berglight
PROPERTY RESEARCH REPORT

200 S SPRING ST, LOS ANGELES, CA, 90012

Requested: 200 N Spring St, Los Angeles, CA 90012 | Prepared 2026-11-17 | Los Angeles County

Berglight is a screening summary built from public government sources. It is not an appraisal, inspection, survey, title search, insurance quote or legal advice. Each finding shows its source and the date it was retrieved. Where a source could not be checked, the report says so rather than leaving a gap.

What stands out

Questions worth asking before you offer, drawn from the records below. These are prompts, not conclusions: Berglight does not say whether a home is a good purchase or safe.

Ask before you offer

Inside a liquefaction zone
The state requires extra disclosure and sometimes a geologic or geotechnical investigation for property in these zones.
Next step: Ask for the Natural Hazard Disclosure and any geologic or geotechnical report on file. (Who: Seller, listing agent)

Oil, gas or geothermal wells within one mile (169)
Plugged wells are mostly historical; active or idle ones can matter.
Next step: Ask the seller about oil, gas or methane disclosures and look up the wells on CalGEM's WellFinder. (Who: Seller, CalGEM)

Good to know

- **High modeled earthquake shaking (0.53 g with a 10% chance in 50 years).** Much of California shakes hard; what matters is the building. Ask when the home was built, whether it is bolted to its foundation or retrofitted, and about earthquake insurance.
- **27 EPA cleanup records within one mile.** A listing is regulatory activity, not proof of contamination at this home. Look up the closest ones by name on the state's EnviroStor or GeoTracker sites and ask the seller about known conditions.
- **26 DTSC cleanup sites within one mile.** A listing is regulatory activity, not proof of contamination at this home. Look up the closest ones by name on the state's EnviroStor or GeoTracker sites and ask the seller about known conditions.
- **103 Water Boards cleanup sites within one mile.** A listing is regulatory activity, not proof of contamination at this home. Look up the closest ones by name on the state's EnviroStor or GeoTracker sites and ask the seller about known conditions.
- **High neighborhood pollution burden (93rd percentile statewide).** A tract-level score from traffic, industry and other sources; it describes the area, not this home. Spend time in the neighborhood and look at the indicators listed in this report.
- **29 federal disaster declarations in this county in ten years.** County-level history; it does not say this address was affected. Ask your insurer how these events affect coverage and price here.

Could not check

USDA soil survey (source did not respond or returned unusable data (HttpError: HttpError: HTTP 502 from sdmdataaccess.sc.egov.usda.gov))

How complete is this report

Hazard, environment and neighborhood sources	Yes	38 of 39 returned an answer
Everyday places and freeway or railway distance	Yes	from a local OpenStreetMap snapshot
Hazard maps	Yes	7 maps

At a glance

26 findings, 14 checks with nothing returned, 1 not available or not checked.

Check	Result	Status
FEMA National Flood Hazard Layer (effective map)	FEMA zone X - not in a Special Flood Hazard Area	Finding
California Geological Survey tsunami hazard area (emergency planning)	Outside the state's tsunami hazard area for this coastal county map	Checked - nothing returned
CAL FIRE Fire Hazard Severity Zones - Local Responsibility Area (2025 recommended)	LRA fire hazard class: NonWildland	Finding
CAL FIRE Fire Hazard Severity Zones - State Responsibility Area	No State Responsibility Area hazard polygon returned	Checked - nothing returned
CAL FIRE historic wildfire perimeters	No recorded wildfire perimeter includes this location	Checked - nothing returned
California Geological Survey - Alquist-Priolo earthquake fault zones	No mapped Alquist-Priolo fault zone intersects the property	Checked - nothing returned
California Geological Survey - Seismic hazard zone: liquefaction	Property intersects a mapped liquefaction zone of required investigation	Finding
California Geological Survey - Seismic hazard zone: earthquake-induced landslide	No mapped earthquake-induced landslide zone intersects the property	Checked - nothing returned
California Geological Survey - Seismic hazard mapping: unevaluated areas	Property is not in a CGS-unevaluated area (evaluation coverage exists)	Checked - nothing returned
USGS earthquake catalog (M3+, 25 km, 10 years)	17 M3+ earthquakes within 25 km in 10 years; largest M4.5 on 2020-09-19	Finding
California Geological Survey landslide susceptibility classes (statewide)	Mapped class 0 (no mapped landslide susceptibility at this location)	Checked - nothing returned
California Geological Survey modeled ground shaking (National Seismic Hazard Model 2023)	Modeled peak ground acceleration 0.53 g with a 10% chance in 50 years and 0.95 g with a 2% chance in 50 years	Finding
USGS seismic design values (ASCE 7-22, risk category II, site class D)	Seismic design category D under the national building code (generic soil assumed)	Finding
USFWS National Wetlands Inventory	No NWI wetland polygon on the property	Checked - nothing returned
USDA soil survey	**Not available / not checked: source did not respond or returned unusable data (HttpError: HttpError: HTTP 502 from sdmdataaccess.sc.egov.usda.gov)**	Not available
USGS 3DEP Elevation Point Query Service	Ground elevation about 87 m (285 ft) above sea level	Finding
California Important Farmland Map (FMMP, 2022)	State farmland-map class here: Urban and Built-up Land	Finding
California Williamson Act enrollment (2025)	No Williamson Act enrollment polygon returned for this parcel	Checked - nothing returned
USGS 3DEP ground slope (four elevation samples 30 m from the address)	Ground slope about 0% (nearly flat)	Finding

Check	Result	Status
EPA AirData annual AQI by county	Los Angeles County 2025: 39 good, 228 moderate and 98 unhealthy-for-sensitive-groups-or-worse AQI days of 365 monitored	Finding
EPA Cleanups in My Community (1-mile search)	27 EPA cleanup record(s) within one mile (a listing is not proof of contamination at this property)	Finding
EPA ECHO regulated facilities (1-mile search)	1051 EPA-regulated facility records within one mile (regulated use, not contamination)	Finding
California Water Boards cleanup / regulated sites (1-mile search)	103 Water Boards site record(s) within one mile (a listing is not proof of contamination at this property)	Finding
California Geological Survey radon potential zones	State radon potential zone: Low	Finding
California DTSC EnviroStor cleanup sites (1-mile search)	26 DTSC cleanup site record(s) within one mile (a listing is not proof of contamination at this property)	Finding
California CalGEM oil, gas and geothermal wells (1-mile search)	169 recorded oil, gas or geothermal well(s) within one mile	Finding
California Water Boards permitted storage-tank facilities (1-mile search)	80 permitted storage-tank facility record(s) within one mile (regulated use, not a leak)	Finding
USGS NLCD 2021 land cover and tree canopy (half-mile square)	Within about half a mile: 1% average tree canopy, 0% grass, pasture or open lawn, 0% shrub and brush, 99% built-up surfaces	Finding
California Energy Commission high-voltage transmission lines (about 1,300 ft)	No mapped high-voltage transmission line within about 1,300 feet	Checked - nothing returned
California Energy Commission electric utility service areas	Not in an investor-owned utility's mapped area (likely a municipal or district utility)	Checked - nothing returned
U.S. DOT National Transportation Atlas airports and heliports (5-mile search)	No airport or heliport within five miles	Checked - nothing returned
OpenStreetMap freeways and railways (about 1,900 ft)	Nearest freeway or major highway about 2,107 feet away	Finding
OpenStreetMap everyday places (half-mile and one-mile search)	Within half a mile: 11 grocery or convenience stores, 3 pharmacies, 188 cafes and restaurants, 9 parks or playgrounds, 129 transit stops; nearest grocery about 0.2 miles	Finding
California Water Boards lead & copper service-line inventory (2024)	No inventory record matched this street address in the Los Angeles-City, Dept. Of Water & Power 2024 inventory	Checked - nothing returned
California Water Boards drinking-water system service areas	Mapped water provider: Los Angeles-City, Dept. Of Water & Power	Finding
FEMA National Risk Index (census tract)	FEMA composite natural-hazard risk for this census tract: Very High (higher than 98% of U.S. tracts)	Finding
OEHHA CalEnviroScreen 4.0 (census tract)	Combined pollution-and-vulnerability score at the 93rd percentile of California tracts (decile 10 of 10; higher means more burden)	Finding
California public school locations (1-mile search)	21 active public school location(s) within one mile	Finding
OpenFEMA federal disaster declarations (county, last 10 years)	29 federal disaster declarations covered this county in the last ten years: fire (21), flood (4), severe storm (2), biological (2)	Finding
FHFA House Price Index (purchase-only, seasonally adjusted, metro)	No FHFA index series for CBSA 31080	Checked - nothing returned

Location and census geography

US Census Bureau geography (geocoder) - Finding

Los Angeles County, census tract 06037207306, Los Angeles city

County	Los Angeles County
Census tract	06037207306
Place	Los Angeles city
Metro area	Los Angeles-Long Beach-Anaheim, CA Metro Area

What this does not tell you: Geography lookup only. Demographic estimates (ACS) require a Census API key and are not included.
Source: US Census Bureau geography (geocoder) | Retrieved 2026-11-17

Flood



Special flood hazard area (Zone A, AE, AO)
Shaded Zone X (moderate hazard, 0.2% annual chance)
Unshaded: minimal hazard or not mapped

Basemap: USGS The National Map (public domain). Data: FEMA National Flood Hazard Layer, retrieved 2026-11-17. The pin marks the geocoded address point, not the building.

FEMA National Flood Hazard Layer (effective map) - Finding

FEMA zone X - not in a Special Flood Hazard Area

Flood zone	X
Zone subtype	AREA OF MINIMAL FLOOD HAZARD
Special Flood Hazard Area	No
Source citation	06037C_STUDY10

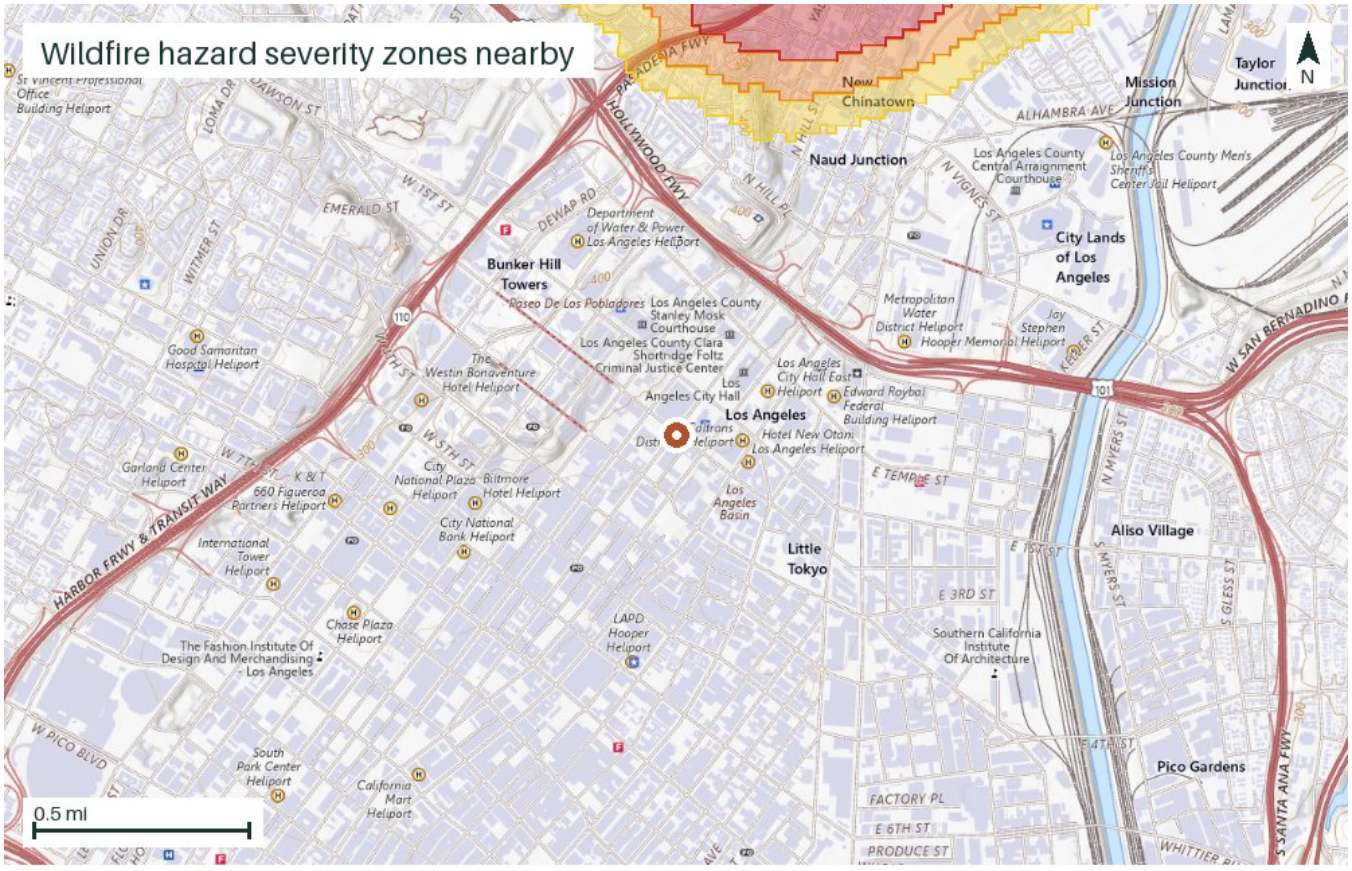
What this does not tell you: Zone X does not mean flood-free. This is not an insurance determination or flood-insurance quote.
Suggested next step: Ask an insurer for a written quote and confirm the effective panel before relying on this.
Source: FEMA National Flood Hazard Layer (effective map) | Retrieved 2026-11-17 | Scope: geocoded address point

California Geological Survey tsunami hazard area (emergency planning) - Checked - nothing returned

Outside the state's tsunami hazard area for this coastal county map

What this does not tell you: Emergency-planning map for evacuation, covering coastal counties only. Not an insurance or engineering determination.
Source: California Geological Survey tsunami hazard area (emergency planning) | Retrieved 2026-11-17 | Scope: geocoded address point

Wildfire



CAL FIRE Fire Hazard Severity Zones - Local Responsibility Area (2025 recommended) - Finding

LRA fire hazard class: NonWildland

Hazard class	NonWildland

What this does not tell you: A zone class does not predict ember exposure, insurability or premiums.
Suggested next step: Confirm local adoption and obtain insurance terms.
Source: CAL FIRE Fire Hazard Severity Zones - Local Responsibility Area (2025 recommended) | Retrieved 2026-11-17 | Scope: geocoded address point

CAL FIRE Fire Hazard Severity Zones - State Responsibility Area - Checked - nothing returned

No State Responsibility Area hazard polygon returned

What this does not tell you: Absence from the SRA layer only means the state does not have fire responsibility here.
Source: CAL FIRE Fire Hazard Severity Zones - State Responsibility Area | Retrieved 2026-11-17 | Scope: geocoded address point

CAL FIRE historic wildfire perimeters - Checked - nothing returned

No recorded wildfire perimeter includes this location

What this does not tell you: Perimeters are approximate and older records are incomplete. This is history, not a forecast of future fire.
Source: CAL FIRE historic wildfire perimeters | Retrieved 2026-11-17 | Scope: geocoded address point

Earthquake and ground hazards



Basemap: USGS The National Map (public domain). Data: California Geological Survey seismic hazard zones, retrieved 2026-11-17. The pin marks the geocoded address point, not the building.

California Geological Survey - Alquist-Priolo earthquake fault zones - Checked - nothing returned

No mapped Alquist-Priolo fault zone intersects the property

What this does not tell you: Not a ground-shaking assessment; earthquakes can damage homes outside mapped fault zones.
Source: California Geological Survey - Alquist-Priolo earthquake fault zones | Retrieved 2026-11-17 | Scope: geocoded address point

California Geological Survey - Seismic hazard zone: liquefaction - Finding

Property intersects a mapped liquefaction zone of required investigation

QUAD_NAME	Los Angeles
REVISED	N

What this does not tell you: Empty results are only meaningful where CGS has evaluated the area.
Suggested next step: Ask the seller for the Natural Hazard Disclosure and any geotechnical report.
Source: California Geological Survey - Seismic hazard zone: liquefaction | Retrieved 2026-11-17 | Scope: geocoded address point

California Geological Survey - Seismic hazard zone: earthquake-induced landslide - Checked - nothing returned

No mapped earthquake-induced landslide zone intersects the property

What this does not tell you: Empty results are only meaningful where CGS has evaluated the area.
Source: California Geological Survey - Seismic hazard zone: earthquake-induced landslide | Retrieved 2026-11-17 | Scope: geocoded address point

California Geological Survey - Seismic hazard mapping: unevaluated areas - Checked - nothing returned

Property is not in a CGS-unevaluated area (evaluation coverage exists)

What this does not tell you: Evaluation coverage only; says nothing about the actual hazard level.
Source: California Geological Survey - Seismic hazard mapping: unevaluated areas | Retrieved 2026-11-17 | Scope: geocoded address point

USGS earthquake catalog (M3+, 25 km, 10 years) - Finding

17 M3+ earthquakes within 25 km in 10 years; largest M4.5 on 2020-09-19

Events (M3+)	17
Largest	M4.5 - 3km WSW of South El Monte, CA (2020-09-19)

What this does not tell you: History of recorded events, not a forecast of future shaking.
Source: USGS earthquake catalog (M3+, 25 km, 10 years) | Retrieved 2026-11-17 | Scope: 25 km radius, last 10 years

California Geological Survey landslide susceptibility classes (statewide) - Checked - nothing returned

Mapped class 0 (no mapped landslide susceptibility at this location)

Susceptibility class	0 (CGS scale 0 to X; higher means more susceptible)

What this does not tell you: Regional screening map at statewide scale. It is not a site investigation or a geotechnical opinion.
Source: California Geological Survey landslide susceptibility classes (statewide) | Retrieved 2026-11-17 | Scope: address point

California Geological Survey modeled ground shaking (National Seismic Hazard Model 2023) - Finding

Modeled peak ground acceleration 0.53 g with a 10% chance in 50 years and 0.95 g with a 2% chance in 50 years

PGA, 10% in 50 years	0.53 g
PGA, 2% in 50 years	0.95 g
Estimated shear-wave velocity (Vs30)	352 m/s (lower means softer ground that shakes harder)

What this does not tell you: A probabilistic model of shaking, not a prediction. Real damage depends on the building, the soil and the specific quake.
Suggested next step: Ask about foundation bolting, soft-story or cripple-wall retrofits and earthquake insurance.
Source: California Geological Survey modeled ground shaking (National Seismic Hazard Model 2023) | Retrieved 2026-11-17 | Scope: address point

USGS seismic design values (ASCE 7-22, risk category II, site class D) - Finding

Seismic design category D under the national building code (generic soil assumed)

Seismic design category	D
Design spectral acceleration SDS	1.52
Design spectral acceleration SD1	1.11

What this does not tell you: Building-code design values assuming generic site class D, not a prediction of damage. A geotechnical report sets the real site class.
Suggested next step: Ask when the home was built and whether it has been seismically retrofitted.
Source: USGS seismic design values (ASCE 7-22, risk category II, site class D) | Retrieved 2026-11-17 | Scope: address point

Land, soil and terrain

USFWS National Wetlands Inventory - Checked - nothing returned

No NWI wetland polygon on the property

On the property	0 mapped wetland polygon(s)
Within 500 m	0 mapped wetland polygon(s)

What this does not tell you: NWI is a mapping inventory, not a regulatory jurisdiction determination.
Source: USFWS National Wetlands Inventory | Retrieved 2026-11-17 | Scope: geocoded address point

USDA soil survey - Not available

Not available / not checked: source did not respond or returned unusable data (HttpError: HttpError: HTTP 502 from sdmdataaccess.sc.egov.usda.gov)

Source: USDA soil survey | Retrieved 2026-11-17

USGS 3DEP Elevation Point Query Service - Finding

Ground elevation about 87 m (285 ft) above sea level

What this does not tell you: Ground elevation from a national model; not a survey.
Source: USGS 3DEP Elevation Point Query Service | Retrieved 2026-11-17 | Scope: parcel centroid point

California Important Farmland Map (FMMP, 2022) - Finding

State farmland-map class here: Urban and Built-up Land

Land class	Urban and Built-up Land
Survey update year	2022

What this does not tell you: A land-use survey at map scale, not a zoning designation. Coverage and update year vary by county.
Suggested next step: If the home borders farmland, ask about agricultural operations, spraying and any right-to-farm notices.
Source: California Important Farmland Map (FMMP, 2022) | Retrieved 2026-11-17 | Scope: geocoded address point

California Williamson Act enrollment (2025) - Checked - nothing returned

No Williamson Act enrollment polygon returned for this parcel

What this does not tell you: Participation and mapping vary by county. No polygon does not prove the parcel is not under a contract.
Source: California Williamson Act enrollment (2025) | Retrieved 2026-11-17 | Scope: geocoded address point

USGS 3DEP ground slope (four elevation samples 30 m from the address) - Finding

Ground slope about 0% (nearly flat)

Average slope	0.4%

What this does not tell you: Slope of the surrounding ground from a national elevation model. Lot grading, retaining walls and the house pad are not captured.
Suggested next step: On a sloped lot, ask about drainage, retaining walls, soil or geotechnical reports and any past slope movement.
Source: USGS 3DEP ground slope (four elevation samples 30 m from the address) | Retrieved 2026-11-17 | Scope: 60 m window centered on the address

Environmental context



Basemap: USGS The National Map (public domain). Data: U.S. EPA, California DTSC and Water Boards (dashed circle = 1 mile; a listing is not proof of contamination), retrieved 2026-11-17. The pin marks the geocoded address point, not the building.

EPA AirData annual AQI by county - Finding

Los Angeles County 2025: 39 good, 228 moderate and 98 unhealthy-for-sensitive-groups-or-worse AQI days of 365 monitored

Median AQI	74
90th percentile AQI	147
Max AQI	201
Ozone days	193
PM2.5 days	151

What this does not tell you: County-wide summary, not exposure at this address.
Source: EPA AirData annual AQI by county | Retrieved 2026-11-17 | Scope: Los Angeles County, 2025

EPA Cleanups in My Community (1-mile search) - Finding

27 EPA cleanup record(s) within one mile (a listing is not proof of contamination at this property)

Records	27

What this does not tell you: Limited to this dataset and radius. State cleanup sites, off-site plumes and unreported releases are not covered.
Suggested next step: Ask the seller about known environmental conditions.
Source: EPA Cleanups in My Community (1-mile search) | Retrieved 2026-11-17 | Scope: 1-mile radius

EPA ECHO regulated facilities (1-mile search) - Finding

1051 EPA-regulated facility records within one mile (regulated use, not contamination)

Facility records	1051
Listed by street address only	72

What this does not tell you: Regulated facilities are NOT contamination sites; this counts permitted or registered facilities only.
Source: EPA ECHO regulated facilities (1-mile search) | Retrieved 2026-11-17 | Scope: 1-mile radius

California Water Boards cleanup / regulated sites (1-mile search) - Finding

103 Water Boards site record(s) within one mile (a listing is not proof of contamination at this property)

Records	103
Sites	Bank Of America Plaza (Bldg); Mobil #18-Hdh; Mobil #11-Hdh; Dillingham Property; City Of Los Angeles - Fed. Bldg. Annex; Lapd - Air Support Division
Listed by street address only	1

What this does not tell you: Records show regulatory activity, not exposure at this property.
Source: California Water Boards cleanup / regulated sites (1-mile search) | Retrieved 2026-11-17 | Scope: 1-mile radius

California Geological Survey radon potential zones - Finding

State radon potential zone: Low

Radon potential	Low
Study area	Southern Los Angeles County

What this does not tell you: Zones come from regional studies and cover only part of the state; a zone is not a measurement for one home.
Suggested next step: Radon varies house by house. A low-cost test kit is the only way to know.
Source: California Geological Survey radon potential zones | Retrieved 2026-11-17 | Scope: geocoded address point

California DTSC EnviroStor cleanup sites (1-mile search) - Finding

26 DTSC cleanup site record(s) within one mile (a listing is not proof of contamination at this property)

Records	26
Sites	Mogul Corporation; Gratts New Primary Center; Magnus Company, Inc; South Region Elementary School #7, Site 2; Metro/Adco/Atlas; So Cal Gas/Aliso Sector C, Blocks Q&R
Listed by street address only	1

What this does not tell you: Records show state toxic-substances regulatory activity, not contamination at this property.
Suggested next step: Ask the seller about known environmental conditions and look up any nearby site by name on EnviroStor.
Source: California DTSC EnviroStor cleanup sites (1-mile search) | Retrieved 2026-11-17 | Scope: 1-mile radius

California CalGEM oil, gas and geothermal wells (1-mile search) - Finding

169 recorded oil, gas or geothermal well(s) within one mile

Wells with status 'Idle'	102
Wells with status 'Plugged'	66
Wells with status 'Canceled'	1

What this does not tell you: Records show recorded well locations and status. A plugged well nearby is not itself a hazard, and old unrecorded wells are not mapped.
Suggested next step: If wells are listed close by, ask the seller about oil, gas or methane disclosures.
Source: California CalGEM oil, gas and geothermal wells (1-mile search) | Retrieved 2026-11-17 | Scope: 1-mile radius

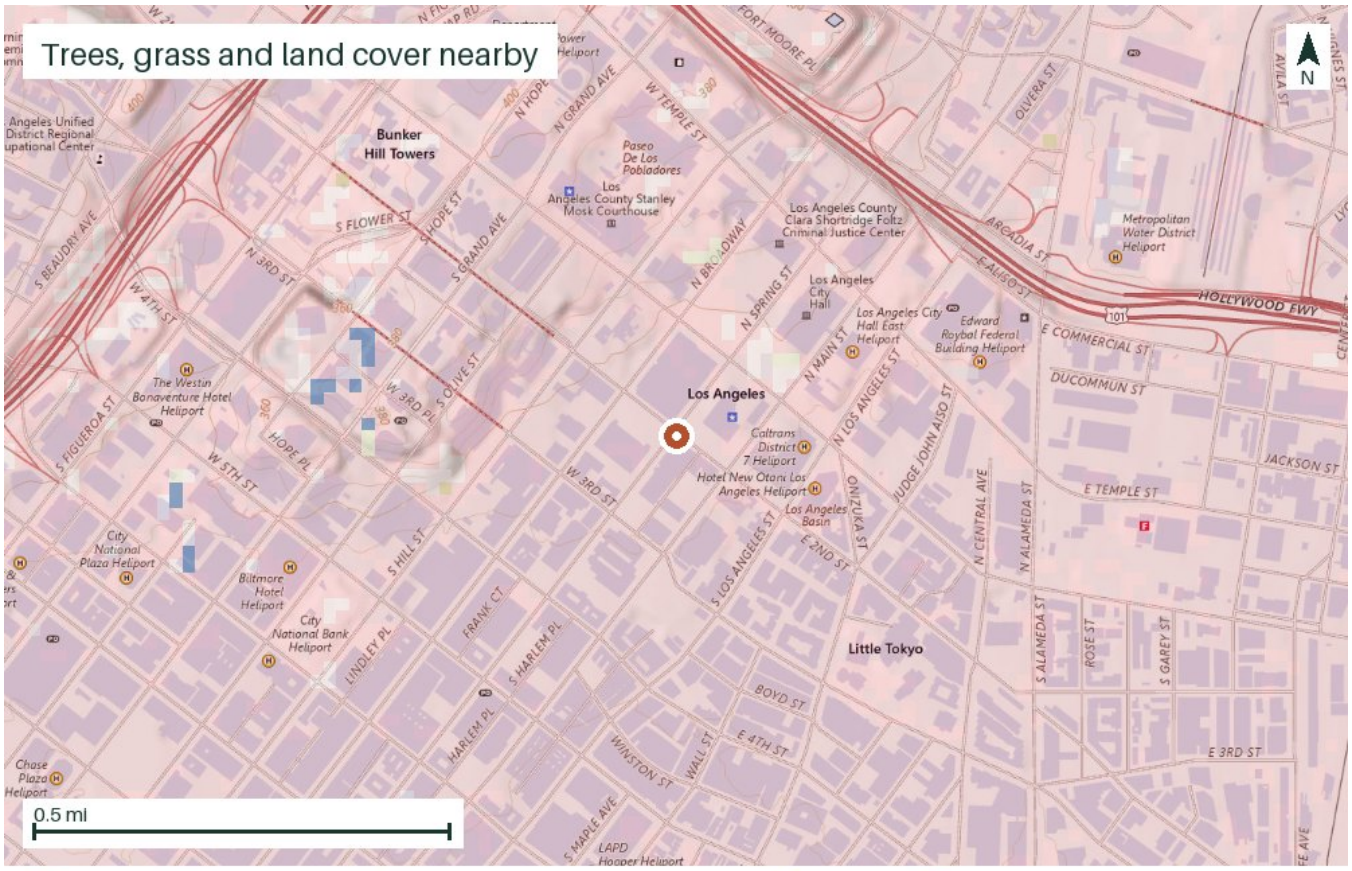
California Water Boards permitted storage-tank facilities (1-mile search) - Finding

80 permitted storage-tank facility record(s) within one mile (regulated use, not a leak)

Facility records	80

What this does not tell you: A permitted tank is a regulated facility (for example a gas station), not a leak or contamination.
Suggested next step: No action needed unless a nearby facility is also listed as a cleanup site.
Source: California Water Boards permitted storage-tank facilities (1-mile search) | Retrieved 2026-11-17 | Scope: 1-mile radius

Vegetation and pollen context



Basemap: USGS The National Map (public domain). Data: USGS National Land Cover Database 2021 (MRLC). Cover type only; it does not identify plant species or pollen, retrieved 2026-11-17. The pin marks the geocoded address point, not the building.

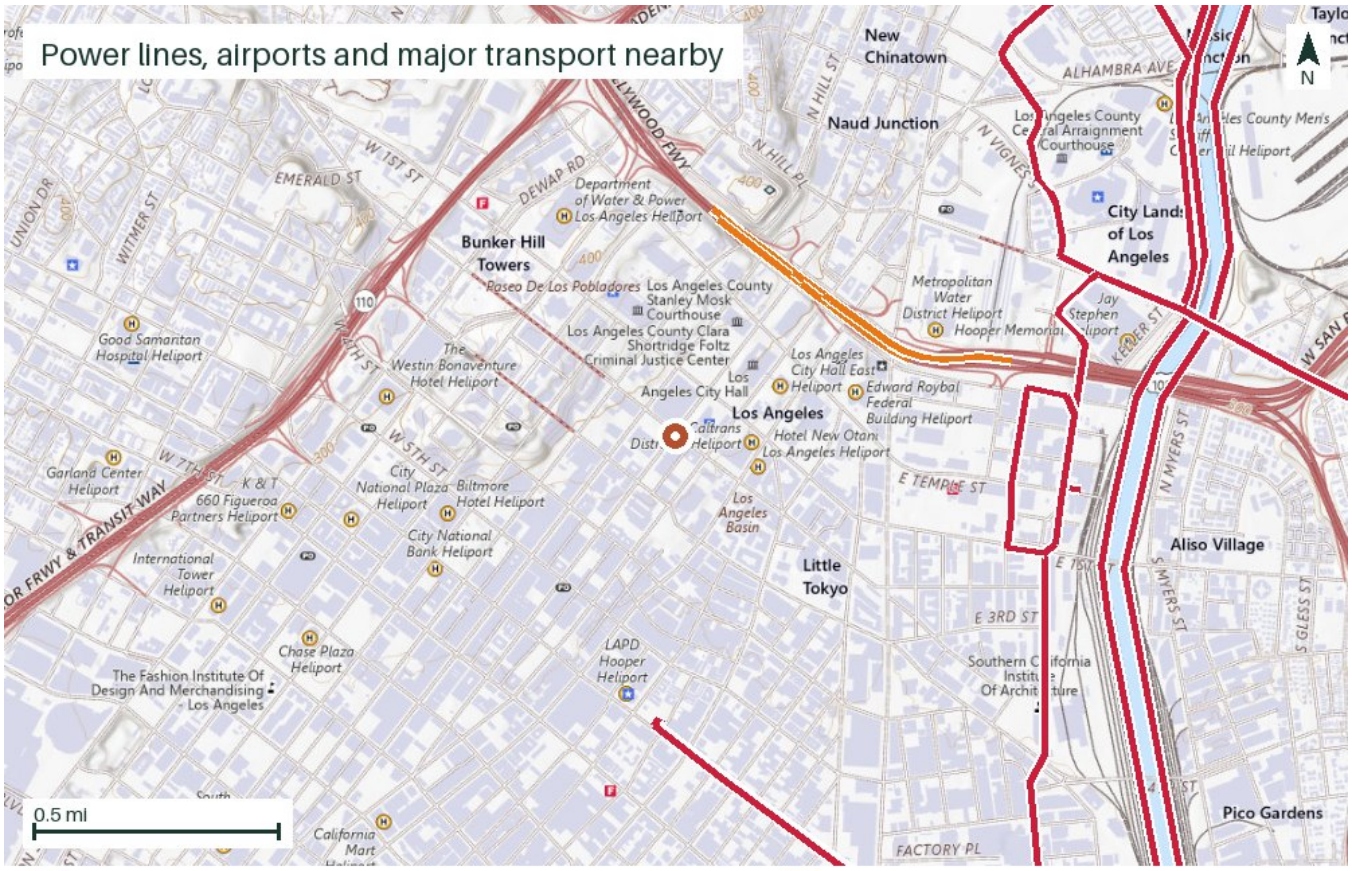
USGS NLCD 2021 land cover and tree canopy (half-mile square) - Finding

Within about half a mile: 1% average tree canopy, 0% grass, pasture or open lawn, 0% shrub and brush, 99% built-up surfaces

Tree canopy (average of the area)	1%
Forest land cover	0%
Grass, pasture, crops and open lawn	0%
Shrub and brush	0%
Built-up surfaces	99%
Pollen counts	Not included: no free public forecast service covers California addresses

What this does not tell you: Vegetation cover, not a pollen count. Real exposure depends on which plants are nearby (the data does not identify species), the season and the weather.
Suggested next step: If allergies matter, ask an allergist which local plants affect you, check the National Allergy Bureau counts for the nearest station, and walk the block in your allergy season.
Source: USGS NLCD 2021 land cover and tree canopy (half-mile square) | Retrieved 2026-11-17 | Scope: about 1 km square centered on the address (30 m pixels)

Power, airports and transport nearby



High-voltage line (12 in view) ◆ Airport or heliport (0 in view) Freeway or major highway Railway

Basemap: USGS The National Map (public domain). Data: California Energy Commission and U.S. DOT airports and OpenStreetMap contributors (ODbL). Highways and railways are drawn within about 2,000 ft only, retrieved 2026-11-17. The pin marks the geocoded address point, not the building.

California Energy Commission high-voltage transmission lines (about 1,300 ft) - Checked - nothing returned

No mapped high-voltage transmission line within about 1,300 feet

What this does not tell you: Mapped transmission lines only (generally 60 kV and above). Neighborhood distribution lines and substations are not shown. This report states distance and does not assess health effects.

Source: California Energy Commission high-voltage transmission lines (about 1,300 ft) | Retrieved 2026-11-17 | Scope: 400 m radius

California Energy Commission electric utility service areas - Checked - nothing returned

Not in an investor-owned utility's mapped area (likely a municipal or district utility)

What this does not tell you: Boundaries are approximate. The map covers investor-owned utilities, so a municipal or district utility (for example LADWP or SMUD) may not appear.

Source: California Energy Commission electric utility service areas | Retrieved 2026-11-17 | Scope: geocoded address point

U.S. DOT National Transportation Atlas airports and heliports (5-mile search) - Checked - nothing returned

No airport or heliport within five miles

What this does not tell you: Distance only. Actual aircraft noise depends on flight paths, runway direction and traffic. Many heliports belong to hospitals and rarely matter.

Source: U.S. DOT National Transportation Atlas airports and heliports (5-mile search) | Retrieved 2026-11-17 | Scope: 5-mile radius

OpenStreetMap freeways and railways (about 1,900 ft) - Finding

Nearest freeway or major highway about 2,107 feet away

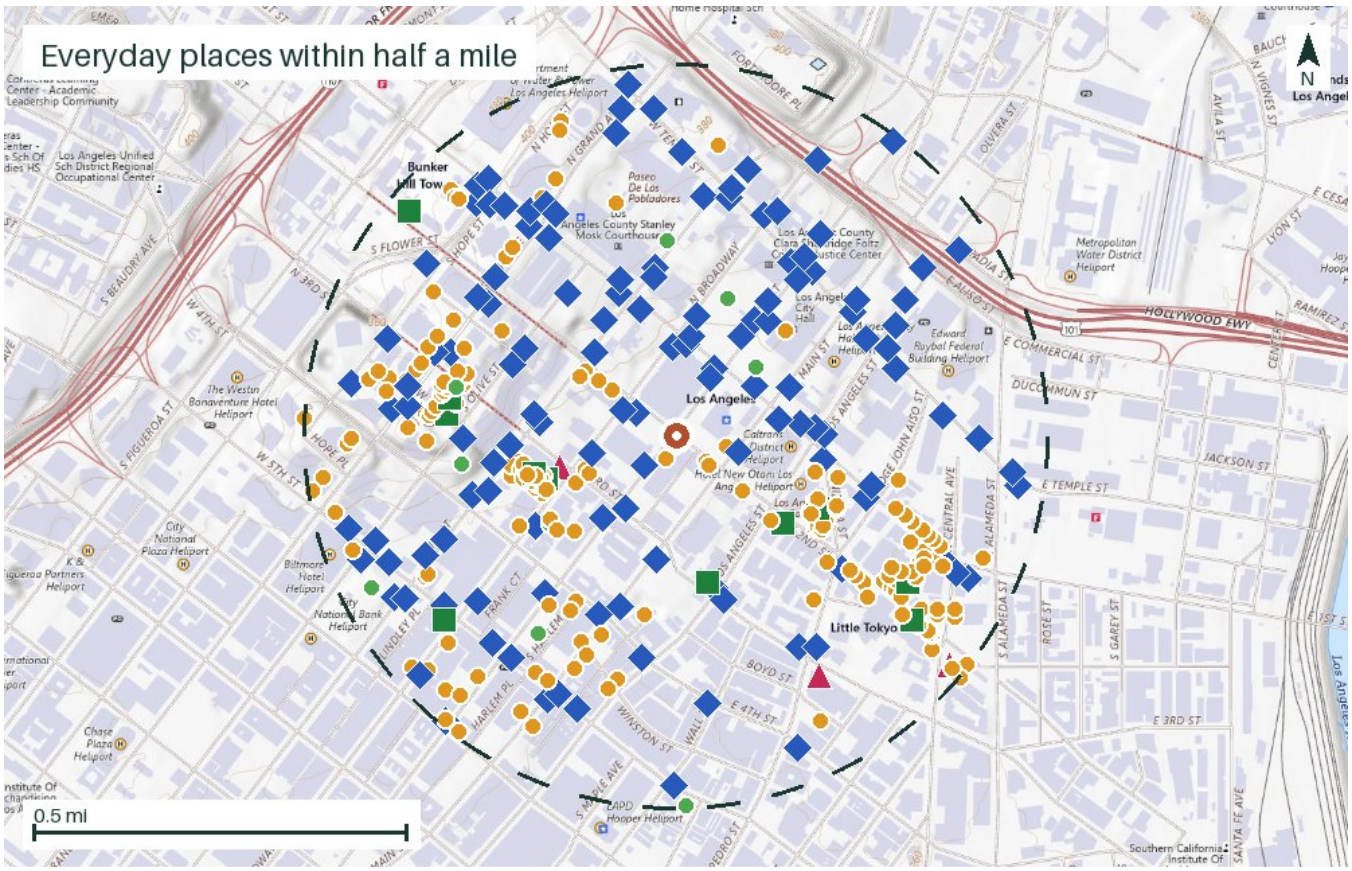
Nearest freeway or major highway	about 2,107 ft
OpenStreetMap data date	2026-11-12

What this does not tell you: Proximity only, not a noise measurement. Sound depends on traffic volume, walls, terrain and the home's construction.

Suggested next step: Visit at rush hour and at night with the windows open before you offer.

Source: OpenStreetMap freeways and railways (about 1,900 ft) | Retrieved 2026-11-17 | Scope: 600 m radius

Daily life nearby



Basemap: USGS The National Map (public domain). Data: OpenStreetMap contributors (ODbL). Volunteer-mapped, so coverage varies (dashed circle = half a mile), retrieved 2026-11-17. The pin marks the geocoded address point, not the building.

OpenStreetMap everyday places (half-mile and one-mile search) - Finding

Within half a mile: 11 grocery or convenience stores, 3 pharmacies, 188 cafes and restaurants, 9 parks or playgrounds, 129 transit stops; nearest grocery about 0.2 miles

Grocery or convenience stores (within half a mile)	11; nearest about 0.18 mi
Pharmacies (within half a mile)	3; nearest about 0.16 mi
Cafes and restaurants (within half a mile)	188; nearest about 0.01 mi
Parks and playgrounds (within half a mile)	9; nearest about 0.14 mi
Bus stops and rail stations (within half a mile)	129; nearest about 0.06 mi
Hospitals and clinics (within half a mile)	3; nearest about 0.11 mi
Fire stations (within half a mile)	0; nearest about 0.58 mi
OpenStreetMap data date	2026-11-12

What this does not tell you: OpenStreetMap is mapped by volunteers. Coverage varies, and a missing place can simply be unmapped. Presence on the map does not mean a business is open.
Suggested next step: Walk or drive the routes you would use daily, at the times you would use them.
Source: OpenStreetMap everyday places (half-mile and one-mile search) | Retrieved 2026-11-17 | Scope: 1,200 m radius

Water service

California Water Boards lead & copper service-line inventory (2024) - Checked - nothing returned

No inventory record matched this street address in the Los Angeles-City, Dept. Of Water & Power 2024 inventory

Water system	Los Angeles-City, Dept. Of Water & Power (CA1910067)

What this does not tell you: Historical inventory classification, not a field inspection or tap-water test; interior plumbing is excluded. Absence of a record is not a clean result.
Source: California Water Boards lead & copper service-line inventory (2024) | Retrieved 2026-11-17 | Scope: street-address match inside the city water system's block

California Water Boards drinking-water system service areas - Finding

Mapped water provider: Los Angeles-City, Dept. Of Water & Power

Water system	Los Angeles-City, Dept. Of Water & Power (CA1910067)

What this does not tell you: Service-area boundaries are approximate; ask the utility to confirm who serves the address.
Suggested next step: Ask the seller which utility serves the property and request its latest water-quality report.
Source: California Water Boards drinking-water system service areas | Retrieved 2026-11-17 | Scope: parcel polygon or address point

Neighborhood and area context

FEMA National Risk Index (census tract) - Finding

FEMA composite natural-hazard risk for this census tract: Very High (higher than 98% of U.S. tracts)

Composite rating	Very High
National percentile	98

What this does not tell you: Tract-level composite of 18 natural hazards. It describes the neighborhood, not this property.
Suggested next step: Use it as context, then check the specific hazard layers in this report.
Source: FEMA National Risk Index (census tract) | Retrieved 2026-11-17 | Scope: census tract containing the address

OEHHA CalEnviroScreen 4.0 (census tract) - Finding

Combined pollution-and-vulnerability score at the 93rd percentile of California tracts (decile 10 of 10; higher means more burden)

Overall percentile	93
Pollution burden percentile	99
Fine particles (PM2.5) percentile	91
Diesel particulate percentile	98
Traffic density percentile	32
Drinking-water contaminants percentile	93
Cleanup sites percentile	46
Groundwater threats percentile	77

What this does not tell you: Compares tracts statewide on pollution and population vulnerability (2021 edition). It describes the neighborhood, not exposure at this home.
Suggested next step: Use it as context; ask the seller about nearby industrial or traffic sources you can see in person.
Source: OEHHA CalEnviroScreen 4.0 (census tract) | Retrieved 2026-11-17 | Scope: census tract containing the address

California public school locations (1-mile search) - Finding

21 active public school location(s) within one mile

Schools	Academy Of Arts And Sciences: Los Angeles (9-12); Academy Of Arts And Sciences: Los Angeles (K-8); Apex Academy; Camino Nuevo Charter High; Castelar Street Elementary; Cds Elementary

What this does not tell you: Locations only. This does not show attendance zones, quality, enrollment or ratings.
Suggested next step: Confirm the assigned school with the district; attendance zones can differ from the nearest school.
Source: California public school locations (1-mile search) | Retrieved 2026-11-17 | Scope: 1-mile radius

OpenFEMA federal disaster declarations (county, last 10 years) - Finding

29 federal disaster declarations covered this county in the last ten years: fire (21), flood (4), severe storm (2), biological (2)

Fire	21
Flood	4
Severe Storm	2
Biological	2

What this does not tell you: County-level declarations. They show a disaster was declared somewhere in the county, not that this address was affected.
Suggested next step: Ask the seller and your insurer about past damage claims on this property.
Source: OpenFEMA federal disaster declarations (county, last 10 years) | Retrieved 2026-11-17 | Scope: county

Market and area context

FHFA House Price Index (purchase-only, seasonally adjusted, metro) - Checked - nothing returned

No FHFA index series for CBSA 31080

What this does not tell you: Describes the metro area, not this property; not an appraisal or forecast.
Source: FHFA House Price Index (purchase-only, seasonally adjusted, metro) | Retrieved 2026-11-17

Not included in this edition

Incentive programs, permit history, aerial or solar imagery and listing photos are not included in this edition. They are excluded until their data rights are cleared.

Source coverage

Source	Status	Retrieved
EPA AirData annual AQI by county	Finding	2026-11-17
California Water Boards lead & copper service-line inventory (2024)	Checked - nothing returned	2026-11-17
US Census Bureau geography (geocoder)	Finding	2026-11-17
FEMA National Flood Hazard Layer (effective map)	Finding	2026-11-17
CAL FIRE Fire Hazard Severity Zones - Local Responsibility Area (2025 recommended)	Finding	2026-11-17
CAL FIRE Fire Hazard Severity Zones - State Responsibility Area	Checked - nothing returned	2026-11-17
California Geological Survey - Alquist-Priolo earthquake fault zones	Checked - nothing returned	2026-11-17
California Geological Survey - Seismic hazard zone: liquefaction	Finding	2026-11-17
California Geological Survey - Seismic hazard zone: earthquake-induced landslide	Checked - nothing returned	2026-11-17
California Geological Survey - Seismic hazard mapping: unevaluated areas	Checked - nothing returned	2026-11-17
USGS earthquake catalog (M3+, 25 km, 10 years)	Finding	2026-11-17
USFWS National Wetlands Inventory	Checked - nothing returned	2026-11-17
USDA soil survey	Not available	2026-11-17
USGS 3DEP Elevation Point Query Service	Finding	2026-11-17
EPA Cleanups in My Community (1-mile search)	Finding	2026-11-17
EPA ECHO regulated facilities (1-mile search)	Finding	2026-11-17
California Water Boards cleanup / regulated sites (1-mile search)	Finding	2026-11-17
FHFA House Price Index (purchase-only, seasonally adjusted, metro)	Checked - nothing returned	2026-11-17
California Water Boards drinking-water system service areas	Finding	2026-11-17
California Geological Survey tsunami hazard area (emergency planning)	Checked - nothing returned	2026-11-17
California Geological Survey radon potential zones	Finding	2026-11-17
California Geological Survey landslide susceptibility classes (statewide)	Checked - nothing returned	2026-11-17
California Geological Survey modeled ground shaking (National Seismic Hazard Model 2023)	Finding	2026-11-17
USGS seismic design values (ASCE 7-22, risk category II, site class D)	Finding	2026-11-17
FEMA National Risk Index (census tract)	Finding	2026-11-17
OEHHA CalEnviroScreen 4.0 (census tract)	Finding	2026-11-17
California DTSC EnviroStor cleanup sites (1-mile search)	Finding	2026-11-17
California CalGEM oil, gas and geothermal wells (1-mile search)	Finding	2026-11-17
California Water Boards permitted storage-tank facilities (1-mile search)	Finding	2026-11-17
CAL FIRE historic wildfire perimeters	Checked - nothing returned	2026-11-17
California Important Farmland Map (FMMP, 2022)	Finding	2026-11-17
California Williamson Act enrollment (2025)	Checked - nothing returned	2026-11-17
California public school locations (1-mile search)	Finding	2026-11-17
USGS NLCD 2021 land cover and tree canopy (half-mile square)	Finding	2026-11-17
USGS 3DEP ground slope (four elevation samples 30 m from the address)	Finding	2026-11-17
California Energy Commission high-voltage transmission lines (about 1,300 ft)	Checked - nothing returned	2026-11-17
California Energy Commission electric utility service areas	Checked - nothing returned	2026-11-17
U.S. DOT National Transportation Atlas airports and heliports (5-mile search)	Checked - nothing returned	2026-11-17

Source	Status	Retrieved
OpenFEMA federal disaster declarations (county, last 10 years)	Finding	2026-11-17
OpenStreetMap everyday places (half-mile and one-mile search)	Finding	2026-11-17
OpenStreetMap freeways and railways (about 1,900 ft)	Finding	2026-11-17

Owner and occupant personal information is not collected or shown in this report.