-12-02	Site Characterization Workplan - PROJECT WIDE <i>Unofficial comments submitted by email (by previous PM) that was taken as official comments and taken to the field. DTSC is closing out this as the RP has gone to field with comments. These comments and issues will be addressed in a forthcoming meeting. (September 11, 2015)</i>
2014-09-03	Tank Removal Report - PROJECT WIDE <i>UST report is accepted. UST was located outside of VCA site boundaries, but within Site. UST was formerly contained kerosene, confirmation samples were ND for TPH.</i>
2016-10-20	Site Characterization Report - PROJECT WIDE <i>Document accepted. VCA Terminated. Further Action Required.</i>
2016-10-20	Site Characterization Report - PROJECT WIDE <i>Document accepted. VCA Terminated. Further Action Required.</i>
2017-01-11	Voluntary Cleanup Agreement Termination Notification - PROJECT WIDE <i>VCA termination letter finalized and mailed out to UPRR</i>
2016-10-20	Monitoring Report - PROJECT WIDE <i>Document accepted, not reviewed. VCA terminated. Further Action Required.</i>
2014-11-06	Correspondence - PROJECT WIDE <i>Correspondence sent</i>
2013-11-07	Standard Voluntary Agreement - PROJECT WIDE <i>DTSC and UPRR entered in VCA to provide oversight of supplemental site investigation activities including futher characterization of soil and groundwater.</i>
2013-12-02	Site Characterization Workplan - PROJECT WIDE <i>Unofficial comments submitted by email (by previous PM) that was taken as official comments and taken to the field. DTSC is closing out this as the RP has gone to field with comments. These comments and issues will be addressed in a forthcoming meeting. (September 11, 2015)</i>
2014-09-03	Tank Removal Report - PROJECT WIDE <i>UST report is accepted. UST was located outside of VCA site boundaries, but within Site. UST was formerly contained kerosene, confirmation samples were ND for TPH.</i>
2016-10-20	Site Characterization Report - PROJECT WIDE <i>Document accepted. VCA Terminated. Further Action Required.</i>
2016-10-20	Site Characterization Report - PROJECT WIDE <i>Document accepted. VCA Terminated. Further Action Required.</i>
2017-01-11	Voluntary Cleanup Agreement Termination Notification - PROJECT WIDE <i>VCA termination letter finalized and mailed out to UPRR</i>



- 2016-10-20 Monitoring Report - PROJECT WIDE
Document accepted, not reviewed. VCA terminated. Further Action Required.
-
- 2013-11-07 Standard Voluntary Agreement - PROJECT WIDE
DTSC and UPRR entered in VCA to provide oversight of supplemental site investigation activities including futher characterization of soil and groundwater.
-
- 2014-11-06 Correspondence - PROJECT WIDE
Correspondence sent
-

Scheduled Activities:

Future Activities:



CERCLIS NFRAP

<https://www.epa.gov/enviro/sems-search>

Case Number: **CAD980636195**

Site: **BARON MFG**
241 AVE 26
LOS ANGELES, CA 90031

0

Site # 2 0.2437 miles from the Subject Property

NPL Status: Not on the
Federal Facility
Non-NPL Status:

Case Number: **CAD983657529**

Site: **NI WEST INCORPORATED**
3011 HUMBOLDT STREET
LOS ANGELES, CA 90031

0

Site # 6 0.3707 miles from the Subject Property

NPL Status: Not on the
Federal Facility
Non-NPL Status:

Actions for SITEWIDE Operating Unit

<u>Action</u>	<u>Start Date</u>	<u>Completion Date</u>	<u>Financing</u>
DS001 DISCOVERY		1/25/1993	EPA Fund-Financed
NX001 COMBINED PA/SI	3/1/2003	9/12/2005	EPA Fund-Financed



CERCLIS

<https://www.epa.gov/enviro/sems-search>

Case Number: CAD983578667

Site: JAYBEE AJAX MANUFACTURING
301 WEST AVENUE 26
LOS ANGELES, CA 90031

595 A7 0

NPL Status: Not on the
Federal Facility N
Non-NPL Status:

Site # 4 0.3061 miles from the Subject Property

Actions for SITEWIDE Operating Unit

Action	Start Date	Completion Date	Financing
HX001 PRE-CERCLIS SCREENING		3/6/2000	State, Fund Financed
DS001 DISCOVERY		3/6/2000	EPA Fund-Financed
PA001 PRELIMINARY ASSESSMENT	10/1/2002	7/1/2007	EPA Fund-Financed
VA001 OTHER CLEANUP ACTIVITY	7/1/2007		State, Fund Financed

Case Number: CA0000113175

Site: KENNINGTON LTD. (ITT CANNON)
3209 HUMBOLDT ST.
LOS ANGELES, CA 90031

0

NPL Status: Not on the
Federal Facility N
Non-NPL Status:

Site # 11 0.4639 miles from the Subject Property

Actions for SITEWIDE Operating Unit

Action	Start Date	Completion Date	Financing
DS001 DISCOVERY		2/14/1994	EPA Fund-Financed
PA001 PRELIMINARY ASSESSMENT	8/15/2000	8/3/2001	State, Fund Financed
OO001 SITE REASSESSMENT		5/23/2006	EPA Fund-Financed
VA001 OTHER CLEANUP ACTIVITY	5/23/2006		State, Fund Financed



RWQCB

Regional Water Quality Control Board Program Sites

Case Number: **T10000011963**

Site Name: **Commercial/Industrial Property**
405 N San Fernando Road
Los Angeles, CA 90031

Local Case #: LOS ANGELES COUNTY

Regional Board #:

Potential Media Affected:

Status History:

Date	Status
2017-03-20	Open - Site Assessment
2017-03-20	Open - Site Assessment
2017-03-20	Open - Case Begin Date
2018-08-15	Open - Site Assessment
2018-08-15	Informational Item / Review Complete

Site History: This Case Placed on GeoTracker by LARWQCB LACoF

Site # 8 0.4122 miles from the Subject Property

Case Type: **Cleanup Program Site**
Current Status: **Open - Site Assessment**
Status Date: **2018-08-15**

Lead Agency: LOS ANGELES COUNTY
Local Agency: LOS ANGELES COUNTY
File Location: Local Agency

Potential Contaminants:

Regulatory Action History:

Date	Action Type	Action
2017-03-20	ENFORCEMENT	Referral to Local Agency

Case Number: **T10000020657**

Site Name: **LACY STREET PRODUCTIONS**
2620 LACY STREET
LOS ANGELES, CA 90031

Local Case #: LOS ANGELES COUNTY

Regional Board #:

Potential Media Affected: Soil, Soil Vapor

Status History:

Date	Status
2021-03-31	Open - Site Assessment
2021-03-31	Open - Case Begin Date

Site History: Site investigating subsurface impacts as a result

Site # 9 0.4316 miles from the Subject Property

Case Type: **Cleanup Program Site**
Current Status: **Open - Site Assessment**
Status Date: **2021-03-31**

Lead Agency: LOS ANGELES COUNTY
Local Agency: LOS ANGELES COUNTY
File Location:

Potential Contaminants: Tetrachloroethylene (PCE), Lead, Total Petroleum Hydrocarbons (TPH)

Regulatory Action History:

Case Number: **T10000012614**

Site Name: **Former Lincoln Heights Jail**
401 N. Avenue 19
Los Angeles, CA 90031

Local Case #: LOS ANGELES RWQCB (REGION 4)

Regional Board #: 1465

Potential Media Affected:

Status History:

Date	Status
2018-12-20	Open - Case Begin Date
2019-01-16	Open - Site Assessment

Site History:

Site # 10 0.4539 miles from the Subject Property

Case Type: **Cleanup Program Site**
Current Status: **Open - Site Assessment**
Status Date: **2019-01-16**

Lead Agency: LOS ANGELES RWQCB (REGION 4)
Local Agency:
File Location:

Potential Contaminants:

Regulatory Action History:

Date	Action Type	Action
2019-09-05	ENFORCEMENT	Staff Letter
2021-04-29	ENFORCEMENT	Staff Letter
2018-12-20	RESPONSE	Correspondence
2018-11-01	RESPONSE	Site Assessment Report



RWQCB

Regional Water Quality Control Board Program Sites

Case Number: **SLT43246244**

Site Name: **CANNON ELECTRICAL
3209 HUMBOLT AVE
LOS ANGELES, CA 91768**

Local Case #: DEPARTMENT OF TOXIC SUBSTANCES CONTR
Regional Board #: 0402

Potential Media Affected:

Status History:

<u>Date</u>	<u>Status</u>
2015-01-30	Open - Inactive

Site History:

Site # 12 0.4728 miles from the Subject Property

Case Type: **Cleanup Program Site**

Current Status: **Open - Inactive**

Status Date: **2015-01-30**

Lead Agency: DEPARTMENT OF TOXIC SUBSTANCES CONTR

Local Agency:

File Location:

Potential Contaminants:

Regulatory Action History:



CORRACTS

<https://www.epa.gov/hwcorrectiveactionsites/corrective-action-programs-around-nation#9>

Case Number: **CAD000633305**

Site: **MAIN STREET CENTER
1630 N. MAIN STREET
LOS ANGELES CA 90012**

Generator Status
Transporter:

0

Corrective Action Area:

<u>Date</u>	<u>Status Code</u>	<u>Status Description</u>
	CA049PA	PA OR CERCLA INSPECTION
	CA050	RFA COMPLETED
	CA075ME	CA PRIORITIZATION-MEDIUM CA PRIORITY
	CA225YE	STABILIZATION MEASURES EVALUATION-FACILITY IS AMENABLE TO STABILIZATION
	CA225YE	STABILIZATION MEASURES EVALUATION-FACILITY IS AMENABLE TO STABILIZATION
	CA075ME	CA PRIORITIZATION-MEDIUM CA PRIORITY
	CA049PA	PA OR CERCLA INSPECTION
	CA050	RFA COMPLETED
	CA225YE	STABILIZATION MEASURES EVALUATION-FACILITY IS AMENABLE TO STABILIZATION
	CA075ME	CA PRIORITIZATION-MEDIUM CA PRIORITY
	CA049PA	PA OR CERCLA INSPECTION
	CA050	RFA COMPLETED
	CA225YE	STABILIZATION MEASURES EVALUATION-FACILITY IS AMENABLE TO STABILIZATION
	CA075ME	CA PRIORITIZATION-MEDIUM CA PRIORITY
	CA049PA	PA OR CERCLA INSPECTION
	CA050	RFA COMPLETED
	CA225YE	STABILIZATION MEASURES EVALUATION-FACILITY IS AMENABLE TO STABILIZATION
	CA075ME	CA PRIORITIZATION-MEDIUM CA PRIORITY
	CA049PA	PA OR CERCLA INSPECTION
	CA050	RFA COMPLETED

Corrective Action Area: **1 ENTIRE FACILITY**

<u>Date</u>	<u>Status Code</u>	<u>Status Description</u>
	CA110	INVESTIGATION WORKPLAN RECEIVED
	CA120	INVESTIGATION WORKPLAN MODIFICATION REQ BY AGENCY
	CA140	INVESTIGATION WORKPLAN NOTICE OF DEFICIENCY ISSUED
	CA150	INVESTIGATION WORKPLAN APPROVED
	CA190	INVESTIGATION REPORT RECEIVED
	CA200	INVESTIGATION COMPLETE
	CA725YE	HUMAN EXPOSURES CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE
	CA750YE	RELEASE TO GW CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE
	CA180	INVESTIGATION IMPLEMENTATION BEGUN
	CA110	INVESTIGATION WORKPLAN RECEIVED
	CA120	INVESTIGATION WORKPLAN MODIFICATION REQ BY AGENCY
	CA140	INVESTIGATION WORKPLAN NOTICE OF DEFICIENCY ISSUED
	CA260	CMS WORKPLAN RECEIVED
	CA270	CMS WORKPLAN MODIFICATION REQ BY AGENCY
	CA300	CMS WORKPLAN APPROVED
	CA190	INVESTIGATION REPORT RECEIVED
	CA180	INVESTIGATION IMPLEMENTATION BEGUN
	CA180	INVESTIGATION IMPLEMENTATION BEGUN
	CA180	INVESTIGATION IMPLEMENTATION BEGUN
	CA180	INVESTIGATION IMPLEMENTATION BEGUN

Site # 22 0.9405 miles from the Subject Property

REFERENCE GUIDE TO THE REGULATORY AGENCY DATABASES

Source	Description
NPL: <i>1 mile search radius</i> Date: May 2024	The National Priority List (NPL) identifies abandoned or uncontrolled hazardous waste sites, which have been identified as possibly representing a long-term threat to the public health or environment. These sites have been identified as being highly contaminated with hazardous substances and represent the USEPA's target enforcement and cleanup efforts. Studies of individual sites are conducted by the USEPA to determine the level of contamination, and the sites are then compared and ranked to other sites on the NPL. This search also includes properties that have been delisted from the NPL.
CORRACTS: <i>1 mile search radius</i> Date: June 2024	The USEPA maintains a list of facilities which have been authorized to receive hazardous waste. These facilities have permits to treat, store or dispose of the waste as determined by the RCRA regulations. In addition, the USEPA publishes a list of those facilities who are subject to a corrective action based on the facilities waste handling and storage procedures. The facilities, which are subject to a corrective action, are identified as CORRACTS sites.
CERCLIS: <i>½ mile search radius</i> Date: May 2024	The USEPA has developed a database known as the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), which contains information on potential hazardous waste sites located throughout the United States. There are over 33,000 sites on the CERCLIS inventory. All sites are subjected to a preliminary assessment and thereafter are either placed on the National Priority List (NPL) or are placed in a category for those sites requiring no further Federal Superfund action (NFRAP).
CALST: <i>½ mile search radius</i> Date: June 2024	The State of California Environmental Protection Agency maintains the "CalSite" database, which is a listing of 7,800 known active, inactive and abandoned hazardous sites. These sites have previously been reported in the Abandoned Site Program Information System (ASPIS), Bond Expenditure Plan (BEP) and Cortese database.
RWQCB: <i>½ mile search radius</i> Date: June 2024	The State of California Water Resources Control Board is responsible for monitoring the quality of flow of the groundwater and compiles lists of known leaking underground storage tanks. The list is maintained as the Leaking Underground Storage Tank Information System (LUSTIS). The local Regional Water Quality Control Board (RWQCB) monitors the contamination problem, the investigation and any remedial activities.
Tribal UTanks: <i>½ mile search radius</i> Date: May 2024	The USEPA has developed data about underground storage tanks (UST) in Indian country.
Tribal LUST: <i>½ mile search radius</i> Date: May 2024	The USEPA has developed data about leaking underground storage tanks (LUST) in Indian country.
SWIS: <i>½ mile search radius</i> Date: June 2024	The State of California Integrated Waste Management Board maintains a list of active and inactive landfill sites within California and provides information concerning the ownership and types of wastes brought to the landfills.
TSD: <i>½ mile search radius</i> Date: June 2024	Treatment, Storage or Disposal Facilities (TSDF) is a federal listing of facilities, which have been authorized to receive hazardous waste. These facilities have permits to treat, store or dispose of waste as determined by the RCRA regulations.
ERNS: <i>Property</i> Date: 2015	The Emergency Response Notification System (ERNS) is a list of locations which have reported a release of oil or hazardous substances to the USEPA Office of Emergency and Remedial Response. Most of the data in this system is based on information that was received during the initial notification.
HWG: <i>Property & adjacent</i> Date: June 2024	The United States Environmental Protection Agency maintains a list of known hazardous waste generators in the nation. A company on the list generates reportable quantities of hazardous waste, and the disposal and transportation of the waste is monitored through the use of a hazardous waste manifest.
FED CTRL: <i>Property</i> Date: September 2019	The United States Environmental Protection Agency maintains a list of properties with institutional controls such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy.
UTANK: <i>Property & adjacent</i> Date: October 2023	The location and identity of registered underground tanks is maintained by the State of California Water Resources Control Board in the Hazardous Substance Storage Container Database. The list was compiled in 1991 and there are currently no plans to update the database at the present time.
SFL: <i>Property & adjacent Date:</i> July 2011	The USEPA maintains a list of Superfund Liens that have been issued on properties throughout the United States. These sites have been remediated through the expenditures of Superfund monies. The purpose of the lien is to prevent the property owner from gaining a financial benefit from the federal government's cleanup and restoration activities.
Land Use Restrictions: <i>Property</i> Date: October 2023	The State of California Department of Toxic Substances Control (DTSC) has developed a list of properties where DTSC has placed activity and use limits or requirements on current or future use of the property due to varying levels of cleanup possible, practical, or necessary at the site.
Deed Restrictions: <i>Property</i> Date: October 2023	The State of California Water Resources Control Board (SWRCB) has developed a list of properties where the SWRCB has recorded deed notifications or land activity and use limits or requirements on the current and future use of the property due to varying levels of cleanup possible, practical, or necessary at the site.



City of Los Angeles Department of City Planning

8/27/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2323 N PASADENA AVE

ZIP CODES

90031

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2008-3125-CA
CPC-2003-4865-CDO-ZC
CPC-2002-1128-CA
CPC-1989-22490
CPC-1989-177
ORD-176659
ORD-176658
ORD-175038
ORD-172915-SA7559
ORD-172316
PMEX-2244
ENV-2013-3392-CE
ENV-2004-6931-ND
ENV-2002-1131-ND
ENV-2002-1130-ND
AFF-58019
AFF-49753-A

Address/Legal Information

PIN Number	139-5A221 187
Lot/Parcel Area (Calculated)	6,809.5 (sq ft)
Thomas Brothers Grid	PAGE 595 - GRID A7
Assessor Parcel No. (APN)	5205023043
Tract	EAST LOS ANGELES
Map Reference	M R 3-194/195
Block	C
Lot	FR 1
Arb (Lot Cut Reference)	None
Map Sheet	139-5A221

Jurisdictional Information

Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles
Neighborhood Council	Lincoln Heights
Council District	CD 1 - Eunisses Hernandez
Census Tract #	1990.01
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
-----------------------	------

Planning and Zoning Information

Special Notes	None
Zoning	[Q]C2-1XL-CDO
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2129 State Enterprise Zone: East Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2343 Community Design Overlay: Lincoln Heights
General Plan Land Use	General Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	ADAPTIVE REUSE INCENTIVE AREAS
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	Lincoln Heights
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas Streetscape	Yes
Adaptive Reuse Incentive Area	No
Affordable Housing Linkage Fee	Adaptive Reuse Incentive Area
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 3
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5205023043
APN Area (Co. Public Works)*	0.356 (ac)
Use Code	2600 - Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop - One Story
Assessed Land Val.	\$149,284
Assessed Improvement Val.	\$273,575
Last Owner Change	01/24/2020
Last Sale Amount	\$9
Tax Rate Area	4
Deed Ref No. (City Clerk)	7-995
	593199
	425418-19
	3-641
	1294822
	1294821
	0094264
Building 1	
Year Built	1979
Building Class	SX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	45.0 (sq ft)
Building 2	
Year Built	1982
Building Class	C6
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	4,800.0 (sq ft)
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5205023043]

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	Low
Mountain Lion Potential	Low
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.5724144
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	GREATER LINCOLN HEIGHTS
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5205023043]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

SB 166 Units	N/A
Housing Use within Prior 5 Years	Yes

Public Safety

Police Information

Bureau	Central
Division / Station	Hollenbeck
Reporting District	412

Fire Information

Bureau	Central
Battallion	2
District / Fire Station	1
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-2008-3125-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	THE ADDITION OF A RIVER IMPROVEMENT OVERLAY (RIO) DISTRICT AS SECTION 13.12 OF THE L.A.M.C. IN RESPONSE TO THE LOS ANGELES RIVER REVITALIZATION MASTER PLAN (LARRMP) THAT WAS ADOPTED IN MAY 2007. THIS SUPPLEMENTAL USE DISTRICT WOULD ESTABLISH STANDARDS FOR NEW DEVELOPMENT ALONG WATERWAYS
Case Number:	CPC-2003-4865-CDO-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	LINCOLN HEIGHTS COMMUNITY DESIGN OVERLAY 9CDO) DISTRICT AND ZONE CHANGES TO EFFECT PERMANENT [Q] QUALIFICATION CONDITION
Case Number:	CPC-2002-1128-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	
Case Number:	CPC-1989-22490
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1989-177
Required Action(s):	Data Not Available
Project Descriptions(s):	CONTINUATION OF CPC-89-0177. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2004-6931-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY DISTRICT (CDO) THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES AND STANDARDS. THE CDO INCLUDES A ZONE CHANGE ORDINANCE THAT ADDS NEW [Q] CONDITIONS THAT WOULD PROHIBIT CERTAIN TYPES OF USES THAT ARE ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE URBAN DESIGN AND DEVELOPMENT WITHIN THE CDO BOUNDARY.
Case Number:	ENV-2002-1131-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	
Case Number:	ENV-2002-1130-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	
Case Number:	AFF-49753-A
Required Action(s):	A-PRIVATE STREET MODIFICATIONS (1ST REQUEST)
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

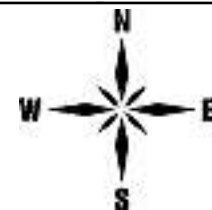
ORD-176659
ORD-176658
ORD-175038
ORD-172915-SA7559
ORD-172316
PMEX-2244
AFF-58019



Address: 2323 N PASADENA AVE
 APN: 5205023043
 PIN #: 139-5A221 187









Tract: EAST LOS ANGELES
 Block: C
 Lot: FR 1
 Arb: None

Zoning: [Q]C2-1XL-CDO
 General Plan: General Commercial



LEGEND

GENERALIZED ZONING

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


GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





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

COMMERCIAL






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

FRAMEWORK

COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial






INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial




PARKING

	Parking Buffer
---	----------------






PORT OF LOS ANGELES

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



LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES
















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

















INDUSTRIAL

	Limited Industrial
	Light Industrial






CIRCULATION

STREET





































-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

FREEWAYS

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


























MISC. LINES

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





POINTS OF INTEREST

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

SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site	 Planned School/Park Site	 Inside 500 Ft. Buffer
 Aquatic Facilities	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 Early Education Center

COASTAL ZONE



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

TRANSIT ORIENTED COMMUNITIES (TOC)






























 Tier 1	 Tier 3
 Tier 2	 Tier 4

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

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



City of Los Angeles Department of City Planning

9/5/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2317 N PASADENA AVE

ZIP CODES

90031

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2008-3125-CA

CPC-2003-4865-CDO-ZC

CPC-2002-1128-CA

CPC-1989-22490

CPC-1989-177

ORD-176659

ORD-176658

ORD-175038

ORD-172915-SA7559

ORD-172316

PMEX-2244

ENV-2013-3392-CE

ENV-2004-6931-ND

ENV-2002-1131-ND

ENV-2002-1130-ND

AFF-58019

AFF-49753-A

Address/Legal Information

PIN Number	139-5A221 192
Lot/Parcel Area (Calculated)	8,640.0 (sq ft)
Thomas Brothers Grid	PAGE 595 - GRID A7
Assessor Parcel No. (APN)	5205023043
Tract	EAST LOS ANGELES
Map Reference	M R 3-194/195
Block	C
Lot	FR 2
Arb (Lot Cut Reference)	None
Map Sheet	139-5A221

Jurisdictional Information

Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles
Neighborhood Council	Lincoln Heights
Council District	CD 1 - Eunisses Hernandez
Census Tract #	1990.01
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
-----------------------	------

Planning and Zoning Information

Special Notes	None
Zoning	[Q]C2-1XL-CDO
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2129 State Enterprise Zone: East Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2343 Community Design Overlay: Lincoln Heights
General Plan Land Use	General Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	ADAPTIVE REUSE INCENTIVE AREAS
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	Lincoln Heights
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas Streetscape	Yes No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Area
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 3
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5205023043
APN Area (Co. Public Works)*	0.356 (ac)
Use Code	2600 - Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop - One Story
Assessed Land Val.	\$149,284
Assessed Improvement Val.	\$273,575
Last Owner Change	01/24/2020
Last Sale Amount	\$9
Tax Rate Area	4
Deed Ref No. (City Clerk)	7-995
	593199
	425418-19
	3-641
	1294822
	1294821
	0094264
Building 1	
Year Built	1979
Building Class	SX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	45.0 (sq ft)
Building 2	
Year Built	1982
Building Class	C6
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	4,800.0 (sq ft)
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5205023043]

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	Low
Mountain Lion Potential	Low
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.56214264
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	GREATER LINCOLN HEIGHTS
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5205023043]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

SB 166 Units	N/A
Housing Use within Prior 5 Years	Yes

Public Safety

Police Information

Bureau	Central
Division / Station	Hollenbeck
Reporting District	412

Fire Information

Bureau	Central
Battalion	2
District / Fire Station	1
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-2008-3125-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	THE ADDITION OF A RIVER IMPROVEMENT OVERLAY (RIO) DISTRICT AS SECTION 13.12 OF THE L.A.M.C. IN RESPONSE TO THE LOS ANGELES RIVER REVITALIZATION MASTER PLAN (LARRMP) THAT WAS ADOPTED IN MAY 2007. THIS SUPPLEMENTAL USE DISTRICT WOULD ESTABLISH STANDARDS FOR NEW DEVELOPMENT ALONG WATERWAYS
Case Number:	CPC-2003-4865-CDO-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	LINCOLN HEIGHTS COMMUNITY DESIGN OVERLAY 9CDO) DISTRICT AND ZONE CHANGES TO EFFECT PERMANENT [Q] QUALIFICATION CONDITION
Case Number:	CPC-2002-1128-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	
Case Number:	CPC-1989-22490
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1989-177
Required Action(s):	Data Not Available
Project Descriptions(s):	CONTINUATION OF CPC-89-0177. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2004-6931-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY DISTRICT (CDO) THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES AND STADNARDS. THE CDO INCLUDES A ZONE CHANGE ORDINANCE THAT ADDS NEW [Q] CONDITIONS THAT WOULD PROHIBIT CERTAIN TYPES OF USES THAT ARE ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE URBAN DESIGN AND DEVELOPMENT WITHIN THE CDO BOUNDARY.
Case Number:	ENV-2002-1131-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	
Case Number:	ENV-2002-1130-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	
Case Number:	AFF-49753-A
Required Action(s):	A-PRIVATE STREET MODIFICATIONS (1ST REQUEST)
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

ORD-176659
ORD-176658
ORD-175038
ORD-172915-SA7559
ORD-172316
PMEX-2244
AFF-58019



Address: 2317 N PASADENA AVE

APN: 5205023043

PIN #: 139-5A221 192

Tract: EAST LOS ANGELES

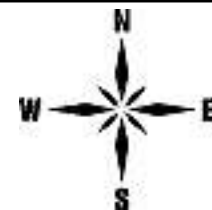
Block: C

Lot: FR 2

Arb: None









Zoning: [Q]C2-1XL-CDO

General Plan: General Commercial



LEGEND

GENERALIZED ZONING

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



GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





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

COMMERCIAL






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

FRAMEWORK

COMMERCIAL

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






INDUSTRIAL

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




PARKING

-  Parking Buffer





PORT OF LOS ANGELES

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



LOS ANGELES INTERNATIONAL AIRPORT

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

OPEN SPACE / PUBLIC FACILITIES












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

















INDUSTRIAL

-  Limited Industrial
-  Light Industrial






CIRCULATION

STREET





































-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

FREEWAYS

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


























MISC. LINES

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





POINTS OF INTEREST

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

SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site	 Planned School/Park Site	 Inside 500 Ft. Buffer
 Aquatic Facilities	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 Early Education Center

COASTAL ZONE



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

TRANSIT ORIENTED COMMUNITIES (TOC)






























 Tier 1	 Tier 3
 Tier 2	 Tier 4

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

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

W-438235 IU#-IU002965 STATUS: I SIU SECT.: N DISTRICT: 07 SUBDIST: 01
 FOG ZONE: SUB-ZONE:

INSPECTOR: FAYE LLANES, WILLIAM MCMANUS

* APPLICATION

APPL. REASON: New or Proposed Point of Discharge
 RECEIVED DATE: 12/01/83 RECEIPT #:

* INDUSTRIAL USER

LEGAL BUS. NAME: ENTERPRISE TRANSMISSION SERVICE
 DBA NAME: ENTERPRISE TRANSMISSION SERVICE
 BUSINESS TYPE: Auto Mfg., Serv. Maint.
 OWNERSHIP TYPE:
 ADDRESS: 2317 PASADENA Avenue
 LOS ANGELES, CA 90031
 CONTACT NAME: RAY FREYES TITLE: Owner
 BTRC: PHONE: (323) 225-4468

* INDUSTRIAL USER MAILING ADDRESS

NAME: ENTERPRISE TRANSMISSION SERVICE
 ADDRESS: 2323 PASADENA Avenue
 LOS ANGELES, CA 90031
 OR P.O. BOX: PHONE:
 ATTENTION:

* BILLING ADDRESS

NAME: ENTERPRISE TRANSMISSION SERVICE
 ADDRESS: 2323 PASADENA Avenue
 LOS ANGELES, CA 90031
 OR P.O. BOX: PHONE:
 ATTENTION:

* CORPORATE OFFICERS

* PROPERTY OWNER

NAME:
 ADDRESS:
 OR P.O. BOX: PHONE:
 ATTENTION:

* PERMITTEE LOCATION ADDRESS

DESCRIPTION: ENTERPRISE TRANSMISSION SERVICE
 ADDRESS: 2317 PASADENA Avenue
 LOS ANGELES, CA 90031
 OR P.O. BOX: PHONE: (323) 225-4468
 ATTENTION: RAY FREYES

COUNCIL DIST.:

* GENERAL INFORMATION

STATUS: I
 DISTRICT: 07 Central SUB-DISTRICT: 01
 District
 FOG ZONE: SUB-ZONE:
 DISCHARGE START DATE: 01/01/1984
 FINAL DISPOSAL CODE: 01 Public Sewer
 IND. CLASS.: 006 006-Auto Mfg., Serv. Maint.
 INSP. CLASS.: IP01 Inspection & Control Fee Class 1
 BILLING TYPE/FREQ: R Permit for private industries / Quarterly
 RESTAURANT SEATING CAP:
 LAUNDRY WASHER COUNT/CAPACITY(lbs): /
 NUMBER OF GARBAGE GRINDER/EFF DATE: /

* FACILITY CLASSES

CLASS: LIU:LIU
 NPDES:NPDES

* SMR FREQUENCIES

FEDERAL: LOCAL: SURCHARGE:

* PERMIT CERTIFICATE

PERMIT TYPE: LIU
 PERMIT EFF. DATE: 01/01/1984 AMENDED DATE:
 PERMIT EXP. DATE:
 SIU GROUP:

* PERMIT TERMINATION

TERMINATION DATE: 07/31/1996
 TERMINATION REASON: IU Voluntarily Sealed Sewer Connection
 REQUESTOR: RAY REYES,OWNER

* LATERAL CONNECTION ----- SEWER CONNECTION -----

DESCRIPTION: Public Sewer - Outlet Num : 0100
 WYE MAP ID: SEWER PERMIT:
 PIPE MATERIAL: Vitrified Clay Pipe SIZE (INCHES):

* FLOW INFORMATION

ORIGINAL TOTAL DISCHARGE FLOW (GPD, CAL.)/EFF. DATE: 0 / 06/06/1996
 MAXIMUM TOTAL DISCHARGE FLOW (GPD, CAL.)/EFF. DATE: 0 / 06/06/1996
 TOTAL DISCHARGE FLOW (GPD, CAL.)/EFF. DATE: 0 / 06/06/1996
 AVG CALENDAR DAY FLOW (GPD, CAL.)/EFF. DATE:
 AVG OPERATIONAL DAY FLOW (GPD, CAL.)/EFF. DATE:
 SFC FLOW (GPD, CAL.)
 SURCHARGE FLOW (GPD, CAL.)/EFF. DATE:
 SURCHARGE PSDF FLOW (GPD, CAL.)/EFF. DATE:

* SURCHARGE INFORMATION

QUARTERLY SURCHARGE VALUES: SS: 1164 MG/L BOD: 1262 MG/L
 ZERO BASED QUALITY SURCHARGE INDICATOR: N

* SAMPLE POINT INFORMATION

SP: 01-001 END OF PIPE -- NORMAL OPERATONS

SP TYPE: End-of- SSF: N FLOW METER PRESENT: N EFFECTIVE DATE: 01/01/1984
Pipe

* PROCESS UNIT OPERATION

PUO Code:

* PRETREATMENT UNIT OPERATION

PTUO CODE:

* SIC

SIC CODE: 7539 Automotive Repair Shops, N.E.C.

* NAICS

NAICS CODE:

* COOLING TOWER

TONNAGE:

* OTHER ENVIRONMENTAL PERMIT(S)

PERMIT#/DESCRIPT.:

* OTHER INDUSTRIAL WASTEWATER PERMIT(S)

PERMIT NUMBER(S):

PREPARED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

ENTERED BY: _____ DATE: _____

RUN DATE: 9/12/2024
RUN BY: MYU