

# Harbor Gateway North Neighborhood Council Land Use Committee



Meeting of July 11, 2020

# Introduction

- **Applicant:** Adan Madrid, ASI Development for 7-Eleven, Inc.
- **Subject Property:** SW corner of Imperial Hwy @ Main St.
- **Proposed Project:** 24-hour “dry” convenience store and gas station

# Background

- **Mar. 2, 2019** – 1<sup>st</sup> HGNNC LUC meeting
- **Nov. 2, 2019** – 2<sup>nd</sup> HGNNC LUC meeting
- **Nov. 14, 2019** – Mtg. with LAPD
- **Dec. 17, 2019** – Mtg. with CD-15 Staff
- **Feb. 22, 2020** – Mtg. with City Planning
- **Jun. 11, 2020** – Filed CUP application



## Mar. 2, 2019 – 1st HGNNC LUC meeting (1 of 2)

- No alcohol sales
- 12 hours of security guard services
- 6 ft. high block wall along both interior property lines.
- 3 ft. wrought iron fence along both street frontages with landscaping
- Paint all parking stall curbs green to limit parking to 20 minutes
- No public restroom provided it is allowed by the City
- File LAPD Trespass Arrest Authorization
- Secure trash enclosure



## Mar. 2, 2019 – 1st HGNNC LUC meeting (2 of 2)

- Robust security camera system including coverage of the street intersection
- Access of security camera system to LAPD
- LAPD substation with designated parking
- Healthy food selection
- Adequate lighting
- Local hire for store employees
- Defensive landscaping to deter loitering



## Nov. 2, 2019 – 2nd HGNNC LUC meeting (1 of 1)

- Summary of previous meeting discussion
- Re-route fuel delivery truck path of travel to exit northbound on Main St.
- Project site area does not include small undeveloped lot to the west with truck parking
- The small lot to the west has its own drive approach for access from Imperial Hwy
- Pending meeting with LAPD



## Nov. 14, 2019 – meeting with LAPD

- Meeting with Captain Paglialonga (“Pags”), SLO Angelo Stewart (“Stew”) and Sergeant II Moreno
- No LAPD substation
- LAPD prefers a dedicated restroom and reserved parking
- Agrees with 12-hours of security guard services
- Suggested restroom be locked, and that access require a code
- Suggested LAPD Trespass Arrest Authorization



## Feb. 22, 2020 – meeting with City Planning

- Meeting with Reuben N. Caldwell, Senior Planner, Community Planning and Helen Jadali, Planning Assistant.
- Reuben N. Caldwell confirmed:

*Table III-1 of Chapter 3 of the Southeast Los Angeles CPIO allows for the development of a new convenience store and automobile fueling service station on the basis that the property has a long history of "Auto-Related Uses" including operating as a gas station circa 1945, and as an auto service repair facility from 1981 to 2014 and is currently developed with a tire shop and hand car wash.*



# Property Use History 1945

12/6/2018

Document Report

Print



December 06, 2018

Document Report

## Documents

Digital Image 64d21023a-c938-4601-b0f0-4d5d74896d6f

## Document Number(s)

1545CA05944

## Record Description

Record ID: 54159016

Doc Type: BUILDING PERMIT

Sub Type: NEW CONSTRUCTION

Doc Date: 04/30/1945

Status: ISSUED

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: 5000313201200005943

Dwelling Units: None

Comments: NEW AUTO WASHING & POLISHING

## Property Address(es)

112 W IMPERIAL HWY

## Legal Description(s)

Tract: TR 2038

Block: 1 Lot: 12 Arb:

Map Reference: Modifier:

## Film DBS

Type: EDS P5385, 01476, 0100 thru P5385, 0001

Type: HIST P1370, 001, 1478

## Primary Use

GAS STATION

## Record Description

Record ID: 54159016

Doc Type: BUILDING PERMIT

Sub Type: NEW CONSTRUCTION

Doc Date: 04/30/1945

Status: ISSUED

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: 5000313201200005943

Dwelling Units: None

Comments: NEW AUTO WASHING & POLISHING.

## Property Address(es)

112 W IMPERIAL HWY

# Property Use History 1960

3 APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY									
CITY OF LOS ANGELES						DEPT. OF BUILDING AND SAFETY			
1. LEGAL LOT		BLK.		TRACT		DIST. MAP		87-201	
2. BUILDING ADDRESS						APPROVED		ZONE	
112 West Imperial Hwy.								R-4	
3. BETWEEN CROSS STREETS								FIRE DIST.	
Main Street						AND Broadway		Spring	
4. PRESENT USE OF BUILDING				NEW USE OF BUILDING		INSIDE		KEY	
Tire Shop				Tire Shop				COR. LOT	
5. OWNER				PHONE		REV. COR.		LOT SIZE	
John Childs				PL 6-6942				50 X 130.9	
6. OWNER'S ADDRESS				P. O.		ZONE			
1122 East 121th Street				L.A.		59			
7. CERT. ARCH.				STATE LICENSE		PHONE			
8. LIC. ENGR.				STATE LICENSE		PHONE		REAR ALLEY	
9. CONTRACTOR				STATE LICENSE		PHONE		SIDE ALLEY	
Owner								BLDG. LINE	
10. CONTRACTOR'S ADDRESS				P. O.		ZONE		AFFIDAVITS	
1122 East 121th Street				L. A.		59			
11. SIZE OF EXISTING BLDG.		STORIES		HEIGHT		NO. OF EXISTING BUILDINGS ON LOT AND USE		BLDG. AREA	
40'x20'		One		12'		One Tire Shop			
12. MATERIAL		<input type="checkbox"/> WOOD		<input type="checkbox"/> METAL		<input type="checkbox"/> CONC. BLOCK		ROOF	
EXT. WALLS:		<input checked="" type="checkbox"/> STUCCO		<input type="checkbox"/> BRICK		<input type="checkbox"/> CONCRETE		CONST. <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL	
								ROOFING <input type="checkbox"/> CORR. <input type="checkbox"/> OTHER	
3 112 W. Imperial Hwy						DISTRICT OFFICE		L.A.	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.						\$ 200.00		DWELL UNITS	
14. SIZE OF ADDITION						STORIES		HEIGHT	
15. NEW WORK:						EXT. WALLS		ROOFING	
						Stucco & Add Foundation		APPLICATION CHECKED	
C. OF O. ISSUED						PLANS CHECKED		FILE WITH	
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.						CORRECTIONS VERIFIED		CONT. INSP.	
SIGNED <i>John Childs</i>						PLANS APPROVED			
This Form When Properly Validated is a Permit to Do the Work Described.						APPLICATION APPROVED		INSPECTOR	
TYPE		GROUP		MAX. OCC.		P.C.		S.P.C.	
								B.P. 200	
								I.F.	
								O.S.	
								C/O	
VALIDATION						CASHIER'S USE ONLY			
LA57009						MAR-31-60 19118 A-1CS 200			

# Property Use History 1983

12/6/2018

Document Report

Print



December 06, 2018  
Document Report

## Documents

Digital Image (C17A86C-4A58-43EE-AE9D-25AA2A62EE6C)

## Document Number(s)

1983LA16921

## Record Description

Record ID: 56527128  
Doc Type: BUILDING PERMIT  
Sub Type: BLDG-NEW  
Doc Date: 12/14/1983  
Status: ISSUED  
Doc Version: None  
AKA Address: None  
Project Name: None  
Disaster ID: None  
Subject: None  
Product Name: None  
Manufacturer's Name: None  
Expired Date: None  
Receipt Number: None  
Case Number: None  
Scan Number: 5000713201500005847  
Dwelling Units: None  
Comments: NEW AUTO REPAIR.

## Property Address(es)

110 W IMPERIAL HWY

## Legal Description(s)

Tract: TR 3039  
Block: 1 Lot: 16 Arb:  
Map Reference: Modifier:  
Tract: TR 3039  
Block: 1 Lot: 15 Arb:  
Map Reference: Modifier:  
Tract: TR 3039  
Block: 1 Lot: 14 Arb:  
Map Reference: Modifier:  
Tract: TR 3039  
Block: 1 Lot: 13 Arb:  
Map Reference: Modifier:  
Tract: TR 3039  
Block: 1 Lot: 12 Arb:  
Map Reference: Modifier:

## Film RSP

Type: L75 P0050, 02670, 0000 thru P0060, 0001  
Type: H ST P0042, 006, 0130



December 06, 2018  
Document Report

## Primary Use

PUBLIC GARAGE/AUTO REPAIR

## Record Description

Record ID: 56527128  
Doc Type: BUILDING PERMIT  
Sub Type: BLDG-NEW  
Doc Date: 12/14/1983  
Status: ISSUED  
Doc Version: None  
AKA Address: None  
Project Name: None  
Disaster ID: None  
Subject: None  
Product Name: None  
Manufacturer's Name: None  
Expired Date: None  
Receipt Number: None  
Case Number: None  
Scan Number: 5000713201500005847  
Dwelling Units: None  
Comments: NEW AUTO REPAIR.

## Property Address(es)

110 W IMPERIAL HWY

# Property Use History 1994

12/6/2018

Document Report

Print



## Documents

**Document Number(s)**  
194HO20027

## Record Description

Record ID: 21812721  
Doc Type: BUILDING PERMIT  
Sub Type: ALTERATION  
Doc Date: 03/10/1994  
Status: None  
Doc Version: None  
AKA Address: None  
Project Name: None  
Disaster ID: None  
Subject: None  
Product Name: None  
Manufacturer's Name: None  
Expired Date: None  
Receipt Number: None  
Case Number: None  
Scan Number: None  
Dwelling Units: None  
Comments: This document shows the following information: Insp Group = I; Stories = 1; Value or Grading CuYds = 1000. \*LOTS 12-16 INCLUSIVE. REPLACE 3 BEAMS WITH 2-4 X 10 BEAMS AT OPENING & CHG OF USE FROM EXISTING AUTO REPAIR F-1 OCC. NEW USE AUTO REPAIR & TIRE SHOP.

**Property Address(es)**  
110 W IMPERIAL HWY

**Legal Description(s)**  
Tract:  
Block: Lot: Arb:  
Modifier: Map Reference:

**PIN(s)**  
0974203 281

**Assessor Number(s)**  
6087 001-032

**Council District(s)**  
F

**Census Tract(s)**  
241400

**District Office(s)**  
LA



**Film REC**  
Type: FST P0437; 001: 0159

**Primary Use**  
PUBLIC GARAGE/AUTO REPAIR

**Comments:** This document shows the following information: Insp Group = I; Stories = 1; Value or Grading CuYds = 1000. \*LOTS 12-16 INCLUSIVE. REPLACE 3 BEAMS WITH 2-4 X 10 BEAMS AT OPENING & CHG OF USE FROM EXISTING AUTO REPAIR F-1 OCC. NEW USE AUTO REPAIR & TIRE SHOP.

# Property Use History 2001

**Comments:** Use for building to include Auto and Tire repair and accessories.  
C of O to include Auto tire / repair. This complies with intra-dept. corres  
pondance dated 6-25-99

12/6/2018

Document Report

Print



## Documents

### Document Number(s)

01015-0000-03223

### Record Description

Record ID: 11357685

Doc Type: BUILDING PERMIT

Sub Type: BLDG ALTER/REPAIR

Doc Date: 02/26/2001

Status: ISSUED

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Comments: Use for building to include Auto and Tire repair and accessories.

C of O to include Auto tire / repair. This complies with intra-dept. corres

pondance dated 6-25-99

### Property Address(es)

113 113 W IMPERIAL HWY 90001-0000

### Legal Description(s)

Tract: 19 308

Block: 1 Lot: 12 Arb:

Map Reference: M B 31-20/22 Modifier: JFR

### Contact

Name: ERNEST HINZ

### Pin(s)

101 A00 281

### Assessor Number(s)

608-001-033

### Council District(s)

15

### Census Tract(s)

2114 000



### District Office(s)

LA

### Permit Reference(s)

2001SL17241

### Film REF

Type: HST F738, 5, 35

### Primary Use

MISCELLANEOUS BUILDING/STRUCTURE

# Property Use History 2005

110 W Imperial Hwy

Permit Application #: 05014 - 70000 - 00438

Bldg-Addition

City of Los Angeles - Department of Building and Safety

Plan Check #: B05SL0033

Commercial

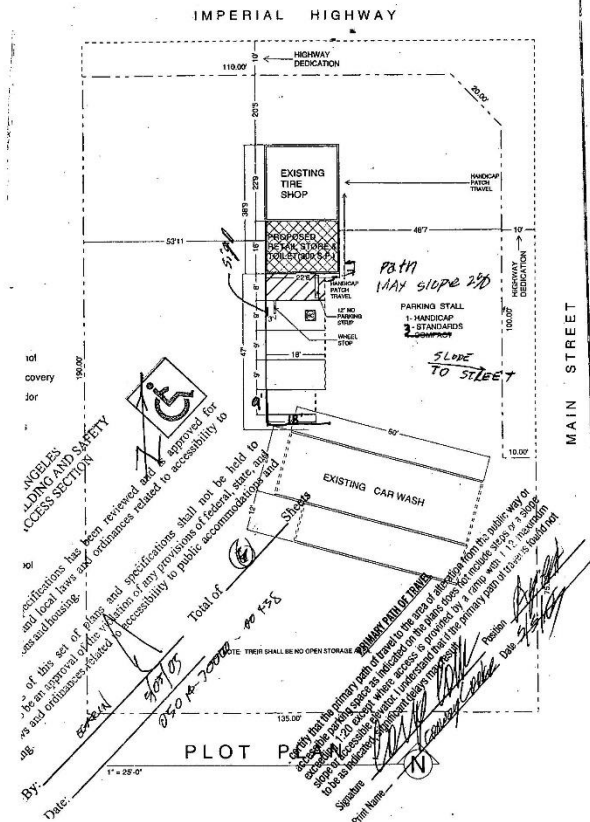
Initiating Office: METRO

Plan Check Submittal

## PLOT PLAN ATTACHMENT

Printed on: 05/26/05 15:49:59

1010614200518603  
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



COUNCIL DISTRICT: 15

INSPECTION DISTRICT: CEBSOUTH

PLOT PLAN ATTACHMENT

PLOT PLAN ATTACHMENT



## CUP and CPIO Adjustment Applications

- Automotive Fueling and Service Stations are permitted by-right in the C-2 Zone per Sec. 12.14.A (6) of the LAMC
- The CPIO allows for new auto-related uses on properties with existing auto-related uses as confirmed in writing by Senior Planner Reuben Caldwell with Community Planning.
- CUP required for 24-hours per Sec. 12.24 W 4. of the LAMC
- A CPIO Adjustment to reduce the minimum lot coverage by 20% is needed and allowed by the CPIO.



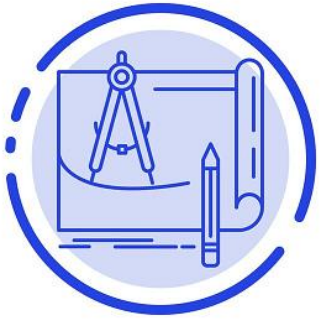


## CPIO Adjustment and Lot Coverage

Lot Size	27,708
Minimum 30% Lot Coverage	8,312
Minus 20% CPIO Adjustment	1,662
Adjusted Min. Lot Coverage	6,650

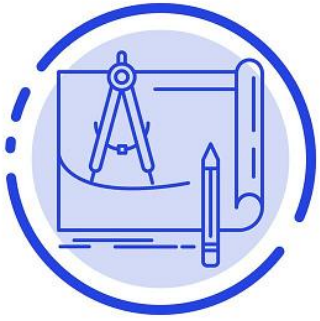
Proposed Store Size	4,277
Proposed Fueling Canopy	2,375
Proposed Lot Coverage	6,652





## Drawing Revisions / Updates (1 of 2)

- Removed LAPD substation
- Increased store size from 3,100 sq. ft. to 4,277 sq. ft.
- Increased height of block wall along both interior property lines to 7 ft.
- Added 3 ft. high green wrought iron fence along both street frontages.
- Added additional landscaping along the storefront
- Added 2 reserved parking stalls for LAPD
- Added additional security cameras to cover the street corner and intersection



## Drawing Revisions / Updates (2 of 2)

- Added LAPD / Security Personnel restroom
- Added landscape plans
- Re-routed fuel tanker path. Now exits northbound on Main St.







1 3D-BUILDING RENDERING (TOP VIEW)  
A2.1b Scale: N.T.S.



View from Intersection

1 3D-BUILDING RENDERING (VIEW FROM INTERSECTION)  
A2.1b Scale: N.T.S.



5902 Palms Avenue, Ste. #207  
Hawthorne, CA 90250  
T: 310-960-8860  
F: 310-960-8815  
P: 310-542-0007

ASI Development 2008-09 property  
resumes to correct use, design and  
properly sign in these areas. These  
plans are not to be reproduced,  
copied or altered in any manner  
without the written consent of  
ASI Development.

Stamp:



Project Location:

110 W Imperial Hwy  
@ Main St  
Los Angeles, CA 90061  
New Building 3,100 S.F.

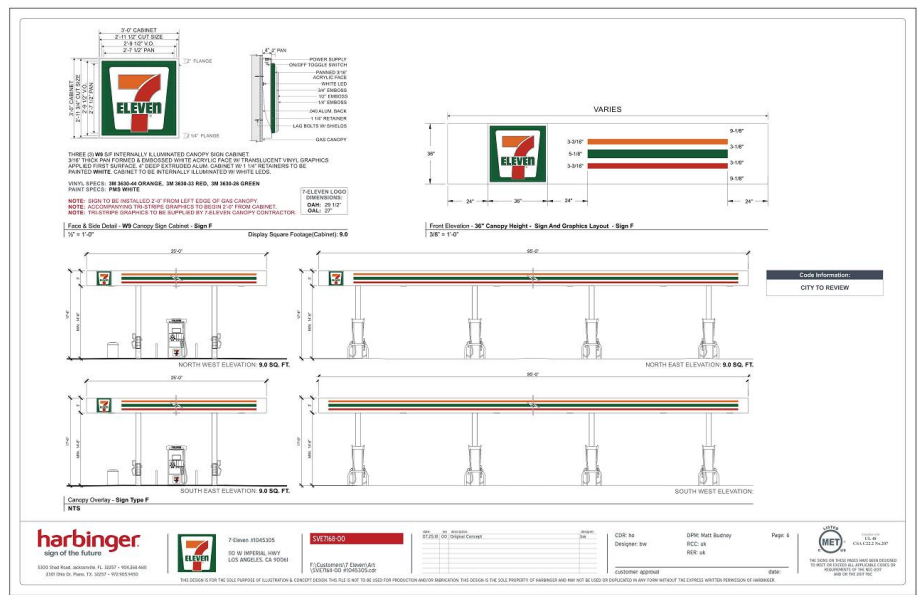
No.	Date	Revision

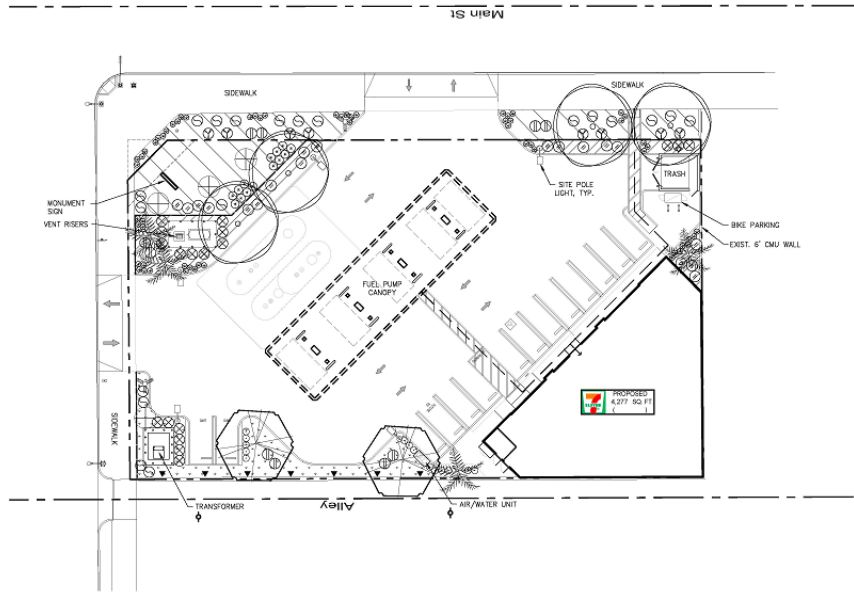
Project No.: 1045385  
Scale: As Shown  
Drawn / Checked By: TUNOP  
Date: May 22, 2020

Drawing Title:  
3D Rendering  
Sheet:  
A2.1b

CUP EXHIBITS







**1**  
**L1.0**  
**PLANTING PLAN**  
Scale: 1" = 20'

#### PLANTING NOTES

CONTRACTOR TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION(S) FROM THE PLANS OR SPECIFICATIONS TO HAVE WRITTEN APPROVAL.

CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND SERVICES PRIOR TO ANY UNDERGROUND DIGGING. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ALL DAMAGE FOR FAILURE TO DO SO.

CONTRACTOR TO VERIFY WITH A SOIL ANALYSIS THE PROPER SOIL AMENDMENTS. CONTACT LANDSCAPE ARCHITECT IF THERE ARE ANY INADEQUATE AMENDMENTS.

SEE PLANTING DETAILS FOR ALL PLANTING AND STAKING / GUYING REQUIREMENTS. ALL SHRUB AND GROUND COVER TO BE INSTALLED 1" ABOVE BACKFILL GRADE. COMPACT BACKFILL TO REDUCE MAJOR SETTLING OF PLANT MATERIAL.

CONTRACTOR TO RAISE OR LOWER SPRINKLER HEADS TO PROPER LEVEL IF PLANT MATERIAL OBSTRUCTS FULL COVERAGE.

FERTILIZER FOR ALL GROUND COVER AREAS SHALL BE AS SPECIFIED WITHIN THE SPECIFICATIONS.

THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE BALLS WHICH SETTLE BELOW GRADE, FERTILIZING, APPLICATION OF SPRAYS THAT MAY BE NECESSARY TO KEEP THE PLANTINGS FREE FROM INSECTS AND DISEASES, WEEDING, ROLLING, MOWING, RE-SEEDING, EDGING AND / OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP. THE ENTIRE PROJECT TO BE MAINTAINED FOR A PERIOD OF (30) DAYS, COMMENCING FROM THE TIME ALL ITEMS OF WORK HAVE BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

ALL TURF AND SHRUB AREAS SHALL BE SEPARATED BY A TRIPLE PLY REDWOOD BENDER BOARD, UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL INSTALL JUTE MESH NETTING ON ALL SLOPES THAT EXCEED A 2:1 GRADIENT.

CONTRACTOR SHALL MULCH ALL SHRUB AND GROUND COVER AREAS AFTER INSTALLATION OF PLANT MATERIAL WITH A MINIMUM 3" DEEP LAYER OF COMPOSTED AMENDMENT OR TOP DRESS MATERIAL.

ALL FINISH GRADES IN SHRUB AREAS SHALL BE 3" BELOW PAVEMENT OR CURBS. ALL FINISH GRADES IN TURF AREAS SHALL BE 1" BELOW PAVEMENTS OR CURBS.

ALL SPECIMEN TREES SHALL RECEIVE DEEP ROOT BARRIERS WHEN LOCATED WITHIN 5' OF HARDSCAPE. FIGUS SPECIES SHALL RECEIVE DEEP ROOT BARRIERS IN ALL CASES. INSTALL DEEP ROOT BARRIERS PER MANUFACTURERS SPECIFICATIONS, OR AS NOTED.

REFER TO SPECIFICATIONS FOR STANDARDS OF MATERIALS AND WORKMANSHIP.

#### PLANT LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	CONTAINER SIZE MATURE H X W	WATER USE COMMENTS
	TREES:			
	ARBUTUS 'MARINA'	4	24" BOX	LOW
	NON		30" x 20"	
	PYRUS KAWAKAMI	2	24" BOX	MODERATE
	EVERGREEN PEAR		30" x 30"	
	SYAGRUS ROMANZOFFIANUM	4	12" BTH	MODERATE
	QUEEN PALM		50" x 20"	
	SHRUBS:			
	BOUGAINVILLEA 'ROSENKA'	10	5 GALLON	LOW
	BOUGAINVILLEA		3" x 4"	
	CALLISTEMON 'LITTLE JOHN'	14	5 GALLON	LOW
	COMPACT BOTTLEBRUSH		3" x 30"	
	CHAMEROPS HUMILIS	4	15 GALLON	LOW
	MEDITERRANEAN FAN PALM		10" x 8"	
	DIETES GRANDIFLORA	18	5 GALLON	MODERATE
	FORTNIGHT LILY		3" x 4"	
	ELAEAGNUS PUNGENS	18	5 GALLON	LOW
	SILVERBERRY		6" x 4"	
	HEMEROCALLIS 'STELLA D'ORO'	61	1 GALLON	MODERATE
	YELLOW GIRLY		2" x 2"	
	MULHEDBERGIA RIGENS	19	5 GALLON	LOW
	DEER GRASS		4" x 4"	
	PHORMIUM T. 'MAORI QUEEN'	8	5 GALLON	MODERATE
	NEW ZEALAND FLAX		4" x 4"	
	ROSA F. 'ICEBERG'	14	5 GALLON	MODERATE
	WHITE FLORIBUNDA ROSE		3" x 3"	
	VINES:			
	MACADAMYA UNGUIS-CATI	7	5 GALLON	LOW
	CAT'S CLAW VINE			
	PARTHENOISSUS TRICUSPIDATA	1	5 GALLON	MODERATE
	BOSTON IVY			
	GROUNDCOVERS:			
	CARISSA M. 'GREEN CARPET'	1	GALLON	MODERATE
	PROSTRATE NATAL PLUM		30" O.C.	THORNS TO DETER LOITERING
	GAZANIA R. 'LEUCOLAENA'		FLATS	LOW
	TRAILING GAZANIA		12" O.C.	
	PHORMIUM T. 'LOWGRO'	1	GALLON	LOW
	PROSTRATE FIRETHORN		5" O.C.	THORNS TO DETER LOITERING

#### NOTES:

PLANTING AREAS SHALL BE MULCHED WITH A THREE INCH (3") MINIMUM LAYER OF ORGANIC WOOD MULCH. AREAS OF GROUNDCOVER PLANTED FROM FLATS SHALL BE MULCHED WITH A ONE AND ONE HALF INCH (1 1/2") MINIMUM LAYER OF ORGANIC WOOD MULCH.

UNLESS "DEEP ROOT" BARRIERS, 24" DEEP ARE REQUIRED WHEN TREE IS WITHIN 5' OF PAVING/CURB/HARDSCAPE.

REDUCE VISIBILITY OF WATER METERS, BACKFLOW PREVENTORS AND UTILITY CABINETS WITH LANDSCAPING.

SEE SHEET L2.0 FOR WATER EFFICIENCY CALCULATIONS.

"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENCY ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN".

*Thomas H. Koch*  
SIGNATURE

**THOMAS H. KOCH**  
LANDSCAPE ARCHITECT  
26483 Emerald Way  
Lake Forest, CA 92550  
(949) 348-9150  
THK@KCOA.COM  
CA License 3662  
AL Registration 33915



10100 Belden Avenue, Box 4307  
Hawthorne, CA 90249  
T: 714.899.8400  
F: 800.242.6507

ASI Developer (200) (Copyright)  
All rights reserved. No part of this  
document may be reproduced or  
transmitted in any form or by  
any means, electronic, mechanical,  
photocopying, recording, or by  
any information storage and  
retrieval system, without the  
written permission of ASI  
Developer.

Stamp



PROTO 10.23.2019

Project Location:

110 W Imperial Hwy  
@ S Main Street, CA 90061  
7-Eleven - Tenant Improvement of 3,094 SQ. FT.

Date Revision

Date	Revision

CP No:

Project No: 38680

Scale: As Noted

Drawn/Checked by: TK

Date: May 12, 2020

Drawing Title:

Planting Plan

Sheet:

L1.0





# VP Racing Fuels / 105 E. Imperial Hwy

- Developed as a gas station circa 1969
- Listed as a Leaky Underground Storage Tan (LUST) Cleanup site
- Currently undergoing active remediation

# Questions and Answers





# Contact Information

Adan Madrid  
ASI Development  
(949) 235-9538  
[adan@asidvm.com](mailto:adan@asidvm.com)