SPECIAL MEETING

AGENDA

BOARD OF PUBLIC WORKS

FRIDAY, SEPTEMBER 4, 2020

1:30 PM

Edward R. Roybal BPW Session Room
Room 350 City Hall
200 North Spring Street
Los Angeles, California 90012

Members: Greg Good, President
Aura Garcia, Vice President
Dr. Michael R. Davis, Pres. Pro-Tem
Jessica M. Caloza
M. Teresa Villegas

(Dr. Fernando Campos, Executive Officer 213-978-0261)

Click here for the entire agenda packet / documents

Agenda, related board reports and attachments are available on-line at the BPW website at: http://bpw.lacity.org/ or via link below.

BPW meetings can be listened to by dialing:
213-621-CITY (Metro), 818-904-9450 (Valley),
310-471-CITY (Westside), 310-547-CITY (San Pedro Area); or
Live audio on-line at https://www.lacity.org/government/follow-meetings/board-public-works-meetings

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Assistive listening devices are available at the meeting; upon advance notice, other accommodations, such as sign language interpretation, and translation services can be provided. Contact the Executive Officer's office at 213-978-0262. TDD available at 213-978-2310.

Written material supporting agenda items can be reviewed prior to each Board meeting at the public counter, 200 North Spring Street Room 355, between the hours
PUBLIC INPUT AT BOARD MEETINGS:

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Board meeting will be conducted entirely telephonically.

Members of the public who wish to offer public comment to the Board should submit written comments via Google form at https://bit.ly/DPWCommentForm or call +1 669 254 5252 and use Meeting ID No. 160 278 3583. Press # again when prompted for participant ID.

VOTING AND DISPOSITION OF ITEMS - Items require a majority vote of the entire membership of the Board (3 votes) for approval.

Any member of the Board may move to "reconsider" any vote on any item on the agenda, except to adjourn, suspend the Rules, or where an intervening event has deprived the Board of jurisdiction, providing that said member originally voted on the prevailing side of the item. The motion to "reconsider" shall only be in order once during the meeting, and once during the next regular meeting. The member requesting reconsideration shall identify for all members present the Agenda number, meeting date and subject matter previously voted upon. A motion to reconsider is not debatable and shall require an affirmative vote of three members of the Board.

The Board rules provide that all items adopted by the Board will not be distributed or presented to the Mayor, or other designated office, until the adjournment of the regular Board meeting following the date of the Board action. A motion to send an item "forthwith", if adopted by three (3) votes, suspends these rules and requires the Board Secretariat to forward the matter to the Mayor, or other office, without delay.

NOTICE TO PAID REPRESENTATIVES:

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

NEIGHBORHOOD COUNCIL COMMENTS

Discussion with Neighborhood Council representatives on Neighborhood
Council Resolutions or Community Impact Statements filed with the City Clerk which relate to any agenda item listed or being considered on this agenda for the Board of Public Works (LAAC 22.819, Ordinance 184243).

AGENDA ITEMS

APPROVAL OF MINUTES FROM

(1)

TUESDAY, AUGUST 25, 2020

BUREAU OF STREET SERVICES

BPW-2020-0504  (2)

ADVISEMENT #1

CD 14  TREE REMOVAL - 1925 NORTH MARIANNA AVENUE AND 4671 WORTH STREET

Recommending the Board:

1. FIND under the California Public Resources Code, Section 21166 and the State's Environmental Quality Act (CEQA) Guidelines Section 15162, on the basis of substantial evidence contained in the whole record, that since the City's prior certification of Mitigated Negative Declaration (MND) Council File 18-0937 there have been no changes to the project, changes with respect to the circumstances under which the project is being undertaken, or new information of substantial importance concerning the project, which cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and therefore no subsequent MND, supplemental MND, or other analysis is required for the project;

2. SPECIFY that the Bureau of Street Services, Urban Forestry Division located at 1149 South Broadway, is custodian of the documents or other material that constitute the record of proceedings upon which the Board's decision is based;

3. REVIEW and APPROVE this fee tree removal permit request for 36 Eucalyptus (Eucalyptus spp.) trees. Tree replacements are required; and

4. CONCUR with Bureau of Street Services determination that the site
cannot feasibly accommodate all of the required replacement trees and pursuant to LAMC 62.177(c), and authorize the Tree Replacement Guarantee Fee to satisfy the Board's tree planting requirement.

(CONTINUED FROM ORIGINAL BOARD MEETING: TUESDAY, AUGUST 25, 2020)

BPW-2020-0537 (3)

CD ALL MEMORANDUM OF AGREEMENT - LOS ANGELES COUNTY REGISTRAR-RECORDER/COUNTY CLERK - VOTE BY MAIL BALLOT DROP-BOX - VARIOUS LOCATIONS

Recommending the Board:

1. AUTHORIZE the Los Angeles County Registrar-Recorder/County Clerk (LA Co RR/CC) to install unstaffed Vote by Mail (VBM) ballot drop-boxes at various locations designated by the LA Co RR/CC within Public Rights-of-Way and/or at city facilities throughout the city provided LA Co RR/CC complies with the conditions set forth in the agreement;

2. AUTHORIZE the Bureau of Street Services Director to enter into agreement with LA Co RR/CC to install VBM drop-boxes; and

3. AUTHORIZE the Bureau of Street Services to provide LA Co RR/CC with an invoice for its installation efforts upon completion of said work and receive full cost recover of all expenses related to the installation from the LA Co RR/CC for the same.

JOINT REPORT(S)

BPW-2020-0538 (4)

BOE + BOS

CD 11 LANDSCAPE MAINTENANCE AGREEMENT - 1500 GRANVILLE AVENUE - CALIFORNIA DEPARTMENT OF TRANSPORTATION

Recommending the Board:
1. AUTHORIZE the President or two members of the Board of Public Works to execute the Landscape Maintenance Agreement for 1500 Granville Avenue with the California Department of Transportation, subject to the conditions.

COMMUNICATION(S)

BPW-2020-0539 (5)

RELEASE OF STOP PAYMENT NOTICE - CGO CONSTRUCTION COMPANY, INC.

CGO Construction Company, Inc., is transmitting a Release of Stop Payment Notice in the amount of $20,477.99, for clearing, grubbing, and removing trees, in connection with the Machado Lake Ecosystem Rehabilitation Project. The primary contractor for this project is OHL USA, Inc.

(C-123672, Communication No. 122448 - Filed on September 2, 2020)

ORAL REPORT(S)

BPW-2020-0540 (6)

Status Update on Major Upcoming Street Improvement Projects
- Bureau of Street Services

BPW - September 4, 2020

*** END ***
BPW Meeting - Item (1)

TUESDAY, AUGUST 25, 2020
Recommending the Board:

1. FIND under the California Public Resources Code, Section 21166 and the State's Environmental Quality Act (CEQA) Guidelines Section 15162, on the basis of substantial evidence contained in the whole record, that since the City's prior certification of Mitigated Negative Declaration (MND) Council File 18-0937 there have been no changes to the project, changes with respect to the circumstances under which the project is being undertaken, or new information of substantial importance concerning the project, which cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and therefore no subsequent MND, supplemental MND, or other analysis is required for the project;

2. SPECIFY that the Bureau of Street Services, Urban Forestry Division located at 1149 South Broadway, is custodian of the documents or other material that constitute the record of proceedings upon which the Board's decision is based;

3. REVIEW and APPROVE this fee tree removal permit request for 36 Eucalyptus (Eucalyptus spp.) trees. Tree replacements are required; and

4. CONCUR with Bureau of Street Services determination that the site cannot feasibly accommodate all of the required replacement trees and pursuant to LAMC 62.177(c), and authorize the Tree Replacement Guarantee Fee to satisfy the Board's tree planting requirement.

(CONTINUED FROM ORIGINAL BOARD MEETING: TUESDAY, AUGUST 25, 2020)
ATTACHMENTS:

Description

- BSS_1
- BSS_1_TR1
- BSS_1_TR2
- BSS_1_TR3
- BSS_1_TR4
- BSS_1_TR5
- BSS_1_TR6
- BSS_1_TR7
- BSS_1_TR8
- BSS_1_TR9
- BSS_1_TR10
- BSS_1_TR11
Council District No. 14

Honorable Board of Public Works
The City of Los Angeles

Commissioners:

1925 NORTH MARIANNA AVENUE AND 4671 WORTH STREET – REQUEST BOARD APPROVAL FOR A FEE PERMIT TO REMOVE 36 EUCALYPTUS (EUCALYPTUS SPP.) DUE TO REQUIRED SIDEWALK INSTALLATION AND RELATED STREET IMPROVEMENTS FOR CITY PLANNING CASE AA-2019-1058-PMLA. TREE REPLACEMENTS ARE REQUIRED.

RECOMMENDATIONS:

That the Board of Public Works (Board):

1. Find under the California Public Resources Code, Section 21166 and the State’s Environmental Quality Act (CEQA) Guidelines Section 15162, on the basis of substantial evidence contained in the whole record, that since the City’s prior certification of Mitigated Negative Declaration (MND) Council File 18-0937 there have been no changes to the Project, changes with respect to the circumstances under which the Project is being undertaken, or new information of substantial importance concerning the Project, which cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and therefore no subsequent MND, supplemental MND, or other analysis is required for the Project.

2. Specify that the Bureau of Street Services (StreetsLA), Urban Forestry Division located at 1149 South Broadway, is custodian of the documents or other material that constitute the record of proceedings upon which the Board’s decision is based.

3. Review and approve this fee tree removal permit request for 36 Eucalyptus (Eucalyptus spp.) trees. Tree replacements are required.

4. Concur with StreetsLA determination that the site cannot feasibly accommodate all of the required replacement trees and pursuant to LAMC 62.177(c), authorize the Tree Replacement Guarantee Fee to satisfy the Board’s tree planting requirement.
TRANSMITTALS:

1. Tree removal request notification sheet
2. Application for a tree removal permit
3. Service Request No. 1-1497399281
4. Class B Application / Permit BR004397
5. Mitigated Negative Declaration, dated October, 2018
6. Notice of Determination, dated December 10, 2018
7. Addendum to the Mitigated Negative Declaration, dated October 24, 2019
8. Letter of Determination, dated May 24, 2019
9. Tree Survey from R.A. Smith, dated November 1, 2019
10. Photos of trees
11. Plot Plan

CONDITION:

The applicant shall plant a minimum of 18, 24-inch box size Australian Willow (Geijera parviflora) trees on Marianna Avenue; and plant 12, 24-inch box size New Zealand Christmas (Metrosideros excelsus) trees on Worth Street to replace the removed trees. All trees shall be provided irrigation for a minimum of three-year period after planting. Applicant shall provide watering to the trees planted on site for a minimum of three years.

The 42 additional trees needed to meet the Boards 2:1 tree replacement policy cannot be feasibly planted on site. Therefore, pursuant to LAMC Se. 62.177, applicant shall pay tree replacement guarantee fee of $81,690.00.

The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval.

ALTERNATIVE METHODS AND OPTIONS EXPLORED:

There are 36 live Eucalyptus and one dead Eucalyptus trees growing on the Marianna Avenue street side the project site. On June 29, 2020, the applicant and owner representatives met with a StreetsLA arborist to discuss the project and consider feasible alternatives to retain any healthy and mature street trees where possible. StreetsLA arborist determined all the trees have structural defects that include co-dominant stems, included bark, low branching limbs, moderate to severe die back, decay, close spacing, and are growing several inches below grade. StreetsLA determined all subject trees are poor candidates for retaining in place and not worthy of preservation; therefore, should be removed and replaced in order to allow the contractor to construct required street improvements.
RECITAL:

The Bureau of Engineering (BOE) are managing construction of the Los Angeles Police Department (LAPD) Evidence Warehouse and office located at 4671 East Worth Street at the northwest corner of North Marianna Avenue. The project is being constructed on a 6.6 acre lot that will be subdivided to accommodate one additional project. The LAPD project includes construction of a 80,000 square feet warehouse with 237 parking spaces for employee parking in addition to an office building on one parcel measuring approximately 128,118 square feet (2.94 acre).

Contained in the entitlements are BOE requirements including sidewalk installation and other related street improvements. Mr. Samuel Jacoby (Mr. Jacoby), property owner representative, applied to BOE for a Construction Class “B” Permit to install the sidewalks and repair and damaged curb and gutter as part of the conditions to construct the project. BOE informed Mr. Jacoby the required sidewalk installation and related street improvement work may necessitate street tree removals. Therefore, Mr. Jacoby contacted StreetsLA requesting the project site be inspected to determine what the impacts will be on existing street trees due to the sidewalk installation and required street improvements.

A StreetsLA arborist inspected the location on March 17, 2020 and on June 29, 2020. The inspection reveals 36 Eucalyptus (Eucalyptus spp.) trees and 1 dead Eucalyptus tree measuring approximately 6 to 42-inches in diameter by 30-feet in height. The subject trees are in fair to poor condition growing approximately 5 to 8-feet from the curb and several inches below top of curb and have been continually topped for line clearance. The trees were planted very close together and many of the trees have poor branching structure with co-dominant stems, multiple low growing limbs, and included bark. If the trees were to remain their root crown would be covered several inches above their root crowns and their low branches would need be removed leaving the trees unsightly and a potential liability to the City.

Within the contents of the Letter(s) of Determination, under Case No. AA-2019-1058-PMLA, condition of approval S-3, requires the developer to install a full width sidewalk. The required sidewalk construction and related street improvements will severely impact 36 street trees.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The project MND (Council File 18-0937) finds the project will have a less than significant environmental effect with the incorporation of Mitigation Measures (4.4.2) as contained in the MND.
The project MND was utilized in performing the recommendations in this report and is on file with the Bureau also available to the public upon request.

CONCLUSION:

Katie Kiefer and Lucy Aparicio, Fourteenth Council District Office, were informed of the tree removal request on August 11, 2020. The Council Office will inform any persons inquiring of the opportunity to be heard by the Board at the public hearing for the tree removal permit request.

Public comments on this tree removal request will be received and heard, both in-writing and in-person, during the scheduled public hearing with the Board. The following public noticing of this tree removal permit was conducted:

- Notice of the proposed tree removals was physically posted on the subject trees on March 17, 2020;
- Proposed tree removals were included on the StreetsLA, Tree Removal Notification System; and
- The Community Forestry Advisory Committee (CFAC) and Department of Neighborhood Empowerment (DONE) were notified.

The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval.

The applicant has been advised of the recommendations contained in this report.

Respectfully Submitted,

ADEL H. HAGEKHALIL, P.E.
Executive Director and General Manager
Bureau of Street Services

Prepared by:
Urban Forestry Division
Ext. 7-3077
AH/GS/TT/HB
S:Board Reports/2020 Board Reports/1925 N Marianna Ave
I

TREE REMOVAL REQUEST NOTIFICATION

DATE: August 9, 2020
# OF PAGES: 1

SENDTO:
COUNCIL DISTRICT: 14
ATTENTION: Katie Keifer / Lucy Aparicio / Jose H. Hernandez
PHONE NUMBER: 213-473-7014 / 323-254-5295
FAX NUMBER: 213-485-8788
EMAIL: katie.kiefer@lacity.org / Lucy.Aparicio@lacity.org / jose.h.hernandez@lacity.org

SENT FROM: URBAN FORESTRY DIVISION
Mail Stop #550
1149 S. Broadway, 4th Floor
Los Angeles, CA 90015
PHONE #: (213) 847-3077
FAX: (213) 847-3033

MESSAGE: The Urban Forestry Division received the following permit request to remove trees.

REQUESTER'S INFO: R.A. Smith
8881 Research Dr.
Irvine, CA 92618
949-242-8041 / samuel.jacoby@rasmith.com

PERMIT TYPE: Fee

TREE LOCATION: 1925 Marianna Ave and 4671 Worth Street

TREE SPECIES & QUANTITY: 36 Eucalyptus (Eucalyptus spp.)

REASON FOR TREE REMOVAL: ☒ B-PERMIT #: BR004397
☐ A-PERMIT
☐ Structural damage by tree roots:
☐ street ☑ sidewalk
☐ curb ☐ sewer lateral
☐ gutter ☐ driveway apron
☐ sprinkler/plumbing system
☐ water meter
☐ water/main line
☐ private property driveway
☐ parkway lawn/private property lawn
☐ Construction of single-family home / private property protected species
☐ Other (please specify): Required sidewalk installation for AA-2018-1058-PMLA

TREE REPLACEMENTS WILL BE REQUIRED

FOR BUREAU OF STREET SERVICES USE ONLY

☐ The above request has been reviewed and approved
☐ The above request is denied.

APPROVED BY: City of Los Angeles Board of Public Works

DATE APPROVED: Board hearing date to be determined
Good afternoon,

Please see attached request to remove thirty-six (36) trees at 1925 Marianna Av., and 4671 Worth St, 90032. Trees will be replaced at a ratio of 2:1.

Thank you!

--

URBAN FORESTRY DIVISION HEADQUARTERS
1149 SOUTH BROADWAY ST, 4TH FLOOR LOS ANGELES, CA 90015
OFFICE HOURS: 7:00AM - 3:30PM, MONDAY - FRIDAY • (213) 847-3077 • UFO WEBSITE
**PLEASE BE ADVISED THAT ALL TREE REMOVAL PERMIT APPLICATIONS REQUIRE A MINIMUM OF 60 TO 120 DAYS TO PROCESS**

1925 Marianna Av notification.pdf
45K
APPLICATION FOR A
TREE REMOVAL PERMIT
CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

BUREAU OF STREET SERVICES
URBAN FORESTRY DIVISION
1149 S. BROADWAY, SUITE 400, LOS ANGELES, CA 90015
TEL: 213.847.3077

STEP 1: Call (800) 996-2489 or visit 'myla311.lacity.org' to obtain a Service Request Number (Application #): 11-1497399281

STEP 2: Bring this application, along with all supporting documents, to the Urban Forestry Division public counter for review (see above for address, hours of operation are 7:00am – 3:30pm, Mon-Fri). Applications will not be accepted via e-mail, U.S. Postal Service, or fax.

Property Address: 1925 Marianna, 4671 Worth Los Angeles, CA
(Print Clearly) Number Street Name City State Zip Code

Property Owner’s Name: 1925 N. Marianna, LLC
First Last

Property Owner’s Contact Information: Ken Jackson, 949-707-0035 dmartinez@camfieldpartners.com
Tel. No. Including Area Code Email Address

Total number of tree(s): 37 and specific reason for tree removal Determination letter, street improvements, (Damaged sidewalk, driveway installation, street widening, City Planning condition,

If the tree removal is approved and any fees due have been paid, the permit should be made out to (if this area is left blank, the permit will be made out to property owner):

Name:

E-mail or Mailing Address:

This is a standard application for STREET TREES. Please complete the attached checklist at the top of the next page.
This is a standard application for PROTECTED TREES. Please complete the second section of the attached checklist.
This application pertains to a LAND DEVELOPMENT case. Complete the appropriate section of the attached checklist (standard or protected) and include the following:

1. B-permit number, plot plans, conditions of approval and final version of CEQA Documents (EIR, ND, NOE, MND, CE). Tree removals must be addressed or an addendum will be required. All documents MUST be attached to this application.


I am submitting this application along with the attached checklist and required documents to the above address. I understand that submission of this application does not guarantee an approval for a tree removal permit. If the tree removal permit is granted, I understand I will be required to replace the removed tree(s) at a ratio determined by the Urban Forestry Division and pay any outstanding planting, removal, and/or permit fees in accordance with City policy. I understand that average processing time for tree removal permits is 90 to 120 days from the time a complete application is received.
# STANDARD TREE REMOVAL APPLICATION CHECKLIST

(The following items are REQUIRED and must be attached to the application. Incomplete applications will not be processed.)

### FOR STREET TREES

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. x</td>
<td>Bureau of Engineering A-permit for any sidewalk/curb repairs or driveway relocations/widening. <em>(The A-Permit is a separate permit which must obtained from BOE. All driveway A-permits must include the notation “Driveway cannot be relocated.” There is a $349.86 fee for driveway relocation/widening that must be paid AFTER your permit is approved).</em></td>
</tr>
<tr>
<td>2. x</td>
<td>Plot Plans – Trees to be removed MUST be highlighted. <em>(This requirement is for driveway relocation/widening only)</em></td>
</tr>
<tr>
<td>3. x</td>
<td>Current color photos of entire tree and damage caused by tree, if applicable. Print-outs from Google Maps are not acceptable.</td>
</tr>
<tr>
<td>4.</td>
<td>Any further information that preparer of the City opines is pertinent to the project.</td>
</tr>
<tr>
<td>5.</td>
<td>Final version of CEQA document <em>(Tree removals must be addressed or an addendum will be required)</em>.</td>
</tr>
</tbody>
</table>

### FOR PROTECTED PRIVATE PROPERTY TREES (Fee is $1084.00 per 5 trees)

Three (3) hard copies of the Protected Tree Report (PTR) written within one calendar year of application date shall be submitted and reviewed at the counter containing the following required information.

*(Los Angeles Municipal Code (LAMC) Section 17.02)*

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>“Tree Expert” A person with at least four (4) years of experience in the business of transplanting, moving, caring for and maintaining trees and who is (a) a certified Arborist with the International Society of Arboriculture and who holds a valid California license as an Agricultural Pest Control Advisor or (b) a Landscape Architect or (c) a registered consulting Arborist with the American Society of Consulting Arborists. <em>(Amended by Ord. No. 177, 404 Effective 04/23/06)</em></td>
</tr>
<tr>
<td>2.</td>
<td>By whom the PTR is prepared.</td>
</tr>
<tr>
<td>3.</td>
<td>For whom the PTR is prepared.</td>
</tr>
<tr>
<td>4.</td>
<td>PTR location address with short geographic description.</td>
</tr>
<tr>
<td>5.</td>
<td>Date PTR is prepared.</td>
</tr>
<tr>
<td>6.</td>
<td>PTR purpose.</td>
</tr>
<tr>
<td>7.</td>
<td>Date of PTR field inspection.</td>
</tr>
<tr>
<td>8.</td>
<td>Table of Contents.</td>
</tr>
<tr>
<td>10.</td>
<td>Square footage of the entire property, and footprint square footage of the existing and proposed new structures.</td>
</tr>
<tr>
<td>11.</td>
<td>Field observations including precise reason for removal and explanation of why the trees cannot be preserved or saved.</td>
</tr>
<tr>
<td>12.</td>
<td>Findings.</td>
</tr>
<tr>
<td>14.</td>
<td>Trees tagged and numbered.</td>
</tr>
<tr>
<td>15.</td>
<td>Mitigation (optional, City of Los Angeles proscribes mitigation for any protected tree removal approval). The ordinance states the mitigation shall “approximate the value” of the removed trees. The current Board of Public Works policy has increased the minimum requirements for protected tree replacement to 4:1. The Bureau determines value of tree or group of trees in context with their environment.</td>
</tr>
<tr>
<td>17.</td>
<td>Matrix (spreadsheet) summarizing field observations of all protected tree(s) on subject property and any offsite protected trees that may be impacted by project number (trees to be field tagged, provide code for offsite trees, i.e. OS#1), tree species, tree height, diameter, spread, physical condition, (i.e. declining, drought stressed, twig dieback, etc.), suggested treatment, tree rating, any other related information.</td>
</tr>
<tr>
<td>18.</td>
<td>Matrix of proposed protected tree removals.</td>
</tr>
<tr>
<td>19.</td>
<td>Matrix of proposed protected trees to remain.</td>
</tr>
<tr>
<td>20.</td>
<td>Color photographs of all protected tree(s) (multiple trees may be shown on a photo if there is some method to differentiate between individual trees). Photos should be large, at least 5” x 7”.</td>
</tr>
<tr>
<td>21.</td>
<td>24-inches by 36-inches Topographical map (Construction drawing) with all protected trees plotted (as close to real positions as possible, survey not required). Trees shall be color-coded, either highlighted or CAD, as follows: Quercus spp (yellow), Platanus racemosa (blue), Umbellularia californica (green), Juglans californica (orange). All proposed protected tree removals shall be circled in red. Approximate canopy spread should also be included. Included on the plan shall be the footprint of any proposed buildings, walls, patios, pools, etc. Also to be included on plan are lot and proposed building(s) square footage.</td>
</tr>
<tr>
<td>22.</td>
<td>Landscape plan showing locations of all replacement trees on a 4:1 basis with the tree stock size to be determined by the City. This plan shall be species color coded as per item 21.</td>
</tr>
<tr>
<td>23.</td>
<td>Verification of current licenses and certifications.</td>
</tr>
<tr>
<td>24.</td>
<td>Any further information that preparer or the City opines is pertinent to the project.</td>
</tr>
<tr>
<td>25.</td>
<td>Arborist’s opinion whether naturally occurring or planted.</td>
</tr>
<tr>
<td>26.</td>
<td>Pictures showing protective fencing around the trees to be protected is in place.</td>
</tr>
<tr>
<td>27.</td>
<td>Reason for removal, including pictures of damaged parts of tree if applicable.</td>
</tr>
<tr>
<td>28.</td>
<td>Must be in a 3-ring binder if large amount of pages.</td>
</tr>
<tr>
<td>29.</td>
<td>Final version of CEQA documents <em>(CE, ND, MND, EIR)</em>.</td>
</tr>
<tr>
<td>30.</td>
<td>Digital copy of all submissions.</td>
</tr>
</tbody>
</table>
Service Request #: 1-1497399281

SR Status: Pending - Location inspected, work pending

Summary

Service Type: Tree Permits
Contact: samuel jacob
949-242-8041
sam.jacob@rasmith.com

Location: 1925 N MARIANNA AVE, 90032
Cross Street Between EASTERN AVE and SEIGNEUR AVE
Council District: 14
Thomas Bros: 635-E2
Maintenance Area: North Central
Maintenance District: 105
Source of Request: Self Service
Language: English
Work Order Number: N/A
Claim Number: N/A

Submitted By: Anonymous 11/20/2019 04:39 PM
Last Updated By: Richard A. Sanchez (BSS) 03/23/2020 03:44 PM
Ticket Owner: BSS
Division: Urban Forestry
Assigned To: 105, UFD
Assignee: N/A
Priority Level: Normal
Service Date: N/A
Action Taken: SR Created
Optional Tracking Code: N/A

Attachments:

External: Anonymous on 11/20/2019 04:39 PM
Internal: Darrell R. Bose on 03/16/2020 11:09 AM

Additional Location Info:

Comments

Board of Public Works Meeting - September 4, 2020 - PAGE 17
Correction F31 is a standing stump not F30.

There is a total of 36 trees and 1 standing stump. F1-F37 Various Eucalyptus species varying in size 6"-42" X 15'-35' some are multi-trunk with a canopy spread of 10'-35' in fair condition growing in a 9' unimproved parkway on top of a slope. Overhead power lines are present. All trees have been topped due to the power line clearance. F30 is a standing stump. The applicant is requesting a tree removal permit due to being in the footprint of required sidewalk repair.

Mitigation shall be a total of 72 trees. Applicant is to plant 30 24" box size trees on site. Species will be determined at time of curb marking. A tree planting guarantee fee will be used for the balance of (42) trees for the amount of ($81,690) to be paid at our UFO counter.

tree removals required by determination letter, and required street (sidewalk) improvements (see attached letter for explanation, pictures, location map). Determination, IS/MND, and B-permit plans are available upon request. Per the City approved IS/MND: 2.5. CONSTRUCTION CHARACTERISTICS OF THE PROPOSED PROJECT The construction phase for the proposed project would take approximately 13 months to complete. The key construction phases are outlined below: • Site Preparation... In addition, all of the trees that are located adjacent to the project site along Marianna Avenue will be removed.

Mitigation shall be a total of 72 trees. Applicant is to plant 30 24" box size trees on site. Species will be determined at time of curb marking. A tree planting guarantee fee will be used for the balance of (42) trees for the amount of ($81,690) to be paid at our UFO counter.

Mitigation shall be a total of 72 trees. Applicant is to plant 30 24" box size trees on site. Species will be determined at time of curb marking. A tree planting guarantee fee will be used for the balance of (42) trees for the amount of ($81,690) to be paid at our UFO counter.
CLASS "B" APPLICATION / PERMIT (DESIGN PHASE)
ISSUED UNDER SECTIONS 62.105 TO 62.116
INCLUSIVE, LOS ANGELES MUNICIPAL CODE (SEE REVERSE HEREOF)

I HEREBY REQUEST PERMISSION TO CONSTRUCT THE IMPROVEMENTS DESCRIBED BELOW UNDER PRIVATE CONTRACT AND, IF PERMISSION IS GRANTED, I AGREE TO CONSTRUCT SAME IN ACCORDANCE WITH PLANS AND/OR SPECIFICATIONS APPROVED BY THE CITY ENGINEER. I ALSO ACKNOWLEDGE THAT I HAVE REVIEWED THE GENERAL INFORMATION PRESENTED ON THE REVERSE OF THIS APPLICATION, AND AGREE TO THE PROVISIONS STATED THEREON.

STREETS AND LIMITS TO BE IMPROVED
(SEE CONSTRUCTION TOTALS AT RIGHT)

INDICATE SCOPE
"Bond Estimate" Work is for curb, gutter, sidewalk, driveways, including portions of work crossing City/County Jurisdictional Limits. Street Lights and Tree work as conditioned by project. re: AA-2019-1058-PMLA, DIR-2019-1059-SPR

<table>
<thead>
<tr>
<th>ENGR, PLAN</th>
<th>Number</th>
<th>Wells</th>
<th>Tree Planting Fee</th>
<th>Total Fee Deposit</th>
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<tr>
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<td>0</td>
<td>$8,680.00</td>
<td>$41,940.40</td>
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CONSTRUCTION TOTALS AT RIGHT

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<tr>
<th>TYPE OF PROJECT</th>
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<th>PAVING CURB / GUT. / SDWLK</th>
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<tr>
<td>Street Improvement</td>
<td>$0.00</td>
<td>$0.00</td>
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<tr>
<td>IMPROVEMENT</td>
<td>BOND NO.</td>
<td>STORM DRAIN</td>
<td>TRAFFIC SIGNALS</td>
</tr>
<tr>
<td>CAO200036</td>
<td>$0.00</td>
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<td>$0.00</td>
</tr>
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</table>

LIABILITY INSURANCE NO.
LIAB. INSUR. EXPIR. DATE
PRIVATE ENGINEER
Samuel J. Jacoby / R.A. Smith National, Inc.

STREET ADDRESS
8881 Research Drive

CITY
Irvine

OWNER (SEE REVERSE)
1925 N. Marianna LLC

STREET ADDRESS
8895 Research Drive, ste 200

CITY
Irvine

(AREA CODE) PHONE NO.
949-707-0035

REGISTER RECEIPT VALIDATION

SIGNATURE (SEE REVERSE BEFORE SIGNING)

APPLICANT'S NAME (ADD TITLE IF OFFICER)
Ken Jackson

DISTRICT/DIVISION OFFICE
ISSUED BY: Tina Robinson

TIME
DATE

Job Address: 1925 Marianna and 4671 Worth Street
REVISED INITIAL STUDY

&

MITIGATED NEGATIVE DECLARATION

LAPD EVIDENCE WAREHOUSE
4671 WORTH STREET
LOS ANGELES, CALIFORNIA 90063

LEAD AGENCY:

CITY OF LOS ANGELES
PUBLIC WORKS, BUREAU OF ENGINEERING
1149 SOUTH BROADWAY
LOS ANGELES, CALIFORNIA 90015

REPORT PREPARED BY:

BLODGETT BAYLOIS ENVIRONMENTAL PLANNING
2211 SOUTH HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 91745

OCTOBER, 2018

LACY 012
**CITY OF LOS ANGELES**  
OFFICE OF THE CITY CLERK  
ROOM 395, CITY HALL  
LOS ANGELES, CALIFORNIA 90012  
CALIFORNIA ENVIRONMENTAL QUALITY ACT  
MITIGATED NEGATIVE DECLARATION  
(Article I, City CEQA Guidelines)

| LEAD AGENCY AND ADDRESS: | CITY OF LOS ANGELES  
av/c Los Angeles City Engineer  
1149 Broadway, Suite 600  
Los Angeles, CA 90015-2213 |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>COUNCIL DISTRICT</td>
<td>14</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PROJECT TITLE:</th>
<th>LAPD Evidence Warehouse</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT LOCATION:</td>
<td>The Project is located at 4671 Worth Street and 1925 North Mariana Avenue, Los Angeles, CA 90063. The Project is located within the El Sereno neighborhood of the Northeast Los Angeles Community Planning Area.</td>
</tr>
<tr>
<td>DESCRIPTION:</td>
<td>The project involves the subdivision of a 6.6-acre lot located at the northwest corner of the Mariana Avenue and Worth Street. This lot will be subdivided to accommodate two projects. However, this Initial Study/Mitigated Negative Declaration (IS/MND) will only analyze the subdivision of the site and the construction of an approximately 80,000 square-foot warehouse within one of the two newly created parcels. The warehouse will be constructed within a 128,118 square-foot (2.94-acre) site that has frontage on both Mariana Avenue and Worth Street. This building will contain three components, a larger warehouse, separate office space for Los Angeles Police Department (LAPD) evidence employees, and a separate office space for CATS (Commercial Auto Theft). A total of 237 parking spaces will be provided for the project. Access will be provided by two driveway connections along the north side of Worth Street and a ramp connection along the west side of Mariana Avenue.</td>
</tr>
</tbody>
</table>

| NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY: | Marc Blodgett, 2211 South Hacienda Boulevard, Suite 107 Hacienda Heights, California 91745 |
| FINDING: | The City Engineer of the City of Los Angeles has determined the proposed project will not have a significant effect on the environment. See attached Initial Study. |

**SEE THE ATTACHED PAGES FOR ANY MITIGATION MEASURES IMPOSED**  
Any written objections received during the public review period are attached, together with the responses of the lead City agency.

**THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED**

| PERSON PREPARING THIS FORM: | Talmage Jordan  
Environmental Specialist II |
| ADDRESS: | 1149 S. Broadway, Suite 600, MS 939  
Los Angeles, CA 90015 |
| TELEPHONE NUMBER: | (213) 485-5754 |

| SIGNATURE (Official): | Maria Martin, Environmental Affairs Officer  
Environmental Management Group |
| DATE: | 11/1/18 |
1. INTRODUCTION

1.1. PURPOSE OF AN INITIAL STUDY

The California Environmental Quality Act (CEQA) was enacted in 1970 for the purpose of providing decision-makers and the public with information regarding environmental effects of proposed projects; identifying means of avoiding environmental damage; and disclosing to the public the reasons behind a project's approval even if it leads to environmental damage. The Bureau of Engineering Environmental Management Division (EMD) has determined the proposed project is subject to CEQA and no exemptions apply. Therefore, the preparation of an Initial Study (IS) is required.

An IS is a preliminary analysis conducted by the lead agency, in consultation with other agencies (responsible or trustee agencies, as applicable), to determine whether there is substantial evidence that a project may have a significant effect on the environment. If the initial study concludes that the project, with mitigation, may have a significant effect on the environment, an Environmental Impact Report (EIR) should be prepared; otherwise the lead agency may adopt a Negative Declaration (ND) or Mitigated Negative Declaration (MND).

The IS/MND contained herein have been prepared in accordance with CEQA (Public Resources Code §21000 et seq.), the State CEQA Guidelines (Title 14, California Code of Regulations, §15000 et seq.), and the City of Los Angeles CEQA Guidelines (1981, amended July 31, 2002).

1.2. DOCUMENT FORMAT

This Mitigated Negative Declaration was circulated for a 20-day public review and comment period which began on September 6, 2018. Minor revisions and changes to the IS/MND were made to reflect the input received. The City recirculated a Revised Mitigated Negative Declaration and Initial Study for a 20-day review period from October 11th, 2018 until October 31st, 2018. These changes are identified using the following conventions: additional or new material is noted using underlining while text that has been
deleted is noted using strikethrough text.

This MND is organized into eight nine sections as follows:

- **Section 1, Introduction:** provides an overview of the project and the CEQA environmental documentation process.

- **Section 2, Project Description:** provides a description of the project location, project background, project components, and proposed construction and operation.

- **Section 3, Existing Environment:** provides a description of the existing environmental setting with focus on features of the environment, which could potentially affect the proposed project or be affected by the proposed project.

- **Section 4, Environmental Effects/Initial Study Checklist:** presents the City’s Checklist for all impact areas and mandatory findings of significance. Includes discussion and identifies applicable mitigation measures.

- **Section 5, Mitigation Measures:** provides the mitigation measures that would be implemented to ensure that potential adverse impacts of the proposed project would be reduced to a less than significant level.

- **Section 6, Preparation and Consultation:** provides a list of key personnel involved in the preparation of this report and key personnel consulted.

- **Section 7, Determination – Recommended Environmental Documentation:** provides the recommended environmental documentation for the proposed project; and,

- **Section 8, References:** provides a list of reference materials used during the preparation of this report.

- **Section 9, Comments and Response to Comments:** provides a list of comments received during the public review period. This section also includes responses to the comments received.

### 1.3. CEQA PROCESS

Once the adoption of a ND (or MND) has been proposed, a public comment period opens for no less than twenty (20) days or thirty (30) days if there is state agency involvement. The purpose of this comment period is to provide public agencies and the general public an opportunity to review the initial study and comment on the adequacy of the analysis and the findings of the lead agency regarding potential environmental impacts of the proposed project. If a reviewer believes the project may have a significant effect on the environment, the reviewer should (1) identify the specific effect, (2) explain why it is believed the effect would occur, and (3) explain why it is believed the effect would be significant. Facts or expert opinion supported by facts should be provided as the basis of such comments.
After the close of the public review period, the Board of Public Works considers the ND or MND, together with any comments received during the public review process, and makes a recommendation to the City Council on whether or not to approve the project. One or more Council committees may then review the proposal and documents and make its own recommendation to the full City Council. The City Council is the decision-making body and also considers the ND or MND, together with any comments received during the public review process, in the final decision to approve or disapprove the project. During the project approval process, persons and/or agencies may address either the Board of Public Works or the City Council regarding the project. Public notification of agenda items for the Board of Public Works, Council committees, and City Council is posted 72 hours prior to the public meeting. The Board of Public Works Agenda is available via the internet at http://www.bpw.lacity.org/. The Council agenda can be obtained by visiting the Council and Public Services Division of the Office of the City Clerk at City Hall, 200 North Spring Street, Suite 395; by calling 213/978-1047, 213/978-1048 or TDD/TTY 213/978-1055; or via the internet at http://www.lacity.org/city-government/elected-official-offices/city-council-and-committee-meeting.

If the project is approved, the City will file a Notice of Determination with the County Clerk within 5 days. The Notice of Determination will be posted by the County Clerk within 24 hours of receipt. This begins a 30-day statute of limitations on legal challenges to the approval under CEQA. The ability to challenge the approval in court may be limited to those persons who objected to the approval of the project, and to issues presented to the lead agency by any person, either orally or in writing, during the public comment period.

As a covered entity under Title II of the Americans with Disabilities Act (ADA), the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities.
2. PROJECT DESCRIPTION

2.1 PROJECT PURPOSE AND PURPOSE OF THE INITIAL STUDY

The project involves the subdivision of a 6.6-acre lot located at the northwest corner of the Marianna Avenue and Worth Street. This lot will be subdivided to accommodate two projects. However, this Initial Study/Mitigated Negative Declaration (IS/MND) will only analyze the subdivision of the site and the construction of an approximately 80,000 square-foot warehouse within one of the two newly created parcels. Development of the second parcel is not being analyzed as part of this project because doing so would be speculative at this time. No particular development is planned or foreseeable for the second parcel at this time and any future development of the second parcel, if developed, would need to undergo a separate review when its use is known. A lead agency is generally not permitted to segment or piecemeal a project into smaller components if the purpose of this piecemealing is to avoid the full disclosure of environmental impacts. Again, the requirement arises from the definition of a CEQA project which includes the phrase "...whole of the action." This phrase has been interpreted by the California Supreme Court to mean that it is generally inappropriate to divide a larger project into smaller segments so as to avoid the preparation of an environmental impact report (EIR). It is important to note that the CEQA concept of a project refers to the underlying activity being approved by an agency, not just the government permits necessary to implement the project. Therefore, a lead agency may not treat each separate permit or approval as a separate project for purposes of evaluating environmental impacts. The rule against segmenting does not mean that every activity related to a proposed project’s implementation must be included in a single CEQA document. Rather, the California Supreme Court held that related actions only had to be included in a CEQA document when they were reasonably foreseeable, but not when they were remote and speculative.

The warehouse will be constructed within a 128,118 square-foot (2.94-acre) site that has frontage on both Marianna Avenue and Worth Street. This building will contain three components, a larger warehouse, separate office space for Los Angeles Police Department (LAPD) evidence employees, and a separate office space for CATS (Commercial Auto Theft). A total of 237 parking spaces will be provided for the project. Access will be provided by two driveway connections along the north side of Worth Street and a ramp connection along the west side of Marianna Avenue.

As part of the project, the Applicant, Camfield Partners L.L.C, c/o Mr. Ken Jackson, CEO, 8895 Research Drive, Irvine, California 92618) will be entering into a Purchase and Sale Agreement with the City in order to facilitate the construction of the project and the transfer of ownership of the property to the City’s Police Department. The Purchase and Sale Agreement will be discussed in further detail in subsection 2.5.

As part of the proposed project’s environmental review, the City of Los Angeles (the City), as the CEQA Lead Agency, authorized the preparation of this Initial Study. Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation fully represent the independent judgment and analysis of the City of Los Angeles, in its capacity as the Lead Agency. The primary purpose of CEQA is to ensure that decision-makers and the public understand the...
environmental impacts of the proposed project and that decision-makers have considered such impacts before considering approval of the project. Pursuant to the CEQA Guidelines, purposes of this Initial Study include the following:

- To provide the City information to use as the basis for deciding whether to prepare an environmental impact report (EIR), mitigated negative declaration, or negative declaration;
- To facilitate the project's environmental assessment early in the design and development of the project;
- To eliminate unnecessary EIRs;
- To determine the nature and extent of any impacts associated with the proposed project; and,
- To enable modification of the project to mitigate adverse impacts of the project.

The City also determined, as part of this Initial Study's preparation, that a Mitigated Negative Declaration is the appropriate environmental document for the project's environmental review pursuant to CEQA. This Initial Study and the Notice of Intent to Adopt a Mitigated Negative Declaration will be forwarded to responsible agencies, trustee agencies, and the public for review and comment. A 20-day public review period will be provided to allow these agencies and other interested parties to comment on the proposed project and the findings of this Initial Study. Questions and/or comments should be submitted to the following individual:

Maria Martin, Environmental Management Group Manager
Los Angeles Department of Public Works Bureau of Engineering
1149 South Broadway, Suite 600
Los Angeles, California 90015
maria.martin@lacity.org

2.2 PROJECT LOCATION

The proposed project site is located within the corporate boundaries of the City of Los Angeles in the El Sereno Community of the Northeast Los Angeles Community Plan Area. El Sereno is located approximately three miles northeast of Downtown Los Angeles. The community of El Sereno is bound on the north by the City of South Pasadena; on the east by the City of Alhambra; on the south by the City of Los Angeles communities of East Los Angeles and Boyle Heights, and the City of Monterey Park; and on the west by the communities of Montecito Heights and Lincoln Heights. Major physiographic features within the surrounding area include the San Gabriel Mountains, located approximately ten miles to the north; the San Rafael Hills, located six miles to the northeast; and the Los Angeles River, located 2.60 miles to the west.

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2 Quantum GIS. Shapefile layers for Los Angeles County and the City of Los Angeles.
3 Ibid.
4 Ibid.
A regional location map is provided in Exhibit 2-1 and a map of the City is provided in Exhibit 2-2. The project site is located at the northwest corner of the Worth Street and Marianna Avenue intersection. The site’s legal address is 4671 Worth Street. The corresponding Assessor Parcel Numbers (APNs) include 5223-002-007 and 5223-002-015. Major roadways in the vicinity of the project site include Valley Boulevard, located 0.22 miles to the north; Soto Street, located 0.96 miles to the west; and Eastern Avenue, located 308 feet to the southeast. Regional access to the project site is provided ramp connections to the San Bernardino Freeway (I-10), located 1.32 miles to the southwest along Soto Street. A local map is provided in Exhibit 2-3.

### 2.3 Physical Characteristics of the Proposed Project

The proposed project involves the subdivision of an existing 6.6-acre site and the subsequent construction and operation of a warehouse that will be used by the Los Angeles Police Department (LAPD). The proposed project will consist of the following elements:

- **Project Site.** The project site consists of a 128,118 square-foot (2.94-acre) parcel located along the north side of Worth Street and the west side of Marianna Avenue. The project Applicant is proposing, consistent with the purchase and sale agreement, to construct an approximately 80,000 square-foot warehouse. This building will contain three components, a larger warehouse, separate office space for LAPD evidence employees, and separate office space for CATS (Commercial Auto Theft).

- **LAPD Evidence Warehouse and Office.** The new warehouse will have a total floor area of approximately 80,000 square feet, a width (east-west) of 416 feet and a depth (north-south) of 203 feet. The building will also have a total height of 44 feet, a lot coverage of 54 percent, and a Floor Area Ratio (FAR) of 0.56 to 1.0. The warehouse will include multiple rooms each with a dedicated purpose. A 10,030 square-foot portion of the warehouse will be reserved for commercial auto theft (CATS). Other various amenities include a 2,500 square-foot break down room; a 4,300 square-foot sorting room; a 1,206 square-foot freezer that will be used to store organic evidence; a 5,025 square feet climate controlled room; a 2,600 square-foot auction staging room; and a 744 square-foot lobby, among others. Additionally, the Applicant will provide 46 bicycle racks with capacity for a total of 414 bicycles. These 46 bicycle racks will be located within the northern portion of the warehouse building. Furthermore, 10,086 square feet of office mezzanine will be included.

- **Parking and Access.** A total of 237 parking spaces will be striped. Of the total number of spaces that will be provided, 16 will be located south of the warehouse building, 20 spaces will be located within the warehouse, and 201 spaces will be located on the roof. A ramp leading up to the rooftop parking area will be installed along the northeast corner of the building along the west side of Marianna Avenue. The Applicant will also provide three dock high doors along the building’s south facing elevation.

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2.6. DISCRETIONARY ACTIONS AND OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (PERMITS, FEES, LICENSES, AND TRIBAL CONSULTATION)

DISCRETIONARY ACTIONS: A Discretionary Action is an action taken by a government agency (for this project, the government agency is the City of Los Angeles) that calls for an exercise of judgment in deciding whether to approve a project. Anticipated approvals or permits for the proposed project include, but are not limited to, the following:

- City of Los Angeles City Council adoption of the Mitigated Negative Declaration (MND).
- City of Los Angeles City Council, execution of a purchase and sale agreement regarding the development by and conveyance of the property from the Applicant to the City of Los Angeles for the City of Los Angeles's use and operation of the facilities on the property;
- City of Los Angeles Department of City Planning, Tentative Parcel Map to realign the site's existing parcel boundaries (the site consists of two parcels);
- City of Los Angeles Department of City Planning, Site Plan Review for a building larger than 50,000 square feet;
- City of Los Angeles Board of Public Works Commission, Tree Removal Permit to remove street trees; and,
- Acceptance of the property and facilities after completion by the City.

OTHER AGENCIES WHOSE APPROVAL IS REQUIRED: The project would require various ministerial approvals such as building permits, grading permits, business licenses, occupancy permits, and a permit to connect to the City's water and sewer lines. The project would also be required to submit a Notice of Intent to comply with the General Construction Activity NPDES Permit to the State Water Resources Control Board.

NATIVE AMERICAN AND TRIBAL CONSULTATION: California Native American tribes traditionally and culturally affiliated with the project area that requested consultation pursuant to Public Resources Code section 21080.3.1 has occurred. Formal Native American Consultation Pursuant to AB-52 has been initiated and contact with the Native American Heritage Commission (NAHC) has been completed.
### Table 4-1
Summary (Initial Study Checklist)

<table>
<thead>
<tr>
<th>Environmental Issue Area Examined</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant Impact With Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
</table>

**SECTION 4.1 AESTHETIC IMPACTS. Would the project:**

<p>| | | | | |</p>
<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>a) Have a substantial adverse effect on a scenic vista?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>c) Substantially degrade the existing visual character or quality of the site and its surroundings?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
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</tbody>
</table>

**SECTION 4.2 AGRICULTURE & FORESTRY RESOURCES IMPACTS. Would the project:**

<p>| | | | | |</p>
<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code §4525), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>d) Result in the loss of forest land or conversion of forest land to a non-forest use?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

**SECTION 4.3 AIR QUALITY IMPACTS. Would the project:**

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<table>
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<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>a) Conflict with or obstruct implementation of the applicable air quality plan?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

**SECTION 4 • ENVIRONMENTAL EFFECTS/INITIAL STUDY CHECKLIST**
### Table 4-1
Summary (Initial Study Checklist)

<table>
<thead>
<tr>
<th>Environmental Issue Area Examined</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant Impact With Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>d) Expose sensitive receptors to substantial pollutant concentrations?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>e) Create objectionable odors affecting a substantial number of people?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

### SECTION 4-4 BIOLOGICAL RESOURCES IMPACTS. Would the project:

<table>
<thead>
<tr>
<th></th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant Impact With Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, or U. S. Fish and Wildlife Service?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</td>
<td>X</td>
<td></td>
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<tr>
<td>c) Have a substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</td>
<td>X</td>
<td></td>
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<tr>
<td>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?</td>
<td>X</td>
<td></td>
<td></td>
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<tr>
<td>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</td>
<td>X</td>
<td></td>
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<tr>
<td>f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?</td>
<td>X</td>
<td></td>
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</tbody>
</table>

### SECTION 4-5 CULTURAL RESOURCES IMPACTS. Would the project:

<table>
<thead>
<tr>
<th></th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant Impact With Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?</td>
<td>X</td>
<td></td>
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<tr>
<td>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?</td>
<td>X</td>
<td></td>
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<tr>
<td>c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</td>
<td>X</td>
<td></td>
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<tr>
<td>d) Disturb any human remains, including those interred outside of formal cemeteries?</td>
<td>X</td>
<td></td>
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</tr>
</tbody>
</table>
4.1 AESTHETICS

4.1.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Los Angeles, acting as Lead Agency, a project may be deemed to have a significant aesthetic impact if it would:

- Have a substantial adverse effect on a scenic vista;
- Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;
- Substantially degrade the existing visual character or quality of the site and its surroundings; or,
- Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

4.1.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project have a substantial adverse effect on a scenic vista? • No Impact.

Scenic vistas in the area include views of the San Gabriel Mountains (located approximately ten miles to the north) and of Downtown Los Angeles (located approximately four miles to the southwest). The implementation of the proposed project will not impact scenic views of the San Gabriel Mountains or Downtown Los Angeles because views of the aforementioned vistas are obstructed by the existing development. These conclusions are supported by the field survey that was conducted for the project.14 Views of Downtown Los Angeles looking west from the residential development located along the east side of Marianna Avenue will remain intact since these units consist of three stories and are situated at a higher elevation than the project site. As a result, no impacts will occur.

B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway? • No Impact.

According to the California Department of Transportation (Caltrans), neither Worth Street nor Marianna Avenue are designated scenic highways.15 The closest scenic highway to the project site is Angeles Crest Highway (SR-2), located 11 miles to the north of the project site. In addition, the vegetation present on-site consists of grass and ornamental species and the project site does not contain any scenic rock outcroppings. As stated previously, the project will require the removal and replacement of all of the street trees located adjacent to the project site along the west side of Marianna Avenue. These trees consist of species most commonly planted as ornamental landscaping and possess minimal scenic value due to their abundance, age, and unmaintained appearance. Lastly, the project site is undeveloped and does not contain any buildings listed in the State or National registrar (refer to

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14 Blodgett Baylosis Environmental Planning. Site survey. Survey was conducted on May 17, 2018.
Section 4.5). As a result, no impacts will occur.

C. Would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? • Less than Significant Impact.

The project site is presently undeveloped and is covered over in unmaintained ruderal vegetation. There are mature trees located adjacent to the project site's eastern property line along the west side of Marianna Avenue. These trees are unmaintained and consist of common ornamental species. The project's implementation will require the removal and replacement of these street trees with new drought tolerant species, which will improve the appearance of the street and surrounding area. Once constructed, the proposed project will improve the quality of the site by introducing new development characterized by modern architecture, façade treatments, and a neutral color scheme (grey and white walls and blue glazed windows). In addition, the size and mass of the proposed development will be consistent with the other warehouses located in the site's vicinity. The project's size and mass is also similar in scale to the nearby multiple-family residential development, which totals three stories in height. As a result, less than significant impacts will occur.

D. Would the project create a new source of substantial light or glare that would adversely affect day- or night-time views in the area? • Less than Significant Impact.

Exterior lighting can be a nuisance to adjacent land uses that are sensitive to this lighting. This nuisance lighting is referred to as light trespass which is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. The apartment complex located along the east side of Marianna Avenue is the closest sensitive receptor to the project site. The predominant source of light impacts will be related to the surface parking lot and building lighting. Glare is related to light trespass and is defined as visual discomfort resulting from high contrast in brightness levels. Glare-related impacts can adversely affect day or nighttime views. As with lighting trespass, glare is of most concern if it would adversely affect sensitive land use or a driver's vision. The exterior façade would consist of non-reflective materials, such as concrete. In addition, the windows would be comprised of blue reflective glazing, which reduces glare over other transparent surfaces. As a result, no daytime glare-related impacts are anticipated. Nighttime glare and illumination has the potential to result in potentially significant impacts to sensitive receptors. Many sources of light contribute to the ambient nighttime lighting conditions. These sources of nighttime light include street lights, security lighting, wall packs, and vehicular headlights. The outdoor lighting will be controlled by timers. In addition, all lighting must be installed according to these provisions outlined in the City's Municipal Code:

- Chapter 9, Article 3, Sec. 93.0117. No exterior light source may cause more than two foot-candles (21.5 lx) of lighting intensity or generate direct glare onto exterior glazed windows or glass doors; elevated habitable porch, deck, or balcony; or any ground surface intended for uses such as recreation, barbecue or lawn areas or any other property containing a residential unit or units.

16 Blodgett Bayliss Environmental Planning. Site survey. Survey was conducted on May 17, 2018.
E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? • Less than Significant Impact with Mitigation.

Chapter IV (Public Welfare), Article 6 (Preservation of Protected Trees) of the City of Los Angeles municipal code serves to protect Southern California native tree species. The City's municipal code states:

"'Protected tree' means any of the following Southern California native tree species which measures four inches or more in cumulative diameter, four and one half feet above the ground level at the base of the tree:

- Oak tree including Valley Oak (Quercus lobata) and California Live Oak (Quercus agrifolia), or any other tree of the oak genus indigenous to California but excluding the Scrub Oak (Quercus dumosa).
- Southern California Black Walnut (Juglans californica var. californica).
- Western Sycamore (Platanus racemosa).
- California Bay (Umbellularia californica).

This definition shall not include any tree grown or held for sale by a licensed nursery, or trees planted or grown as a part of a tree planting program."

There are multiple mature trees located along the Marianna Avenue right-of-way. All of the trees are of the same species (eucalyptus trees), which are not a protected species. These street trees will be removed and replaced to accommodate the proposed project. Even though these trees are not "protected trees," their removal is contingent upon the attainment of a Tree Removal Permit and the trees will be replaced following the construction of the facilities during the landscaping and finishing phase, pursuant to conditions in said permit. The removal of the existing eucalyptus trees is not considered to be a significant impact that requires further mitigation because the project Applicant will replace these trees on a 2 to 1 ratio pursuant to the conditions outlined in the Permit. Furthermore, these trees will consist of drought tolerant species.

The removal of these trees may have the potential to impact nesting species that may reside within their canopy. To ensure that the potential tree removal does not adversely impact any avian species living in the trees, the following mitigation is required.

- If clearing and/or construction activities would occur during the raptor or migratory bird nesting season (February 15 to August 15), the Applicant and/or its contractor shall retain a qualified biologist to conduct preconstruction surveys for nesting birds up to 14 days before the construction activities commence. The qualified biologist shall survey the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds. Surveys shall be repeated if project activities are suspended or delayed for more than 15 days during nesting season. If active nest(s) are identified during the preconstruction

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survey, a qualified biologist shall establish a 100-foot no-activity setback for migratory bird nests and a 250-foot setback for raptor nests. No ground disturbance should occur within the no-activity setback until the nest is deemed inactive by the qualified biologist.

The above mitigation would reduce the impact to levels that are less than significant by ensuring there are no nesting birds present on-site should construction commence between the months of February and August.

**F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? • No Impact.**

The proposed project will not impact an adopted or approved local, regional, or State habitat conservation plan because the proposed project is located in the midst of an urban area. The project site is not governed by a Natural Community Conservation Plan. Moreover, the closest Significant Ecological Area (SEA) to the project site is the Verdugo Mountains Significant Ecological Area (SEA #40), located approximately nine miles northwest from the project site. The construction and operation of the proposed project will not affect the Verdugo Mountains SEA.

The Los Angeles River is currently the focus of a revitalization effort lead by the City of Los Angeles. The City of Los Angeles intends to focus on the 32-mile portion of the river that flows from Owensmouth Avenue, located in the San Fernando Valley, to the northern border of the City of Vernon. The project site is located 2.60 miles east of the Los Angeles River and the project’s construction and subsequent operation will not affect efforts to revitalize the Los Angeles River. Therefore, no impacts will occur.

**4.4.3 MITIGATION MEASURES**

The analysis of biological resources impacts indicated that the proposed project may have the potential to impact nesting avian species. The project’s implementation will require the removal of the mature street trees located adjacent to the project site’s eastern property line along the west side of Marianna Avenue. Avian species may be present within these trees during the migratory bird nesting season. Therefore, the following mitigation is required:

*Mitigation Measure No. 2 (Biological Resources).* If clearing and/or construction activities would occur during the raptor or migratory bird nesting season (February 15 to August 15), the Applicant and/or its contractor shall retain a qualified biologist to conduct preconstruction surveys for nesting birds up to 14 days before the construction activities commence. The qualified biologist shall survey the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds. Surveys shall be repeated if project activities are suspended or delayed for more than 15 days during nesting season. If active nest(s) are

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not involve or require any variance from an adopted plan, policy, or regulation governing GHG emissions. The emissions generated by the proposed project will be less than the thresholds of significance established for CO₂ (refer to Table 4-5). As a result, no impacts related to a potential conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases are anticipated.

The proposed project will be in accordance with the City’s Building Code requirements and with Part 6 and Part 11 of Title 24 of the California Code of Regulations. On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code (Code) which became effective on January 1, 2011. The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 now require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. The 2016 version of the standards became effective as of January 1, 2017. The 2016 version address additional items such as clean air vehicles, increased requirements for electric vehicles charging infrastructure, organic waste, and water efficiency and conservation. The California Green Building Standards Code does not prevent a local jurisdiction from adopting a more stringent code as State law provides methods for local enhancements.

In addition, the project will be LEED BD+C: New Construction certified. The proposed project will include the installation and use of energy efficient lighting. This new lighting will also be controlled by timers to limit wasteful energy consumption. Furthermore, the project will provide four Level II electric vehicle chargers and roof mounts for future solar panels. Lastly, the project is an “infill development” and is seen as an important strategy in reducing regional GHG emissions. Infill development is a key priority of SCAG, whose goal is to implement land use policies that encourage more density and redevelopment of underutilized urban parcels located within transit priority areas (according to Zoning Information and Map Access System [ZIMAS], the project site is located within a transit priority area). Furthermore, SCAG is embracing recent innovations in mobility as part of their 2016 RTP, including the use of alternative fueled vehicles and establishing a network of electric vehicle charging stations. The 2016 SCAG RTP includes the following recommendations for reducing GHG emissions:

- **Use energy and fuel efficient vehicles and equipment.** The proposed project will include the installation and use of energy efficient lighting. This new lighting will also be controlled by timers to limit wasteful energy consumption. Furthermore, the project will provide four Level II electric vehicle chargers.

- **Incorporate design measures to reduce energy consumption and increase use of renewable energy.** The project will include roof mounts for future solar panels.

- **Plant shade trees in or near construction projects where feasible.** The project’s implementation will require the removal of the eucalyptus trees located along the west side of Marianna Avenue. These trees will be replaced at a 2:1 ratio.
NOTICE OF DETERMINATION

PUBLIC RESOURCES CODE SECTION 21152(a) requires local agencies to submit this information to the County Clerk. The filing of this notice starts a 30-day statute of limitations on court challenges to the approval of the project pursuant to Public Resources Code Section 21167.

LEAD CITY AGENCY AND ADDRESS:
City of Los Angeles
Care of City Engineer
Department of Public Works, Bureau of Engineering
1149 S. Broadway, Suite 600, Los Angeles CA 90015

PROJECT TITLE: (Including its common name, if any)
LAPD Evidence Warehouse

PROJECT DESCRIPTION AND LOCATION:
The Project is located at 4671 Worth Street and 1925 North Mariana Avenue, Los Angeles, CA 90063. The Project is located within the El Sereno neighborhood of the Northeast Los Angeles Community Planning Area.

The project involves the subdivision of a 6.6-acre lot located at the northwest corner of the Mariana Avenue and Worth Street. This lot will be subdivided to accommodate two projects. However, this Initial Study/Mitigated Negative Declaration (IS/MND) will only analyze the subdivision of the site and the construction of an approximately 80,000 square-foot warehouse within one of the newly created parcels.

The warehouse will be constructed within a 128,118 square-foot (2.94-acre) site that has frontage on both Mariana Avenue and Worth Street. This building will contain three components, a larger warehouse, separate office space for Los Angeles Police Department (LAPD) evidence employees, and a separate office space for CATS (Commercial Auto Theft). A total of 237 parking spaces will be provided for the project. Access will be provided by two driveway connections along the north side of Worth Street and a ramp connection along the west side of Marianna Avenue.

An Initial Study and Negative Declaration was prepared which contains a more detailed description of the proposed project; these may be obtained at the above address.

CONTACT PERSON:
Ken Jackson (Project Applicant)

This is to advise that on December 5, 2018 the City Council of the City of Los Angeles approved the Initial Study/Mitigated Negative Declaration and made the following determinations:

SIGNIFICANT EFFECT
☐ The project will have a significant effect on the environment.
☐ The project will not have a significant effect on the environment.

MITIGATION MEASURES
☒ Mitigation measures were made a condition of project approval.
☐ Mitigation measures were not made a condition of project approval.

OVERRIDING CONSIDERATION
☐ A Statement of Overriding Considerations was adopted.
☐ A Statement of Overriding Considerations was not adopted.
☒ A Statement of Overriding Considerations was not required.

ENVIRONMENTAL IMPACT REPORT
☒ An Environmental Impact Report was prepared for project and may be examined at the Office of the City Clerk.
☐ An Environmental Impact Report was not prepared for the project.

SIGNATURE:
Maria Martin (213) 485-5753

TITLE:
Environmental Affairs Officer
Manager, Environmental Management Group

DATE:
12/10/18

DISTRIBUTION: Part 1 - County Clerk Part 2 - City Clerk Part 3 - Agency Record Part 4 - Resp. State Agency

Form Gen. 156 (6/91) (Appendix D)
Applicant
Ken Jackson
Camfield Partners, LLC
8895 Research Drive, Unit 200
Irvine, CA 92618

Owner
1925 N Marianna, LLC (O)
8895 Research Drive, Unit 200
Irvine, CA 92618

Representative
Todd Marcum (R)
Anvil Construction Company, Inc.
8895 Research Drive, Unit 100
Irvine, CA 92618

Case No. DIR-2019-1059-SPR
CEQA: CF#18-0937
Location: 1925 North Marianna Avenue and 4671 Worth Street
Council District: 14 - Huizar
Neighborhood Council: LA-32
Community Plan Area: Northeast Los Angeles
Land Use Designation: Limited Manufacturing
Zone: MR1-1
Legal Description: Lot FR E, Tract Grider and Hamilton’s Floral Park

RE: Addendum to Mitigated Negative Declaration (CF#18-0937);
1925 North Marianna Avenue and 4671 Worth Street

Pursuant to Section 15164 of the State of California Environmental Quality Act (CEQA) Guidelines, the Department of City Planning has issued an Addendum (Reconsideration) of the previously adopted Mitigated Negative Declaration (CF#18-0937), which was previously published with the following project description:

"The project involves the subdivision of a 6.6-acre lot located at the northwest corner of the Marianna Avenue and Worth Street. This lot will be subdivided to accommodate two projects. However, this Initial Study/Mitigated Negative Declaration (IS/MND) will only analyze the subdivision of the site and the construction of an approximately 80,000 square-foot warehouse within one of the two newly created parcels.

The warehouse will be constructed within a 128,118 square-foot (2.94-acre) site that has frontage on both Marianna Avenue and Worth Street. This building will contain three components, a larger warehouse, separate office space for Los Angeles Police Department (LAPD) evidence employees, and a separate office space for CATS (Commercial Auto Theft). A total of 237 parking spaces will be provided for the project. Access will be provided by two driveway connections along the north side of Worth Street and a ramp connection along the west side of Marianna Avenue."
The project was assessed in Mitigated Negative Declaration (CF#18-0937), adopted on December 5, 2018 for a four-story, the subdivision of the site and the construction of an approximately 80,000 square-foot warehouse within one of the two newly created parcels. The MND identified potential impacts related to: Air Quality (Demolition, Grading, and Construction Activities), Biological Resources (Nesting of Birds), Hazards and Hazardous Materials (Existing Toxic/Hazardous Construction Materials), Noise (Demolition, Grading, and Construction Activities), Transportation (Line of Sight and Construction Vehicles), and Tribal Cultural Resources (Tribal Monitor and Consultant and Archeological Resources). For the reasons set forth in the original MND (CF#18-0937), it was determined that the project, as originally proposed, would not have a significant effect on the environment with mitigation. On October 11, 2018, the Department of Public Works, Bureau of Engineering acted as the lead agency for the project and prepared the MND for the proposed Los Angeles Police Department (LAPD) Evidence Warehouse. At its regular meeting held on November 13, 2018, the Information, Technology, and General Services Committee considered MFC reports relative to approving the California Environmental Quality Act analysis and authorizing the GSD to negotiate and execute a PSA with 1925 North Marianna, LLC, to acquire land and Design-Build a warehouse for the LAPD’s property division and CATS. On December 5, 2018, the MND was adopted by City Council (CF#18-0937). The determination letters for DIR-2019-1059-SPR and AA-2019-1058-PMLA were issued on May 24, 2019 which involved the approval of Site Plan Review for the construction, use, and maintenance of a new one-story, approximately 80,000 square-foot warehouse in the MR1-1 Zone and the merger and resubdivision of one lot into two parcels in conjunction with the construction of the warehouse, respectively. This action involved finding the project adequately assessed in MND (CF#18-0937), adopted on December 5, 2018, without the need of any subsequent EIR, negative declaration, or addendum.

PROJECT REVISION

Subsequent to the adoption of the MND (CF#18-0937) and issuance of the land use determination letter (DIR-2019-1059-SPR), the applicant, on October 3, 2019, requested that an Addendum to the MND (CF#18-0937) be prepared in conjunction with a request to increase the maximum permitted height from 44 feet to 60 feet. This change was requested in order to meet the LAPD requirements for a 30-foot height interior warehouse space, the need for vertical circulation within the warehouse building, and to comply with the LAMC definitions for height of building and grade per LAMC Section 12.03. This is a slight change (net height increase of 16 feet) from the adopted MND which analyzed the proposal of a 44-foot warehouse.

The building envelope is not changing; rather, the way the building height is to be measured (from the lowest adjacent grade point) has been corrected. Since the time of the approval and during plan check, the exterior elevation concept has been completed and an elevator company was consulted to determine the height required for an elevator penthouse. Based on the building configuration and the number of stops required for the elevator, the tallest parapet at the elevator penthouse is required to be 52 feet above the building’s finished floor. The site slopes downward in a southwesterly direction. The change in elevation from the northeast corner to the southwest corner is approximately 15 feet. According to the LAMC definitions for height of building and grade per LAMC Section 12.03, the building would not comply with Condition No. 4 of DIR-2019-1059-PR requiring a maximum height of 44 feet. In fact, since the implementation of the proposed final grading plan concept, the lowest grade point within 5 feet of the building is approximately 6 feet and 9 inches below the finish floor at the southwest corner of the building. Due to this, the actual height of the building per the LAMC would be approximately 58 feet and 9 inches. Further, the interior reconfiguration to the building does not impact the overall exterior height of the building from the original project description. Per the MR1-1 Zone, there is no building height limit for the proposed project. Per LAMC Section 12.21.1-B,3, there are rooftop exceptions which are not
counted towards building height, such as parapets, any roof structure housing stairways, elevators, and other architectural features to which the new measurement is being taken from. No other aspects of the previously adopted environmental project description will be changed.

The requested change to the method for evaluating the height of the project does not constitute changes that would require major revision to the previously adopted MND as this change does not constitute any new or increased impacts as it does not change the approved development project as no other aspects of the previously adopted environmental project description will be changed. Changes to the proposed project related to the height evaluation method are analyzed below.

REGULATORY FRAMEWORK

This addendum analyzes the proposed project’s revisions as required under the CEQA Guidelines Sections 15162 and 15164.

Under CEQA Guidelines Section 15164, an addendum to an adopted negative declaration shall be prepared only if minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent Environmental Impact Report or negative declaration have occurred. Under Section 15162, the lead agency shall prepare an EIR if there are any new significant environmental effects associated with the refined project. With respect to the proposed project, the revision is only a minor additional request that does result in any new significant environmental impacts; therefore the revised project does not require an EIR.

ENVIRONMENTAL ANALYSIS

1.  Aesthetics

The request to allow for an increase in height from 44 feet to 60 feet to an approved LAPD warehouse would not change the conclusion of the adopted MND. The proposed reconfiguration of the site plan and building elevations to accommodate the proposed 60-foot maximum height will not change the building envelope. The proposed building will maintain the same use, massing, and architectural design. Additionally, the required and conditioned landscape buffer along any areas fronting along North Marianna Avenue and Worth Street, will be maintained. Street trees that will be removed along the west side of North Marianna Avenue will be replaced pursuant to the Department of Public Works, Urban Forestry Division. Landscaping surrounding the building site, breaks in the building plane, and articulation all serve to break up the massing of the building to be more compatible with the surrounding neighborhood. Therefore, the revised project will have no effect on aesthetics and the same impact conclusions and mitigation measures would apply. As a result, no new mitigation is required.

2.  Agricultural and Forestry Resources

The request to allow for an increase in height from 44 feet to 60 feet to an approved LAPD warehouse would not substantially change the conclusion of the adopted MND. Agricultural and forestry resources have previously been analyzed and found to have no impact at the project site, and no features of the project that would impact agricultural and forestry resources are changing. There are multiple mature trees located along the North Marianna Avenue right-of-way. All of the trees are of the same species (eucalyptus trees), which are not a protected species. These street trees will be removed and replaced to accommodate the proposed project. Even though these trees are not "protected trees," their removal is contingent upon the attainment of a Tree Removal
Mitigated Negative Declaration CF#18-0937
Reconsideration

Permit pursuant to the Department of Public Works, Urban Forestry Division and the trees will be replaced following the construction of the facilities during the landscaping and finishing phase, pursuant to conditions in said permit. Therefore, the revised height evaluation method would have no effect on agriculture and forestry resources as no such resources exist on site. As a result, no new mitigation is required.

3. Air Quality

The request to allow for an increase in height from 44 feet to 60 feet to an approved LAPD warehouse would not substantially change the conclusion of the adopted MND. Construction impacts on air quality have previously been analyzed and found that the proposed project will not result in significant air quality impacts with the implementation of a mitigation measure. Additionally, a Health Risk Screening was completed in September 1, 2017 to examine the degree to which the proposed project may result in significant environmental impacts with respect to air quality. The MND’s air quality analysis concluded that the proposed project does not have the potential to conflict with or obstruct implementation of the applicable air quality plan, to violate an adopted air quality standard or contribute substantially to an existing or projected air quality violation, to result in a cumulatively considerable net increase of any criteria pollutant for which the project region is designed to be in non-attainment, to expose sensitive receptors to substantial pollutant concentrations, or to create objectionable odors affecting a substantial number of people. Further, it determined that the proposed project’s air quality impacts would not exceed the regional and localized air quality thresholds. Therefore, environmental impacts will be less than significant with the existing mitigation measure. As a result, no additional mitigation is required.

4. Biological Resources

The request to allow an increase in height from 44 feet to 60 feet to an approved LAPD warehouse would not substantially change the conclusion of the adopted MND. The additional request will not require the removal of any trees or habitat beyond what was analyzed in the adopted MND. There are multiple mature trees located along the North Marianna Avenue right-of-way. All of the trees are of the same species (eucalyptus trees), which are not a protected species. These street trees will be removed and replaced to accommodate the proposed project. Even though these trees are not “protected trees,” their removal is contingent upon the attainment of a Tree Removal Permit pursuant to the Department of Public Works, Urban Forestry Division and the trees will be replaced following the construction of the facilities during the landscaping and finishing phase, pursuant to conditions in said permit. The removal of vegetation on site and disturbances to the ground may result in take of nesting native avian species. The analysis of biological resources impacts indicated that the proposed project may have the potential to impact nesting avian species. The project’s implementation will require the removal of the mature street trees located adjacent to the project site’s eastern property line along the west side of North Marianna Avenue. Avian species may be present within these trees during the migratory bird nesting season. Therefore, a mitigation measure was required to ensure a qualified biologist conducts preconstruction surveys for nesting birds up to 14 days before the construction activities commence and procedural indications in case habitat modification would apply to the proposed project. The revised project will continue to be conditioned by the exiting mitigation measure and no new impacts on biological resources will result from the revised height evaluation method. As a result, no additional mitigation is required.
5. Cultural Resources

The request to allow an increase in height from 44 feet to 60 feet to an approved LAPD warehouse would not substantially change the conclusion of the adopted MND. The site location is not listed as having potential archaeological resources, paleontological resources, or human remains on-site. The implementation of the proposed project will not affect a historic structure as the site is vacant and undeveloped. The site was previously occupied by Castrol, Inc., a manufacturer of lubricants. Operations ceased in 1995 and since then, all of the structures located on-site were razed. Therefore, the project will not affect any historic structure since the site is undeveloped. A search through the California Office of Historic Preservation, California Historical Resources database indicated that the project site does not contain any historic structures listed in the National or California Registrar. In addition, the City of Los Angeles maintains a Historic-Cultural Monument List, which includes 1,104 City designated historic resources. The project site is not identified on the list of City designated historic resources. Since the project will not affect any local, state, or federally designated historic structure, no impacts will occur. Further, cultural resources have previously been analyzed and found to be less than significant at the project site, and no features of the project that would impact cultural resources are changing. Therefore, the revised project will have no effect on cultural resources. If any such resources are discovered during excavation, the project will continue to be required to adhere to any and all applicable California Public Resource Sections and California Health and Safety Code Sections. As a result, no new mitigation is required.

6. Geology and Soils

The request to allow an increase in height from 44 feet to 60 feet to an approved LAPD warehouse would not substantially change the conclusion of the adopted MND. The proposed revision to the plans to accommodate the proposed 60-foot height will not involve the addition of any other floor area. The proposed building will maintain the same use, massing, and architectural design. It will not require additional grading and excavation beyond what was originally analyzed in the adopted MND. In addition, the site slopes downward in a southwesterly direction. The change in elevation from the northeast corner to the southwest corner is approximately 15 feet. The project applicant will rebalance the site by introducing denser fill that will be capable of supporting the new warehouse. The amount of fill that will be imported and exported off-site is not yet known. Reinforced steel support beams may be installed within the concrete slab foundation to prevent collapse. Nevertheless, the addition of new fill will reduce the site’s liquefaction risk and no mitigation is required. The project will be continue to be required to submit a geotechnical report to the Los Angeles Building and Safety for review and approval prior to the issuance of grading or building permits. Therefore, the revised project will have no effect on geology and soils. As a result, no new mitigation is required.

7. Greenhouse Gas Emissions

The request to allow an increase in height from 44 feet to 60 feet to an approved LAPD warehouse would not substantially change the conclusion of the adopted MND. Though the project is increasing the height of the building proposed to 60 feet in lieu of the analyzed 44 feet, the structure will maintain the same use, massing, and architectural design. Greenhouse gas emissions have previously been analyzed and found to be less than significant at the project site, and no features of the project that would impact greenhouse gas emissions are changing. Further, the proposed project’s design features and compliance with regulatory measures would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs, including SB 32, SB 375, the LA Green Building Code, and CARB’s 2017 Scoping Plan aimed at
achieving 40 percent below 1990 GHG emission levels by 2030. Therefore, the revised project will have no effect on greenhouse gas emissions. As a result, no new mitigation is required.

8. Hazards and Hazardous Materials

The request to allow an increase in height from 44 feet to 60 feet to an approved LAPD warehouse would not substantially change the conclusion of the adopted MND. Matrix New World Engineering, Inc. (Matrix) performed a Phase I Environmental Site Assessment (ESA) for the project site in 2015 to document the environmental conditions at the project site. A limited Phase II Environmental Site Assessment was conducted by Nino and Moore in March 2019 at the project. The following findings and recommendations were made:

Findings

- The underground storage tank (UST) survey conducted on the western portion of the site revealed buried debris in the northeastern corner of the western half of the site. Discrete scattered anomalies were also observed in the western portion of the site that appeared to be buried vaults, metallic debris or reinforced concrete pads. These anomalies were specifically identified on northwest and southern areas of western portion of the site.

- Concentrations of volatile organic compounds (VOCs) were not detected above the practical quantitation limit (PQL) in the soil samples analyzed.

- Concentrations of diesel range organics (DROs) were reported as exceeding the Environmental Protection Agency (EPA) Regional Screening Levels (RSL) in soil samples B6-7 and B8-5. Concentrations of oil range organics (OROs) were reported below the EPA RSL.

- Detectable concentrations of several Title 22 Metals were reported in the soil samples analyzed, but at concentrations below their respective screening levels, except for samples B8-1 and B10-1' which reported concentrations of 5,000 mg/kg lead (B8-1) and 63 mg/kg arsenic and 67 mg/kg lead (B10-1'), respectively. As discussed earlier, sample B8-1 represents material characterized as California Hazardous waste since it exceeded the total threshold limit concentration (TTLCC) of 1,000 mg/kg. The lateral and vertical extent of lead impacted soil around borings B8 and B10 has not been defined.

- Detectable concentrations of semi volatile organic compounds (SVOCs), polycyclic aromatic hydrocarbons (PAHs), and polychlorinated biphenyls (PCBs) were reported in the soil samples analyzed but at concentrations below their respective screening levels.

- Concentrations of several VOCs were detected in soil vapor samples but at levels below regulatory screening levels.

- Based on the results of this Limited Phase II ESA, vapor intrusion is not anticipated to be a concern at the site based on a Commercial/Industrial land use planned for the site.

Conclusions

- Soil in the vicinity of soil borings B8, from surface to approximately 1.5 feet, should be considered California hazardous waste if disturbed. The lateral and vertical extent of lead impacted soil around borings B8 and B10 has not been defined and should be investigated to a depth of about 15 feet below ground surface (bgs). It is possible that shallow soil in
other portions of the site may also be impacted by elevated concentrations of metals requiring special handling and disposal requirements per local, state, and federal laws.

- The lateral and vertical extent of total petroleum hydrocarbon (TPH) DRO impacted soil around borings B3, B6, and B8 has not been defined and should be investigated further.

- Further assessment for soil vapor is not recommended at the present time.

- Buried debris and other anomalies, possibly vaults or other underground structures, exist on site. Prior to construction, the eastern half of the site should be surveyed for buried anomalies and USTs by conducting a geophysical survey.

- Additional excavation of areas where anomalies were observed during the UST survey on the western part of the site, should be conducted to confirm presence of buried USTs.

- The results of this Limited Phase I ESA should be forwarded to the contractor who will be responsible for grading, structural/geotechnical engineering, and other earthmoving services at the site for the proposed development.

- All work performed on site shall be done in accordance with a land use covenant (LUC) and Deed Restriction between the property owner and the California Department of Toxic Substances Control (DTSC) recorded on May 30, 2006. If the monitoring procedures indicate the possible presence of contaminated soil, a contaminated soil contingency plan should be implemented and should include procedures for segregation, sampling, chemical analysis, and disposal of contaminated soil as required by all applicable laws. Contaminated soil will be profiled for disposal and will be transported with appropriate hazardous or non-hazardous waste manifests by a state-certified hazardous material hauler to a state-certified disposal or recycling facility licensed to accept and treat the type of waste indicated by the profiling process. The contaminated soil contingency plan should be developed and in place during construction activities. In the event that these processes generate any contaminated groundwater that should be disposed of outside of the dewatering/National Pollutant Discharge Elimination System process, the groundwater should be profiled, manifested, hauled, and disposed in a similar manner.

Despite Nino & Moore's recommendation, further site investigation was not pursued by the City. The previously adopted mitigation measures relating to hazards and hazardous materials will continue to apply to the project. Per Mitigation Measure No. 3:

In the event remediation of any contamination on the land and/or the adjacent development property is necessary for the Applicant to construct and complete the project for the intended future use of the project, as specified in Section 6.1.1 of the Purchase and Sale agreement, such remediation shall not be considered a Buyer-proposed Change Order, and the Applicant (Seller), at its cost and expense, shall be solely responsible for such remediation work in connection with the construction of the project, which shall be diligently completed in compliance with all applicable regulations and requirements in all material respects and shall receive all applicable regulatory sign-off prior to closing. Any required remediation shall have an associated soil management plan (SMP), a remedial action plan (RAP), and human health risk assessment (HHRA) prepared. Contaminants to be remediated upon discovery include but are not limited to: Volatile Organic Compounds (VOCs) in soil and soil gas as well as Polycyclic Aromatic Hydrocarbons (in soil), Semi Volatile Organic Compounds (in soil),...
Polychlorinated Biphenyls (in soil), metals (in soil), and total petroleum hydrocarbons (in soil). In the event other contaminants are encountered in soil, soil gas, or groundwater during construction or during the City's Phase II sub-surface investigation, those contaminants shall be remediated to appropriate thresholds. A contingency plan for identifying, handling, and disposing of contaminated material shall be in accordance with applicable laws, regulations, ordinances, and formally adopted City standards. The plan describes measures that apply to handling and disposing of stained or hydrocarbon-contaminated and other contaminated soils should they be encountered during site excavations. These measures will reduce hazards to people or the environment from exposure to hazardous materials to a less-than-significant level. Specifically, the plan shall address, but not be limited to, the following:

- **Excavation of Contaminated Soils**

  - The soils that have visible staining or an odor must be tested in the field by the contractor or qualified environmental subcontractor with an organic vapor analyzer (OVA) for volatile components, which require additional considerations in their handling. Soils with OVA readings exceeding 50 parts per million (ppm) volatile organic compounds (probe held 3 inches from the excavated soil face), or that are visibly stained or have a detectable petrochemical odor should be stockpiled by the Contractor separately from uncontaminated soils. The stockpiles should be barricaded near the excavation area, away from drainage areas or catch basins, on an impermeable plastic liner (6 millimeter nominal thickness and tested at 100 psi strength). Caution must be taken to separate any contaminated soil from the remainder of the excavated material. If only a small amount of contaminated soil is encountered, it may be drummed in 55-gallon steel drums with sealing lids. The soil will then be sampled in a random and representative manner. To establish waste classification, samples will then be analyzed for Total Recoverable Petroleum Hydrocarbons (TRPH), volatile organics (VOC), Semi-volatile Organic Compounds, Title 22 heavy metals, reactivity (pH), corrosivity, and toxicity. The number of samples will depend on the volume of material removed, one sample for approximately every ton of soil. Storage space available at the site and neighborhood sensitivity will determine the amount of soil that can be stockpiled.

  - If volatile compounds are present at concentrations exceeding 50 ppm, an South Coast Air Quality Management District (AQMD) permit will be required, which most likely will require control of vapor, such as covering the stockpiles with plastic sheeting or wetting with water or a soap solution. The Contractor shall obtain all permits.

  - Suspected contaminated soil samples can be taken to a State-certified environmental laboratory or tested in the field with a mobile lab and technician using infrared spectrometry with EPA Method 1664 for TRPH. Materials with elevated levels of TRPH, metals or other regulated contaminants will require handling by
workers who have been adequately trained for health and safety aspects of hazardous material handling.

- **Removal and Classification of Excavated Soil**

  - Any contaminated material (soil, asphalt, brick, burned material, concrete, or debris) that is to be hauled off the site is considered a "waste product" and must be classified as hazardous or nonhazardous waste under all criteria by both state and federal Codes prior to disposal. If the waste soil or other material is determined hazardous, a hazardous waste manifest will prepared by the Contractor or its qualified representative and the material transported to an appropriate class of facility for recycling or landfill disposal by a registered hazardous material transporter. If the soil is nonhazardous but still exceeds levels that can be returned to the excavation, a less costly nonhazardous transporter and soil recycling facility may be used if no hazardous constituents are present above their respective action levels.

  - Currently, there are no established regulatory limits or threshold values whereby soil with TRPH only can be classified as hazardous, although the California Code of Regulations (CCR) Title 22 provides limits for the volatile hydrocarbon constituents (including solvents), PCBs, and metals. Therefore, until new criteria are released by the state or federal agencies, soil levels of 100 ppm TRPH (crude oil, waste oil, and diesel), 10 ppm gasoline, and 1/50/50/50 ppm benzene, toluene, ethylbenzene and xylenes, respectively, are proposed. Soil contaminated with hydrocarbons at values less than these values may be backfilled, used for fill, or paved over. A soil recycling facility should accept the material containing TRPH, assuming it is not hazardous due to metals or other contaminants.

  - Depending on the results of the sampling, this soil material is recycled into building foundation material, road pavement, landfill cover, etc. A Class III (municipal) landfill may also accept soils with only TRPH contamination above 1,000 mg/Kg at the facility’s discretion, but below certain levels specified by the Los Angeles Regional Water Quality Control Board, upon approval of an application (Report of Waste Discharge) with that agency. All excavated material moved off site must be manifested, transported by a registered hauler, and disposed of in the proper class landfill or recycler. These facilities can be contacted ahead of time regarding their acceptance of SVOCs.

- **Health and Safety Issues**

  - The contractor shall be licensed for hazardous materials handling and hauling or have a qualified licensed subcontractor on call. The workers exposed to or handling contaminated soils shall have sufficient health and safety training, consistent with Occupational Safety and Health Administration (OSHA) Hazardous Waste Operation
Standards (29 CFR 1910.120), and Cal-OSHA "Hazardous Waste Operations & Emergency Response" (8 CCR 5192).

- The contractor, qualified subcontractor or an industrial hygienist shall prepare a site-specific health and safety plan. The plan shall appoint a site safety officer and establish responses (but not limited to) to heavy metals, solvents, SVOCs, and petroleum hydrocarbons that may be encountered during excavations. Trapped pockets of methane and hydrogen sulfide gas and areas of low oxygen are common in excavations of this area, and are usually mitigated in confined excavations with proper monitoring and ventilation. The plan should specify particular action levels for each contaminant found during exploratory drilling and suspected to occur along the alignment and provide guidelines for personal safety and public protection, including monitoring and appropriate personal protective equipment needed on the jobsite during all phases of excavation of the project. The responsibility for maintenance and calibration of monitoring gear should be specified. The goal is to prevent health-significant inhalation and dermal exposure to hydrocarbon SVOC- or metal-contaminated soils, explosions, and fires and to provide methods of decontaminating workers and equipment if contamination levels exceed those cited in the plan. Preventing unauthorized entry into the work and stockpile areas shall be included.

This mitigation measure remains adequate to address the hazards and hazardous materials at the project. No features of the project that would impact hazards are changing. Therefore, the revised project will have no additional effect on hazards and hazardous materials. As a result, no new mitigation is required.

9. Hydrology and Water Quality

The request to allow an increase in height from 44 feet to 60 feet to an approved LAPD warehouse would not substantially change the conclusion of the adopted MND. Impacts to hydrology and water quality have previously been analyzed and have been found to be less than significant at the project site. No features of the project that would impact hydrology and water quality are changing with the new height evaluation method. The potential impacts on stormwater runoff/pollution and flooding/tidal waves will continue to be mitigated by compliance with existing Standard Urban Stormwater Mitigation Plan requirements which impose rainwater Low Impact Development (LID) strategies on projects that require building permits and through compliance with the requirements of the Flood Hazard Management Specific Plan, adopted under Ordinance No. 172,081. Therefore, the revised project will have no effect on hydrology and water quality. As a result, no new mitigation is required.

10. Land Use Planning

The request allow an increase in height from 44 feet to 60 feet to an approved LAPD warehouse would not substantially change the conclusion of the adopted MND. The density, height, and scale of the overall development is permitted in the MR1-1 Zone. No impacts related to land use and planning are anticipated to occur. The project's density and building envelope would not change and continue to be consistent with the underlying zone. Therefore, the revised project is consistent with all applicable land use plans and policies. As a result, no new mitigation is required.
11. Mineral Resources

The request to allow an increase in height from 44 feet to 60 feet to an approved LAPD warehouse would not substantially change the conclusion of the adopted MND. Mineral resources have previously been analyzed and found to have no impact at the project site, and no features of the project that would impact mineral resources are changing. Therefore, the revised project will have no effect on mineral resources. As a result, no new mitigation is required.

12. Noise

The request to allow an increase in height from 44 feet to 60 feet to an approved LAPD warehouse would not substantially change the conclusion of the adopted MND with regard to construction and operational noise, nor will it significantly alter the scope and scale of the previously approved development project. The proposed project will not produce any additional impacts beyond what was previously analyzed in the adopted MND. Moreover, the proposed project's construction and operational noise impacts would result in less than significant impacts with adherence to applicable sections of the Los Angeles Municipal Code and mitigation measures already adopted for the site. Therefore, expected noise impacts are expected to remain the same and the same impact conclusions and mitigation measures would continue to apply. As a result, no additional mitigation is required.

13. Population and Housing

The request to allow an increase in height from 44 feet to 60 feet to an approved LAPD warehouse would not substantially change the conclusion of the adopted MND. The function and layout proposed for the LAPD warehouse has been contemplated and accounted for through the approval of the Site Plan Review and parcel map subdivision. Impacts on population and housing have previously been analyzed and found to be less than significant at the project site. There are no dwelling units located on, or persons residing within, the boundaries of project site. In addition, there are no homes that would be dislocated as part of the proposed project's implementation. As such, the revised project will have no effect on population and housing. As a result, no new mitigation is required.

14. Public Services

The request to allow an increase in height from 44 feet to 60 feet to an approved LAPD warehouse would not substantially change the conclusion of the adopted MND and will not create any new significant impacts on Public Services. It will not generate a specific need for modified fire, police, school, or other public services beyond what was originally analyzed in the adopted MND. No new impacts would result from the project's revisions. The proposed project involves the construction of a warehouse designed to store evidence and police vehicles/equipment. Forms of security include a state-of-the-art network of security cameras and other safety features on the exterior and interior of the structure will deter criminal activity. In addition, the facility will be occupied by the LAPD. The construction of additional space for the LAPD alleviates stress on police resources. Therefore, the revised project will have no new impacts on public services and no mitigation measures regarding public services (police and fire) apply since there are regulatory compliance measures that involve periodic field inspections during construction set in place by the Department of Building and Safety prior to the issuance of a building permit. As a result, no new mitigation is required.
15. **Recreation**

The request to allow an increase in height from 44 feet to 60 feet to an approved LAPD warehouse would not substantially change the conclusion of the adopted MND. The proposed project will not result in a direct demand for park facilities. As a result, no changes in the demand for local parks and recreation facilities are anticipated and no impacts are anticipated. In addition, no recreational facilities are included with this project. Therefore, no impacts will result and the revised project will have no effects on recreation on the site. As a result, no new mitigation is required.

16. **Transportation/Traffic**

The request to allow an increase in height from 44 feet to 60 feet to an approved LAPD warehouse would not substantially change the conclusion of the adopted MND and is not expected to result in long-term, permanent negative impacts on the circulation system. The project's construction may require up to 1,970 haul trucks (assuming a carrying capacity of 20 cubic yards). While the amount of import and export has not yet been determined, a worst case scenario was prepared and analyzed through the MND. Under a worst case scenario, the project will require the removal of up to 39,411 cubic yards of earth (assuming the entire site was excavated to a depth of nine feet bgs). A stock pile of clean fill is currently stored on-site. The use of this clean fill will reduce the number of truck trips that will be required to haul new import fill (assuming there was not a stock pile of fill on-site up to 1,970 additional haul trucks would have been required to import 39,411 cubic yards of clean fill). It is important to note that the amount of fill that will be removed is not yet known, therefore, the worst-case scenario was analyzed. The number of haul trucks may be significantly less if the quantity of soil is less than 39,411 cubic yards.

According to the Los Angeles Department of Transportation, a technical memorandum is required when the Development Project is likely to add 25 to 42 a.m. or p.m. peak hour vehicle trips, and the adjacent intersection(s) are presently estimated to be operating at LOS E or F. The proposed project will result in approximately seven morning and evening peak hour trips. In addition, the intersection of North Marianna Avenue and Worth Street is not operating at a LOS E or F. Since the project will not generate more than 25 peak hour trips, a technical memorandum was not prepared. Furthermore, the additional seven morning and evening peak hour trips will not degrade the level of service for the intersection of North Marianna Avenue and Worth Street. As a result, the potential impacts are considered to be less than significant. No other changes or impacts to Congestion Management Programs, safety hazards, bicycle and pedestrian facilities are expected to result. No new impacts would result and all mitigation measures related to proper maintenance of the public right-of-way landscaping and regulation of the circulation of construction vehicles will continue to apply. As a result, no additional mitigation is required.

17. **Tribal Cultural Resources**

The request to allow an increase in height from 44 feet to 60 feet to an approved LAPD warehouse would not substantially change the conclusion of the adopted MND. The project completed the AB-52 consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project and mitigation measures were placed in case human remains or resources were found. However, the change to the proposed project is to increase the height limit by 16 feet, therefore the revised project will have no effect on tribal cultural resources. If any such resources are discovered during excavation, the project will continue to be required to adhere to any and all applicable California Public Resource Sections, California Health and Safety Code Sections, and all the mitigation measures related to tribal cultural resources continue to apply. As a result, no additional mitigation is required.
18. Utilities and Service Systems

The request to allow an increase in height from 44 feet to 60 feet to an approved LAPD warehouse would not substantially change the conclusion of the adopted MND. Impacts on utilities and service systems have previously been analyzed and found to be less than significant at the project site. The change to the project description would not have any resulting impacts on the availability or capacity of existing utilities and service systems. The approved use, like all other development in the City, would be required to adhere to all pertinent ordinances related to waste reduction and recycling regardless of the 16-foot increase in height proposed. As a result, no impacts on the existing regulations pertaining to solid waste generation would result from the proposed project’s implementation. No new impacts would result and all other impact conclusions will continue to apply. As a result, no new mitigation is required.

19. Mandatory Findings of Significance

The revised project will not produce any additional impacts beyond what was previously analyzed in the adopted MND, nor will it have an effect on related projects or cumulatively considerable impacts. The adopted mitigation measures and environmental conditions regarding cumulative impacts, including those regarding effects on human beings, have been addressed through the Mitigated Negative Declaration. Additionally, the project is subject to regulatory compliance measures prior to the issuance of a building permit or a Certificate of Occupancy. Therefore, no new impacts would result and all other impact conclusions will continue to apply. As a result, no new mitigation is required.

CONCLUSION

The Department of City Planning has determined that the additional request does not require additional mitigation measures, nor does it create any new potentially significant impacts or constitute significant new information.

As demonstrated by the included analysis, the additional request to allow an increase in height from 44 feet to 60 feet to an approved LAPD warehouse would not result in any additional significant impacts, would not substantially increase the severity of previously anticipated significant impacts, and would not otherwise require recirculation of the MND.

Inquiries regarding this matter shall be directed to Lilian Rubio at (213) 978-1840.

NICHOLAS HENDRICKS
Senior City Planner
Department of City Planning

NH:CS:LR

ENCLOSURE:
Limited Phase II Environmental Site Assessment – 1925 North Marianna Avenue
Mitigation Monitoring Program – LAPD Evidence Warehouse
In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.50, the Advisory Agency approved Preliminary Parcel Map No. AA-2019-1058-PMLA, located at 1925 North Marianna Avenue and 4671 Worth Street to permit the merger and resubdivision of one lot into two parcels in conjunction with the construction one-story, approximately 80,000 square-foot warehouse to be utilized for the evidence and auto theft division of the Los Angeles Police Department (LAPD) as shown on the map stamp-dated February 20, 2019 in the Northeast Los Angeles Community Plan. The subdivider is hereby advised to receive verification from the Department of Building and Safety for legal interpretation of the Zoning Code as it applies to this particular property. For an appointment with the Development Services Center call (213) 482-7077, (818) 374-5050, or (310) 231-2901. The Advisory Agency’s approval is subject to the following conditions:

NOTE on clearing conditions: When two or more agencies must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.
BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Any questions regarding this report should be directed to Julia Li of the Land Development & GIS Division, located at 201 North Figueroa Street, Suite 200, or by calling (213) 808-8431.

1. That a 10-foot wide strip of land be dedicated along Worth Street to complete a 30-foot wide half public right-of-way including a 20-foot radius property line return at the intersection with Marianna Avenue.

2. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

3. That any private easement, including the shared access easement as shown on the preliminary map, not be shown on the final map.

4. That any fee deficit under Work Order No. EXP00177 expediting this project be paid.

5. That the parcel map should be submitted to Geotech Division of Bureau of Engineering for review and comment.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor, Suite 1200. The approval of this Parcel Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

6. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated February 21, 2105, Log No. 86379-01 and attached to the case file for Tract No. AA-2019-1058-PMLA.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

7. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:

a. Provide a copy of affidavit AFF-9114. Show compliance with all the conditions/requirements of the above affidavit(s) as applicable. Termination of above affidavit(s) may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.

b. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication.
Notes:

This property is located in a Liquefaction Zone.

The submitted Map may not comply with the number of parking spaces required by Section 12.21 A.4 (a) based on number of habitable rooms in each unit. If there are insufficient numbers of parking spaces, obtain approval from the Department of City Planning.

DEPARTMENT OF TRANSPORTATION

Please contact the Department of Transportation at (818) 374-4699 for any questions regarding the condition.

8. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line when driveway is serving less than 100 parking spaces. Reservoir space will increase to 40-feet and 60-feet when driveway is serving more than 100 and 300 parking spaces respectively or as shall be determined to the satisfaction of the Department of Transportation.

9. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk (not applicable when driveways serve not more than two dwelling units and where the driveway access is to a street other than a major or secondary highway), LAMC 12.21 A.

10. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Room 550. For an appointment, call (213) 482-7024.

FIRE DEPARTMENT

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (818) 374-4351. You should advise any consultant representing you of this requirement as well.

11. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:

a. Access for Fire Department apparatus and personnel to and into all structures shall be required.

b. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances
to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

c. That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:

i. The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.

ii. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.

iii. In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.

iv. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.

v. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.

d. The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.

e. Site plans shall include all overhead utility lines adjacent to the site.

DEPARTMENT OF WATER AND POWER

12. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This
condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).

BUREAU OF STREET LIGHTING

13. Improvement Condition: No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade streetlights; three (3) on Marianna Ave.

BUREAU OF SANITATION

14. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division as indicated in April 18, 2019 letter, for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

15. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of 3 people in case the applicant/owner has any additional questions.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

Removal or planting of any tree in the public right-of-way and or removal of protected trees requires approval of the Board of Public Works. All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077

16. The applicant shall submit a tree report and a landscape plan prepared by a Tree Expert, as required by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division, Bureau of Street Services. The Tree Report shall contain the Tree Expert's recommendations for the preservation of as many desirable (eight inches diameter or greater) trees as possible and shall provide species, health, and condition of all trees with tree locations plotted on a site survey. An on-site 1:1 tree replacement shall be required for the unavoidable loss of any desirable on-site trees.

17. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction to expedite tree planting.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

18. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner
satisfactory to the Planning Department, binding the subdivider and all successors to the following:

a. A Certificate of Occupancy (temporary or final) for the building(s) in Parcel Map No. AA-2019-1059-PMLA shall not be issued until after the final map has been recorded.

b. Limit the proposed subdivision to a maximum of two parcels.

c. All exterior lighting shall be shielded and directed onto the site.

d. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.

e. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.

19. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

20. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

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

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

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

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

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

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

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

For purposes of this condition, the following definitions apply:

“City” shall be defined to include the City, its agents, officers, boards, commission, committees, employees and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

21. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

**AIR-MM-1. Air Quality.** The project Applicant must obtain a sign from the SCAQMD identifying the number local residential can call to file a complaint regarding fugitive dust emissions. This sign must be placed along the east side of the project site and must remain posted for the duration of the construction period.

**Enforcement Agency:** Bureau of Engineering  
**Monitoring Agency:** Los Angeles Department of Building and Safety
**BIO-MM-2. Biological Resources.** If clearing and/or construction activities would occur during the raptor or migratory bird nesting season (February 15 to August 15), the Applicant and/or its contractor shall retain a qualified biologist to conduct preconstruction surveys for nesting birds up to 14 days before the construction activities commence. The qualified biologist shall survey the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds. Surveys shall be repeated if project activities are suspended or delayed for more than 15 days during nesting season. If active nest(s) are identified during the preconstruction survey, a qualified biologist shall establish a 100-foot no activity setback for migratory bird nests and a 250-foot setback for raptor nests. No ground disturbance should occur within the no-activity setback until the nest is deemed inactive by the qualified biologist.

**Enforcement Agency:** Bureau of Engineering  
**Monitoring Agency:** Los Angeles Department of Building and Safety
encountered during site excavations. These measures will reduce hazards to people or the environment from exposure to hazardous materials to a less-than-significant level. Specifically, the plan shall address, but not be limited to, the following:

- **Excavation of Contaminated Soils**
  - The soils that have visible staining or an odor must be tested in the field by the contractor or qualified environmental subcontractor with an organic vapor analyzer (OVA) for volatile components, which require additional considerations in their handling. Soils with OVA readings exceeding 50 ppm volatile organic compounds (probe held 3 inches from the excavated soil face), or that are visibly stained or have a detectable petrochemical odor should be stockpiled by the Contractor separately from uncontaminated soils. The stockpiles should be barricaded near the excavation area, away from drainage areas or catch basins, on an impermeable plastic liner (6 millimeter nominal thickness and tested at 100 psi strength). Caution must be taken to separate any contaminated soil from the remainder of the excavated material.

**Enforcement Agency**: Bureau of Engineering and the Department of Toxic Substances Control  
**Monitoring Agency**: Los Angeles Department of Building and Safety  
**Monitoring Phase**: Construction  
**Monitoring Frequency**: Once at plan check  
**Action Indicating Compliance**: Plan check approval and issuance of applicable building permit

**HAZ-MM-4. Hazards & Hazardous Materials**. If only a small amount of contaminated soil is encountered, it may be drummed in 55-gallon steel drums with sealing lids. The soil will then be sampled in a random and representative manner, classification, samples will then be analyzed for Total Recoverable Petroleum Hydrocarbons (TRPH), volatile organics (VOC), Semi-volatile Organic Compounds, Title 22 heavy metals, reactivity (pH), corrosivity, and toxicity. The number of samples will depend on the volume of material removed, one sample for approximately every ton of soil. Storage space available at the site and neighborhood sensitivity will determine the amount of soil that can be stockpiled.

- If volatile compounds are present at concentrations exceeding 50 ppm, an AQMD permit will be required, which most likely will require control of vapor, such as covering the stockpiles with plastic sheeting or wetting with water or a soap solution. The Contractor shall obtain all permits.
- Suspected contaminated soil samples can be taken to a State-certified environmental laboratory or tested in the field with a mobile lab and technician using infrared spectrometry with EPA
Method 1664 for TRPH. Materials with elevated levels of TRPH, metals or other regulated contaminants will require handling by workers who have been adequately trained for health and safety aspects of hazardous material handling.

- Removal and Classification of Excavated Soil
  - Any contaminated material (soil, asphalt, brick, burned material, concrete, or debris) that is to be hauled off the site is considered a "waste product" and must be classified as hazardous or nonhazardous waste under all criteria by both state and federal Codes prior to disposal. If the waste soil or other material is determined hazardous, a hazardous waste manifest will prepared by the Contractor or its qualified representative and the material transported to an appropriate class of facility for recycling or landfill disposal by registered material transporter. If the soil is nonhazardous but still exceeds levels that can be returned to a hazardous the excavation, a less costly nonhazardous transporter and soil recycling facility may be used if no hazardous constituents are present above their respective action levels.

  - Currently, there are no established regulatory limits or threshold values whereby soil with TRPH only can be classified as hazardous, although the California Code of Regulations (CCR) Title 22 provides limits for the volatile hydrocarbon constituents (including solvents), PCBs, and metals. Therefore, until new criteria are released by the state or federal agencies, soil levels of 100 ppm TRPH (crude oil, waste oil, and diesel), 10 ppm gasoline, and 150/50/50 ppm benzene, toluene, ethylbenzene and xylenes, respectively, are proposed.

**Enforcement Agency:** Bureau of Engineering and the Department of Toxic Substances Control

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Once at plan check

**Action Indicating Compliance:** Plan check approval and issuance of applicable building permit

**HAZ-MM-5. Hazards & Hazardous Materials.** Soil contaminated with hydrocarbons at values less than these values may be backfilled, used for fill, or paved over. A soil recycling facility should accept the material containing TRPH, assuming it is not hazardous due to metals or other contaminants.

- Depending on the results of the sampling, this soil material is recycled into building foundation material, road pavement, landfill cover, etc. A Class III (municipal) landfill may also accept soils with only TRPH contamination above 1,000 mg/Kg at the facility's
discretion, but below certain levels specified by the Los Angeles Regional Water Quality Control Board, upon approval of an application (Report of Waste Discharge) with that agency. All excavated material moved offsite must be manifested, transported by a registered hauler, and disposed of in the proper class landfill or recycler. These facilities can be contacted ahead of time regarding their acceptance of SVOCs.

* Health and Safety Issues

- The contractor shall be licensed for hazardous materials handling and hauling or have a qualified licensed subcontractor on call. The workers exposed to or handling contaminated soils shall have sufficient health and safety training, consistent with OSHA Hazardous Waste Operation Standards (29 CFR 1910.120), and Cal-OSHA "Hazardous Waste Operations & Emergency Response" (8 CCR5192).

- The contractor, qualified subcontractor or an industrial hygienist shall prepare a site-specific health and safety plan. The plan shall appoint a site safety officer and establish responses (but not limited to) to heavy metals, solvents, SVOCs, and petroleum hydrocarbons that may be encountered during excavations. Trapped pockets of methane and hydrogen sulfide gas and areas of low oxygen are common in excavations of this area, and are usually mitigated in confined excavations with proper monitoring and ventilation. The plan should specify particular action levels for each contaminant found during exploratory drilling and suspected to occur along the alignment and provide guidelines for personal safety and public protection, including monitoring and appropriate personal protective equipment needed on the jobsite during all phases of excavation of the project. The responsibility for maintenance and calibration of monitoring gear should be specified. The goal is to prevent health significant inhalation and dermal exposure to hydrocarbon SVOC- or metal contaminated soils, explosions, and fires and to provide methods of decontaminating workers and equipment if contamination levels exceed those cited in the plan. Preventing unauthorized entry into the work and stockpile areas shall be included.

**Enforcement Agency:** Bureau of Engineering and the Department of Toxic Substances Control

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Once at plan check

**Action Indicating Compliance:** Plan check approval and issuance of applicable building permit
NOI-MM-6. **Noise.** The Applicant shall ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment such as silencers and barriers around vents as a means to reduce machinery noise. A Code Enforcement Officer must check and sign off on all construction equipment prior to the start of construction.

**Enforcement Agency:** Bureau of Engineering and Code Enforcement  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Pre-Construction  
**Monitoring Frequency:** Once at plan check  
**Action Indicating Compliance:** Plan check approval and issuance of applicable building permit

NOI-MM-7. **Noise.** Temporary noise barriers must be erected along the site's eastern boundary. These sound barriers will be designed to attenuate construction noise. For this project, we are recommending plywood fencing or other sound attenuating materials like curtains.

**Enforcement Agency:** Bureau of Engineering and Code Enforcement  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Pre-Construction  
**Monitoring Frequency:** Once at plan check  
**Action Indicating Compliance:** Plan check approval and issuance of applicable building permit

TRA-MM-8. **Transportation and Circulation.** Landscaping must not block the line of sight between the intersection of Marianna Avenue/ Worth Street and the northbound segment of Marianna Avenue. Trees, plants, and shrubs with dense branches will be prohibited from being planted along the site's western boundaries. In addition, these tree branches must be regularly maintained to ensure they do not extend into the public right-of-way.

**Enforcement Agency:** Bureau of Engineering and Code Enforcement  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Pre-Construction  
**Monitoring Frequency:** Once at plan check  
**Action Indicating Compliance:** Plan check approval and issuance of applicable building permit

TRA-MM-9. **Transportation and Circulation.** In order to ensure that construction vehicles do not interfere with vehicles parked along Worth Street, temporary no parking signs must be placed along the north side of Worth Street on days that trailer trucks will be utilized. The signs must be removed at the end of the construction day.

**Enforcement Agency:** Bureau of Engineering and Code Enforcement  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Pre-Construction  
**Monitoring Frequency:** Once at plan check  
**Action Indicating Compliance:** Plan check approval and issuance of applicable building permit
TRA-MM-10. Transportation and Circulation. In order to ensure that construction vehicles do not pose further risk to pedestrians and local vehicles, flag men must be stationed along W7orth Street and Marianna Avenue to guide trucks driving down the street.

Enforcement Agency: Bureau of Engineering and Code Enforcement
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Pre-Construction
Monitoring Frequency: Once at plan check
Action Indicating Compliance: Plan check approval and issuance of applicable building permit

TRI-MM-11. Tribal Cultural Resources. The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleno Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact list for the area of the project location. This list is provided by the NA1IC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleno Band of Mission Indians Kizh Nation as activities that may include, but are not limited to pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.

Enforcement Agency: Bureau of Engineering and Code Enforcement
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Pre-Construction
Monitoring Frequency: Once at plan check
Action Indicating Compliance: Ground disturbance is completed or otherwise noted by the appointed Native American Monitor

TRI-MM-12. Tribal Cultural Resources. Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and Tribal monitor/consultant approved by the Gabrieleno Band of Mission Indians Kizh Nation. If the resources are Native American in origin, the Gabrieleno Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEOA Guidelines Section 15064.5[T]). If a resource is determined by the
qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEOA Guidelines Section 15064.5(T) for historical resources and Public Resources Code Section 21083.2(b) for unique archaeological resources. Preservation in place (i.e. avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource, along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.

**Enforcement Agency:** Bureau of Engineering and Code Enforcement  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Once at plan check  
**Action Indicating Compliance:** Plan check approval and issuance of applicable building permit

**TRI-MM-13.**  
**Tribal Cultural Resources.** Native American human remains are defined in PRC 5097.98(d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98 are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.

**Enforcement Agency:** Bureau of Engineering and Code Enforcement  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Once at plan check  
**Action Indicating Compliance:** Plan check approval and issuance of applicable building permit

**TRI-MM-14.**  
**Tribal Cultural Resources.** Upon discovery, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at minimum of 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether
the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).

Enforcement Agency: Bureau of Engineering
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Once at plan check
Action Indicating Compliance: Plan check approval and issuance of applicable building permit

TRI-MM-15. Tribal Cultural Resources. If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD), the following treatment measures shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later: other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.

Enforcement Agency: Bureau of Engineering and Code Enforcement
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Once at plan check
Action Indicating Compliance: Plan check approval and issuance of applicable building permit

TRI-MM-16. Tribal Cultural Resources. Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect, the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting, the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closer with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials,
the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

Enforcement Agency: Bureau of Engineering and Code Enforcement
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Once at plan check
Action Indicating Compliance: Plan check approval and issuance of applicable building permit

TRI-MM-17. Tribal Cultural Resources. Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary burial. Name & Title: Remark: Bureau of Engineering and Code Enforcement During the project’s disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

Enforcement Agency: Bureau of Engineering and Code Enforcement
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Once at plan check
Action Indicating Compliance: Plan check approval and issuance of applicable building permit

BUREAU OF ENGINEERING - STANDARD CONDITIONS

S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.

(b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
(c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.

(d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.

(e) That drainage matters be taken care of satisfactory to the City Engineer.

(f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.

(g) That any required slope easements be dedicated by the final map.

(h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.

(i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.

(j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.

(k) That no public street grade exceeds 15%.

(l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

(a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.

(b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.

(c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
(d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.

(e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

(a) Construct on-site sewers to serve the tract as determined by the City Engineer.

(b) Construct any necessary drainage facilities.

(c) If street widening per BOE improvement conditions, relocate and upgrade street lights: three (3) on Marianna Avenue.

(d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

(e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.

(f) Construct access ramps for the handicapped as required by the City Engineer.

(g) Close any unused driveways satisfactory to the City Engineer.

(h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 2010.

(i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed.

(1) Improve Marianna Avenue adjoining the subdivision by the construction of a full width concrete sidewalk with tree wells; a new bus pad at the bus stop; including any necessary removal and reconstruction of the existing improvements all satisfactory to the City Engineer.

(There are mature trees within the sidewalk border. If the board of Public works and urban Forest Division decide to reserve the trees, then a variable and minimum of 5-foot wide meandering concrete sidewalk will be allowed at locations of the trees to be reserved).

(2) Improve Worth Street being dedicated and adjoining the subdivision by the construction of a full width concrete sidewalk with tree wells including any
necessary removal and reconstruction of the existing improvements all satisfactory to the City Engineer.

NOTES:
Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this parcel map through Bureau of Street Services Urban Forestry Division.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with LAMC Section 17.05N.

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this parcel map conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA)

Find, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration (CF#18-0937), adopted on December 5, 2018; and pursuant to CEQA Guidelines 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for the approval of the project.

The Department found that potential negative impact could occur from the project's implementation due to:

- Air Quality;
- Biological Resources;
- Hazards & Hazardous Materials;
- Noise;
- Transportation/Traffic;
- Tribal Cultural Resources

In consideration of the analysis prepared as part of the Mitigated Negative Declaration and comments received, the Deputy Advisory Agency finds that Mitigated Negative Declaration (CF#18-0937) adopted on December 5, 2018, reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition No. 21 of the Parcel's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.
The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife.

In accordance with Section 21081.6 of the Public Resources Code (AB 3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by the Mitigation Monitoring Program of the Mitigated Negative Declaration (CF#18-0937) dated November 2018.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Preliminary Parcel Map No. AA-2019-1058-PMLA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

(a) THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The proposed project involves the merger and resubdivision of one 292,392 square-foot (6.71 acres) lot into two parcels (A and B). Parcel A will be approximately 128,118 square feet (2.94 acres) and Parcel B will be approximately 155,583 square feet (3.57 acres). The site is a corner lot, comprised of two parcels, which fronts approximately 456 feet along the north side of Marianna Avenue and approximately 646 feet along the west side of Worth Street. The subject site is zoned MR1-1 and designated for Limited Manufacturing land uses under the Northeast Los Angeles Community Plan.

The Preliminary Parcel Map describes and illustrates a land use consistent with the existing General Plan Land Use Designation of Limited Manufacturing and MR1-1 zoning of the site. The MR1 Zone is a corresponding zone of the land use designation. Warehouse uses are permitted in said land use designation and the MR1 Zone. The proposed structure will be built in conformance with the development standards of the underlying zone, including height and area regulations.

Section 17.05-C of the Los Angeles Municipal Code enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. The map provides the required components of a parcel map. The design and improvement of the proposed subdivision are consistent with the Northeast Los Angeles Community Plan and are not subject to any specific plan requirements. For the purposes of approving the proposed map, the "design" of the parcel map refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. The project was reviewed by various city agencies that have the authority to make improvement recommendations.

The Preliminary Parcel Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code.
Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with Sections 17.53 of the Los Angeles Municipal Code as well as the intent and purpose of the General Plan.

(b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

For the purposes of approving the proposed map, the "design" of the parcel map refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Easements and/or access and "improvements" refer to the infrastructure facilities serving the subdivision. Section 66418 of the Subdivision Map Act defines the term "design" as follows: "Design" means: (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) such other specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan.

In addition, Section 66427 of the Subdivision Map Act expressly states that the "Design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects."

Section 17.51 of the Los Angeles Municipal Code enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. In compliance with such standards, the submitted preliminary parcel map contains the following information: 1) dimensions and record boundaries of the total parcel together with a legal description of the total parcel attached to the map; 2) dimensions and boundaries of each proposed parcel; 3) the names, addresses and telephone number of the property owners, the person filing the map, and the registered civil engineer or licensed land surveyor, if any, who prepared the map; 4) the abutting streets and alleys and existing surface improvements and proposed dedications and improvements; 5) the location of other existing public easements and/or private street easements; and 6) the accurate location of any structures on the property.

The design and layout of the parcel map is consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including Department of Building and Safety, Bureau of Engineering, and Bureau of Sanitation) have reviewed the map and found the subdivision design satisfactory. These agencies have recommended conditions of approval. Staff received recommendations from the Bureau of Engineering requiring a 10-foot dedication along Worth Street to complete a 30-foot wide half public right-of-way, including a 20-foot radius property line return at the intersection with Marianna Avenue. Both Marianna Avenue and Worth Street are required to be improved to a full sidewalk width. In addition, the Bureau of Street Lighting recommends that three (3) street lights on Marianna Avenue be relocated and upgraded in the event that street widening is required. All necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. Sewers are available and have been inspected and deemed adequate in accommodating the proposed project's sewerage needs. The subdivision will be required to comply with all regulations pertaining to grading, building permits, and street improvement permit requirements. Conditions of Approval for the
design and improvement of the subdivision are required to be performed prior to the recordation of the final map, building permit, grading permit, or certificate of occupancy. Therefore, as conditioned, the design and improvement of the proposed subdivision is consistent with the intent and purpose of the General Plan.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

The proposed project involves the merger and resubdivision of one 292,392 square-foot (6.71 acres) lot into two parcels (A and B). Parcel A will be approximately 128,118 square feet (2.94 acres) and Parcel B will be approximately 155,583 square feet (3.57 acres). The site is a corner lot, comprised of two parcels, which fronts approximately 456 feet along the north side of Marianna Avenue and approximately 646 feet along the west side of Worth Street. The site is currently vacant. The applicant proposes to construct a one-story, approximately 80,000 square-foot warehouse on Parcel A, an approximately 128,118 net square-foot (2.94 acres) site. The warehouse will be utilized for the evidence and auto theft division of the Los Angeles Police Department (LAPD). The building will reach a maximum height of 44 feet.

The project site is located within the Northeast Los Angeles Community Plan, which is one of 35 Community Plans that make up the Land Use Element of the General Plan. The Community Plan designates the project site with a land use designation of Limited Manufacturing with CM, M1, MR1, and P listed as corresponding zones. The project is zoned MR1-1, which is consistent with the land use designation. The project site is not within the boundaries of any specific plan or interim control ordinance.

The project site is generally characterized by commercial, industrial, and residential uses. To the north and west, the site is adjoining the Southern Pacific Railway. Further north and west, there are light industrial and office uses as well as commercial uses fronting on Valley Boulevard zoned MR1-1 and [Q]C2-1VL, respectively. To the east, across Marianna Avenue, are multi-family residential buildings in the [Q]RD1 .5-1D Zone. To the south, across Worth Street, there are light manufacturing warehouses, offices, and surface parking and is zoned MR1-1. The project borders an unincorporated portion of Los Angeles County to the south.

The site is not located within an identified Alquist Priolo Earthquake Fault Zone but is located on a liquefaction area, BOE Special Grading Area, and the Urban Agriculture Incentive Zone.

After consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration (CF#18-0937), adopted on December 5, 2018; and pursuant to CEQA Guidelines 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for the approval of the project.

The Department of Building and Safety, Grading Division reviewed and approved the soils report, finding it to be satisfactory provided that the conditions detailed in the February 21, 2015 Soils Report Approval Letter are complied with during site development. Therefore, material evidence supports that the project site is physically suitable for the proposed type of development.
(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The General Plan identifies (through its Community and Specific Plans) geographic locations where planned and anticipated densities are permitted. Zoning applying to subject sites throughout the City are allocated based on the type of land use, physical suitability, and population growth that is expected to occur.

The adopted Northeast Los Angeles Community Plan designates the project site with a land use designation of Limited Manufacturing with CM, M1, MR1, and P listed as corresponding zones. The project is zoned MR1-1. The proposed project involves the construction of a new, one-story, approximately 80,000 square-foot warehouse on Parcel A, an approximately 128,118 net square-foot (2.94 acres) site. The warehouse will be utilized for the evidence and auto theft division of the Los Angeles Police Department (LAPD). The building reach a maximum height of 44 feet. The proposed structure will be built in conformance with the development standards of the underlying zone, including height, area, lot coverage, and lot width regulations.

There are no known physical impediments or hazards that would be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located. Therefore, the project site is physically suitable for the proposed density of development.

(e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife. Additionally, the project was assessed in Mitigated Negative Declaration (CF#18-0937), adopted on December 5, 2018; and pursuant to CEQA Guidelines 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for the approval of the project. As such, the project will not cause substantial environmental damage or injury to wildlife or their habitat.

(f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

The proposed subdivision and subsequent improvements are subject to the provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and safety related requirements as mandated by law would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

The project is not located over a hazardous materials site, flood hazard area and is not located on unsuitable soil conditions. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances.

The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system, where collected sewage is directed to sewer treatment plants, which have
been upgraded to meet Statewide Ocean Discharge Standards. Additionally, the project was assessed in Mitigated Negative Declaration (CF#18-0937), adopted on December 5, 2018; and pursuant to CEQA Guidelines 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for the approval of the project. Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

(g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, public park or any officially recognized public recreation area. Necessary public access for roads and utilities will be acquired by the City prior to recordation of the proposed map. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

These findings shall apply to both the preliminary and final maps for Parcel Map No. AA-2019-1058-PMLA.

THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS PARCEL MAP:

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with LAMC Section 17.05-N.

As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau regarding the cable television franchise holder for this area at 213 922-8363.

The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the East Los Angeles Area Planning Commission within 15 calendar days of the decision date. If you wish to appeal, a Master Appeal Form No. CP-7769, must be submitted, accepted as complete, and appeal fees paid by 4:30 PM on [June 10, 2019] at one of the Department's Development Services Centers, located at:

- **Downtown**
  - Figueroa Plaza
  - 201 North Figueroa Street, 4th Floor
  - Los Angeles, CA 90012
  - (213) 482-7077

- **San Fernando Valley**
  - Marvin Braude San Fernando Valley Constituent Service Center
  - 6262 Van Nuys Boulevard, Room 251
  - Van Nuys, CA 91401
  - (818) 374-5050

- **West Los Angeles**
  - West Los Angeles Development Services Center
  - 1828 Sawtelle Boulevard, 2nd Floor
  - Los Angeles, CA 90025
  - (310) 231-2598
*Please note the cashiers at the public counters close at 3:30 PM.

Forms are also available on-line at [http://cityplanning.lacity.org/](http://cityplanning.lacity.org/)

Pursuant to Ordinance No. 176,321, effective January 15, 2005, Parcel Map determinations are only appealable to the Area Planning Commission. There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City’s decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

If you have any questions, please call Public Counter staff at (213) 482-7077, (818) 374-5050, or (310) 231-2598.

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the effective date of this grant, unless an extension of time has been requested prior to the expiration of the grant.

No requests for time extensions or appeals received by mail shall be accepted.

VINCENT P. BERTONI, AICP
Advisory Agency

[NICHOLAS HENDRICKS]
Deputy Advisory Agency

NH:CS:LR:bk
November 1, 2019

Bureau of Street Services
Urban Forestry Division
Attn: Permit Application Section
1149 South Broadway, #400
Los Angeles, California, 90015

Re: Service Request Number 1-1497399281
Tree Removal Application
LAPD Evidence Warehouse
1925 Marianna Avenue | 4671 Worth Street
MND NG-18-057-BG

Dear Sir or Madam:

Please find enclosed, documents supporting the application for a tree removal permit along Marianna Ave., and Worth Streets, adjacent to the proposed LAPD Evidence Warehouse. I am enclosing required documents required for the permit application. We are proposing to remove thirty seven (37) street trees.

Specifically, please find attached & enclosed:

a) One (1) set of B-Permit Street Plans
b) AA-2018-1058-PMLA
c) DIR-2019-1059-SPR
d) MND NG-18-057-BG

Additionally, please find within this cover letter an overview of the thirty seven trees proposed for removal, along with pictures.

Generally, the Developer as part of their agreement with the City to develop the LAPD Evidence Warehouse, is required to improve Marianna Avenue which currently has Curb and Gutter, but no sidewalk. As shown in the cross sections, the installation of the sidewalk behind curb will require filling substantially a portion of the right of way and adjacent lands (controlled by Developer). As such, thirty six trees along Marianna will be removed. The tree along Worth is a stand-alone palm tree, previously topped, and only approx. 4-ft remains.

Pictures of said tree removals follow Figure 1.

Should you have any questions, feel free to contact me at Samuel.Jacoby@raSmith.com or 949-242-8041

Sincerely,
R.A. Smith

[Signature]

Samuel J. Jacoby, P.E., QSD
Encl, Cc
Figure 1: Tree Location Map
Tree #1

**Eucalyptus polyanthemos**

Eucalyptus polyanthemos  
(treeID:1000633370, SpeciesID:780, siteID:50238)

Diameter: 24.30
Rating: 2: Very Poor
Near powerline? yes
Near building? no
Hardscape Damage? no

**Notes**  
#1 - These trees have all been topped previously to keep the structure compromised due to multiple heading issues.

Tree #2

**Lemon Scented Eucalyptus**

Eucalyptus citriodora  
(treeID:1000633369, SpeciesID:123, siteID:50238)

Diameter: 30.36
Rating: 2: Very Poor
Near powerline? yes
Near building? no
Hardscape Damage? no

**Notes**  
#2 - Multi stem. These trees have all been topped previously to keep the structure compromised due to multiple heading issues. These trees will continue to impact the overhead power...
Tree #4

**Eucalyptus polyanthemos**

Eucalyptus polyanthemos  
(treeID:1000633368, SpeciesID:780, sitelID:50238)

- Diameter: 24-30"  
- Rating: 2: Very Poor  
- Near powerline?: Yes  
- Near building?: No  
- Hardscape Damage?: No

**Notes**

#4- These trees have all been topped previously to keep the structure compromised due to multiple heading cuts. These trees will continue to impact the overhead power.

Tree #5

**River Gum Eucalyptus**

Eucalyptus camaldulensis  
(treeID:1000633367, SpeciesID:268, sitelID:50238)

- Diameter: 24-30"  
- Rating: 2: Very Poor  
- Near powerline?: Yes  
- Near building?: No  
- Hardscape Damage?: No

**Notes**

#4- These trees have all been topped previously to keep the structure compromised due to multiple heading cuts. These trees will continue to impact the overhead power.
Tree #6

**River Gum Eucalyptus**

*Eucalyptus camaldulensis*

(treeID:1000633366, SpeciesID:268, siteID:50238)

| Diameter: | 12-18' |
| Rating: | Very Poor |
| Near powerline? | yes |
| Near building? | no |
| Hardscape Damage? | no |

**Notes**

#5 - These trees have all been topped previously to keep the structure compromised due to multiple heading cuts. These trees will continue to impact the overhead power line.

Tree #7

**River Gum Eucalyptus**

*Eucalyptus camaldulensis*

(treeID:1000633365, SpeciesID:268, siteID:50238)

| Diameter: | 30-36' |
| Rating: | Very Poor |
| Near powerline? | yes |
| Near building? | no |
| Hardscape Damage? | no |

**Notes**

#6 - Multi stem. These trees have all been topped previously. The structure is compromised due to multiple heading cuts. These trees will continue to impact the overhead power line.
**Eucalyptus polyanthemos**

Eucalyptus polyanthemos  
(treeID:1000633364, SpeciesID:780, siteID:50236)

- Diameter: 30-36"  
- Rating: 2: Very Poor  
- Near powerline?: Yes  
- Near building?: No  
- Hardscape Damage?: No  

**Notes**

#7- Multi stem. These trees have all been topped previously to keep them. The structure is compromised due to multiple heading. These trees will continue to impact the overhead power.

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**River Gum Eucalyptus**

Eucalyptus camaldulensis  
(treeID:1000633383, SpeciesID:266, siteID:50236)

- Diameter: 30-36"  
- Rating: 2: Very Poor  
- Near powerline?: Yes  
- Near building?: No  
- Hardscape Damage?: No  

**Notes**

#8- These trees have all been topped previously to keep them. The structure is compromised due to multiple heading. These trees will continue to impact the overhead power.
Tree #10

River Gum Eucalyptus
Eucalyptus camaldulensis
(treeID:1000633362, SpeciesID:268, siteID:5023)

Diameter: 18-24"  
Rating: 2: Very Poor
Near powerline? yes
Near building? no
Hardscape Damage? no

Notes
#9- These trees have all been topped previously to keep the structure compromise due to multiple heading.
These trees will continue to impact the overhead power.

Tree #11

River Gum Eucalyptus
Eucalyptus camaldulensis
(treeID:1000633361, SpeciesID:268, siteID:5023)

Diameter: 30-36"  
Rating: 2: Very Poor
Near powerline? yes
Near building? no
Hardscape Damage? no

Notes
#10- These trees have all been topped previously to keep the structure compromise due to multiple heading.
These trees will continue to impact the overhead power.
Tree #12

River Gum Eucalyptus
Eucalyptus camaldulensis
(treeID:1000533360, SpeciesID:268, siteID:50238)

Diameter: 18-24"
Rating: 2: Very Poor
Near powerline?: yes
Near building?: no
Hardscape Damage?: no

Notes
#11- These trees have all been topped previously to keep the structure compromised due to multiple heading. These trees will continue to impact the overhead power.

Tree #13

River Gum Eucalyptus
Eucalyptus camaldulensis
(treeID:1000533358, SpeciesID:268, siteID:50238)

Diameter: 12-18"
Rating: 2: Very Poor
Near powerline?: yes
Near building?: no
Hardscape Damage?: no

Notes
#12- These trees have all been topped previously to keep the structure compromised due to multiple heading. These trees will continue to impact the overhead power.
Eucalyptus polyanthemos
Eucalyptus polyanthemos
(treeID:1000633358, SpeciesID:780, siteID:50238)

Diameter: 30-36"  
Rating: 2: Very Poor  
Near powerline? yes  
Near building? no  
Hardscape Damage? no

Notes

#13- These trees have all been topped previously to keep the structure from compromising due to multiple heading cuts. These trees will continue to impact the overhead power lines.

Blue Gum Eucalyptus
Eucalyptus globulus
(treeID:1000955545, SpeciesID:11, siteID:50238)

Diameter: 18-24"  
Rating: 2: Very Poor  
Near powerline? yes  
Near building? no  
Hardscape Damage? no

Notes

#14- These trees have all been topped previously to keep the structure from compromising due to multiple heading cuts. These trees will continue to impact the overhead power lines.
Tree #16

Blue Gum Eucalyptus
Eucalyptus globulus
(treeID:1000633356, SpeciesID:11, siteID:50238)

Diameter: 24-30'
Rating: 2: Very Poor
Near powerline? yes
Near building? no
Hardscape Damage? no

Notes:
#15- These trees have all been topped previously to keep the structure compromised due to multiple heading. These trees will continue to impact the overhead power lines.

Tree #17

Blue Gum Eucalyptus
Eucalyptus globulus
(treeID:1000633355, SpeciesID:11, siteID:50238)

Diameter: 30-36'
Rating: 2: Very Poor
Near powerline? yes
Near building? no
Hardscape Damage? no

Notes:
#16- Multi stem. These trees have all been topped previously to keep the structure compromised due to multiple heading. These trees will continue to impact the overhead power lines.
River Gum Eucalyptus
Eucalyptus camaldulensis
(treelD:1000633354, SpeciesID:268, sitelD:50238)

Diameter: 6.12"
Rating: 2: Very Poor
Near powerline? yes
Near building? no
Hardscape Damage? no

Notes

#17- These trees have all been topped previously to keep the structure is compromised due to multiple heading. These trees will continue to impact the overhead power.

Eucalyptus polyanthemos
Eucalyptus polyanthemos
(treelD:1000633353, SpeciesID:780, sitelD:50238)

Diameter: 24.30"
Rating: 2: Very Poor
Near powerline? yes
Near building? no
Hardscape Damage? no

Notes

#18- Multi stem. These trees have all been topped previously to keep the structure is compromised due to multiple heading. These trees will continue to impact the overhead power.

Tree #18

Tree #19
Tree #20

Eucalyptus polyanthemos
[treelD:1000633352, SpeciesID:780, siteID:50238]

Diameter: 24.30
Rating: 2 - Very Poor
Near powerline?: yes
Near building?: no
Hardscape Damage?: no

Notes
#20 - Multi stem.
These trees have all been topped previously to keep the structure compromised due to multiple heading.
These trees will continue to impact the overhead power.

Tree #21

Eucalyptus polyanthemos
[treelD:1000633351, SpeciesID:780, siteID:50238]

Diameter: 24.30
Rating: 2 - Very Poor
Near powerline?: yes
Near building?: no
Hardscape Damage?: no

Notes
#21 - These trees have all been topped previously to keep the structure compromised due to multiple heading.
These trees will continue to impact the overhead power.
**Tree #22**

**River Gum Eucalyptus**

Eucalyptus camaldulensis  
(treeID:1000633350, SpeciesID:268, siteID:50238)

Diameter: 18.24"  
Rating: 2 : Very Poor  
Near powerline? yes  
Near building? no  
Hardscape Damage? no

**Notes**

#21- These trees have all been topped previously to keep the structure compromised due to multiple heading cuts. These trees will continue to impact the overhead power lines.

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**Eucalyptus polyanthemos**

Eucalyptus polyanthemos  
(treeID:1000633349, SpeciesID:760, siteID:50238)

Diameter: 24.30"  
Rating: 2 : Very Poor  
Near powerline? yes  
Near building? no  
Hardscape Damage? no

**Notes**

#22 - Multi stem. These trees have all been topped previously. The structure is compromised due to multiple heading cuts. These trees will continue to impact the overhead power lines.
Eucalyptus polyanthemos
Eucalyptus polyanthemos
(treeID: 1000633348, SpeciesID: 780, siteID: 50238)

Diameter: 38-42"
Rating: 2 - Very Poor
Near powerline? yes
Near building? no
Hardscape Damage? no

Notes

#23 - Multi stem. These trees have all been topped previously. The structure is compromised due to multiple heading of the trees. These trees will continue to impact the overhead power lines.

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Eucalyptus polyanthemos
Eucalyptus polyanthemos
(treeID: 1000633347, SpeciesID: 780, siteID: 50238)

Diameter: 12-18"
Rating: 2 - Very Poor
Near powerline? yes
Near building? no
Hardscape Damage? no

Notes

#24 - These trees have all been topped previously to keep the structure up. The structure is compromised due to multiple heading of these trees. These trees will continue to impact the overhead power lines.
Tree #26

Eucalyptus polyanthemos
Eucalyptus polyanthemos
(treeID:1000633346, SpeciesID:780, siteID:50238)

Diameter:
Rating: 2: Very Poor
Near powerline?
Near building?
Hardscape Damage?

Notes

#26 - These trees have all been topped previously to keep the structure compromised due to multiple heading. These trees will continue to impact the overhead power lines.

Tree #27

Eucalyptus polyanthemos
Eucalyptus polyanthemos
(treeID:1000633345, SpeciesID:780, siteID:50238)

Diameter:
Rating: 2: Very Poor
Near powerline?
Near building?
Hardscape Damage?

Notes

#26 - These trees have all been topped previously to keep the structure compromised due to multiple heading. These trees will continue to impact the overhead power lines.
**Eucalyptus polyanthemos**

Eucalyptus polyanthemos  
(treeID:1000633344, SpeciesID:780, siteID:50238)

Diameter: 18.24"  
Rating: 2: Very Poor  
Near powerline? yes  
Near building? no  
Hardscape Damage? no  

**Notes**

#28 - These trees have all been topped previously to keep the structure compromised due to multiple heading. These trees will continue to impact the overhead power.

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**Eucalyptus polyanthemos**

Eucalyptus polyanthemos  
(treeID:1000633343, SpeciesID:780, siteID:50238)

Diameter: 24.30"  
Rating: 2: Very Poor  
Near powerline? yes  
Near building? no  
Hardscape Damage? no  

**Notes**

#29 - These trees have all been topped previously to keep the structure compromised due to multiple heading. These trees will continue to impact the overhead power.
Tree #30

Eucalyptus polyanthemos
Eucalyptus polyanthemos
(treelD:1000633342, SpeciesID:780, siteID:50238)

Diameter: 18.24''
Rating: 2: Very Poor
Near powerline?: yes
Near building?: no
Hardscape Damage?: no

Notes
#30- These trees have all been topped previously to keep the structure compromised due to multiple heading cuts. These trees will continue to impact the overhead power lines.

Tree #31

Eucalyptus polyanthemos
Eucalyptus polyanthemos
(treelD:1000633341, SpeciesID:780, siteID:50238)

Diameter: 24.30''
Rating: 2: Very Poor
Near powerline?: no
Near building?: no
Hardscape Damage?: no

Notes
#30- These trees have all been topped previously to keep the structure compromised due to multiple heading cuts. These trees will continue to impact the overhead power lines.
**Dead Tree**

(treeID:1000633340, SpeciesID:665, siteID:50238)

Diameter: 18.24
Rating: 2 - Very Poor
Near powerline? yes
Near building? no
Hardscape Damage? no

**Notes**

#31- These trees have all been topped previously to ker. The structure is compromised due to multiple heading c1. These trees will continue to impact the overhead power.

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**Eucalyptus polyanthemos**

(treeID:1000633339, SpeciesID:780, siteID:50238)

Diameter: 24.30
Rating: 2 - Very Poor
Near powerline? yes
Near building? no
Hardscape Damage? no

**Notes**

#32- These trees have all been topped previously to ker. The structure is compromised due to multiple heading c1. These trees will continue to impact the overhead power.
### Tree #34

**Eucalyptus polyanthemos**

Eucalyptus polyanthemos  
(treeID:1000633336, SpeciesID:780, siteID:50238)

| Diameter: | 30-36" |
| Rating:   | 2 - Very Poor |
| Near powerline? | yes |
| Near building? | no |
| Hardscape Damage? | no |

**Notes**

#33- These trees have all been topped previously to keep the structure compromised due to multiple heading. These trees will continue to impact the overhead power line.

### Tree #35

**Eucalyptus polyanthemos**

Eucalyptus polyanthemos  
(treeID:1000633336, SpeciesID:780, siteID:50238)

| Diameter: | 18-24" |
| Rating:   | 2 - Very Poor |
| Near powerline? | yes |
| Near building? | no |
| Hardscape Damage? | no |

**Notes**

#34- These trees have all been topped previously to keep the structure compromised due to multiple heading. These trees will continue to impact the overhead power line.
Tree #36

Eucalyptus polyanthemos
(Eucalyptus polyanthemos
(treeID:1000633337, SpeciesID:780, siteID:50238))

Diameter: 18-24'
Rating: 2 - Very Poor
Near powerline? yes
Near building? no
Hardscape Damage? no

Notes

#36- These trees have all been topped previously to keep the structure intact due to multiple heading cracks. These trees will continue to impact the overhead power.

Tree #37

River Gum Eucalyptus
(Eucalyptus camaldulensis
(treeID:1000633335, SpeciesID:268, siteID:50238))

Diameter: 24-30'
Rating: 2 - Very Poor
Near powerline? yes
Near building? no
Hardscape Damage? no

Notes

#35- These trees have all been topped previously to keep the structure intact due to multiple heading cracks. These trees will continue to impact the overhead power.
Site Survey

Eucalyptus polyanthemos

Diameter: 30-36
Rating: 2: Very Poor
Near powerline?: yes
Near building?: no
Hardscape Damage?: no

Notes

#37- These trees have all been topped previously to keep the structure compromised due to multiple heading:
These trees will continue to impact the overhead power.
MEMORANDUM OF AGREEMENT - LOS ANGELES COUNTY REGISTRAR-RECORDER/COUNTY CLERK - VOTE BY MAIL BALLOT DROP-BOX - VARIOUS LOCATIONS

Recommending the Board:

1. AUTHORIZE the Los Angeles County Registrar-Recorder/County Clerk (LA Co RR/CC) to install unstaffed Vote by Mail (VBM) ballot drop-boxes at various locations designated by the LA Co RR/CC within Public Rights-of-Way and/or at city facilities throughout the city provided LA Co RR/CC complies with the conditions set forth in the agreement;

2. AUTHORIZE the Bureau of Street Services Director to enter into agreement with LA Co RR/CC to install VBM drop-boxes; and

3. AUTHORIZE the Bureau of Street Services to provide LA Co RR/CC with an invoice for its installation efforts upon completion of said work and receive full cost recover of all expenses related to the installation from the LA Co RR/CC for the same.

ATTACHMENTS:

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RECOMMENDATIONS:

1. That your Board permit the Los Angeles County Registrar-Recorder/County Clerk (LA Co RR/CC) to install unstaffed Vote by Mail (VBM) ballot drop-boxes at various locations designated by the LA Co RR/CC within Public Rights-of-Way and/or at City facilities throughout the City provided LA Co RR/CC complies with the conditions set forth in the agreement.

2. That your Board authorize the Bureau of Street Services (StreetsLA) Director to enter into agreement with LA Co RR/CC to install VBM drop-boxes.

3. That your Board authorize StreetsLA to provide LA Co RR/CC with an invoice for its installation efforts upon completion of said work and receive full cost recover of all expenses related to the installation from the LA Co RR/CC for the same.

TRANSMITTALS:

1. List of locations and/or facilities designated by the LA Co RR/CC to receive VBM ballot drop-boxes

DISCUSSION:

Background
On August 26, 2020, StreetsLA was requested by LA Co RR/CC to provide assistance by installing approximately 75 VBM drop-boxes at various locations City-wide as a part of LA Co RR/CC’s County-wide efforts to ensure Los Angeles County’s registered voters have a viable, convenient, option to cast their ballots for the upcoming General Election scheduled for November 3, 2020. LA Co RR/CC is working with various City Departments including the Department of Recreation and Parks (RAP) and Library Department to ensure VBM drop-boxes are located and installed at locations that are both easily accessible and conveniently located at or near various City facilities. LA Co RR/CC is accelerating their planned installation of the VBM drop-boxes by upwards of 24 months County-wide in anticipation of the upcoming General Election to ensure County ballots are cast and counted in a timely fashion, therefore their request is of an expedited and emergency nature.

StreetsLA is willing and able to assist LA Co RR/CC with this request and will continue to work with LA Co RR/CC over the coming weeks to finalize the details surrounding the specific locations where the VBM drop-boxes will be installed. StreetsLA will provide the labor, equipment and materials necessary to facilitate the installation of the VBM drop-boxes on/by September 30, 2020, and provide LA Co RR/CC with an invoice for its efforts upon completion of all work. StreetsLA will work with the Bureau of Engineering (BOE)
DEPARTMENT OF PUBLIC WORKS

BUREAU OF STREET SERVICES

REPORT NO. 1

to ensure VBM drop-box locations are archived and recorded for future reference on BOE’s data bases. LA Co RR/CC has agreed to reimburse StreetsLA for its total costs (full cost recovery) to perform this work; StreetsLA estimates that its costs to perform this work will be approximately $1,000 per site (or approximately $74,000 in total for 74 locations).

PERMIT CONDITIONS

In exchange for the Board of Public Work’s Permission to install VBM ballot-boxes upon Public Rights-of-Way within the City of Los Angeles, LA Co RR/CC agrees to comply and abide by the conditions detailed below. The Los Angeles County Registrar-Recorder/County Clerk shall hereby:

1. Identify locations that require StreetsLA’s assistance to install VBM drop-boxes.
2. Provide adequate quantities of VBM drop-boxes including installation hardware to StreetsLA in a timely manner to facilitate installation; VBM drop-boxes and accompanying hardware shall be to delivered to location(s) as determined by StreetsLA at a later date.
3. Provide any and all coordination with other City Departments and agencies as necessary to facilitate the installation of VBM drop-boxes upon City properties.
4. Indemnify the City of Los Angeles, its Officers, Employees, and Assigns against any and all liability claims associated with the VBM drop-boxes upon installation until the VBM drop-boxes are removed.
5. Provide its remittance within 30 days of any invoice furnished by StreetsLA for any and all costs associated with this effort.
6. Provide any and all maintenance required to ensure the VBM drop-boxes remain in good working order and satisfactory appearance including the immediate removal of trash, litter, debris, graffiti, stickers, etching or any other site challenge that may affect the appearance and working order of the VBM drop-boxes including repair and replacement of VBM drop boxes in cases of excessive vandalism or damage. VBM drop-boxes in need of maintenance shall be serviced and/or properly secured to ensure the Public’s safety in no less than 24 hours of notification by the City of Los Angeles (City) and in no case, more than 30 days of notification by the City.
7. Remove, properly dispose of, and restore Public Rights-of-Way to a safe and operable condition upon the County’s termination of the VBM drop-box program or as otherwise directed by the City. At its option, LA Co RR/CC may request StreetsLA or its successor to remove, properly dispose of, and restore Public Rights-of Way to a safe and operable condition upon termination of the VBM drop-box program or as otherwise directed by the City provided that LA Co RR/CC fully reimburse StreetsLA or its successor for its costs to do so at the time such work is performed.

The City/Board of Public Works does not guarantee any site for the duration of this permit and may require LA Co RR/CC to remove one or more VBM drop-boxes for City causes at any time such as construction or similar activities determined to be necessary at VBM drop-box locations. The City/Board of Public works reserves the right to request LA Co
RR/CC to remove VBM drop-boxes that are not properly maintained, or otherwise declared a nuisance or threat to public safety. The City/Board of Public Works shall provide LA Co RR/CC with written notification of its need to remove any VBM drop-box for any reason a minimum of 30 days in advance. The City/Board of Public Works reserves the right to remove VBM drop-boxes in cases where LA Co RR/CC is unable to remove the VBM drop-boxes as requested by the City/Board of Public Works and require LA Co RR/CC to reimburse the City/Board of Public Works for its costs to perform such work plus a 20% surcharge. The term of this permit shall start upon adoption of this report by the Board of Public works and end upon either the termination of the VBM drop-box program by LA Co RR/CC or 30 days after any notification issued by the City/Board of Public Works to remove any or all VBM drop-boxes.

FINANCIAL IMPACT STATEMENT

There will be no fiscal impact to the City's General Fund to cover costs incurred by StreetsLA in the course of StreetsLA's performance of this work. StreetsLA will be fully reimbursed by LA Co RR/CC for all costs (full cost recovery) associated with this program. No other fiscal impacts are anticipated as a result of this work.

(AB, SC)

Respectfully Submitted,

Adel H. Hagekhalil, PE
Executive Director and General Manager
Bureau of Street Services

Report Prepared by:
Lance Oishi, Engineering Services Division
Phone No:(213) 847-0903
E-mail: Lance.Oishi@lacity.org
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September 1, 2020

Greg Good, President of the Board
City of Los Angeles Board of Public Works
200 N. Spring Street,
Room 361
Los Angeles, CA 90012-4801

Dear President Good,

This is to confirm that the Los Angeles County Registrar-Recorder/County Clerk (RR/CC) will fund the installation of Vote by Mail drop boxes secured in partnership with the City of Los Angeles up to the maximum amount indicated in the attached chart. The StreetsLA (Bureau of Street Services) will perform the work at libraries, parks and sidewalks. The list of locations and total estimate for these services is in the attached chart.

Following the completion of this work, the City of Los Angeles will provide an itemized invoice for services rendered. The RR/CC will transfer funds to the City of Los Angeles within thirty (30) days of receipt of invoice.

We appreciate the level of commitment to providing critical voting services to Angelenos and all LA County residents shown by the City of Los Angeles.

If you have any questions please contact Adrian Avelar at (562) 345-8372 or aavelar@rrcc.lacounty.gov.

Sincerely,

DEAN C. LOGAN
Registrar-Recorder/County Clerk
DCL:an
BPW Meeting - Item (4)

BPW-2020-0538

CD 11

LANDSCAPE MAINTENANCE AGREEMENT - 1500 GRANVILLE AVENUE - CALIFORNIA DEPARTMENT OF TRANSPORTATION

Recommending the Board:

1. AUTHORIZE the President or two members of the Board of Public Works to execute the Landscape Maintenance Agreement for 1500 Granville Avenue with the California Department of Transportation, subject to the conditions.

ATTACHMENTS:

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Department of Public Works

Bureau of Engineering
Bureau of Street Services
Joint Report No. 1

September 4, 2020
CD No. 11

1500 GRANVILLE AVENUE - AUTHORIZATION FOR THE CITY OF LOS ANGELES TO ENTER INTO A LANDSCAPE MAINTENANCE AGREEMENT WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION

RECOMMENDING THE BOARD OF PUBLIC WORKS (BOARD):

AUTHORIZE the President or two members of the Board to execute the Landscape Maintenance Agreement (Transmittal No 1) for 1500 Granville Avenue with the California Department of Transportation (Caltrans), subject to the conditions listed in this report.

CONDITIONS

The property owner(s) record the executed Covenant and Agreement (Transmittal No. 2) to and with the City to maintain the encroachments, including the landscaping and irrigation system at no cost to the City, with the Los Angeles County Recorder, and submit the recorded copy to the Bureau of Engineering Permit Case Management Division, 201 N. Figueroa St., 2nd Floor.

TRANSMITTALS

1. Caltrans Landscape Maintenance Agreement.
2. Signed Covenant and Agreement Form.

DISCUSSION

Background
South Santa Monica and East Granville (LA) Owner, LLC, the property owner, requested permission from Caltrans to install landscaping within the parkway and irrigation lines under the sidewalk along Santa Monica Boulevard. The property owner, per their Letter of Determination in relation to CPC-2016-2363-DB-SPR, is required to provide trees per the current Urban Forestry Division standards. However, the Urban Forestry Division does not maintain trees within State Highways, of which Santa Monica Boulevard is classified, and is not mandating trees in that location. Therefore, this condition has been satisfied. However, according to City Planning, the development is required to replace trees that are removed on a 1:1 basis within the Public Right-of-Way. The developer is proposing to replace five trees along Santa Monica Boulevard, and install other landscaping materials including plants and irrigation lines within the parkway area. The developer has received approval from Caltrans to replace five trees along Santa Monica Boulevard. The landscaping would provide an aesthetic benefit to the area and is consistent with City landscaping guidelines the Public Right of Way as reviewed by the landscaping section.
In order for the developer to be authorized to place the landscaping and irrigation lines within Santa Monica Boulevard, an encroachment permit from Caltrans is required. However, prior to issuing the encroachment permit, Caltrans is requiring the City to execute a Landscape Maintenance Agreement to maintain the landscaping should the property owner fail to do so.

There is no known controversy or conflict associated with this encroachment. The encroachment is consistent with the aesthetics and environmental characteristics of the immediate area and does not have adverse impact on vehicular or pedestrian movements. The City currently does not have the resources to perform maintenance of the proposed landscaping on a State highway. However, by requiring the property owner to record a Covenant and Agreement to maintain the landscaping, the risk that the City would be required to perform maintenance can be minimized. The recorded Covenant and Agreement demonstrates that the property owner, and any subsequent property owners, will be maintaining the landscaping indicated in the Caltrans Landscape Maintenance Agreement and allows the City to recover costs should the property owner fail to meet the maintenance commitment. The City Attorney has been consulted and agrees with this method of conveying the responsibility of maintenance to the property owner. Therefore, considering the aesthetic and environmental benefits that the street trees and landscaping would provide, and the minimized risk to the City, it is recommended that the President or two members of the Board execute the Caltrans Landscape Maintenance Agreement for maintaining landscaping within the State Highway upon prior recordation of the Covenant and Agreement.

Respectfully submitted,

Gary Lee Moore, PE, ENV SP  
City Engineer  
Bureau of Engineering

Adel H. Hagekhalil, PE  
Director  
Bureau of Street Services
LANDSCAPE MAINTENANCE AGREEMENT
WITHIN STATE HIGHWAY RIGHT OF WAY
ON ROUTE 2 WITHIN THE CITY OF LOS ANGELES

THIS AGREEMENT is made effective this ______ day of ________, 20__, by and between
the State of California, acting by and through the Department of Transportation, hereinafter
referred to as “STATE” and the CITY of LOS ANGELES; hereinafter referred to as “CITY” and
collectively referred to as “PARTIES”.

SECTION I

RECITALS

1. PARTIES desire to work together to allocate their respective obligations relative to newly
constructed or revised improvements within STATE’s right of way by Permit Number 07-717-6MC-2714.

2. This Agreement addresses CITY responsibility for the permitted improvements
(collectively the “LANDSCAPING”) placed within State Highway right of way on State
Route 2, as shown on Exhibit A, attached to and made a part of this Agreement.

NOW THEREFORE, IT IS AGREED AS FOLLOWS:

SECTION II

AGREEMENT

3. In consideration of the mutual covenants and promises herein contained, CITY and STATE
agree as follows:

3.1. PARTIES have agreed to an allocation of maintenance responsibilities that includes,
but is not limited to, inspection, providing emergency repair, replacement, and
maintenance, (collectively hereinafter “MAINTAIN/MAINTENANCE”) of
LANDSCAPING as shown on said Exhibit “A.”

3.2. When a planned future improvement is constructed and/or a minor revision has been
effected with STATE’s consent or initiation within the limits of the STATE’s right of
way herein described which affects PARTIES’ Division of Maintenance’s
responsibility as described herein, PARTIES will agree upon and execute a new dated
and revised Exhibit “A” which will be made a part hereof and will thereafter supersede
the attached original Exhibit “A” to thereafter become a part of this Agreement. The
new exhibit can be executed only upon written consent of the PARTIES hereto acting
by and through their authorized representatives. No formal amendment to this
Agreement will be required.
4. CITY agrees, at CITY expense, to do the following:

4.1. CITY may install, or contract, authorizing a licensed contractor with appropriate class of license in the State of California, to install and thereafter will MAINTAIN (Section 27 of the Streets and Highways Code) LANDSCAPING conforming to those plans and specifications (PS&E) pre-approved by STATE.

4.2. CITY will submit the final form of the PS&E, prepared, stamped and signed by a licensed landscape architect, for LANDSCAPING to STATE’s District Permit Engineer for review and approval and will obtain and have in place a valid necessary encroachment permit prior to the start of any work within STATE’S right of way. All proposed LANDSCAPING must meet STATE’s applicable standards.

4.3. CITY shall ensure that LANDSCAPED areas designated on Exhibit “A” are provided with adequate scheduled routine MAINTENANCE necessary to MAINTAIN a neat and attractive appearance.

4.4. An Encroachment Permit rider may be required for any changes to the scope of work allowed by this Agreement prior to the start of any work within STATE’s right of way.

4.5. CITY contractors will be required to obtain an Encroachment Permit prior to the start of any work within STATE’S right of way.

4.6. To furnish electricity for irrigation system controls, water, and fertilizer necessary to sustain healthy plant growth during the entire life of this Agreement.

4.7. To replace unhealthy or dead plantings when observed or within 30 days when notified in writing by STATE that plant replacement is required.

4.8. To prune shrubs, tree plantings, and trees to control extraneous growth and ensure STATE standard lines of sight to signs and corner sight distances are always maintained for the safety of the public.

4.9. To MAINTAIN, repair and operate the irrigation systems in a manner that prevents water from flooding or spraying onto STATE highway, spraying parked and moving automobiles, spraying pedestrians on public sidewalks/bike paths, or leaving surface water that becomes a hazard to vehicular or pedestrian/bicyclist travel.

4.10. To control weeds at a level acceptable to the STATE. Any weed control performed by chemical weed sprays (herbicides) shall comply with all laws, rules, and regulations established by the California Department of Food and Agriculture. All chemical spray operations shall be reported quarterly (Form LA17) to the STATE to: District Maintenance 100 S. Main Street, Los Angeles, CA 90012
4.11. To remove LANDSCAPING and appurtenances and restore STATE owned areas to a safe and attractive condition acceptable to STATE in the event this Agreement is terminated as set forth herein.

4.12. To inspect LANDSCAPING on a regular monthly or weekly basis to ensure the safe operation and condition of the LANDSCAPING.

4.13. To expeditiously MAINTAIN, replace, repair or remove from service any LANDSCAPING system component that has become unsafe or unsightly.

4.14. To MAINTAIN all parking or use restrictions signs encompassed within the area of the LANDSCAPING.

4.15. To allow random inspection of LANDSCAPING by a STATE representative.

4.16. To keep the entire landscaped area policed and free of litter and deleterious material.

4.17. All work by or on behalf of CITY will be done at no cost to STATE.

5. STATE agrees to do the following:

5.1. May provide CITY with timely written notice of unsatisfactory conditions that require correction by the CITY. However, the non-receipt of notice does not excuse CITY from maintenance responsibilities assumed under this Agreement.

5.2. Issue encroachment permits to CITY and CITY contractors at no cost to them.

6. LEGAL RELATIONS AND RESPONSIBILITIES:

6.1. Nothing within the provisions of this Agreement is intended to create duties or obligations to or rights in third PARTIES not PARTIES to this Agreement, or affect the legal liability of either PARTY to this Agreement by imposing any standard of care respecting the design, construction and maintenance of these STATE highway improvements or CITY facilities different from the standard of care imposed by law.

6.2. If during the term of this Agreement, CITY should cease to MAINTAIN the LANDSCAPING to the satisfaction of STATE as provided by this Agreement, STATE may either undertake to perform that MAINTENANCE on behalf of CITY at CITY's expense or direct CITY to remove or itself remove LANDSCAPING at CITY's sole expense and restore STATE's right of way to its prior or a safe operable condition. CITY hereby agrees to pay said STATE expenses, within thirty (30) days of receipt of billing by STATE. However, prior to STATE performing any MAINTENANCE or removing LANDSCAPING, STATE will provide written
notice to CITY to cure the default and CITY will have thirty (30) days within which to affect that cure.

6.3. Neither CITY nor any officer or employee thereof is responsible for any injury, damage or liability occurring by reason of anything done or omitted to be done by STATE under or in connection with any work, authority or jurisdiction arising under this Agreement. It is understood and agreed that STATE shall fully defend, indemnify and save harmless CITY and all of its officers and employees from all claims, suits or actions of every name, kind and description brought forth under, including, but not limited to, tortious, contractual, inverse condemnation and other theories or assertions of liability occurring by reason of anything done or omitted to be done by STATE under this Agreement with the exception of those actions of STATE necessary to cure a noticed default on the part of CITY.

6.4. Neither STATE nor any officer or employee thereof is responsible for any injury, damage or liability occurring by reason of anything done or omitted to be done by CITY under or in connection with any work, authority or jurisdiction arising under this Agreement. It is understood and agreed that CITY shall fully defend, indemnify and save harmless STATE and all of its officers and employees from all claims, suits or actions of every name, kind and description brought forth under, including, but not limited to, tortious, contractual, inverse condemnation or other theories or assertions of liability occurring by reason of anything done or omitted to be done by CITY under this Agreement.

7. PREVAILING WAGES:

7.1. Labor Code Compliance- If the work performed on this Project is done under contract and falls within the Labor Code section 1720(a)(1) definition of a "public work" in that it is construction, alteration, demolition, installation, or repair; or maintenance work under Labor Code section 1771. CITY must conform to the provisions of Labor Code sections 1720 through 1815, and all applicable provisions of California Code of Regulations found in Title 8, Chapter 8, Subchapter 3, Articles 1-7. CITY agrees to include prevailing wage requirements in its contracts for public work. Work performed by CITY'S own forces is exempt from the Labor Code's Prevailing Wage requirements.

7.2. Requirements in Subcontracts - CITY shall require its contractors to include prevailing wage requirements in all subcontracts funded by this Agreement when the work to be performed by the subcontractor is a "public work" as defined in Labor Code Section 1720(a)(1) and Labor Code Section 1771. Subcontracts shall include all prevailing wage requirements set forth in CITY's contracts.

8. INSURANCE - CITY and its contractors shall maintain in force, during the term of this agreement, a policy of general liability insurance, including coverage of bodily injury
liability and property damage liability, naming the STATE, its officers, agents and employees as the additional insured in an amount of $1 million per occurrence and $2 million in aggregate. Coverage shall be evidenced by a certificate of insurance in a form satisfactory to the STATE that shall be delivered to the STATE with a signed copy of this Agreement.

8.1. SELF-INSURED - CITY is self insured. CITY agrees to deliver evidence of self-insured coverage in a form satisfactory to STATE, along with a signed copy of the Agreement.

8.2. SELF-INSURED using Contractor - If the work performed on this Project is done under contract CITY shall require its contractors to maintain in force, during the term of this agreement, a policy of general liability insurance, including coverage of bodily injury liability and property damage liability, naming the STATE, its officers, agents and employees as the additional insured in an amount of $1 million per occurrence and $2 million in aggregate. Coverage shall be evidenced by a certificate of insurance in a form satisfactory to the STATE that shall be delivered to the STATE with a signed copy of this Agreement.

9. TERMINATION - This Agreement may be terminated by timely mutual written consent by PARTIES, and CITY’s failure to comply with the provisions of this Agreement may be grounds for a Notice of Termination by STATE.

10. TERM OF AGREEMENT - This Agreement shall become effective on the date first shown on its face sheet and shall remain in full force and effect until amended or terminated at any time upon mutual consent of the PARTIES or until terminated by STATE for cause.

PARTIES are empowered by Streets and Highways Code Section 114 & 130 to enter into this Agreement and have delegated to the undersigned the authority to execute this Agreement on behalf of the respective agencies and covenants to have followed all the necessary legal requirements to validly execute this Agreement.
IN WITNESS WHEREOF, the PARTIES hereto have set their hands and seals the day and year first above written.

THE CITY OF LOS ANGELES

By: ________________________
Mayor/Chairman

ATTEST:

By: ________________________
CITY Clerk

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

MALCOLM DOUGHERTY
Director of Transportation

By: ________________________
Deputy District Director
Maintenance District
Exhibit “A”
FOR REFERENCE ONLY: 20200652765

Recording Requested by and
Recorded Document to be Forwarded
To:

City of Los Angeles
Bureau of Engineering
Permit Case Management
201 N. Figueroa Street
2nd Floor
Los Angeles, CA 90012

COVENANT AND AGREEMENT

The undersigned hereby certify that (I am) (we are) the owners of the hereinafter described real property located in the City of Los Angeles, County of Los Angeles, State of California (see exhibit A)

Lots 1, 2, 3 and 4 in Block 5 of the Pacific Farms Tract, per map recorded in Book 1, Pages 43 and 44, APN: 4262006032

That in consideration of the approval of the Request titled: “1500 Granville Avenue”, we hereby promise, covenant and agree to and with said City to maintain the encroachments including the landscaping and irrigation system at no cost to the City. Failure to do so will result in City Action at the owner’s expense.

We hereby promise, covenant and agree to and with said City to remove the encroaching portion in the right-of-way, at no cost to the City upon request within 90 days and provide improvements to the satisfaction of the City Engineer.

That this Covenant and Agreement shall be binding upon any further owners, encumbrancers, successors, heirs or assigns and shall continue in effect unless otherwise released by authority of the City Engineer of the City of Los Angeles.

(Signed) ______________________ (Dated) 6/9/2020

(Print) S. Santa Monica/E. Granville (LA) Owner, LLC (Title) By: Shaul Kuba, Vice President

(Signed) ______________________ (Dated) ______________________

(Print) ______________________ (Title) ______________________

Approved by the Bureau of Engineering ______________________

Date 6-10-20

“This Document is being recorded as an Accommodation only by Old Republic Title Company, LA NCTS Commercial Division. No examination as to the validity of the Document has taken place.”
COVENANT AND AGREEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES) ss.

On this ___ day of ___, 20___, before me, ____________, a Notary Public in and for said County and State, personally appeared ____________, Vice President

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Notary Seal)

Signature of Notary Public

Plan No. __________
Y-Map No. 5468-2
Drainage Map No. 520
District Map No. 126B149
Plans Submitted YES __ NO ___
Exhibit "A"
RELEASE OF STOP PAYMENT NOTICE - CGO CONSTRUCTION COMPANY, INC.

CGO Construction Company, Inc., is transmitting a Release of Stop Payment Notice in the amount of $20,477.99, for clearing, grubbing, and removing trees, in connection with the Machado Lake Ecosystem Rehabilitation Project. The primary contractor for this project is OHL USA, Inc.

(C-123672, Communication No. 122448 - Filed on September 2, 2020)

ATTACHMENTS:

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RELEASE OF STOP PAYMENT NOTICE

DSB-0003 (REV. 10/2012)

Board of Public Works
City of Los Angeles
200 N. Spring Street, Rm 355
Los Angeles, Ca 90012

RELEASE OF STOP PAYMENT NOTICE

RE: Stop Notice Payment Against OHL USA, Inc

Contract No. EW40022F

The undersigned hereby withdraws the stop payment notice in the amount of $20,477.99 for labor, services, equipment, and/or material furnished in connection with the above contract. The undersigned also hereby releases the State of California, its subdivisions and agents, from any further duty under Civil Code Section 9358 to withhold money in response to the stop notice, and waives any right of action against them that might accrue thereunder.

Dated 28 August 2020 at Diamond Bar, California.

SIGNATURE (Claimant or Representative)

NAME OF FIRM
CGO Construction Company, Inc.
BUSINESSES ADDRESS (Street or P.O. Box)
3100 East Cedar Street, #14

CITY    STATE    ZIP CODE    BUSINESS PHONE
Ontario  CA       91761    (909) 930-5501

ADA Notice  For individuals with sensory disabilities, this document is available in alternate formats. For alternate format information, contact the Forms Management Unit at (916) 445-1233, TTY 711, or write to Records and Forms Management, 1120 N Street, MS-89, Sacramento, CA 95814.
State of California )
) SS
County of Los Angeles )

Subscribed and sworn to (or affirmed) before me on this 28th (day)
of August (month), 2020 (year), by ________________________________

Charles G. Oyuri

proved to me on the basis of satisfactory evidence to be the person(s) who appeared
before me.

Signature of Notary Public ________________________________

Description of Attached Document

Title or Type of Document: Release of Stop Payment Notice

Document Date: August 28, 2020 Number of Pages: 1
Status Update on Major Upcoming Street Improvement Projects
- Bureau of Street Services