SUSTAINABLE COMMUNITIES PROJECT CEQA EXEMPTION

5600 Hollywood Boulevard Project

Environmental Case: ENV-2020-4297-SCPE

Project Location: 5600 Hollywood Boulevard, Hollywood, CA 90028

Community Plan Area: Hollywood Community Plan

Council District: 13 – Mitch O'Farrell

Approvals:

1. Conditional Use Permit for a 115 percent Density Bonus to permit 200 units in lieu of 93 units permitted by LAMC Section 12.22.A.25 with 40 units reserved for Very Low Income Households (43 percent of base density).
2. Project Permit Compliance Review with the Vermont – Western Transit Oriented District Specific Plan (Station Neighborhood Area Plan) (SNAP).
3. Density Bonus Compliance Review the following development incentives:
    a. Off-menu Incentive to permit more than 75 percent of the required open space to be located above the first habitable level (SNAP Section 9.D)
    b. Off-menu Incentive to permit a 1,707 square-foot publicly accessible plaza in lieu of 5,000 square feet to satisfy the SNAP's alternative pedestrian throughway requirement (SNAP Section 9.G)
    c. Off-menu Incentive to permit 22 percent transparent building elements on the eastern ground floor façade along St. Andrews Place in lieu of 50 percent (SNAP Development Standards and Design Guidelines Section V.6)
4. Site Plan Review for the construction of 200 dwelling units.

Project Description: The 5600 Hollywood Project (Project) would replace an existing three-story structure, a two-story structure, associated surface parking, 27 non-protected trees, and a vacant lot, with a 200-unit apartment building on an approximately 37,135 square-foot (0.85 acre) site at 5600 Hollywood Boulevard (Project Site) within the Hollywood Community Plan area in the City of Los Angeles. The Project Site is located within a Tier 4 Transit Oriented Community (TOC) area at the intersection of Hollywood Boulevard and St. Andrews Place. The Project would develop a 17-story apartment building, including 126 one-bedroom units, 71 two-bedroom units, and 3 two-bedroom townhomes. Of the 200 units, 40 units would be reserved as Very Low Income affordable units. Parking would be provided in the building structure with two subterranean levels and three above-ground levels. A total of 113 bicycle parking stalls (100 long-term stalls and 13 short-term stalls) and 265 vehicle parking spaces would be provided as permitted

by AB 2345. The proposed building would be approximately 196 feet in height and contain approximately 222,234 square feet of floor area, resulting in a proposed floor area ratio (FAR) of 6.0:1. Project construction would require the export of approximately 59,000 cubic yards of soil.

PREPARED FOR:
The City of Los Angeles
Department of City Planning

PREPARED BY:
Environmental Science Associates (ESA)

APPLICANT:
BWC/St. Andrews, LPI

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5600 HOLLYWOOD BOULEVARD PROJECT SUSTAINABLE COMMUNITIES PROJECT CEQA EXEMPTION

1.0 Project Description

BWC/St. Andrews, LP (the Applicant) proposes to replace an existing three-story structure, a two-story structure, associated surface parking, 27 non-protected trees, and a vacant lot with a 200-unit apartment building on an approximately 37,135 square-foot (0.85 acre) site at 5600-5606 W. Hollywood Boulevard, 1655-1681 N. St. Andrews Place, 5607 W. Carlton Way (Project Site) within the Hollywood Community Plan area in the City of Los Angeles. Uses directly to the north across Hollywood Boulevard include a two-story makeup and hair parlor, a two-story restaurant, the two-story Hollywood Downtowner Inn (motel), and other similar commercial uses. Uses to the east across St. Andrews Place include a two-story liquor store, a seven-story multi-family apartment complex, and other residential uses. Uses to the west include the historic five-story Dunning House (a multi-family apartment complex), a two-story auto body shop, and other commercial uses. Grant Elementary School and associated facilities are located to the south, across Carlton Way.

The Project Site is designated for High Density Residential land uses by the Hollywood Community Plan. The southern two parcels are zoned R4-2, and the northern two parcels are zoned [Q]R5-2. The Project Site is also within the Hollywood Redevelopment Project Area. The R4 zoning designation allows for multi-family residential uses at a residential density of one dwelling unit per 400 square feet of lot area and unlimited height. The [Q] condition to the R5 zoning designation limits residential density to the R4 standard of 400 square feet of lot area per dwelling unit and unlimited height pursuant to Ordinance 165,668. The Site is located in Height District No. 2, which allows a maximum floor area ratio (FAR) of 6 to 1 but does not otherwise limit height. Uses to the north across Hollywood Boulevard, are zoned [Q]R5-2. Uses to the east, are zoned [Q]R5-2 and R4-2. Uses to the west across St. Andrews Place are zoned [Q]R5-2 and R4-2. Grant Elementary School is located to the south across Carlton Way and is zoned PF-1XL.

Additionally, the Site is located within the Vermont / Western Station Neighborhood Area Plan (SNAP) Specific Plan within Subarea C (Community Center). The SNAP allows residential uses permitted in the underlying R4 zone at a density of 400 square feet of lot area per dwelling unit, which would permit a maximum of 93 dwelling units on the Project

Site[1]. SNAP Section 9.D regulates building height and floor area for commercial and mixed-use projects. The SNAP does not regulate height and floor area for residential only projects. Thus, permitted height and floor area is based on the underlying zoning which allows an FAR of 6:1 and unlimited height. The Project would require approval of a Conditional Use Permit for a 115 percent Density Bonus to permit 200 units in lieu of the 93 permitted units under the SNAP. Furthermore, the Project would require Density Bonus Compliance Review, pursuant to Los Angeles Municipal Code (LAMC) Section 12.22.A.25, to allow for the use of the following off menu density bonus development incentives: Incentive to permit greater than 75 percent of the required open space to be located above the first habitable level (SNAP Section 9.D); Incentive to permit 1,707 square feet of publicly accessible plaza in lieu of 5,000 square feet per the SNAP's alternative pedestrian throughway requirement (SNAP Section 9.D); Incentive to permit 22 percent transparent building elements on the eastern ground floor façade along St. Andrews Place in lieu of 50 percent (SNAP Development Standards and Design Guidelines Section V.6). The Project would also utilize the state law parking reductions under Assembly Bill (AB) 2345.

With utilization of the incentives described above, the Project would develop a 17-story apartment building, including 126 one-bedroom units, 71 two-bedroom units, and 3 two-bedroom townhomes. Project construction would require the export of approximately 59,000 cubic yards of soil.

Parking would be provided within the building with two subterranean levels and three above-ground levels. A total of 113 bicycle parking stalls (100 long-term stalls and 13 short-term stalls) are required and would be provided. A total of 265 vehicle parking spaces would be provided, which is greater than the required minimum of 138 spaces permitted by AB 2345.

The Project would require the inclusion of 21,850 square feet of open space and would provide 10,960 square feet of common open space and 6,220 square feet of indoor amenity space. Other Project amenities would include outdoor plazas, garden terraces, a yoga deck, a fitness room, as well as a pool deck. Furthermore, the Project Site currently contains 27 non-protected trees, including 5 trees located in the public right-of-way, that would be replaced with 104 trees.[2],[3] The proposed building would be approximately 200 feet in height and contain approximately 222,234 square feet of floor area, resulting in a proposed FAR of 6.0:1. The Project would meet or exceed all City of Los Angeles current building code and Title 24 requirements. Additionally, per the City's Freeway Adjacent Advisory, the Project would provide air filtration that provides a Minimum Efficiency Reporting Value (MERV) of 13, given that portions of the Project Site would be located within 1,000 feet of the U.S. Route 101.[4]

1 As noted above, the Redevelopment Plan further limits residential density.

2 One tree is required for every four residential units. The Project's 200 units would require 50 trees.

3 5600 Hollywood Boulevard, Los Angeles, California, 90028, Schematic Design. Date: 07.24.2020.

4 City of Los Angeles, Department of City Planning. 2018. Zoning Information File 2427, Free Adjacent Advisory. Available at: http://zimas.lacity.org/documents/zoneinfo/ZI2427.pdf, accessed February 22, 2021.

The Project Site is located approximately 700 feet from the intersection of Hollywood Boulevard and Western Avenue, and the Los Angeles County Metropolitan Transportation Authority (Metro) B (Red) Line Hollywood/Western Station. The Metro B (Red) Line Hollywood/Western Station is a designated major transit stop and therefore, the Project would be within a Transit Priority Area (TPA). [5] The Project Site is also within the Adaptive Reuse Incentive area, Urban Agriculture Incentive Zone, Fire District No. 1, Qualified Historically Underutilized Business (HUB) Zone, an Opportunity Zone, an LA Promise Zone, and an LA State Enterprise Zone. The Project would meet or exceed all City of Los Angeles current building code and Title 24 requirements.

2.0 Sustainable Communities Strategy Criteria

As discussed below, a Sustainable Communities Project Exemption (SCPE) may be prepared for a project that: (a) is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in a sustainable communities strategy (see California Public Resources Code Section 21155(a)); and (b) is a "transit priority project" (as defined in California Public Resources Code Section 21155(b)). As further described below, the Project meets these criteria and, thus, is eligible for certain California Environmental Quality Act (CEQA) streamlining benefits by way of preparing a SCPE for purposes of clearance under CEQA.

The Southern California Association of Governments (SCAG) is the metropolitan planning organization for the Project Site area, and in that capacity bears the responsibility under Senate Bill 375 to implement and administer regional transportation plans (RTP) and sustainable communities strategies (SCS) for purposes of achieving the goals for reducing greenhouse gases as envisioned by Assembly Bill 32. On April 7, 2016, SCAG adopted the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS). The 2016 RTP/SCS contains a forecasted transportation system and development pattern for the region, which, if implemented, will reduce greenhouse gas emissions to meet regional greenhouse gas emission reduction targets, which CARB had established as eight percent below 2005 per capita emissions levels by 2020, and 13 percent below 2005 per capita emissions levels by 2035. On June 28, 2016, CARB accepted SCAG's quantification of GHG emission reductions from the 2016 RTP/SCS and determined that the 2016 RTP/SCS would, if implemented, achieve the 2020 and 2035 GHG emission reduction targets and, thus, met the criteria to be a sustainable communities strategy. The 2016 RTP/SCS was last amended in September 2018, to reflect CARB's revised long-range GHG emissions reduction target of 19 percent below 2005 per capita emissions levels by 2035.

5 As defined in the TOC Affordable Housing Incentive Program Guidelines, a Major Transit Stop is a site containing a rail station or the intersection of two or more bus routes with a service interval of 15 minutes or less during the morning and afternoon peak commute periods. City of Los Angeles Department of City Planning, 2018. Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines). Available at: https://planning.lacity.org/ordinances/docs/toc/TOCGuidelines.pdf, accessed June 12, 2020.

The SCAG Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020 RTP/SCS) is SCAG's most recent update to the 2016 RTP/SCS. Like the 2016 RTP/SCS, the 2020 RTP/SCS is a long-range visioning plan for the six-county SCAG region that highlights the existing land use and transportation conditions throughout the SCAG region and forecasts how it will meet the region's transportation needs between 2020 and 2045, as well as achieve CARB's GHG emissions reduction targets. Specifically, the 2020 RTP/SCS identifies and prioritizes expenditures of this anticipated funding for transportation projects of all transportation modes: highways, streets and roads, transit, rail, bicycle and pedestrian, as well as aviation ground access. It also includes a set of visions, goals, objectives, policies and performance measures developed through public and stakeholder outreach sessions across SCAG's region. On September 3, 2020, SCAG's Regional Council formally adopted the 2020 RTP/SCS. On October 30, 2020, CARB officially determined that the 2020 RTP/SCS would achieve CARB's 2035 GHG emission reduction target. Collectively, the 2016 RTP/SCS and 2020 RTP/SCS demonstrate how the SCAG region will achieve CARB's identified GHG reduction targets, and for this reason, this SCPE addresses the consistency of the Project with both plans.

SUSTAINABLE COMMUNITIES STRATEGY CRITERIA – Public Resources Code (PRC) Section 21155		
PRC § 21155(a). Consistency with the general use designation, density, building intensity, and applicable policies specified for the project area in a sustainable communities strategy.	Consistent?	
	Yes	No
As described in Section 1, Project Description, the Project would develop a 200-unit apartment building at 5600 Hollywood Boulevard. The Project would be developed on a rectangular-shaped site comprised of four legal parcels totaling approximately 37,135 square feet (0.85 acres) that is currently developed with a three-story structure, a two-story structure, associated surface parking, and a vacant lot. The Project would develop an 17-story apartment building with 200 dwelling units, including 40 units set aside for Very Low Income households. The Project would be required to provide 237 parking spaces to serve the Project's proposed uses under California Assembly Bill 2345. The Project would include 113 bicycle parking stalls (100 long-term stalls and 13 short-term stalls) and 265 vehicle parking spaces. Parking would be provided in the building with two subterranean levels and three above-ground levels, accessed by the driveway located on St. Andrews Place. The proposed building would be approximately 200 feet in height and contain approximately 222,234 square feet of floor area, resulting in a proposed FAR of 6.01. The Project is designated for 'High Density Residential" uses (Attachment A), and would be consistent with the general use designation, density, and building intensity outlined in the 2016 RTP/SCS, as well as the 2020	X	

RTP/SCS.[6] It should be noted that the statutory requirement is that a project achieves general rather than absolute or perfect consistency with the SCAG 2016 RTP/SCS and 2020 RTP/SCS use designation, density, and building intensity projections.

2016 RTP/SCS

In the 2016 RTP/SCS, using data collected from local jurisdictions, including general plans, SCAG categorized existing land uses into land use types, then combined the land use types into 35 place types, and then classified sub-regions into one of three Land Development Categories: 'Urban', 'Compact', or 'Standard'. SCAG used each of these categories to describe the conditions that exist and/or are likely to exist within each specific area of the region. [7]

SCAG categorizes the area surrounding the Project Site as 'Urban.' The RTP/SCS defines 'Urban' areas as: "often found within and directly adjacent to moderate and high density urban centers. Virtually all 'Urban' growth would be considered infill or redevelopment. The majority of housing units are multifamily and attached single family (townhome), which tend to consume less water and energy than the larger types found in greater proportion in less urban locations. These areas are supported by high levels of regional and local transit service. Well-connected street networks and the mix of intensity of uses result in a highly walkable environment. Enhanced access and connectivity for people who choose not to drive or do not have access to a vehicle." [8]

The 'Urban' Land Development Category comprises the following urban footprint scenario models, including Urban Mixed Use, Urban Residential, Urban Commercial, City Mixed Use, City Residential, City Commercial, Town Mixed Use, Town Residential, Town Commercial, Village Mixed Use, Village Residential, and Village Commercial. [9] The Project Site would be generally consistent with the City Residential and Urban Residential place types within the Urban Land Use Development Category, as described further below.

- City Residential place type is "dominated by mid- and high-rise residential towers, with some ground-floor retail space. Parking is usually structured below or above ground. Residents are well served by transit, and can walk or bicycle for many of their daily needs." The land use mix for this place type is typically approximately 65 percent residential, four percent employment, 11 percent mixed use, and 20

6 On June 28, 2016, the California Air Resources Board (CARB) officially determined that the 2016 RTP/SCS would, if implemented, achieve CARB's 2020 and 2035 GHG emission reduction targets. (CARB Executive Order G-16-066, June 28, 2016). On October 30, 2020, CARB officially determined that the 2020 RTP/SCS would, if implemented, achieve CARB's 2035 GHG emission reduction target. (CARB Executive Order G-20-239, October 30, 2020).

7 Southern California Associate of Governments (SCAG), 2016. The 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016-2040 RTP/SCS). Pages 20-21. Available at: http://scagrtpscs.net/Documents/2016/draft/d2016RTPSCS.pdf, accessed June 13, 2020.

8 SCAG, 2016. 2016-2040 RTP/SCS. Page 20.

9 SCAG, 2016. 2016-2040 RTP/SCS. Background Documentation, Reference Document 9 and 6.

percent open space/civic. The residential mix is typically 97 percent multi-family and 3 percent townhome. The average total net FAR is 2.9:1, height ranges from 5 to 40 stories, and the gross density ranges from 35 to 37 households per acre. [10] • Urban Residential place type is the "most intense residential-focused type" and is typically found within or adjacent major downtowns. Typical buildings are 5 to 60 stories tall, with structured parking below or above ground. Residents are well served by transit, and can walk or bicycle for many of their daily needs. The land use mix for this place type is typically approximately 64 percent residential, 4 percent employment, 12 percent mixed use, and 21 percent open space/civic. The residential mix is typically 100 percent multi-family. The average total net FAR is 9.0:1, and the gross density is 131 households per acre and 44 employees per acre. [11] The Project's scale would be generally consistent with the City Residential, and Urban Residential place types as it would develop a seventeen-story apartment building with 200 dwelling units in a highly-urbanized part of the City that is well served by multiple regional and local transit lines, as well as other modes of transportation. While a typical FAR for the Urban Residential place type is 9:1, the Project would have a FAR of 6.0:1 with multi-family residential uses. The density range for Urban Residential place types is 75-500 units per acre. [12] The Project would have a density of approximately 236 dwelling units per acre, which is near the midpoint of this range. Given that the Project would develop market rate and Very Low Income residential uses within walking distance of multiple transit opportunities and facilitate bicycling through the provision of on-site bicycle parking spaces and a bicycle maintenance area on the second floor, the Project would provide opportunities for residents to use public transit or bicycling for work trips, and walk or bike to retail businesses near the Project Site. Additionally, the Project's increase in density provides a foundation for the implementation of other strategies, such as enhanced transit services, by facilitating the use of transit by more people, which in turn results in more funds for improvements and enhancements. The existing Metro B (Red) Line Hollywood/Western Station is approximately 700 feet east of the Project Site. Additionally, numerous local bus routes are located within one-half mile of the Project Site, including Metro Routes 2/302, 180, 181, 207, 217, 757, 780, and the Downtown Area Short Hop (DASH) Hollywood Counterclockwise and Clockwise. Thus, the Project will encourage the utilization of transit as a mode of transportation to and from the Project Site and contribute to the productivity and use of the regional transportation system by providing housing near transit. As such, due to the Project's proposed multi-family residential use, building height, density, and proposed FAR, the Project is generally		

10 SCAG, 2016. 2016-2040 RTP/SCS. Background Documentation, Reference Document 6.

11 SCAG, 2016. 2016-2040 RTP/SCS. Background Documentation, Reference Document 6.

12 SCAG, 2016. 2016-2040 RTP/SCS. Background Documentation, Reference Document 6.

consistent with the City Residential, Town Residential, and Urban Residential place types and the 'Urban' Land Development Category as well as the associated use, density, and building intensity projections specified in the 2016 RTP/SCS. 2020 RTP/SCS For the 2020 RTP/SCS, SCAG revised its depiction of forecasted growth patterns by focusing more generally on transportation infrastructure and existing job centers in order to determine where future growth of employment and households would likely occur. Specifically, SCAG's 2020 RTP/SCS, Sustainable Communities Strategy Technical Report, identifies Priority Growth Areas in the region where growth is forecasted to occur due to proximity to existing and planned transit, existing job centers, existing and planned infrastructure to support more walkability and use of alternative transportation modes, and in areas identified for jurisdictional expansion (i.e. spheres of influence). These Priority Growth Areas, which are shown in Exhibit 1, Connect SoCal Forecasted Development Regional Development Pattern, of the Sustainable Communities Strategy Technical Report, include Transit Priority Areas, High Quality Transit Areas, Job Centers, Livable Corridors, and Neighborhood Mobility Areas. Collectively, these Priority Growth Areas are anticipated to contain 95 percent of the growth in the region through the horizon year of 2045. As shown in Attachment A, the Project Site falls within an identified Priority Growth Area under the 2020 RTP/SCS. Therefore, the Project and the Project Site are consistent with SCAG's forecasted development pattern for the region, including the general use designation, density, building intensity, and applicable policies specified for the area. The Project is also consistent with the goals and policies in the 2016 RTP/SCS and 2020 RTP/SCS, as outlined in Attachment B. As such, the Project is consistent with this criterion.		
PRC § 21155(b). To be considered a Transit Priority Project (TPP), as defined by § 21155(b), the project must meet all of the following criteria. A TPP shall:	Consistent?	
	Yes	No
(1) Contain at least 50 percent residential use, based on total building square footage and, if the project contains between 26 percent and 50 percent nonresidential uses, a floor area ratio of not less than 0.75; The Project would construct a 17-story apartment building with a total floor area of 222,234 square feet. No other uses would be present onsite besides the residential uses. Therefore, based on total building square footage, the Project would contain 100 percent residential uses. Since the Project would contain no non-residential uses, the Project would not be subject to the floor area ratio requirements outlined in this criterion. Nevertheless, the Project would have a FAR of 6.0:1, which is greater than	X	

0.75. As such, the Project is consistent with this criterion.		
(2) Provide a minimum net density of at least 20 dwelling units per acre; and The Project would develop the approximately 37,135 square feet (0.85 acres) Project Site, which is currently improved with a three-story structure, a two-story structure, associated surface parking, 27 non-protected trees, and a vacant lot. The net housing density for the Project is approximately 200 units per 0.85 acres, which is greater than the required minimum of 20 units per acre. As such, the Project is consistent with this criterion.	X	
(3) Be within one-half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan. A major transit stop is as defined in PRC Section 21064.3, except that, for purposes of this section, it also includes major transit stops that are included in the applicable regional transportation plan. For purposes of this section, a high quality transit corridor means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours. A project shall be considered to be within one-half mile of a major transit stop or high-quality transit corridor if all parcels within the project have no more than 25 percent of their area farther than one-half mile from the stop or corridor and if not more than 10 percent of the residential units or 100 units, whichever is less, in the project are farther than one half mile from the stop or corridor. The applicable regional transportation plan is the SCAG 2016 RTP/SCS and the SCAG 2020 RTP/SCS. PRC Section 21064.3 defines a major transit stop as a site containing any of the following: (a) An existing rail or bus rapid transit station. (b) A ferry terminal served by either a bus or rail transit service. (c) The intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods." A high quality transit corridor is "[a] corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours". [13] The City defines peak hours as between 6 AM and 9 AM and between 4 PM and 7 PM. As described below, the Project Site is located within one-half mile of an existing major transit stop. <u>Major Transit Stop</u> According to PRC Section 21064.3(a), a "major transit stop" can include an existing rail transit station. The entirety of the Project Site is located within approximately 700 feet of the existing Los Angeles County Metro B (Red) Line Hollywood/Western Station, near the intersection of Hollywood Boulevard and Western Avenue. The Metro B (Red) line is an existing rail subway system that runs between Downtown Los Angeles and North	X	

13 SCAG, 2020. Connect SoCal 2020-2045 RTP/SCS, page 87. Available at: https://www.connectsocal.org/Documents/Adopted/fConnectSoCal-Plan.pdf, accessed June 30, 2020.

Hollywood. In addition to rail, other regular bus routes in the area include Metro Routes 2/302, 180, 181, 207, 217, 757, 780, and the DASH Hollywood Counterclockwise and Clockwise. <u>High-Quality Transit Corridor</u> As described above, the Project Site is located approximately 700 feet of the existing Metro B Line Hollywood/Western station, near the intersection of Hollywood Boulevard and Western Avenue. This portion of Hollywood Boulevard has been designated as a high-quality transit corridor by Metro and SCAG. The Project Site, is therefore located within one-half mile of a high-quality transit corridor. Furthermore, SCAG has identified the Project location as a High Quality Transit Area (HQTA) and TPA based on the site's proximity to a major transit stop (Attachment A). An HQTA is defined as "a walkable transit village or corridor, consistent with the adopted RTP/SCS and is within one half-mile of a well-serviced transit stop or a transit corridor with 15-minute or less service frequency during peak commute hours".[14] In addition, the City of Los Angeles ZIMAS system identifies the Project Site as being located within a TPA, defined as an area within one-half mile of a major transit stop that is existing or planned.[15] As such, the Project is consistent with this criterion.		
PRC § 21155.1(a). The TPP complies with all of the following environmental criteria:	Consistent?	
	Yes	No
(1) The TPP and other projects approved prior to the approval of the TPP but not yet built can be adequately served by existing utilities, and the TPP applicant has paid, or has committed to pay, all applicable in-lieu or development fees. A considerable increase in demand for services or utilities would not be anticipated with the implementation of the Project since it is located in an existing heavily urbanized location served by existing public utilities and services. The Los Angeles Department of Water and Power (LADWP) provides electricity and water, and the City of Los Angeles Bureau of Sanitation (LASAN) provides sewer services and solid waste collection to the Project Site. LASAN also manages the City's storm drain infrastructure. The Southern California Gas Company (SoCalGas) provides natural gas services to the City and would be expected to serve	X	

14 SCAG, 2020. Connect SoCal 2020-2045 RTP/SCS. Technical Report, Page 17. Available at: https://www.connectsocal.org/Documents/Adopted/fConnectSoCal_Sustainable-Communities-Strategy.pdf, accessed September 22, 2020.

15 City of Los Angeles, ZIMAS, 2020. Parcel information for 5600 Hollywood Boulevard. Available at: http://zimas.lacity.org/, accessed July 2, 2020.

the Project Site. AT&T would be the telephone and fiber provider for the Project Site. Charter would be the cable television and fiber provider for the Project Site. While domestic water demand is a project's main contributor to water consumption, fire flow demands have a much greater instantaneous impact on infrastructure and are therefore the primary means for analyzing infrastructure capacity. As discussed in the Civil Engineering Schematic Design Narrative prepared for the Project by KPFF Engineering in July 10, 2020 (Attachment C1), the new building water service will require a 6-inch water service, 6-inch meter, and reduced pressure backflow preventer with a required service demand of 450 gallons per minute (gpm). A 6-inch domestic water and fire water connection, meter and backflow preventor is proposed along Carlton Way. On Hollywood Boulevard a 6-inch fire water connection and meter will also be proposed to service the proposed development. Based on the proposed location of the Project Site along Hollywood Boulevard, encountering water capacity issues for the project is not anticipated. However, as provided in the Water Report, in accordance with City policy, a Service Advisory Request (SAR) was submitted to LADWP to determine the availability of fire flow water service for the Project. Based on LADWP's review of the Project, LADWP has confirmed that there is sufficient capacity to provide fire flow water service to the Project (Attachment C1). In addition, LADWP's 2015 Urban Water Management Plan (UWMP), which accounts for existing development within the City as well as projected growth through the year 2040, concludes that LADWP would meet all new domestic demand for water due to projected population growth through the year 2040.[16] Furthermore, the Project and other proposed projects would be required to comply with numerous water conservation regulations contained in the Los Angeles Municipal Code (LAMC) to reduce water consumption (i.e., Ordinance Nos. 166,080; 180,822; 181,480; 181,899; 182,849; 183,608; 183,833; 184,248; and 184,250), and with the California Green Building Standards Code, which contain standards designed for efficient water use. Specifically, the Project, with inclusion of the required water conservation features, will use approximately 13,348.3 gallons per day (gpd), which is equivalent to approximately 66.7 gallons per household per day (Attachment D2). As calculated in the Water Use Analysis, the average residential household water use in 2016 was 311.8 gallons per household per day. Therefore, the per household water usage for the Project would be approximately 49 percent less than the average household. As discussed in the Civil Engineering Design Narrative (Attachment C1), there is an existing 8-inch sewer line in Hollywood Boulevard, an 8-inch sewer line in Carlton Way, and a 15-inch sewer line in St. Andrews Place. Two 8-inch sewer connections are proposed along St. Andrews Place to service the Project; however, it is not anticipated that the Project will		

16 LADWP, 2016. LADWP Urban Water Management Plan 2015. Available at: https://www.ladwp.com/cs/idcplg?IdcService=GET_FILE&dDocName=QOELLADWP005416&RevisionSelectionMethod=LatestReleased, accessed August 14, 2020.

encounter capacity issues for sewage flow. Furthermore, a Sewer Capacity Availability Review (SCAR) that identifies the Project's estimated total flow was submitted to LASAN to verify capacity availability. Based on the approved SCAR, LASAN has confirmed that there is sufficient capacity to service the Project (Attachment C1). LASAN's review considers the Project demands on the infrastructure in conjunction with existing conditions and forecasted growth. In addition, the City's Integrated Resources Plan addresses the facility needs of the City's wastewater program, recycled water, and urban runoff/stormwater management through the year 2020, and for the next planning horizon, the City has developed the One Water Los Angeles 2040 Plan.[17] As it relates to wastewater, the One Water LA 2040 Plan includes a Wastewater Facilities Plan, which would guide LASAN decisions on implementing system improvements to its wastewater collection and treatment facilities. The One Water LA 2040 Plan concludes that based on the design capacities and the projected future flows of each water reclamation plant within the City through year 2040, all existing water reclamation plants would have sufficient capacity to manage projected wastewater flows. As such, the Project as well as other projects within the City could be served by the existing sewer infrastructure. As previously described, LASAN also manages the City's storm drain infrastructure. In terms of stormwater runoff, the Project would actually be expected to decrease the amount of runoff that would flow to nearby storm drains due to inclusion of Low Impact Development (LID) best management practices (BMPs) to capture some of the stormwater. In addition, per City requirements, the Project would be required to comply with the Los Angeles County Department of Public Works Hydrology Manual and the City's LID Ordinance to treat stormwater for pollutants and control runoff at buildout. Therefore, the Project would not create or contribute runoff water which would exceed the capacity of the existing or planned stormwater drainage system. Based on the Civil Engineering Design Narrative, electrical service will be provided by a utility vault located on the ground floor. The utility vault will distribute 480 V power, which will then step down to distribute 120 V to the residential floors via an onsite transformer (Attachment C1). SoCalGas would be the gas provider for the Project. As discussed in the MEPF Concept Narrative prepared for the Project in November, 2019 (Attachment C2), one gas meter shall be provided for the back of house and central domestic and space heating systems and located on the ground floor parking structure in a dedicated room as outlined by the gas company rules and regulations. Building gas meter and service will be medium pressure (5 pounds per square inch [psi]) and will supply water heaters and space heating boilers on the roof and pool heaters. Final determination of gas pressure will be applied for and approved by		

17 City of Los Angeles, Sanitation Department (LASAN), 2018. One Water LA 2040 Plan. Available at: https://lacitysan.org/san/faces/home/portal/s-lsh-es/s-lsh-es-owla/s-lsh-es-owla-r?_adf.ctrl-state=trq6gzfzd_5&_afrLoop=675108879634236#!, accessed July 8, 2020.

SoCalGas. Earthquake valves shall be installed downstream of each gas meter and securely mounted to structure (Attachment C2). With regard to electrical service, LADWP's most recently adopted 2017 Power Strategic Long-Term Resources Plan[18] identifies adequate resources (natural gas, coal) to support future generation capacity over the next 20 years. Data used to develop the LADWP demand forecasts take into account population growth as determined in the UCLA Anderson Forecast Project and the California Department of Finance Demographic Research Unit. As stated in the 2016 RTP/SCS and the 2020 RTP/SCS, population estimates are based on the California Department of Finance, and subsequently, information provided directly from the cities located in the SCAG region. Therefore, the data used for LADWP's demand forecasts, the 2016 RTP/SCS, and the 2020 RTP/SCS are consistent. Projections for energy efficiency improvements and economic growth which includes construction projects are also provided within the Long-Term Resources Plan. Therefore, electricity usage resulting from the future operation of the Project is accounted for in the LADWP projections. Furthermore, the Project will be required to incorporate energy conservation features and comply with applicable regulations, including the California Green Building Standards (CALGreen) Code and State energy standards under Title 24, as necessary. As such, based on LADWP's 2017 Power Strategic Long-Term Resources Plan, the Project can be served by the existing and planned electrical service. With regard to natural gas, the 2018 California Gas Report presents a comprehensive outlook for natural gas requirements and supplies for California through the year 2035.[19] As stated therein, the California Energy and Electric Utilities, a collective of California's utility companies, estimates natural gas supplies within SoCalGas' planning area. As with LADWP's 2017 Power Strategic Long-Term Resources Plan discussed above, the 2018 California Gas Report considers changing economics and demographics and trends in growth in various market sectors to plan for future natural gas supplies and infrastructure. Therefore, natural gas usage resulting from future operation of the Project as well as other nearby projects is accounted for in the SoCalGas projections. Furthermore, as specifically discussed in the 2018 California Gas Report, SoCalGas projects total gas demand to decline from 2018 to 2035 due to modest economic growth, the California Public Utilities Commission mandated energy efficiency standards and programs, tighter standards created by revised Title 24 Codes and Standards, renewable electricity goals, the decline in commercial and industrial demand, and conservation savings linked to Advanced Metering Infrastructure. Consistent with this forecast, pursuant to City and state requirements, the Project would incorporate energy conservation features and comply with applicable regulations, including the CALGreen Code and State energy standards under Title 24		

18 LADWP, 2017. 2017 Final Power Strategic Long-Term Resource Plan. https://www.ladwp.com/ladwp/faces/wcnav_externalId/a-p-doc?_adf.ctrl-state=5d4lodijf_4&_afrLoop=17594391556739, accessed September 22, 2020.

19 California Gas and Electric Utilities, 2018. 2018 California Gas Report. Available at: https://www.socalgas.com/regulatory/documents/cgr/2018_California_Gas_Report.pdf, accessed June 30, 2020.

that would continue to reduce the use of natural gas. As such, based on the 2018 California Gas Report, the Project could be served by the existing and planned natural gas service. Regarding solid waste services, as required by City Ordinance No. 181,519 (Waste Hauler Permit Program), Project construction waste would be hauled by permitted haulers and taken only to City-certified construction and demolition processing facilities that are monitored for compliance with recycling regulations. In addition, during operation the Project would provide adequate storage areas in accordance with the City of Los Angeles Space Allocation Ordinance (Ordinance No. 171,687), which requires that development projects include an on-site recycling area or room of specified size. The Project would also comply with State and local solid waste reduction and recycling regulations including AB 939, AB 341, AB 1826 and the City's RENEW LA waste diversion goals. In addition, the Project would be required to pay all applicable permit and development fees pursuant to code requirements and conditions of the Project. The applicable fees include but are not limited to the Los Angeles Unified School District fee in compliance with Senate Bill 50 and parks and recreation fees pursuant to LAMC Section 21.10.3(a)(1). Thus, the Project meets this criterion.		
(2) The site of the TPP does not contain wetlands or riparian areas, does not have significant value as a wildlife habitat, and implementation of the project would not harm protected species. The Project is situated in an established, fully developed mixed-use corridor, adjacent to a large boulevard, and nearby multiple employment centers. The Project Site is currently developed with an existing three-story structure, a two-story structure, associated surface parking, and a vacant lot. Review of the United States Fish and Wildlife Service's National Wetlands Inventory identified no protected wetlands in the vicinity of the Project Site and the Project Site is not located within a riparian area.[20] The nearest body of water is the Hollywood Reservoir, approximately 1.5 miles northwest of the Project Site. Furthermore, as the Project Site is fully developed, there are no open spaces with water courses such as streams or lakes within or adjacent to the Project Site, and the Project Site and vicinity do not support any riparian or wetland habitat, as defined by Section 404 of the Clean Water Act. Therefore, the Project would not have a substantial adverse effect on wetlands, riparian habitat, or other sensitive natural communities identified in federal, state, or local plans, policies, and regulations. Furthermore, the Project Site is not located in or adjacent to a Biological	X	

20 U.S. Fish and Wildlife Service, 2020. National Wetlands Inventory, Wetlands Mapper. Available at: www.fws.gov/wetlands/Data/Mapper.html, accessed June 18, 2020.

Resource Area as defined by the City.[21] Moreover, the Project Site and immediately surrounding area are not within or near a designated Significant Ecological Area.[22] The Project Site currently contains 27 non-protected trees that would be replaced with 104 trees.[23],[24] However, the trees that are to be removed have the potential to support nesting birds that are protected under the Migratory Bird Treaty Act (MBTA), which prohibits take of all birds and their active nests, as well as the regulations of the California Fish and Game Code. As discussed in Attachment F(a) and F(b), consistent with Mitigation Measures MM-BIO-1(b), MM-BIO-2(b), and MM-BIO-4(b) included in SCAG's 2016–2040 RTP/SCS Final Program EIR, and consistent with Mitigation Measures PMM BIO-1 through PMM BIO-4 included in SCAG's 2020–2045 RTP/SCS Final Program EIR, the removal or pruning of trees would occur in accordance with the MBTA and state and local requirements. Thus, the Project would not harm any species protected by the Federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the Native Plant Protection Act [Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code], or the California Endangered Species Act [Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code], and, therefore, meets this criterion.		
(3) The site of the TPP site is not included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code. Government Code Section 65962.5 requires the compilation of a list of hazardous materials sites, commonly referred to as the "Cortese List." Because the statute was enacted more than 20 years ago, some of its provisions refer to agency activities that were conducted many years ago and are no longer being implemented; in some cases, the information required to be compiled on the Cortese List does not exist. Those requesting a copy of the Cortese Lists are now referred directly to the appropriate information resources contained on internet websites hosted by the boards or departments referenced in the statute, including the Department of Toxic Substances Control's (DTSC's) online EnviroStor database and the State Water Resources Control Board's online GeoTracker database.[25] EnviroStor and Geotracker each provide access to detailed information on hazardous waste permitted sites and corrective action facilities, as well as existing site cleanup information. EnviroStor and Geotracker also provide information on investigation, cleanup, permitting, and/or corrective actions that are permitted, planned, being conducted, or have been completed under DTSC's and the Regional	X	

21 City of Los Angeles, Department of City Planning, 1995. Los Angeles Citywide General Plan Framework, Draft Environmental Impact Report, p. 2-18-4. January 19, 1995.

22 Los Angeles County Department of Regional Planning, 2020. Planning & Zoning Information, GIS-NET3 online database. Available at: http://planning.lacounty.gov/gisnet3, accessed June 18, 2020.

23 One tree is required for every four residential units. The Project's 200 units would require 50 trees.

24 5600 Hollywood Boulevard, Los Angeles, California, 90028, Schematic Design. Date: 07.24.2020.

25 California Environmental Protection Agency (CalEPA). 2020. Background and History, Cortese List. Available at: https://calepa.ca.gov/sitecleanup/corteselist/Background/, accessed July 2, 2020.

Water Quality Control Board's (RWQCB) respective oversight. Phase I Environmental Site Assessments (ESAs), prepared on February 9, 2018 and May 18, 2018 were conducted for all Project Site parcels except at the vacant 5600 Hollywood Boulevard parcel. However, information regarding the 5600 Hollywood Boulevard parcel was acquired by reviewing the historical aerial photographs, Sanborn fire insurance maps, and other applicable information from the adjacent Phase I assessment report conducted for 1655 North Saint Andrews Place (apartment building) and 5607 West Carlton Way (parking lot). The Phase I ESA for 1655 North St. Andrews Place (apartment building) and 5607 West Carlton Way (parking lot) was prepared in May 2018 by EFI Global, and the Phase I ESA for the 5604 Hollywood Boulevard parcel (Precise Auto Body) was prepared in February 2018 by Western Environmental Engineers Company (WEECO). (Attachment E1 and E2).[26,27] As part of the Phase I, local agencies were contacted to request any information related to hazardous materials on-, or in the immediate vicinity, of the Project Site. In addition, a Preliminary Endangerment Assessment (PEA) was prepared for the Project Site, to summarize and expand on the findings of the Phase I ESAs, by ESA in May 2020 (Attachment E3). According to responses to requests from the Los Angeles Regional Water Quality Control Board (LARWQCB), DTSC, and the Los Angeles Fire Department (LAFD), there are no files for the Project Site. Furthermore, a review of the Geotracker, EnviroStor, Certified Unified Program Agency (CUPA) Active and Inactive Underground Storage Tank (UST) and Aboveground Storage Tank (AST) Inventory, and the Los Angeles County Fire Department Health Hazardous Materials Division (LACFD HHMD) Active CUPA Program Records, Inactive CUPA Program Records, Site Mitigation Unit Case Records, and California Accidental Release Prevention (CalARP) databases found no files for the Project Site.[28] Additional inquiry responses did not result in the finding of any significant environmental concerns. [29,30] Accordingly, the Project Site is not located on any list of hazardous waste sites pursuant to Section 65962.5 of the Government Code and would not result in a significant hazard to the public or environment (Attachment E1 and E2).		
(4) The site of the TPP is subject to a preliminary endangerment assessment prepared by a registered environmental assessor to	X	

26 EFI Global, Inc., 2018. Phase I Environmental Site Assessment Report: 5607 West Carlton Way and 1655 North St. Andrews Place, Los Angeles, California 90028.

27 Western Environmental Engineers, Co. (WEECO), 2018. Phase I Environmental Site Assessment Report, 5604-5610 Hollywood Boulevard, Los Angeles, California 90028.

28 While the CUPA Active and Inactive UST and AST Inventory, and the LACFD HHMD Active CUPA Program Records, Inactive CUPA Program Records, Site Mitigation Unit Case Records, and CalARP databases are not included as part of the Cortese List pursuant to Section 65962.5, they were consulted for the Phase I because they provide related information regarding hazardous substance and/or material use and contamination.

29 EFI Global, Inc., 2018. Phase I Environmental Site Assessment Report: 5607 West Carlton Way and 1655 North St. Andrews Place, Los Angeles, California 90028.

30 Western Environmental Engineers, Co. (WEECO), 2018. Phase I Environmental Site Assessment Report, 5604-5610 Hollywood Boulevard, Los Angeles, California 90028.

determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity.

(a) If a release of a hazardous substance is found to exist on the site, the release shall be removed or any significant effects of the release shall be mitigated to a level of insignificance in compliance with state and federal requirements;

(b) If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to a level of insignificance in compliance with state and federal requirements.

As previously stated, Phase I ESAs as well as a PEA, included within Attachment E, were conducted for all Project Site parcels except at the vacant 5600 Hollywood Boulevard parcel. Some information regarding the 5600 Hollywood Boulevard parcel was acquired by reviewing the historical aerial photographs and Sanborn fire insurance maps from the adjacent Phase I ESA conducted for 1655 North St. Andrews Place (apartment building) and 5607 West Carlton Way (parking lot) (Attachment E1). Previous uses of the Project Site and nearby properties were evaluated to identify any historically recognized environmental conditions and to determine the existence of hazardous substance releases on the Project Site and also determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity. The findings of these reports are summarized below.[31]

Site Reconnaissance

5604 Hollywood Boulevard Phase I ESA

The 5604 Hollywood Boulevard parcel is currently developed with one two-story, approximately 4,188 square foot building on the northern portion of the parcel that occupies the majority of this 0.2-acre parcel. The southern portion of this parcel is a paved parking lot with a parking canopy on a smaller portion of the parking lot. The lower floor is used for vehicle storage and the upper floor is used for residences. At the time of the site reconnaissance, various vehicles and auto body repair equipment were observed at the parcel. The business (Precise Auto Body) uses paints, thinners, and cleaning solvents. Nine 55-gallon industrial drums, some with secondary containment and some without, which were labeled as containing hazardous waste (paint waste, thinner, waterborne cleaning solution, waste, filters/rags/solids/debris) and coolant were observed, along with minor spills and stains. Based on small quantities of observed hazardous materials, the de minimus nature of stains, the site is

31 Note that the Sustainable Communities Project CEQA Exemption (specifically, Public Resources Code Section 21151.1(a)(4)) does not contemplate or require the preparation of a preliminary endangerment assessment pursuant to the requirements of Health & Safety Code Chapter 6.8, which is a distinct and unrelated statutory regime. This fact has been confirmed by the DTSC, which has noted that Public Resources Code Section 21151.1 does not envision any role or mandate any regulatory oversight by DTSC.

completely paved, and the nature of the business, the Phase I ESA concluded these materials are not expected to represent a significant environmental concern (Attachment E2, page 42). *5607 West Carlton Way and 1655 North Saint Andrews Place Phase I ESA* The 1655 North St. Andrews Place is currently developed with a two-story, 5,572 square-foot residential apartment building that occupies the majority of the 0.2-acre parcel. Some minor landscaping is present along the south side of the building. At the time of the site reconnaissance, no significant hazardous materials storage or recognized environmental conditions (RECs) were observed at this parcel. Persons familiar with the parcel were interviewed and stated that they were not aware of any RECs associated with the parcel. The 5607 West Carlton Way parcel is currently developed as a paved parking lot for the 1655 North St. Andrews Place apartment building discussed above. Minor landscaping is present along the south side of the parking lot. At the time of the site reconnaissance, no significant hazardous material storage or recognized environmental conditions were observed at this parcel. Persons familiar with this parcel were interviewed and stated that they were not aware of any negative environmental conditions associated with the parcel. Therefore, it was concluded that no RECs are present on the Project Site (Attachment E1, page 25). Asbestos Containing Materials (ACM) and Lead Based Paint (LBP) Based upon the age of the existing structures (built prior to the federal government's ban on the use of ACM and LBP for commercial uses in 1978) on the Project Site, ACMs and LBP are presumed to exist. An asbestos survey and a LBP survey are both recommended prior to demolition, per the Phase I ESAs. If encountered, the South Coast Air Quality Management District (SCAQMD) and California Occupational Safety and Health Administration (Cal/OSHA) require that the confirmed ACM be removed by a Cal/OSHA registered abatement contractor prior to any demolition activities, which may disturb the material. As discussed in Attachment F(a) and F(b), consistent with Mitigation Measures MM-HAZ-1(b) and MM-HAZ-4(b) included in SCAG's 2016 RTP/SCS EIR, and consistent with Mitigation Measures PMM HAZ-1 and PMM HAZ-4 included in SCAG's 2020 RTP/SCS EIR, an assessment of ACM and LBP presence on the Project Site prior to construction activities, including methods and processes to avoid exposure if ACM and LBP materials are identified, would be required. Therefore, there would be no hazardous material risk resulting from exposure to ACM and/or LBP as a result of Project implementation (Attachment E1, pages 22 and 23). Historical Uses *5604 Hollywood Boulevard Phase I ESA* Based on a review of historical information, this parcel was developed with		

one residence and a smaller outbuilding labeled "Auto" as of 1919. Sometime before 1948, the residence and outbuilding had been removed and replaced with the current building. Between 1960 and 1994, the commercial occupants included a piano company, a film and visual aid distribution company, a trading company, a loan and jewelry company, and a pawnbroker. None of these uses are anticipated to have used significant quantities of hazardous materials or resulted in recognized environmental issues. From 2000 to 2006, the parcel was listed as "Allstate Insurance and Precise Auto Body." Since 2006, the parcel has been listed as "Precise Auto Body." However, spray booth permits obtained from the SCAQMD indicates the site could have been used as an auto body shop as far back as 1996. There are no violations recorded by the SCAQMD. It is unclear as to when the second floor was initially used for residential. The apartments are assumed to use small quantities of typical household cleaning solutions that are not expected to represent a significant environmental concern. Furthermore, the Phase I ESA for the 5604 Hollywood Boulevard parcel concluded that no historical recognized environmental conditions (HRECs) were identified (Attachment E3, page 5). *5607 West Carlton Way and 1655 North Saint Andrews Place Phase I ESA* Based on a review of historical information, the 1655 North Saint Andrews Place parcel was developed with a residential structure sometime before 1919. The current apartment building was constructed in 1957. The records indicate that this parcel has been utilized solely for residential purposes. Furthermore, no HRECs were identified for this parcel as part of the Phase I ESA. Based on a review of historical information, the 5607 West Carlton Way parcel was originally developed with a six-room one-story residence with a garage in 1913. This residence was demolished in 1956 and converted into the present-day parking lot. The records indicate that this parcel has been utilized solely for residential and parking purposes. Furthermore, no HRECs were identified for this parcel as part of the Phase I ESA. *5600 Hollywood Boulevard* Regulatory records indicate that one of the commercial businesses on the 5600 Hollywood Boulevard parcel was a dry cleaners and dyers business from at least 1924 through 1928. The Sanborn fire insurance maps identify the commercial stores as facing Hollywood Boulevard; therefore, the general location of the dry cleaners is assumed to have been at the location identified on Figure 1 of the PEA (Attachment E3). Note that gasoline was the major dry-cleaning solvent until 1928, after which Stoddard solvent, a less flammable petroleum hydrocarbon was used. Chlorinated hydrocarbons such as trichloroethene (TCE) and perchloroethene (PCE) did not come into use until 1930 and 1934, respectively. Given the time period of this dry cleaner, it is assumed that gasoline and possibly Stoddard solvent were used. Petroleum		

hydrocarbons (e.g., gasoline, Stoddard solvent) naturally degrade faster than chlorinated hydrocarbons (e.g., TCE and PCE) because they lack chlorine. The four years of dry-cleaning operations ended in 1928, about 92 years ago. Over this time period, it is anticipated that if any gasoline and Stoddard solvent that had been spilled, the spilled materials would have degraded to inert carbon, carbon dioxide, and water by now. Therefore, it was concluded that no HRECs are present on the Project Site (Attachment E3, page 6). A review of all major governmental databases was conducted any information related to hazardous materials on, or in the immediate vicinity, of the Project Site. While results showed that nearby properties were listed in the regulatory databases, the Project Site itself was not identified in any of the regulatory databases reviewed. Based upon the review of all pertinent regulatory documents, the Phase I ESAs concluded that there is only a low potential for any toxic or hazardous contamination to the Project Site from any of these off-site listed sources. Therefore, with compliance with applicable SCAG mitigation measures and regulatory requirements, implementation of the Project would not result in impacts pertaining to the release of or exposure to hazardous substances, including contaminants of potential concern (COPCs). Furthermore, the analysis and conclusions of the Phase I ESAs fully address and resolve the hazards-related analysis required by this criterion: namely, the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity. Therefore, the Project meets this criterion (Attachment E3 pages 1 and 2).		
(5) The TPP does not have a significant effect on historical resources pursuant to Section 21084.1. A Historic Resources Assessment (HRA) was prepared by ESA in [October] 2020 (Attachment G), to identify historical resources on and in the vicinity of the Project Site to assess any potential impacts the Project may have on identified historical resources. As discussed in the HRA, 5600 Hollywood Boulevard is currently undeveloped, and 5604-5606 Hollywood Boulevard is developed with a two-story brick vernacular modern building constructed in 1948 and designed by W. F. Pyne. 1655 N. Saint Andrews Place is developed with a three story Mid-Century Modern apartment building (comprised of a soft story at ground level for tuck-in parking spaces and with two levels of living units constructed above it); the apartment building was built in 1957 and designed by architect Josef Van Der Kar. 5607 Carlton Way is currently developed with a parking lot. The subject properties were evaluated in the HRA for their potential eligibility as historical resources for listing in the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), and for local designation as a City of Los Angeles Historical Cultural Monument (LAHCM). The HRA concluded that none of the subject properties are identified as designated historic resources, or are eligible under any of the	X	

applicable criteria at either the national, State, or local levels. Moreover, the impacts analysis provided in the HRA found that the Project would not cause substantial adverse changes to historical resources within the footprint of the Project and would not cause indirect impacts or substantially degrade the visual setting of known historical resources within a 0.25 mile radius that have direct views of the Project. Furthermore, vibration impacts to the property located at 5611 Carlton Way (Dunning House), identified as a known historical resource, and located adjacent to the Project, were reviewed to determine whether indirect vibration impacts from construction would occur to the historical resources. As determined in the HRA, based on the available information provided by the California Department of Transportation (Caltrans) and the Federal Transit Administration (FTA), the property located at 5611 Carlton Way is not anticipated to incur damage from vibrations caused by construction at the Project Site. Nonetheless, out of an abundance of caution, the Project would comply with regulatory requirements relating to vibration impacts, as discussed in Attachment F(a) and F(b), to monitor vibration levels to ensure they remain below the impact threshold of 0.2 in/sec PPV for protection of the adjacent historical resource, 5611 Carlton Way and 0.12 in/sec PPV for the other historical resources within the 0.25-mile radius. Therefore, the Project would not materially alter in an adverse manner the known historical resources per Section 15064.5(b) of the CEQA Guidelines. Therefore, the Project meets this criterion.		
(6) The TPP site is not subject to any of the following: **(a) A wildland fire hazard, as determined by the Department of Forestry and Fire Protection, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a wildland fire hazard.** As described above and recognized in the 2016 RTP/SCS and the 2020 RTP/SCS, the Project Site is located in a highly urbanized area of the City. The Project Site is not located within a Very High Fire Hazard Severity Zone pursuant to the City's ZIMAS system, nor is it located within a designated Fire Buffer Zone or Mountain Fire District by the 1996 City General Plan's Safety Element.[32,33] Therefore, the Project Site is not subject to a wildland fire hazard, and the Project meets this criterion. **(b) An unusually high risk of fire or explosion from materials stored or used on nearby properties;** As concluded by the Phase I ESAs, there are a limited number of sites of environmental concern in the Project vicinity; however, due to the distance	X	

32 City of Los Angeles, ZIMAS, 2020. Parcel information for 5600 Hollywood Boulevard., APN 5525004023. Available at: http://zimas.lacity.org/, accessed June 2, 2020.

33 City of Los Angeles, Department of City Planning, 1996. City of Los Angeles General Plan, Safety Element. Available at: https://planning.lacity.org/odocument/31b07c9a-7eea-4694-9899-f00265b2dc0d/Safety_Element.pdf, accessed June 3, 2020.

to the Project Site and the lack of evidence regarding prior releases of hazardous materials, the risk of release of hazardous materials from these identified sites is considered unlikely. Accordingly, the Project Site is not subject to an unusually high risk of fire or explosion from materials stored or used on nearby properties or a risk of public health hazard in excess of federal or state standards. Therefore, the Project meets this criterion.

(c) Risk of a public health exposure at a level that would exceed the standards established by any state or federal agency.

The Phase I ESAs prepared for the Project Site found that the Project Site is not included in any federal, State, or local environmental list that identifies the use, generation, storage, treatment or disposal of hazardous materials and chemicals, or release incidents of such materials which may impact the Project Site (Attachment E1 and E2). Additionally, as shown by ZIMAS, the Project Site is not located within the City's Methane or Methane Buffer Zones. Therefore, the Project would not result in public health exposure at a level that would exceed the standards established by any state or federal agency, and, thus, meets this criterion.

(d) Seismic risk as a result of being within a delineated earthquake fault zone, as determined pursuant to Section 2622, or a seismic hazard zone, as determined pursuant to Section 2696, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of an earthquake fault or seismic hazard zone.

As discussed in the Geotechnical Investigation prepared for the Project by Langan Engineering and Environmental Services in August 2020 (Attachment H), the Project Site is not located within a currently established Alquist-Priolo Earthquake Fault Zone or a fault zone mapped by the State Geologist pursuant to the Seismic Hazard Mapping Act.[34] Additionally, the Project Site is not located within a City-designated Fault Rupture Study Area, as identified in the City of Los Angeles Safety Element of the General Plan and in the City's ZIMAS System.[35,36] No active faults are known to pass through the immediate Project vicinity. The closest active fault to the Project Site, the Hollywood Fault, is located approximately 0.62 miles north of the Project Site.[37] While blind thrust faults and others in the region do not present a potential surface rupture hazard at the Project Site, these faults are considered active features capable of generating future earthquakes that could result in moderate to

34 City of Los Angeles, ZIMAS, 2020. Parcel information for 5600 Hollywood Boulevard. Available at: http://zimas.lacity.org/, accessed July 2, 2020.

35 City of Los Angeles, Department of City Planning. City of Los Angeles General Plan, Safety Element. 1996. Available at: https://planning.lacity.org/odocument/31b07c9a-7eea-4694-9899-f00265b2dc0d/Safety_Element.pdf, accessed July 2. 2020.

36 City of Los Angeles, ZIMAS, 2020. Parcel information for 5600 Hollywood Boulevard. Available at: http://zimas.lacity.org/, accessed July 2, 2020.

37 City of Los Angeles, ZIMAS, 2020. Parcel information for 5600 Hollywood Boulevard. Available at: http://zimas.lacity.org/, accessed July 2, 2020.

significant ground shaking at the Project Site.[38] However, the Project would be required to comply with the existing building, grading, and seismic regulations of the Los Angeles Building Code (LABC), which incorporates the Uniform Building Code (UBC) and California Building Code (CBC). Compliance with these regulations is required by LAMC Section 91.7006, which requires the Los Angeles Department of Building and Safety (LADBS) to review and approve a final design-level geotechnical report for the Project prior to the issuance of grading permits. Furthermore, the final geotechnical report would incorporate the building design recommendations contained in the existing geology report prepared for the Project. Because the Project Site is not located within a designated earthquake fault or seismic hazard zone, the Project would not result in seismic risk as a result of being within a delineated earthquake fault zone or a seismic hazard zone, and the Project meets this criterion. **(e) Landslide hazard, flood plain, flood way, or restriction zone unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a landslide or flood.** The Project Site is not within a City-designated Hillside Area, a landslide zone, a liquefaction zone, a fault rupture study area, or a tsunami inundation zone.[39,40] The Project Site is not located in a 100-year flood hazard area according to the Los Angeles General Plan Safety Element.[41] Additionally, according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel #06037C1605F, the Project Site is located outside of any Special Flood Hazard Areas (SFHAs) and is identified as being within Zone X, which are areas determined to be outside of the 0.2 percent annual change floodplain. Furthermore, based on the Phase I ESAs, no wetlands were identified at the Project Site or adjoining/immediately surrounding properties and therefore, the risk of flooding from a seismically induced seiche is remote. Therefore, the Project would not result in landslide hazard, flood plain, flood way, or restriction zone impacts, and the Project meets this criterion.		
(7) The TPP site is not located on developed open space. **(a) For the purposes of this paragraph, "developed open space" means land that meets all of the following criteria:**	X	

38 Langan Engineering and Environmental Services, Inc., 2020. Geotechnical Investigation: Proposed Multi-Family Residential Development, 5600 Hollywood Boulevard, 5604-5606 Hollywood Boulevard, 1655 St. Andrews Place, and 5607 Carlton Way, Los Angeles, California, Tract: Irving Park, Lots: 11-14. August 2020.

39 City of Los Angeles, ZIMAS, 2020. Parcel information for 5600 Hollywood Boulevard. Available at: http://zimas.lacity.org/, accessed July 2, 2020.

40 Although the City of Los Angeles' Safety Element published in 1996 identifies the project site as being located within a liquefaction zone, more recent information provided by the California Geological Survey and reflected by the City's ZIMAS website no longer identifies the project site as being within a liquefaction zone.

41 City of Los Angeles, Department of City Planning. City of Los Angeles General Plan, Safety Element. 1996. Available at: https://planning.lacity.org/odocument/31b07c9a-7eea-4694-9899-f00265b2dc0d/Safety_Element.pdf, accessed July 2. 2020.

i. Is publicly owned, or financed in whole or in part by public funds. **ii. Is generally open to, and available for use by, the public.** **iii. Is predominantly lacking in structural development other than structures associated with open spaces, including, but not limited to, playgrounds, swimming pools, ballfields, enclosed play areas, and picnic facilities.** The Project Site does not meet all of the "developed open space" criteria above, as it is entirely privately owned, and not open to or available for use by the public. The Project Site is also designated and zoned for High Density Residential uses, and is not designated or zoned for open space purposes.[42] Moreover, the Project Site is currently developed with an existing three-story structure, a two-story structure, associated surface parking, and a vacant lot, which is fenced off and not accessible to the public. While there is minimal landscaping, it is provided for the private use of the adjacent residential and commercial uses and does not contain active or passive recreational facilities that are open to the public. Surrounding properties share the same land use and zoning designations as the Project Site, and are built out with residential and commercial uses. The nearest park to the Project Site is Carlton Way Park, approximately 2,150 feet southwest of the Project Site Therefore, the Project Site is not located on developed open space, and the Project meets this criterion.		
(8) The buildings in the TPP are 15 percent more energy efficient than required by Chapter 6 of Title 24 of the California Code of Regulations, and the buildings and landscaping are designed to achieve 25 percent less water usage than the average household use in the region. As shown by the Energy Modeling Summary prepared for the Project (Attachment D1), the Project's energy use would be 15.1 percent less than the standards required by Title 24, Part 6 (2019). Moreover, the Project's water use per household would be 49 percent below the regional baseline. The Project would achieve its energy efficiency through the implementation of multiple measures including, but not limited to, enhanced exterior wall and roof insulation, high-reflectance roofing, overhanging balconies for solar shading, high performance windows, daylighting controls and other forms of high-efficiency lighting, high-efficiency heating, ventilation, and air conditioning (HVAC) systems, and centralized hot water system and high-efficiency water fixtures. The Project would achieve its water efficiency through multiple measures including high efficiency water-using appliances such as clothes washers and dishwashers, and efficient irrigation systems in compliance with the Los Angeles Green Building Code. Thus, the Project meets this criterion.	X	

42 City of Los Angeles, ZIMAS, 2020. Parcel information for 5600 Hollywood Boulevard. Available at: http://zimas.lacity.org/, accessed July 2, 2020.

PRC § 21155.1(b). The TPP complies with all of the following land use criteria:	Consistent?	
	Yes	No
(1) The site of the TPP is not more than eight acres in total area. The Project would develop a 200-unit apartment building on a 37,135 square foot lot (0.85 acre). Therefore, the Project Site is less than eight acres in total area, and the Project meets this criterion.	X	
(2) The TPP does not contain more than 200 residential units. The Project would develop exactly 200 residential units. Therefore, the Project would not contain more than 200 residential units, and meets this criterion.	X	
(3) The TPP does not result in any net loss in the number of affordable housing within the project area. The Project Site is currently improved with an existing three-story structure that contains 14 vacant apartments units, a two-story structure that formerly contained 6 residential units on the second level, associated surface parking, and a vacant lot. The Project would provide 40 affordable housing units for Very Low Income households, subsequently resulting in a net increase in the number of affordable housing units in the Project area. Therefore, the Project meets this criterion.	X	
(4) The TPP does not include any single level building exceeding 75,000 square feet. The Project would include 222,234 square feet in the new 17-story building. The largest level would be approximately 30,652 square feet. Therefore, the Project does not include any single-level building exceeding 75,000 square feet, and meets this criterion.	X	
(5) Any applicable mitigation measures or performance standards or criteria set forth in the prior environmental impacts, and adopted in findings, have been or will be incorporated into the TPP. There are no prior EIRs or other environmental documents prepared specifically for the Project Site. The most relevant prior EIRs for the Project are the SCAG 2016 RTP/SCS EIR, which was adopted in April 2016, and the SCAG 2020 RTP/SCS EIR, which was adopted in November 2020. The PEIRs include a Mitigation Monitoring and Reporting Program (MMRP), which provides a list of mitigation measures SCAG determined a lead agency can and should consider, as applicable and feasible, where the agency has identified that a project has the potential for significant effects).[43,44]	X	

43 SCAG, 2016-2040 RTP/SCS PEIR, Exhibit B Mitigation Monitoring and Reporting Program, available at: http://scagrtpscs.net/Documents/2016/peir/final/2016fPEIR _ExhibitB_MMRP.pdf, 2016, accessed May 2, 2020.

44 SCAG, Connect SoCal 2020-2045 RTP/SCS PEIR, Exhibit A Mitigation Monitoring and Reporting Program, available at: https://www.connectsocal.org/Documents/PEIR/certified/Exhibit-A_ConnectSoCal_PEIR.pdf, 2020, accessed September 24, 2020.

While the SCAG mitigation measures should only be applied to projects that have the potential for significant effects, a discussion of applicability of these measures is also contained in Attachment F(a) and Attachment F(b). As described therein, many of the mitigation measures identified by SCAG would not apply to the Project and, therefore, would not be incorporated. In addition, as discussed in Attachment F(a) and Attachment F(b), the Project will already substantially comply with a number of the MMRP's mitigation measures through its required compliance with various State, regional, and local regulatory requirements, as well as its implementation of various conditions of approval. The 2016 RTP/SCS EIR MMRP and the 2020 RTP/SCS EIR MMRP also include various mitigation measures at the regional level that would be implemented by SCAG and are therefore not discussed in Attachment F(a) or Attachment F(b).		
(6) The TPP is determined not to conflict with nearby operating industrial uses. According to ZIMAS, there are no parcels near the Project Site that are zoned for industrial use. An aerial review of land uses on Google Maps revealed that this area is comprised of a mix of uses, including commercial development, residential uses, and public open space uses. As described above, uses to the north, across Hollywood Boulevard, are zoned [Q]R5-2. Uses to the east, are zoned [Q]R5-2 and R4-2. Uses to the west, across St. Andrews Place, are zoned [Q]R5-2 and R4-2. Grant Elementary School is located to the south, across Carlton Way, and is zoned PF-1XL. Given the nearby uses, there is no significant potential for a land use or operational conflict occurring between the Project and nearby operating industrial uses. Accordingly, the Project would not conflict with any nearby operating industrial uses, and meets this criterion.	X	
(7) The TPP is located within one-half mile of a rail transit station or a ferry terminal included in a RTP or within one-quarter mile of a high-quality transit corridor included in a RTP. As noted above, Public Resources Code (PRC) Section 21064.3(a) clarifies that a "major transit" stop can include an existing rail transit station. The existing Metro B (Red) Line Hollywood/Western Station is located 700 feet east of the Project Site. Additionally, the Project Site is designated as being within a High Quality Transit Area within the SCAG 2016 RTP/SCS and the 2020 RTP/SCS. [45][46] As such, and as described above, the Project Site is within one-half mile of a major transit stop. Therefore, the Project Site satisfies this criterion.	X	

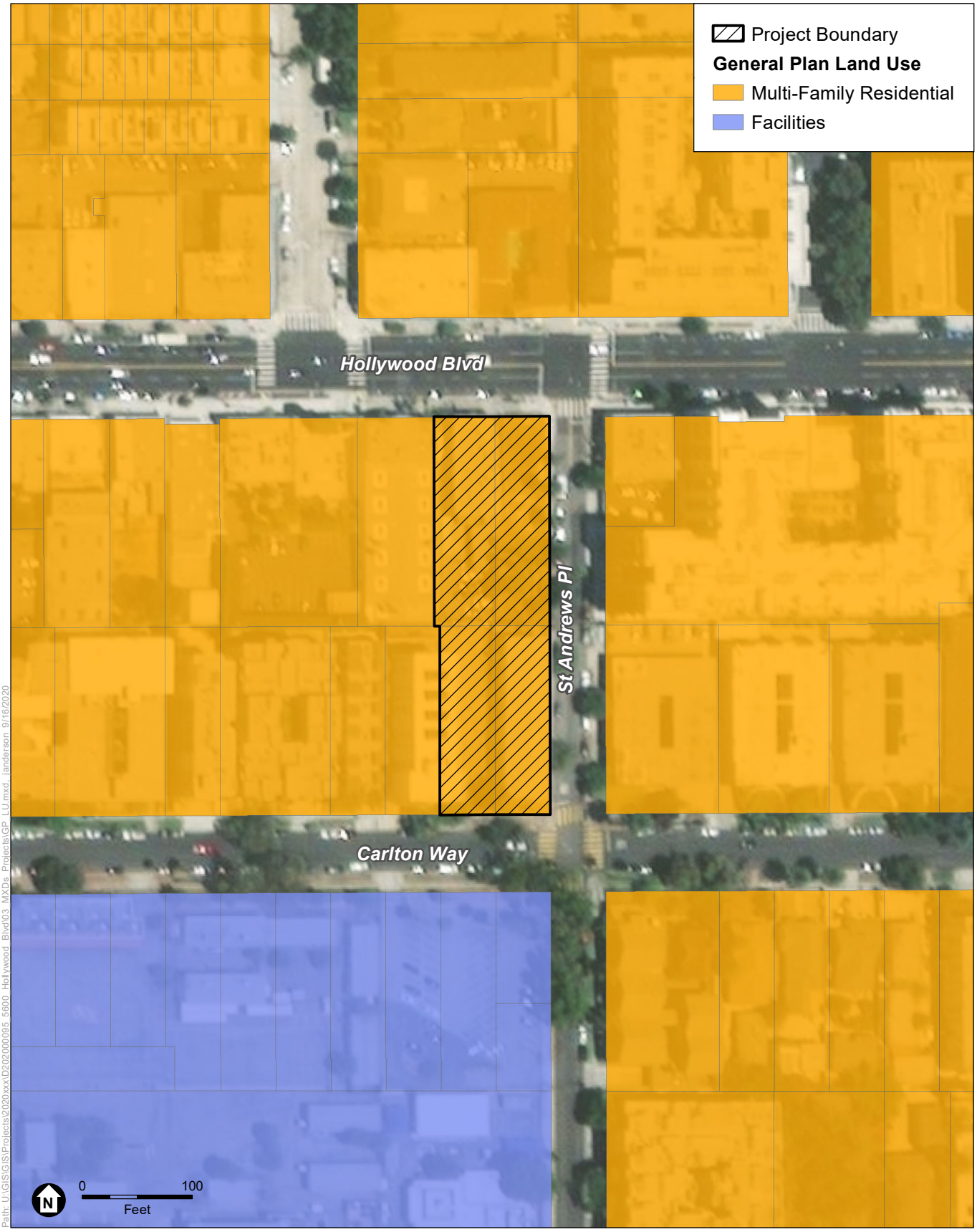
45 SCAG Regional Transit Technical Advisory Committee, April 29, 2015 Presentation regarding 2016-2040 RTP/SCS High Quality Transit Corridors, included as Attachment I.

46 SCAG, 2020. Connect SoCal 2020-2045 RTP/SCS, page 87. Available at: https://www.connectsocal.org/Documents/Adopted/fConnectSoCal-Plan.pdf, accessed September 23, 2020.

PRC § 21155.1(c). The TPP complies meets at least one of the following three criteria:	Consistent?	
	Yes	No
(1) The TPP meets both of the following: **(a) At least 20 percent of the housing would be sold to families of moderate income, or not less than 10 percent of the housing would be rented to families of low income, or not less than 5 percent of the housing is rented to families of very low income.** **(b) The TPP developer provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for very low, low-, and moderate-income households at monthly housing costs with an affordable housing cost or affordable rent, as defined in Section 50052.5 or 50053 of the Health and Safety Code, respectively, for the period required by the applicable financing. Rental units shall be affordable for at least 55 years. Ownership units shall be subject to resale restrictions or equity sharing requirements for at least 30 years.** **(2) The transit priority project developer has paid or will pay in-lieu fees pursuant to a local ordinance in an amount sufficient to result in the development of an equivalent number of units that would otherwise be required pursuant to paragraph (1).** **(3) The transit priority project provides public open space equal to or greater than five acres per 1,000 residents of the project.** In accordance with criterion 1, the Project would provide 20 percent of its total units (40 affordable units of 200 total units) to families of Very Low Income for at least 55 years. Pursuant to SB 1818 (Government Code Section 65915), LAMC Section 12.22.A.31 and the Project's conditions of approval, the Applicant shall record a covenant against the Project Site ensuring the continued availability and use of the Project's 40 Very Low Income units for a 55-year period. Therefore, the Project meets this criterion.	X	

Attachment A
Land Use Maps

ESA



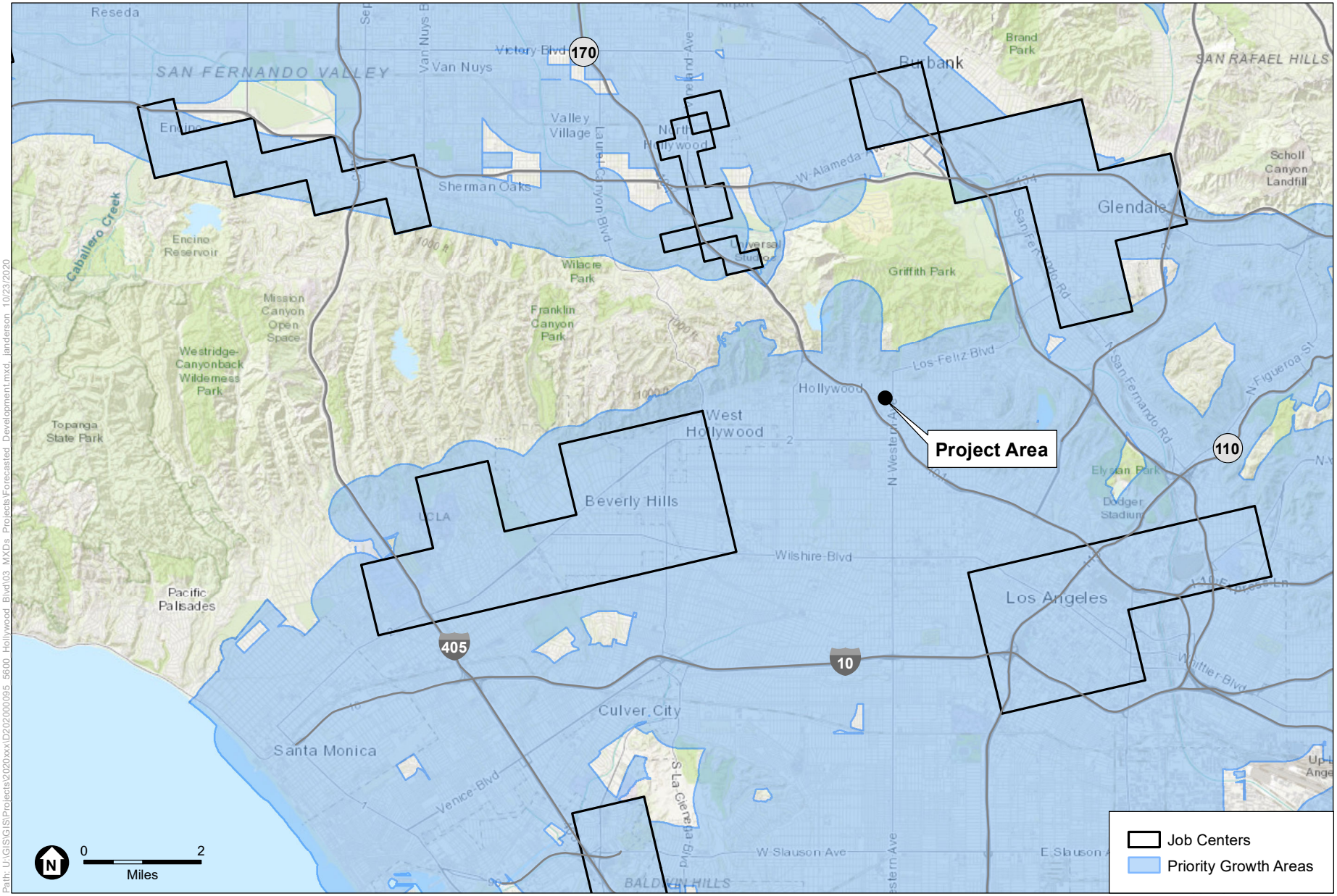
Path: U:\GIS\GIS\Projects\2020xxx\D2020000095_5600_Hollywood_Blvd\03_MXDs_Projects\GP_LU.mxd_janderson_9/16/2020

SOURCE: ESRI, SCAG 2016

5600 Hollywood Blvd

2016 SCAG General Plan
Land Use Codes

ESA



SOURCE: SCAG 2019

5600 Hollywood Blvd

Connect SoCal Forecasted Regional Development Pattern

ESA

Path: U:\GIS\GIS\Projects\2020xxx\D2020000095_5600_Hollywood_Blvd\03_MXDs_Projects\Forecasted_Development.mxd, landerson, 10/23/2020

ATTACHMENT B

5600 Hollywood Boulevard Project Consistency with SCAG's 2016-2040 RTP/SCS

The following evaluates the Project's consistency with the goals and benefits of the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS). Only goals and benefits that are applicable to the Project are discussed below. A discussion of the Project's consistency with the goals and benefits of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020 RTP/SCS), which the State Air Resources Board approved in November 2020, is also included below.

2016 RTP/SCS Goal 2: Maximize mobility and accessibility for all people and goods in the region.

The 5600 Hollywood Boulevard Project (Project) would replace an existing three-story structure, a two-story structure, associated surface parking, a vacant lot and 27 non-protected trees, to develop a 200-unit apartment building on an approximately 37,135 square foot (0.85 acre) site at 5600 Hollywood Boulevard (Project Site) in the City of Los Angeles. The City has established Community Plans that guide the physical development of neighborhoods in the City by establishing the goals and policies for land use and provide specific, neighborhood-level detail, relevant policies, and implementation strategies necessary to achieve the City's long-range overarching General Plan objectives. The Project Site is within the Hollywood Community Plan area of the City and within the Hollywood Redevelopment Project Area, which is under the CRA/LA Redevelopment Plan. The Redevelopment Plan sets forth an array of goals that include encouraging economic development; promoting and retaining the entertainment industry; revitalizing the historic core; preserving and expanding housing for all income groups; meeting social needs of area residents; providing urban design guidelines; and preserving historically significant structures.[1]

The City of Los Angeles has conducted a comprehensive study that describes the baseline health conditions in the City and provides a context for understanding the demographic conditions, social and economic factors, physical environment, access to health care, and health behaviors contributing to the health of City residents and workers. The findings are documented in the *Health Atlas for the*

[1] CRA/LA, Project Area Overview. Available at: http://www.crala.org/internet-site/Projects/Hollywood/index.cfm. Accessed December 16, 2020.

City of Los Angeles (Health Atlas), published in June 2013.[2] While the primary focus of the Health Atlas is on factors that affect the health behaviors and health status of residents and workers, much of the data is relevant to land use transportation and greenhouse gas (GHG) emissions reductions as those topics reflect similar issues regarding land use patterns, urban design, and transportation systems. Data in the Health Atlas are summarized by Community Plan areas.

According to City data in the Health Atlas, the Hollywood Community Plan area is the 9th highest walkable area out of the 35 Community Plan areas in the City. City data in the Health Atlas also indicate that the Hollywood Community Plan area has the 9th highest percentage (approximately 22 percent) of workers that commute to work by walking, biking, and public transportation out of the 35 Community Plan areas in the City. The Statewide percentage of workers that commute to work by walking, biking, and public transportation is approximately 5 percent, based on Census data for 2019.[3] The Project Site is located in an area that provides opportunities for walking, biking, and public transportation. The Project Site is located within a transit-rich and pedestrian accessible location with connectivity to many areas within the City. Public transit access to and from the general Project Site area is provided by the Los Angeles County Metropolitan Transit Authority (Metro)[4]. The Project Site is within walking or biking distance from the Metro B (Red) Line Hollywood/Western Station, located approximately 700 feet east of the Project Site.

Bus lines, operated by Metro and the Los Angeles Department of Transportation (LADOT), with a stop within at least 1,500 feet of the Project Site include the following:

- Metro Route 2/302 – nearest stop at Sunset Boulevard and Western Avenue, approximately 1,275 feet from the Project Site, runs east-west along Sunset Boulevard

- Metro Route 180/181 – nearest stop at Hollywood Boulevard and Western Avenue, approximately 645 feet from the Project Site, runs east-west along Hollywood Boulevard. Effective Sunday, June 21, this Metro route began running increased service to add capacity for essential travel.

2 City of Los Angeles, The Health Atlas, (2013). Available at: https://wattscommunitystudio.files.wordpress.com/2013/06/healthatlas.pdf. Accessed September 2020.

3 U.S. Census Bureau, American FactFinder, Data Set S0804 (Means of Transportation to Work By Selected Characteristics for Workplace Geography, California, 2019 American Community Survey 1-Year Estimate). Available at: https://data.census.gov/cedsci/table?q=S0802&tid=ACSST1Y2019.S0802. Accessed on September 23, 2020.

4 Effective Sunday, June 21, 2020 Metro adjusted service in response to COVID-19 to increase its services to add capacity for essential travel.

- Metro Route 207 – nearest stop at Hollywood Boulevard and Western Avenue, approximately 645 feet from the Project Site, runs north-south along Western Avenue

- Metro Route 217 – nearest stop at Hollywood Boulevard and Wilton Place, approximately 510 feet from the Project Site, runs east-west along Hollywood Boulevard

- Metro Route 757 – nearest stop at Hollywood Boulevard and Western Avenue, approximately 645 feet from the Project Site, runs north-south along Western Avenue

- Metro Route 780 – nearest stop at Hollywood Boulevard/Western Avenue approximately 645 feet from the Project Site, runs east-west along Hollywood Boulevard and north-south along La Brea Avenue

- LADOT Downtown Area Short Hop (DASH) Hollywood Commuter Clockwise – nearest stop at Franklin Avenue and Wilton Place approximately 1,460 feet from the Project Site, runs clockwise in a loop around downtown Hollywood

- LADOT DASH Hollywood Commuter Counterclockwise – nearest stop at Franklin Avenue and Wilton Place approximately 1,460 feet from the Project Site, runs counterclockwise in a loop around downtown Hollywood

Class III bicycle routes in the vicinity of the Project Site are provided along Franklin Avenue and Fountain Avenue. Future Class III bicycle routes that are planned for in the vicinity of the Project Site include: North Hobart Boulevard and North Bronson Avenue. Future Class II bicycle lanes that are planned for in the vicinity of the Project Site, include: Hollywood Boulevard; North Wilton Place – south of Franklin Avenue; and Sunset Boulevard.[5] The completed Project would not affect the footprint, and would not deter the implementation of any of these plans.

The Project would encourage transit use due to its close proximity to the bus lines, the Metro B (Red) Line station, and existing and proposed bicycle routes. The Project also includes design elements that would create bicycle and pedestrian-oriented amenities, including 113 bicycle parking stalls (100 long-term stalls and 13 short-term stalls), which meet the Los Angeles Municipal Code's (LAMC) requirements for bicycle parking spaces and providing ground floor open space along Carlton Way and Hollywood Boulevard to enhance the pedestrian orientation of the Project Site. The bicycle parking and Project design elements to improve the streetscape with pedestrian amenities would encourage non-automotive forms of transportation such as walking or biking to destinations.

5 City of Los Angeles, Department of Public Works. 2020. LA County Bikeways Map. Available at: https://dpw.lacounty.gov/pdd/bike/map.cfm, accessed on May 31, 2020.

Given that the Project would develop residential uses within walking distance of multiple high quality transit corridors and facilitate bicycling through the provision of bicycle parking spaces, the Project would provide opportunities for residents to use public transit or bicycling for work trips and walk or bike to retail businesses near the Project Site. Additionally, the Project's increase in density provides a foundation for the implementation of other strategies, such as enhanced transit services, by facilitating the use of transit by more people, which in turn results in more funds for improvements and enhancements. Furthermore, SCAG has identified the Project location as a High Quality Transit Area (HQTA) and TPA based on the site's proximity to a major transit stop. An HQTA is defined as "a walkable transit village or corridor, consistent with the adopted RTP/SCS and is within one half-mile of a well-serviced transit stop or a transit corridor with 15-minute or less service frequency during peak commute hours". [6] It is anticipated that because the Project is located within a SCAG-identified HQTA, is in an urbanized area adjacent to existing residential, commercial, institutional and recreational development, and supports the use of transit and active transportation by future residents that the Project would reduce reliance on single-occupant vehicles. Thus, the Project will encourage the utilization of transit as a mode of transportation to and from the Project Site and contribute to the improvement of mobility, accessibility, reliability, and use of the regional transportation system by providing housing near transit. The Project is consistent with this goal.

2016 RTP/SCS Goal 3: Ensure travel safety and reliability for all people and goods in the region.

The Project includes improvements that will improve travel safety and reliability for those traveling to and from the Project Site. Given that residential units would replace the existing three-story residential structure, two-story commercial structure, associated surface parking, and vacant lot; the Project is expected to bring more vehicle and pedestrian activity to the Project Site. To ensure pedestrian safety, the project would be reviewed by the City to ensure compliance with the City's requirements relative to the provision of safe access for vehicles, pedestrian, and bicyclists, which would incorporate standards for adequate sight distance, sidewalks, crosswalks, and pedestrian movement controls to protect pedestrian and enhance bicycle safety.

Furthermore, the Project would implement dedications and improvements along Hollywood Boulevard, St. Andrews Place, and Carlton Way to bring the sidewalk into conformance with current City standards, thereby enhancing pedestrian mobility while providing adequate pedestrian safety and refuge areas through the widening of Project sidewalk dedications. The Project also includes ground-floor open space uses, which would enhance the streetscape by making the pedestrian experience in the vicinity of the Project Site more enjoyable. In addition, the Project would include on-site security features such as security lighting, and landscaping

6 SCAG, 2016. 2016-2040 RTP/SCS. Background Documentation, Reference Document 6.

designs that will allow high visibility. As described above under 2016 RTP/SCS Goal 2, the Project Site is located in proximity to public transit opportunities, which provide safe and reliable travel options for Project residents.

The Project would also provide a total of 113 bicycle parking spots (100 long-term and 13 short-term) out of a 113 required bicycle parking spots. The Code-compliant bicycle parking spaces would encourage use of alternative modes of reliable transportation and pedestrian activity in the Project vicinity. The Project Site is also centrally located to numerous existing and proposed bicycle routes that will increase travel safety for bicyclists in the area. Thus, the Project would promote travel safety and reliability for the people in the region that travel to and from the Project Site and through the surrounding area. The Project is consistent with this goal.

2016 RTP/SCS Goal 5: Maximize the productivity of our transportation system.

The Project is located in a dense urban area and would increase intensity on site above what currently exists on the Project Site. The Project Site is located within the Vermont / Western Station Neighborhood Area Plan (SNAP) Specific Plan (Subarea C). The SNAP allows residential uses permitted in the underlying R4 zone at a density of 400 square feet of lot area per dwelling unit which would permit a maximum of 93 dwelling units on the Project Site.[7] The Project would require approval of a Conditional Use Permit for a 115 percent Density Bonus to permit 200 units in lieu of the 93 permitted units under the SNAP.

Increased density provides a foundation for the implementation of other strategies, such as enhanced transit services, and facilitates the use of transit by more people. The Project would develop residential uses within walking and biking distance of several bus lines and Metro Rail transit service provided through connection to the nearby Metro B (Red) Line Hollywood/Western Station (700 feet away). There are 5 local bus routes, including Metro Routes 2/302, 180, 181, 207, 217 and 2 Metro Express bus routes, including routes 757 and 780 all within a half mile of the Project. In addition, LADOT's DASH Hollywood Commuter Counterclockwise and Clockwise stops are located approximately 1,460 feet from the Project Site.

The Project would provide a total of 113 (100 long-term and 13 short-term) bicycle parking spaces, resulting in opportunities for residents and visitors to use public transit, bicycling, and walking to access their jobs or shopping opportunities. Thus, the Project would encourage the utilization of multi-modal transit to and from the Project Site and contribute to the increase of person and goods movement and

7 The southern two parcels are zoned R4-2, and the northern two parcels are zoned [Q]R5-2. The R4 zoning designation allows for multi-family residential uses at a residential density of one dwelling unit per 400 square feet of lot area. The [Q] condition to the R5 zoning designation limits residential density to the R4 standard of 400 square feet of lot area per dwelling unit.

travel choices within the transportation system by providing housing near transit stops and stations. The Project is consistent with this goal.

2016 RTP/SCS Goal 6: Protect the environment and health of our residents by improving air quality and encouraging active transportation (e.g., bicycling and walking).

The Project will encourage the use of multi-modal transportation options. The Project will facilitate the use of alternative modes of transportation, which will aid in reducing car trips and reducing impacts to air quality. The Project would encourage the use of transit, walking and bicycling, as the Project would locate residential development in an area within walking and biking distance of existing bus lines and from the Metro B (Red) Line Hollywood/Western Station (approximately 700 feet east of the Project Site), and provide a total of 265 vehicle parking spaces and 113 bicycle parking spaces (100 long-term and 13 short-term) in compliance the number of spaces required by the LAMC.

Pedestrian access to the Project Site would be provided via the sidewalks along Hollywood Boulevard, St. Andrews Place, and Carlton Way. The Project would implement dedications and improvements along Hollywood Boulevard, St. Andrews Place, and Carlton Way to bring the sidewalk into conformance with current City standards, thereby enhancing pedestrian mobility. The Project also includes ground-floor open space uses, which would enhance the pedestrian-orientation of the Project Site, thereby encouraging residents and visitors to walk to businesses nearby. The Project is located in a dense urban area, and would be a greater intensity than what currently exists on the Project Site. The Project would replace an existing three-story structure, a two-story structure, associated surface parking, and a vacant lot, to develop a 200-unit apartment building on an approximately 37,135 square foot (0.85 acre) site. Additionally, as stated above, per the City's Freeway Adjacent Advisory, the Project would provide air filtration that provides a MERV of 13, given that portions of the Project Site would be located within 1,000 feet of the U.S. Route 101.[8] This would serve to further reduce air quality impacts to Project residents. Furthermore, the Project's addition of 104 trees, to replace the 27 non-protected existing trees, would further reduce the Project's air quality impacts. Thus, the Project would protect the environment and health of residents by improving air quality and encouraging active transportation. The Project is consistent with this goal.

2016 RTP/SCS Goal 8: Encourage land use and growth patterns that facilitate transit and active transportation.

The Project will encourage the use of multi-modal transportation options. The Project will facilitate the use of alternative modes of transportation, which will aid in reducing car trips and reducing impacts to air quality. The Project would

8 City of Los Angeles, Department of City Planning. 2018. Zoning Information File 2427, Free Adjacent Advisory. Available at: http://zimas.lacity.org/documents/zoneinfo/ZI2427.pdf, accessed February 22, 2021.

encourage the use of transit, walking and bicycling, as the Project would locate residential development in an area within walking and biking distance of existing bus lines and from the Metro B (Red) Line Hollywood/Western Station (approximately 700 feet east of the Project Site), and provide a total of 265 vehicle parking spaces and 113 bicycle parking spaces (100 long-term and 13 short-term) in compliance the number of spaces required by the LAMC.

Pedestrian access to the Project Site would be provided via the sidewalks along Hollywood Boulevard, St. Andrews Place, and Carlton Way. The Project would implement dedications and improvements along Hollywood Boulevard, St. Andrews Place, and Carlton Way to bring the sidewalk into conformance with current City standards, thereby enhancing pedestrian mobility. The Project also includes ground-floor open space uses, which would enhance the pedestrian-orientation of the Project Site, thereby encouraging residents and visitors to walk to businesses nearby. The Project is located in a dense urban area and would be a greater intensity than what currently exists on the Project Site. The Project would replace an existing three-story structure, a two-story structure, associated surface parking, and a vacant lot, to develop a 200-unit apartment building on an approximately 37,135 square foot (0.85 acre) site.

Increased density provides a foundation for the implementation of other strategies such as enhanced transit services and facilitates the use of transit by more people. In turn, as transit ridership in an area increases with density, local transit providers are justified in providing enhanced transit services for the area. As a result, the Project would encourage land use and growth patterns that facilitate transit and active transportation by: creating housing opportunities and choices for people at low income levels; creating walkable areas; providing infill development within existing communities; providing a variety of transportation choices; and providing opportunities for residents use public transit for work trips and walk/bike to retail businesses near the Project Site. The Project is consistent with this goal.

2016 RTP/SCS Benefit 1: The RTP/SCS will promote the development of better places to live and work through measures that encourage more compact development in certain areas of the region, varied housing options, bicycle and pedestrian improvements, and efficient transportation infrastructure.

The Project would provide multi-family housing in an existing, transit-accessible area. The Project would provide 101 one-bedroom units, 25 one-bedroom units set aside for Very Low Income households, 56 two-bedroom units, 15 two-bedroom units set aside for Very Low Income households, and three two-bedroom townhomes. Furthermore, the Project would provide 113 bicycle parking spaces. Pedestrian access to the Project Site would be provided via the sidewalks along Hollywood Boulevard, St. Andrews Place, and Carlton Way. The Project would implement dedications and improvements along Hollywood Boulevard, St. Andrews Place, and Carlton Way to bring the sidewalk into conformance with current City standards, thereby enhancing pedestrian mobility.

The Project Site is located in transit-rich and pedestrian accessible locations with connectivity to many areas within the City. Transit opportunities in the Project Site include various routes operated by Metro and one by LADOT. See consistency analysis for Goal 2, above, for a list of nearby transportation options. The Project would be within one-half mile of the existing Metro B (Red) Line Hollywood/Western Station.

The Project is consistent with achieving this benefit.

2016 RTP/SCS Benefit 3: The RTP/SCS is expected to result in less energy and water consumption across the region, as well as lower transportation costs for households.

As shown by the Energy & Water Report prepared for the Project (Attachment D), the Project's energy use would be 15.1 percent less than the standards required by Title 24, Part 6 (2019). Moreover, the Project's water use would be 49 percent below the regional baseline. The Project would achieve its energy efficiency through the implementation of multiple measures including, but not limited to, enhanced exterior wall and roof insulation, high-reflectance roofing, overhanging balconies for solar shading, high performance windows, daylighting controls and other forms of high-efficiency lighting, high-efficiency heating, ventilation, and air conditioning (HVAC) systems, and centralized hot water system and high-efficiency water fixtures. The Project would achieve its water efficiencies through multiple measures in compliance with the Los Angeles Green Building Code, including high efficiency water using appliances such as clothes washers and dishwashers, low flow fixtures and faucets, and efficient irrigation systems.

The Project would also allow for lower transportation costs for the Project's future residents by incorporating bicycle-and pedestrian-friendly elements, providing convenient access to existing and proposed bicycle paths and lanes in the vicinity of the Project Site, and being located nearby various multi-modal public transportation options, including walking and biking distance of several bus lines and a rail transit, the Metro B (Red) Line Hollywood/Western Station (700 feet away). As discussed previously, the Project Site is located in close proximity to several existing and planned bike routes. The Project's location would provide future Project residents with affordable multi-modal transportation options. The Project is consistent with achieving this benefit.

2016 RTP/SCS Benefit 4: Improved placemaking and strategic transportation investments will help improve air quality; improve health as people have more opportunities to bicycle, walk and pursue other active alternatives to driving; and better protect natural lands as new growth is concentrated in existing urban and suburban areas.

The Project would encourage improved access and mobility by providing residential uses to enhance the pedestrian-orientation of the Project Site for people at Very Low Income levels within walking and biking distance of existing bus and

rail lines. The Project would also provide long-term and short-term bicycle parking which would help people have more opportunities to bicycle, walk, and pursue other active alternatives to driving. In addition, the Project's access to various transit options will encourage the use of existing and proposed mass transit. The Project's location in an urban infill area would provide residents and visitors with shopping and dining options that are easily accessible on foot or by bicycle. The Project's design and location would help to improve air quality and the well-being of people as they would have greater opportunities for pedestrian and bicycling activity and to reduce their reliance on automobiles. Furthermore, there are no natural lands on the Project Site. The Project is consistent with achieving this benefit.

5600 Hollywood Boulevard Project Consistency with SCAG's 2020-2045 RTP/SCS

The following evaluates the Project's consistency with the goals and benefits of the 2020 RTP/SCS. Only goals and benefits that are applicable to the Project are discussed below.

2020 RTP/SCS Goal 2: Improve mobility, accessibility, reliability, and travel safety for all people and goods.

The Project would replace an existing three-story structure, a two-story structure, associated surface parking, a vacant lot and 27 non-protected trees, to develop a 200-unit apartment building on an approximately 37,135 square foot (0.85 acre) site at 5600 Hollywood Boulevard in the City of Los Angeles. The City has established Community Plans that guide the physical development of neighborhoods in the City by establishing the goals and policies for land use and provide specific, neighborhood-level detail, relevant policies, and implementation strategies necessary to achieve the City's long-range overarching General Plan objectives. The Project Site is within the Hollywood Community Plan area of the City and within the Hollywood Redevelopment Project Area, which is under the CRA/LA Redevelopment Plan. The Redevelopment Plan sets forth an array of goals that include encouraging economic development; promoting and retaining the entertainment industry; revitalizing the historic core; preserving and expanding housing for all income groups; meeting social needs of area residents; providing urban design guidelines; and preserving historically significant structures.[9]

The City of Los Angeles has conducted a comprehensive study that describes the baseline health conditions in the City and provides a context for understanding the demographic conditions, social and economic factors, physical environment, access to health care, and health behaviors contributing to the health of City

[9] CRA/LA, Project Area Overview. Available at: http://www.crala.org/internet-site/Projects/Hollywood/index.cfm. Accessed December 16, 2020.

residents and workers. The findings are documented in the Health Atlas, published in June 2013.[10] While the primary focus of the Health Atlas is on factors that affect the health behaviors and health status of residents and workers, much of the data is relevant to land use transportation and greenhouse gas (GHG) emissions reductions as those topics reflect similar issues regarding land use patterns, urban design, and transportation systems. Data in the Health Atlas are summarized by Community Plan areas.

According to City data in the Health Atlas, the Hollywood Community Plan area is the 9th highest walkable area out of the 35 Community Plan areas in the City. City data in the Health Atlas also indicate that the Hollywood Community Plan area has the 9th highest percentage (approximately 22 percent) of workers that commute to work by walking, biking, and public transportation out of the 35 Community Plan areas in the City. The Statewide percentage of workers that commute to work by walking, biking, and public transportation is approximately 5 percent, based on Census data for 2019.[11] The Project Site is located in a TPA, an area that provides opportunities for walking, biking, and public transportation. The Project Site is located within a transit-rich and pedestrian accessible location with connectivity to many areas within the City. Public transit access to and from the general Project Site area is provided by Metro[12]. The Project Site is within walking or biking distance from the Metro B (Red) Line Hollywood/Western Station, located approximately 700 feet east of the Project Site.

Bus lines, operated by Metro and LADOT, with a stop within at least 1,500 feet of the Project Site include the following:

- Metro Route 2/302 – nearest stop at Sunset Boulevard and Western Avenue, approximately 1,275 feet from the Project Site, runs east-west along Sunset Boulevard

- Metro Route 180/181 – nearest stop at Hollywood Boulevard and Western Avenue, approximately 645 feet from the Project Site, runs east-west along Hollywood Boulevard. This Metro route began running increased service to add capacity for essential travel effective Sunday, June 21, 2020.

- Metro Route 207 – nearest stop at Hollywood Boulevard and Western Avenue, approximately 645 feet from the Project Site, runs north-south along Western Avenue

10 City of Los Angeles, The Health Atlas, (2013). Available at: https://wattscommunitystudio.files.wordpress.com/2013/06/healthatlas.pdf. Accessed September 2020.

11 U.S. Census Bureau, American FactFinder, Data Set S0804 (Means of Transportation to Work By Selected Characteristics for Workplace Geography, California, 2019 American Community Survey 1-Year Estimate). Available at: https://data.census.gov/cedsci/table?q=S0802&tid=ACSST1Y2019.S0802. Accessed on September 23, 2020.

12 Effective Sunday, June 21, 2020 Metro adjusted service in response to COVID-19 to increase its services to add capacity for essential travel.

- Metro Route 217 – nearest stop at Hollywood Boulevard and Wilton Place, approximately 510 feet from the Project Site, runs east-west along Hollywood Boulevard

- Metro Route 757 – nearest stop at Hollywood Boulevard and Western Avenue, approximately 645 feet from the Project Site, runs north-south along Western Avenue

- Metro Route 780 – nearest stop at Hollywood Boulevard/Western Avenue approximately 645 feet from the Project Site, runs east-west along Hollywood Boulevard and north-south along La Brea Avenue

- LADOT DASH Hollywood Commuter Clockwise – nearest stop at Franklin Avenue and Wilton Place approximately 1,460 feet from the Project Site, runs clockwise in a loop around downtown Hollywood

- LADOT DASH Hollywood Commuter Counterclockwise – nearest stop at Franklin Avenue and Wilton Place approximately 1,460 feet from the Project Site, runs counterclockwise in a loop around downtown Hollywood

Class III bicycle routes in the vicinity of the Project Site are provided along Franklin Avenue and Fountain Avenue. Future Class III bicycle routes that are planned for in the vicinity of the Project Site include: North Hobart Boulevard and North Bronson Avenue. Future Class II bicycle lanes that are planned for in the vicinity of the Project Site, include: Hollywood Boulevard; North Wilton Place – south of Franklin Avenue; and Sunset Boulevard.[13] The completed Project would not affect the footprint, and would not deter the implementation of any of these plans.

The Project would encourage the utilization of transit due to its close proximity to the bus lines, the Metro B (Red) Line station, and existing and proposed bicycle routes. The Project also includes design elements that would create bicycle and pedestrian-oriented amenities, including 113 bicycle parking stalls (100 long-term stalls and 13 short-term stalls), which meet the LAMC requirements for bicycle parking spaces and providing ground floor open space along Carlton Way and Hollywood Boulevard to enhance the pedestrian orientation of the Project Site. The aforementioned bicycle parking facilities and Project design elements to improve the streetscape with pedestrian amenities would encourage non-automotive forms of transportation such as walking or biking to destinations.

Given that the Project would develop residential uses within walking distance of multiple high quality transit corridors and facilitate bicycling through the provision of bicycle parking spaces, the Project would provide opportunities for residents to use public transit or bicycling for work trips, and walk or bike to retail businesses near the Project Site. Additionally, the Project's increase in density provides a

13 City of Los Angeles, Department of Public Works. 2020. LA County Bikeways Map. Available at: https://dpw.lacounty.gov/pdd/bike/map.cfm, accessed on May 31, 2020.

foundation for the implementation of other strategies, such as enhanced transit services, by facilitating the use of transit by more people, which in turn results in more funds for improvements and enhancements. Furthermore, SCAG has identified the Project location as a High Quality Transit Area (HQTA) and TPA based on the site's proximity to a major transit stop. An HQTA is defined as "a walkable transit village or corridor, consistent with the adopted RTP/SCS and is within one half-mile of a well-serviced transit stop or a transit corridor with 15-minute or less service frequency during peak commute hours".[14] It is anticipated that because the Project is located within a SCAG-identified HQTA, is in an urbanized area adjacent to existing residential, commercial, institutional and recreational development, and supports the use of transit and active transportation by future residents that the Project would reduce reliance on single-occupant vehicles. Thus, the Project will encourage the utilization of transit as a mode of transportation to and from the Project Site and contribute to the improvement of mobility, accessibility, reliability, and use of the regional transportation system by providing housing near transit. The Project is consistent with this goal.

2020 RTP/SCS Goal 3: Enhance the preservation, security, and resilience of the regional transportation system.

The Project includes improvements that will improve travel safety and reliability for those traveling to and from the Project Site. Given that residential units would replace the existing three-story residential structure, two-story commercial structure, associated surface parking, and vacant lot; the Project is expected to bring more vehicle and pedestrian activity to the Project Site. To ensure pedestrian safety, the project would be reviewed by the City to ensure compliance with the City's requirements relative to the provision of safe access for vehicles, pedestrian, and bicyclists, which would incorporate standards for adequate sight distance, sidewalks, crosswalks, and pedestrian movement controls to protect pedestrian and enhance bicycle safety.

Furthermore, the Project would implement dedications and improvements along Hollywood Boulevard, St. Andrews Place, and Carlton Way to bring the sidewalk into conformance with current City standards, thereby enhancing pedestrian mobility while providing adequate pedestrian safety and refuge areas through the widening of Project sidewalk dedications. The Project also includes ground-floor open space uses, which would enhance the streetscape by making the pedestrian experience in the vicinity of the Project Site more enjoyable. In addition, the Project would include on-site security features such as security lighting, and landscaping designs that will allow high visibility. As described above under 2020 RTP/SCS Goal 2, the Project Site is located in proximity to public transit opportunities, which provide safe and reliable travel options for Project residents.

14 SCAG, 2020. Connect SoCal 2020-2045 RTP/SCS. Technical Report, Page 17. Available at: https://www.connectsocal.org/Documents/Adopted/fConnectSoCal_Sustainable-Communities-Strategy.pdf, accessed September 22, 2020.

The Project would also provide a total of 113 bicycle parking spots (100 long-term and 13 short-term) out of a 113 required bicycle parking spots. The Code-compliant bicycle parking spaces would encourage use of alternative modes of reliable transportation and pedestrian activity in the Project vicinity. The Project Site is also centrally located to numerous existing and proposed bicycle routes that will increase travel safety for bicyclists in the area. As previously discussed, the Project design elements including bicycle parking facilities and an improved streetscape with pedestrian amenities, would encourage non-automotive forms of transportation such as walking or biking to destinations. Moreover, due to its proximity to numerous existing Metro Local and Express bus lines and Metro Rail subway system, as outlined under 2020 RTP/SCS Goal 2, the Project also encourages increased public transit use, thereby contributing to increased ridership of the City's multimodal transportation system in the region.

Thus, the Project would preservation, security, and resilience of the regional transportation system for the people in the region that travel to and from the Project Site and through the surrounding area. The Project is consistent with this goal.

2020 RTP/SCS Goal 4: Increase person and goods movement and travel choices within the transportation system.

The Project is located in a dense urban area, and would increase intensity on site above what currently exists on the Project Site. The Project Site is located within the Vermont / Western Station Neighborhood Area Plan (SNAP) Specific Plan (Subarea C). The SNAP allows residential uses permitted in the underlying R4 zone at a density of 400 square feet of lot area per dwelling unit which would permit a maximum of 93 dwelling units on the Project Site.[15] SNAP Section 9.D regulates building height and floor area for commercial and mixed-use projects. The SNAP does not regulate height and floor area for residential only projects. Thus, permitted height and floor area is based on the underlying zoning, which allows a FAR of 6:1 and unlimited height. The proposed building would be approximately 196 feet in height and would contain approximately 221,430 square feet of floor area, resulting in a FAR of 5.96:1. The Project would require approval of a Conditional Use Permit for a 115 percent Density Bonus to permit 200 units in lieu of the 93 permitted units under the SNAP. Furthermore, the Project would require Density Bonus Compliance Review, pursuant to LAMC Section 12.22.A.25, to permit parking under Assembly Bill (AB) 744 and to allow for the use of the following development incentives: Incentive to permit greater than 75 percent of the required open space to be located above the first habitable level (SNAP Section 9.D); Incentive to permit 1,707 square feet of publicly accessible plaza in lieu of 5,000 square feet per the SNAP's alternative pedestrian throughway requirement (SNAP Section 9.D); and Incentive to permit 25 percent transparent

[15] The southern two parcels are zoned R4-2, and the northern two parcels are zoned [Q]R5-2. The R4 zoning designation allows for multi-family residential uses at a residential density of one dwelling unit per 400 square feet of lot area. The [Q] condition to the R5 zoning designation limits residential density to the R4 standard of 400 square feet of lot area per dwelling unit.

building elements on the eastern ground floor façade along St. Andrews Place in lieu of 50 percent (SNAP Development Standards and Design Guidelines Section V.6).

Increased density provides a foundation for the implementation of other strategies, such as enhanced transit services, and facilitates the use of transit by more people. The Project would develop residential uses within walking and biking distance of several bus lines and Metro Rail transit service provided through connection to the nearby Metro B (Red) Line Hollywood/Western Station (700 feet away). There are 5 local bus routes, including Metro Routes 2/302, 180, 181, 207, 217 and 2 Metro Express bus routes, including routes 757 and 780 all within a half mile of the Project. In addition, LADOT's DASH Hollywood Commuter Counterclockwise and Clockwise stops are located approximately 1,460 feet from the Project Site.

The Project would provide a total of 113 (100 long-term and 13 short-term) bicycle parking spaces, resulting in opportunities for residents and visitors to use public transit, bicycling, and walking to access their jobs or shopping opportunities. Thus, the Project would encourage the utilization of multi-modal transit to and from the Project Site and contribute to the increase of person and goods movement and travel choices within the transportation system by providing housing near transit stops and stations. The Project is consistent with this goal.

2020 RTP/SCS Goal 5: Reduce greenhouse gas emissions and improve air quality.

The Project is located in a dense urban area, and would result in a greater intensity on the Project Site compared to existing conditions. The Project will encourage the use of multi-modal transportation options. The Project will facilitate the use of alternative modes of transportation, which will aid in reducing car trips, impacts to air quality, and greenhouse gas emissions. The Project would provide 113 bicycle parking spaces (100 long-term and 13 short-term) in compliance the number of spaces required by the LAMC.

The Project would encourage the use of transit, walking and bicycling, as the Project would locate residential development in an area within walking and biking distance of existing bus lines and from the Metro B (Red) Line Hollywood/Western Station (approximately 700 feet east of the Project Site), and provide a total of 265 vehicle parking spaces and 113 bicycle parking spaces, which is greater than and equal to the required minimum of 138 parking spaces and 113 bicycle spaces, respectively. Pedestrian access to the Project Site would be provided via the sidewalks along Hollywood Boulevard, St. Andrews Place, and Carlton Way. The Project would implement dedications and improvements along Hollywood Boulevard, St. Andrews Place, and Carlton Way to bring the sidewalk into conformance with current City standards, thereby enhancing pedestrian mobility. The Project also includes ground-floor open space uses, which would enhance the pedestrian-orientation of the Project Site, thereby encouraging residents and

visitors to walk to businesses nearby. The Project is located in a dense urban area, and would be a greater intensity than what currently exists on the Project Site. The Project would replace an existing three-story structure, a two-story structure, associated surface parking, and a vacant lot, to develop a 200-unit apartment building on an approximately 37,135 square foot (0.85 acre) site. Increased density provides a foundation for the implementation of other strategies such as enhanced transit services and facilitates the use of transit by more people. In turn, as transit ridership in an area increases with density, local transit providers are justified in providing enhanced transit services for the area. As a result, the Project would encourage land use and growth patterns that facilitate transit and active transportation by: creating housing opportunities and choices for people at low - income levels; creating walkable areas; providing infill development within existing communities; providing a variety of transportation choices; and providing opportunities for residents use public transit for work trips and walk/bike to retail businesses near the Project Site.

The increase in active transportation compared to vehicle use has air quality and greenhouse gas emission benefits. Additionally, per the City's Freeway Adjacent Advisory, the Project would provide air filtration that provides a Minimum Efficiency Reporting Value (MERV) of 13, given that portions of the Project Site would be located within 1,000 feet of the U.S Route 101.[16] Providing these air filters would reduce potential air quality impacts to residents resulting from the Project Site location within a Freeway Adjacent Advisory area.

Furthermore, the Project's addition of 104 trees, to replace the 27 non-protected existing trees, would further reduce the Project's greenhouse gas emission contribution and air quality impacts. The Project is consistent with this goal.

2020 RTP/SCS Goal 6: Support healthy and equitable communities.

The Project will encourage the use of multi-modal transportation options. The Project will facilitate the use of alternative modes of transportation, which will aid in reducing car trips and reducing impacts to air quality. The Project would encourage the use of transit, walking and bicycling, as the Project would locate residential development in an area within walking and biking distance of existing bus lines and from the Metro B (Red) Line Hollywood/Western Station (approximately 700 feet east of the Project Site), and provide a total of 265 vehicle parking spaces and 113 bicycle parking spaces (100 long-term and 13 short-term) in compliance the number of spaces required by the LAMC.

Pedestrian access to the Project Site would be provided via the sidewalks along Hollywood Boulevard, St. Andrews Place, and Carlton Way. The Project would implement dedications and improvements along Hollywood Boulevard, St.

16 City of Los Angeles, Department of City Planning. 2018. Zoning Information File 2427, Free Adjacent Advisory. Available at: http://zimas.lacity.org/documents/zoneinfo/ZI2427.pdf, accessed February 22, 2021.

Andrews Place, and Carlton Way to bring the sidewalk into conformance with current City standards, thereby enhancing pedestrian mobility. The Project also includes ground-floor open space uses, which would enhance the pedestrian-orientation of the Project Site, thereby encouraging residents and visitors to walk to businesses nearby. The Project is located in a dense urban area, and would be a greater intensity than what currently exists on the Project Site. The Project would replace an existing three-story structure, a two-story structure, associated surface parking, and a vacant lot, to develop a 200-unit apartment building on an approximately 37,135 square foot (0.85 acre) site. Additionally, as stated above, per the City's Freeway Adjacent Advisory, the Project would provide air filtration that provides a MERV of 13, given that portions of the Project Site would be located within 1,000 feet of the U.S. Route 101.[17] This would serve to further reduce air quality impacts to Project residents.

Combined, the enhanced pedestrian mobility in the Project vicinity community improves the health of the surrounding community. The Project also includes a variety of common open space and private open space (balconies and patios) for residents, which would encourage recreational activities to support a healthy community. In addition, of the proposed 200 units the Project would reserve 40 units as Very Low Income affordable units, encouraging the development of equitable communities for residents of various economic backgrounds. Thus, the Project is consistent with this goal.

2020 RTP/SCS Goal 7: Adapt to a changing climate and support an integrated regional development pattern and transportation network.

The Project would encourage the use of transit, walking and bicycling, as the Project would locate residential development in an area within walking and biking distance of 8 existing bus lines , including local Metro Routes 2/302, 180, 181, 207, 217; Metro Express bus routes 757 and 780; and LADOT's DASH Hollywood Commuter, and from the Metro B (Red) Line Hollywood/Western Station (approximately 700 feet east of the Project Site), and provide a total of 265 vehicle parking spaces and 113 bicycle parking spaces.

Pedestrian access to the Project Site would be provided via the sidewalks along Hollywood Boulevard, St. Andrews Place, and Carlton Way. The Project would implement dedications and improvements along Hollywood Boulevard, St. Andrews Place, and Carlton Way to bring the sidewalk into conformance with current City standards, thereby enhancing pedestrian mobility.

The Project also includes a variety of common open space and private open space (balconies and patios). The proposed open space would enhance the existing

17 City of Los Angeles, Department of City Planning. 2018. Zoning Information File 2427, Free Adjacent Advisory. Available at: http://zimas.lacity.org/documents/zoneinfo/ZI2427.pdf, accessed February 22, 2021.

streetscape environment, making pedestrian experiences more enjoyable for residents and visitors by providing sidewalk shading through the addition of 15 new street trees, 89 on-site trees and residential balconies.[18],[19] The Project would replace an existing three-story structure, a two-story structure, associated surface parking, and a vacant lot, to develop a 200-unit apartment building on an approximately 37,135 square foot (0.85 acre) site, thereby increasing the density on the Project Site as compared to existing conditions. Increased density provides a foundation for the implementation of other strategies such as enhanced transit services and facilitates the use of transit by more people. In turn, as transit ridership in an area increases with density, local transit providers are justified in providing enhanced transit services for the area.

As a result, the Project would encourage land use and growth patterns that support an integrated regional development pattern and transportation network by: creating housing opportunities; creating walkable areas; providing infill development within existing communities; providing a variety of transportation choices; and providing opportunities for residents and visitors to use public transit for work trips and walk to retail businesses near the Project Site. The Project is consistent with this goal.

2020 RTP/SCS Goal 9: Encourage development of diverse housing types in areas that are supported by multiple transportation options.

The Project is located in a dense urban area, and would be a greater intensity than what currently exists on the Project Site. The Project would provide multi-family housing in an existing, transit-accessible area. The Project would provide 125 one-bedroom units, 72 two-bedroom units, , and three two-bedroom townhomes. Of the 200 units, 40 units would be reserved as Very Low Income affordable units. Thus, the Project encourages the development of diverse housing for residents of various economic backgrounds.

In addition, the provision of various unit sized, including one-bedroom, two-bedroom units and townhomes, would provide housing for differing family sizes. Increased density provides a foundation for the implementation of other strategies such as enhanced transit services and facilitates the use of transit by more people. In turn, as transit ridership in an area increases with density, local transit providers are justified in providing enhanced transit services for the area. As a result, the Project would encourage the development of diverse housing in areas that are supported by multiple transportation options by: creating housing opportunities; providing housing near transit; creating walkable areas; providing infill development within existing communities; providing a variety of transportation

18 One tree is required for every four residential units. The Project's 200 units would require 50 trees.

19 5600 Hollywood Boulevard, Los Angeles, California, 90028, Schematic Design. Date: 07.24.2020.

choices; and providing opportunities for residents and visitors to use public transit for work trips and walk to retail businesses near the Project Site.

Furthermore, the Project would provide 113 bicycle parking spaces (100 long-term and 13 short-term). Pedestrian access to the Project Site would be provided via the sidewalks along Hollywood Boulevard, St. Andrews Place, and Carlton Way. The Project would implement dedications and improvements along Hollywood Boulevard, St. Andrews Place, and Carlton Way to bring the sidewalk into conformance with current City standards, thereby enhancing pedestrian mobility.

The Project Site is located in transit-rich and pedestrian accessible locations with connectivity to many areas within the City. Transit opportunities in the Project Site include various routes operated by Metro and one by LADOT. See consistency analysis for Goal 2, above, for a list of nearby transportation options. The Project would be within one-half mile of the existing Metro B (Red) Line Hollywood /Western Station. The Project is consistent with this goal.

Attachment B

Project Consistency with SCAG's 2016-2040 RTP/SCS and 2020-2045 RTP/SCS

ESA

Attachment C

Civil Engineering Schematic Design Narrative and MEPF Concept Narrative

ESA

C-1 Civil Engineering Schematic Design Narrative

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CIVIL ENGINEERING SCHEMATIC DESIGN NARRATIVE

5600 Hollywood Boulevard, Los Angeles

July 10, 2020

The purpose of this narrative is to evaluate project challenges and design intent as is related to Civil Engineering scope of work for the Saint Andrews Dwellings Project.

The site improvement area is approximately 0.86 acres, consisting predominately of concrete, asphalt pavement, vacant buildings, and undeveloped area. The project improvements consist of the demolition of the existing buildings and hardscape and constructing an 18-stories high residential tower with one level of subterranean basement. The proposed development is fronted by Hollywood Boulevard to the north, Saint Andrews Place to the east, Carlton Way to the south, with existing commercial and residential establishments to the west.

1. Topographic Site Survey

A topographic site survey was conducted on October 12 and 14, 2019 by the KPFF survey team and was provided to the KPFF design team on October 30, 2019.

2. Geotechnical Recommendations

We are awaiting the revised geotechnical report to be completed. It will inform us on the following areas:

- Shoring design criteria.
- Maximum temporary vertical cut without shoring.
- Temporary slope criteria
- Suitability of existing on-site materials for backfill
- Definition of suitable import materials
- Earthwork preparation including over-excavation and re-compaction requirements for support of pavements and site structures.
- Exterior flatwork/concrete walk thickness including rebar recommendations.
- Paving/hardscape design recommendations
- Utility trench backfill.
- Recommendations for storm water management. Confirm whether infiltration is possible. Perform percolation testing (2 locations) at least 10 feet below basement level and provide design infiltration rates at a depth between 10 feet below bottom of footing and 10 feet above historic groundwater. Provide horizontal and vertical setback requirements from existing and proposed structures
- Historic high and current ground water levels.

- Soil Corrosivity. Concrete type recommendation based on soil corrosivity if applicable. Ferrous pipe protection recommendations if applicable.

We expect that the structural engineer will provide additional requirements related to their scope of work.

3. Erosion and Sediment Control

The area of land surface disturbance is expected to be less than 1 acre therefore the project does not require the development of a storm water pollution prevention plan (SWPPP) or an application with the State Water Resources Control Board. An erosion and sediment control plan will be provided as a part of the Construction Documents to provide guidance on storm water pollution prevention during construction through the use of various Best Management Practices (BMPs) such as gravel bags, drainage inlet protection and rumble plates at construction entrances.

4. Grading and Drainage

Based on our site observations and review of the provided site topographic survey the existing site topography is relatively flat along the northern and southern frontages and slopes to the south along St. Andrews Place. There is approximately a 10-foot elevation difference along the St. Andrews Place property frontage. This difference in elevation along St. Andrews Place may cause a difference in finished floor elevations for any doors proposed along this frontage. We anticipate the project site drainage to be either directed to the curb and gutter in St. Andrews Place, or Carlton Way by the way of curb drains.

The proposed site grading design will slope grades away from the buildings. The grades of all accessible areas will be designed to comply with the requirements of the Americans with Disabilities Act (ADA):

- The grades at the building entry / drop-off area will range from 0.5% to 1.9%. They will not exceed 2% in any direction.
- Grades on sloped walkways will not exceed 5% in the direction of travel.
- Accessible ramps steeper than 5% will be equipped with handrails and have a maximum slope of 8.3% (1Vertical to12 Horizontal) between landings.

Due to the change in elevations, special attention will be placed on the retaining wall condition on the eastern property line.

5. Excavation – Earthwork Quantities

We understand that the current design concept incorporates in 2 levels of proposed subterranean parking with a total depth of 23 feet based on the conceptual plan. It is estimated that 31,500 cubic yards of soil will be cut.

Note that this amount is based on preliminary information and should be understood as a rough order of magnitude estimate. It doesn't include export of unsuitable or contaminated soils, or additional local excavation for footings, sump pits, elevator pits etc.

6. Low Impact Development (LID) Storm Water Management

The project storm water management design will be required to comply with the City of Los Angeles Low Impact Development (LID) requirements. The first flush (85^{th} percentile annual rainstorm) of storm run-off will need to be either:

- Infiltrated in the soils, by mean of deep infiltration wells or shallow infiltration trenches
- Captured in a cistern and treated for on-site re-use (irrigation)
- Filtered through bio-retention planters and released.

LID design will be reviewed by the City Bureau of Sanitation Watershed Protection Division. In the City of Los Angeles, infiltration is the first tier of stormwater management design that should be considered to satisfy LID. If infiltration is deemed infeasible by the geotechnical engineer, the second tier of capture and re-use may need to be considered. If capture and re-use is deemed infeasible, perhaps due to the amount of landscaping provided on site being less than the required amount of landscaping needed to utilize the stormwater captured in the cistern, then the next tier of biofiltration/bioretention can be explored to satisfy LID requirements.

The type of storm water management system selected will primarily depend on whether the soils are suitable for infiltration. We anticipate the geotechnical engineer to provide this assessment and provide design criteria for the storm water management system. Please see below for a breakdown of possible storm water management systems based on the Tier selected.

Tier 1 Design (Infiltration)

LID System components include:

a. Pre-treatment: CDS unit or downspout filters
b. Temporary stormwater detention system: Tank (masonry or prefabricated) located in the basement. The capacity of the tank will equate approximately to the stormwater mitigation volume (see below for value).
c. Drywell(s): Passive vertical wells located below basement to inject storm runoff into the soils
d. Overflow to street

Roof downspouts are routed to the pretreatment device and then to the detention system and drywell (s).

Tier 2 Design (Capture and Re-use - Basic)

Please note that the project needs to include sufficient landscaped areas to justify this design. We estimate that the amount of landscaping required for the estimated amount of captured storm water volume will be approximately 4,000 sf based off a planting factor of 0.4 for moderate water use plants.

LID System components include:

a. Pre-Treatment: CDS unit or downspout filters

b. Permanent storage cistern: Masonry or prefabricated cistern located in the basement. The capacity of the tank will equate approximately to the stormwater mitigation volume (see below for value). Prefabricated cisterns need to have a third-party rating (UL or other).
c. Pump and treatment skid (if required)
d. Connection to irrigation system
e. Overflow to street

Roof downspouts and area drains are routed to the pretreatment device through storm drain piping and then routed to the permanent storage in the basement, where it can then be used for irrigation on site. Note that Tier 2 designs require review and approval by the County Health Department, in addition to the City Department of Building and Safety and the City Bureau of Sanitation.

Tier 2 Design (Capture and Re-use - "EPIC" Alternative)

An alternative design consists of providing the irrigation storage volume integrated within the landscape planters. Proprietary products such as "EPIC" planters are pre-engineered and can provide a space saving solution meeting the requirements of the City of Los Angeles.

Tier 3 Design (Biofiltration "Flow Through Planters")

Please note that this tier requires the project to capture 1.5 times the amount of storm water required for the previous two tiers.

LID System Components include: -

a. All roof downspouts to be routed to planters
b. Engineered media to treat the stormwater
c. Perforated underdrain to collect the treated stormwater
d. Connection to a storm drain system on site
e. Overflow to public storm drain or street

The amount of storm water to be mitigated will depend on the amount of hardscape or roof areas that is constructed. Permeable pavement, landscape areas or green roofs can help reduce the amount of storm run-off that requires mitigation.

7. Domestic & Fire Protection Water

Based on available substructure maps from NavigateLA, the City Department of Public Works GIS website, it appears that there is a 10" water line in Hollywood Boulevard, an 8" water line in Carlton Way, and a 4" water line in St. Andrews Place. Both water lines are owned and operated by the Los Angeles Department of Water and Power (LADWP). Existing public fire hydrants are located at the intersection of Hollywood Boulevard and St. Andrews Place and the intersection of St. Andrews Place and Carlton Way adjacent to the project site.

The project will require the following new water services:

- Domestic water service for the residential program (check if individual sub-metering required for all units, based on SB-7 legislation)
- Fire protection water service for the entire building.

- Optional: separate irrigation water service

Per the entitlement documents, the new building water service will require a 6-inch water service, 6-inch meter, and reduced pressure backflow preventer with a required service demand of 450 gpm. A 6-inch domestic water and fire water connection, meter and backflow [preventor is proposed along Carlton Way. On Hollywood blvd. a 6-inch fire water connection and meter will also be proposed to service the proposed development. Based on the proposed location of the project site along Hollywood Blvd, we do not expect encountering water capacity issues for the project. However, we will file a Fire Service Pressure Flow Report (SAR) to verify that the existing public water infrastructure has the capacity to serve the proposed facility.

8. Sanitary Sewer

Based on available substructure maps from NavigateLA, the City Department of Public Works GIS website, it appears that there is an 8" sewer line in Hollywood Boulevard, an 8" sewer line in Carlton Way, and a 15" sewer line in St. Andrews Place. Based on the available information, the pipes are estimated to be approximately 10 feet to 16 feet below surface.

Two 8-inch sewer connections are proposed along Saint Andrews Place. Based on the proposed location of the project site along Hollywood Boulevard, we do not anticipate encountering capacity issues for the project. However, we will file prior to finalizing plans a Sewer Capacity Availability Request (SCAR) to obtain confirmation of the existing infrastructure capacity to accept the new sewage flow from the proposed building.

9. Offsite Improvements

It is anticipated that all offsite improvements will be encompassed in a separate B-permit through the City of Los Angeles. Right-of-Way dedication and road widening will also be required for the frontages along Hollywood Blvd. and St. Andrews Place.

Hollywood Boulevard has been designated an Avenue 1 which requires 100' of way with a 70' roadway. This would require 5' road widening and 5' dedication along the Hollywood Boulevard frontage. St. Andrews Place is designated a local street which requires a 60' right of way and 36' roadway. Our project is required to dedicate 5' to the right of way and a 3' road widening. A 15' x 15' corner cut will also be required on the corner of Hollywood and St. Andrews. Carlton Way is also designated a local street and has the same requirements as St. Andrews Place. A road widening on Carlton Way is not necessary and it is possible to achieve a 5' vacation of the right of way through a tract map or street vacation process. A 15'x15' corner cut will be necessary between Carlton Way and St Andrews Place.

The rest of offsite improvements will consist of:

- The closure of old driveways and construction of new driveways
- Repair or replacement of section of the existing concrete sidewalk

City of Los Angeles

Los Angeles Department of Water and Power - Water System

SAR NUMBER **86554**

Fire Service Pressure Flow Report

SERVICE NUMBER **634702**

For: **5600 HOLLYWOOD BLVD** Approved Date: **7-9-2020**

Proposed Service **6 INCH** off of the

8 inch main in **CARLTON WAY** on the **NORTH** side approximately

35 feet **WEST** of **WEST** of **ST ANDREWS PL** The System maximum pressure is

91 psi based on street curb elevation of **380** feet above sea level at this location.

The distance from the DWP street main to the property line is **19** feet

System maximum pressure should be used only for determining class of piping and fittings.

Residual Flow/Pressure Table for water system street main at this location

Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)
0	63				
350	62				
510	61				
635	60				
740	59				
835	58				
920	57				
1000	56				
1075	55				
1150	54				
1215	53				
1280	52				
1340	51				
1400	50				

These values are subject to change due to changes in system facilities or demands.

Notes: With 700 gpm simultaneous flow from 6" domestic service

Meter Assembly Capacities

Domestic Meters	
1 inch =	56 gpm
1-1/2 inch =	96 gpm
2 inch =	160 gpm
3 inch =	220 gpm
4 inch =	400 gpm
6 inch =	700 gpm
8 inch =	1500 gpm
10 inch =	2500 gpm

Fire Service	
2 inch =	250 gpm
4 inch =	600 gpm
6 inch =	1400 gpm
8 inch =	2500 gpm
10 inch =	5000 gpm

FM Services	
8 inch =	2500 gpm
10 inch =	5000 gpm

This information will be sent to the Department of Building and Safety for plan checking.

This SAR is valid for one year from 07-09-20. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

For additional information contact the Water Distribution Services Section **WESTERN (213) 367-1225**

ELIA SUN	**ELIA SUN**	**148-192**
Prepared by	**Approved by**	**Water Service Map**

City of Los Angeles

Los Angeles Department of Water and Power - Water System

SAR NUMBER **86649**

Fire Service Pressure Flow Report

SERVICE NUMBER **634732**

For: **5600 HOLLYWOOD BLVD** Approved Date: **7-13-2020**

Proposed Service **6 INCH** off of the

10 inch main in **HOLLYWOOD BLVD** on the **SOUTH** side approximately

35 feet **WEST** of **WEST** of **ST ANDREWS PL** The System maximum pressure is

86 psi based on street curb elevation of **392** feet above sea level at this location.

The distance from the DWP street main to the property line is **25** feet

System maximum pressure should be used only for determining class of piping and fittings.

Residual Flow/Pressure Table for water system street main at this location

Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)
0	61				
530	60				
775	59				
965	58				
1125	57				
1270	56				
1400	55				

Meter Assembly Capacities

Domestic Meters	
1 inch =	56 gpm
1-1/2 inch =	96 gpm
2 inch =	160 gpm
3 inch =	220 gpm
4 inch =	400 gpm
6 inch =	700 gpm
8 inch =	1500 gpm
10 inch =	2500 gpm

Fire Service	
2 inch =	250 gpm
4 inch =	600 gpm
6 inch =	1400 gpm
8 inch =	2500 gpm
10 inch =	5000 gpm

FM Services	
8 inch =	2500 gpm
10 inch =	5000 gpm

These values are subject to change due to changes in system facilities or demands.

Notes: With 220 gpm simultaneous flow from 3" EQ domestic service

This information will be sent to the Department of Building and Safety for plan checking.

This SAR is valid for one year from 07-13-20. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

For additional information contact the Water Distribution Services Section **WESTERN (213) 367-1225**

ELIA SUN	ELIA SUN	148-192
Prepared by	**Approved by**	**Water Service Map**

C-2 MEPF Concept Narrative

5600 HOLLYWOOD
MEPF CONCEPT NARRATIVE

LOS ANGELES, CA

November 11, 2019

HENDERSON ENGINEERS

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APPENDIX

1. ENERGY MODEL PRELIMINARY RESULTS

GENERAL

1. INTRODUCTION

A. This report outlines the proposed new MEPF systems based on conceptual floor plans and space programming.

B. All recommendations and proposed systems are based of rule-of thumb calculations and will need to be further evaluated when the final design direction for the remodel/new addition is established.

C. Given that this building shall be a Transit Priority Project (TPP) as defined in PRC Section 21155, the TPP buildings are 15% more energy efficient than Title 24. Thus, mechanical systems must exceed baseline efficiencies in order to achieve compliance. A Concept Design level energy analysis was undertaken to examine the energy performance and paths for the project to reach the energy saving goal. Please refer to Appendix #1.

2. CODES, REGULATIONS, AND STANDARDS

A. The following codes and standards are in effect as of the date of this report. Adoption of future codes may occur after the report that would require design changes to meet adopted codes. A code consultant should be engaged during the design development phase to ensure an efficient approach to code requirements. For phasing and construction, a Construction Manager should be engaged.

1. 2020 Los Angeles City Building Code
2. 2020 Los Angeles City Mechanical Code
3. 2020 Los Angeles City Electrical Code
4. 2020 Los Angeles City Plumbing Code
5. 2020 Los Angeles City Fire Code
6. 2019 California Building Code (CBC), Part 2, Title 24 CCR
7. 2019 California T24 Electrical Code
8. 2019 California T24 Plumbing Code
9. 2019 California T24 Mechanical Code
10. 2019 California T24 Fire Code
11. 2019 California T24, Part VI, Energy Code
12. City of Los Angeles Adaptive Reuse, Water Conservation, and Green Code Ordinance
13. Any applicable OSHA Guides and Standards
14. Any additional applicable Los Angeles City Codes
15. LACF Requirement No. 10 – Emergency Helicopter Landing Facilities (EHLF) Requirements (See Fire Sprinkler Section)

PROPOSED MEPF REQUIREMENTS:

1. MECHANICAL

A. Global Design Criteria

1. Outdoor design temperature
   a) The ASHRAE outside winter and summer design conditions for Los Angeles USC Campus will be used for design purposes and are outlined below:
      (1) Winter (99.0%): 44.9 F
      (2) Summer (0.4%): 91.4 F (DB) / 65.6 F ((MCWB)
      (3) Dehumidification (0.4%): 67.1 F (DP) / 77.1 F (MCDB)
2. Indoor design conditions (Winter/Summer)
   a) Apartments: 70 F/ 75 F, 50% RH
   b) Fitness: 70 F/ 75 F, 50% RH
   c) Residential Tower Common Areas: 72 F/ 75 F, 50% RH
   d) Electrical/Mechanical rooms: No heating / 80 F
   e) Generator Room: No heating / 105 F during unit operation
   f) Corridors and Support Spaces: 70 F/ 78 F
3. Given that this building must be a Transit Priority Project (TPP) as defined in PRC Section 21155, the TPP buildings are 15% more energy efficient than Title 24. The preliminary results of the energy analysis (refer to Appendix #1) found that the best way to achieve the energy saving goal is to have a high efficient water source VRF mechanical system.

B. Enclosed Underground Parking Garage

1. The parking garage exhaust system will consist of (2) exhaust fans totaling 45,000 CFM (based on .75 CFM/SF exhaust rate) and (2) makeup air fans totaling 40,000 CFM. Exhaust fans must be variable speed and capable of turn-down to meet California Energy Code requirements for minimum exhaust rate of 0.15 CFM/SF during non-peak conditions. The ramp into the garage will serve as an additional makeup air path. The system will utilize a 'push-pull' design to minimize horizontal ductwork in the garage.
2. Smoke control for the parking garage will be provided by the garage exhaust system. Garage exhaust fans will be rated for smoke exhaust and will provide at least 6 ACH of the garage area. Garage exhaust system will discharge a minimum of 10' above grade, 20' from openings into the building, and 30' from mechanical air intakes per code for Class I product conveying ducts. The fans will be on emergency power and connected to the Building Automation System for control in the event of a fire. All garage intake, exhaust ductwork and fans (outside the underground garage) to be located in 2-hour fire rated enclosure/room per code.

C. Above Grade Parking Garage

1. The above grade portions of the parking garage are considered 'Enclosed' per Building Code, a mechanical exhaust system will be required to exhaust total of 40,000 CFM exhaust (based on 0.75 CFM/SF) over levels 2, 3 and 4. Exhaust air from above grade parking garage could be connected to the underground parking garage exhaust air ducts passing through the above grade parking levels. Makeup air may be drawn in through intake louvers on each parking level above grade. Exhaust fans must be variable speed and capable of turn-down to meet California Energy Code requirements for minimum exhaust rate of 0.15 CFM/SF during non-peak conditions.
2. Smoke control for the parking garage will be provided by the garage exhaust system. Garage exhaust fans will be rated for smoke exhaust and will provide at least 6 ACH of the garage area. Garage exhaust system will discharge a minimum of 10' above grade, 20' from openings into the building, and 30' from mechanical air intakes per code for Class I product conveying ducts. The fans will be on emergency power and connected to the Building Automation System for control in the event of a fire.

D. Base Building Systems

1. The building will be served by (2) independent cell roof-mounted closed-circuit fluid coolers (with total dimensions ~40'x20'x20', and total weight ~130,000 lbs) providing ~700 tons of cooling located on the roof of the high amenity level. Condenser water pumps will be located at the tower roof MEP room. Condenser water will be piped to all levels of the residential tower to provide a heat sink/source for the cooling and heating of apartment units and common areas. Per LA City water conservation requirements, 100% of makeup water for the fluid cooler must be non-potable.

   Heat will be provided to the condenser water loop by (3) ~1,750 MBH exterior rated, natural gas fired boilers located at the tower roof MEP room.

   Condenser water piping will be schedule 40 carbon steel with welded fittings for pipes 3" and larger and will be of Type L copper construction for pipes 2-1/2" and smaller.

2. Dedicated outside air system (DOAS) units sized at ~10,000 CFM will be located on the roof of the high amenity level. DOAS units will be water source heat pump type. Fresh air will be ducted vertically to each floor in 40"x40" shaft and discharged into the corridors and elevator vestibules at room neutral temperature. Units will be on emergency power and fans will have 1.5 times the number of belts required for operation due to secondary use for smoke control.

3. Exhaust/relief fans sized at ~10,000 CFM will be located on the roof of the high amenity level. Exhaust air will be ducted vertically from each floor in 40"x40" shaft with exhaust grilles located on each floor. Units must be rated for smoke control, be on emergency power, and have 1.5 times the number of belts required for operation.

E. Apartment units

1. Exhaust
   a) Kitchen range: Each range hood will be ducted directly to the exterior of the building with a 10" round duct and terminate with a 24" x 12" louver a minimum of 3' from all operable windows and doors (dimensions assume 400 CFM exhaust hood). A soffit will be required to conceal the exhaust ductwork where it passes through any areas with full height ceiling.
   b) Bathroom: A ceiling mounted exhaust fan in each bathroom will be ducted directly to the exterior of the building with a 6" round duct and terminate with a louver on the building façade. Exhaust outlets shall terminate no less than 3' from property line, 3' from openings into building, 10' from a forced air inlet, and shall not discharge onto a public walkway. The fan will be controlled by a wall switch.
   c) Dryer: a dryer vent will be ducted directly to the exterior of the building with a 4" round duct and terminate with a louver on the building façade. Exhaust outlets shall terminate no less than 3' from property line, 3' from openings into building, 10' from a forced air inlet, and shall not discharge onto a public walkway.

2. Outside air
   a) Outside air will be ducted from a 12"x8" louver on the building façade to a dedicated Energy Recovery Ventilator (ERV) located at the ceiling space of each dwelling unit. ERV to provide pre-conditioned outside air into the dwelling unit while exhausting an equal amount of stale air to a 12"x8" louver on the building façade. ERV will be ducted to a single supply grille and to a single exhaust grille. Additional soffits or dropped ceiling may be required to run supply and exhaust ductwork. Access to unit will require a 24"x24" access panel. ERV will run continuously to maintain code required ventilation to the space. Exhaust outlets shall terminate no less than 3' from property line, 3' from openings into building, 10' from a forced air inlet, and shall not discharge onto a public walkway.

3. Heating and Cooling Water Cooled VRF (Heat Recovery)
   a) Each apartment will have a horizontal ducted VRF fan coil (from 1-3 tons) mounted in a dropped ceiling above the bathroom with refrigerant piping to the closest VRF branch circuit controller. Unit will be ducted to supply grilles mounted on the high sidewall in each room and to a single large return grill mounted on the sidewall outside the bathroom. Additional soffits or dropped ceiling may be required to run supply ductwork to some rooms. Access to unit will require a 24"x24" access panel in bathroom ceiling.

Each floor will require 2-3 water cooled VRF condensing units connected to the condenser water loop. Each unit will require a footprint of ~36”x24” with a clear service space of 36”x36” in front and 36”x20” in the back of the unit (some manufacturers allow units to be stacked vertically). Each unit will distribute refrigerant piping out to apartment units via a branch circuit controller located in an accessible location (requires access of ~60”x36” and clear height of 18”).

F. Fitness

1. The fitness spaces in the residential tower will be conditioned with water cooled VRF fan coil units sized at 250 SF/ton and mounted above the ceiling. A 24”x30” access panel will be required for access to fan coil.
2. Outside air will be ducted from a louver on the building façade to a dedicated Energy Recovery Ventilator (ERV) located at the ceiling space. ERV to provide pre-conditioned outside air into the space while exhausting an equal amount of stale air to a louver on the building façade. Outside air will be provided at a rate of 6 air changes an hour (ACH).

G. Common Areas

1. The residential tower common areas will be conditioned with VRF fan coil units located above the ceiling and ducted to ceiling supply and return grilles. 24”x30” Access panels will be required for access to fan coil.
2. Outside air will be ducted from a louver on the building façade to a dedicated Energy Recovery Ventilator (ERV) located at the ceiling space. ERV to provide pre-conditioned outside air into the space while exhausting an equal amount of stale air to a louver on the building façade.

H. Stairwell Pressurization System

1. A stairwell pressurization mechanical ventilation system will be required for each stairwell in the residential tower. Each system will consist of one supply fan located the roof of the high amenity level with total of ~40,000 CFM per system, with vertical ductwork run in a shaft with a clear area of 36”x84” directly adjacent to stairwell. The system will inject air at every other floor and relief vents at the top of the stairwell will provide the code required relief air path. fans will be on emergency power and connected to the Building Automation System for control in the event of a fire.

I. Smoke Control System

1. A smoke control system will be required to maintain a tenable environment on the floors surrounding the fire floor via the pressurization method outlined in CBC section 909. The smoke control system will utilize the DOAS units and ductwork serving the building core and operate zone fire/smoke rated dampers to pressurize the floors directly above and below the fire floor. Use of the DOAS for smoke control will require the DOAS units to be on emergency power and connected to the Building Automation System for control in the event of a fire. Zone dampers will be installed at the duct stub from the outside air riser to each floor.
2. The building general exhaust/relief fans will be rated for smoke control to exhaust the fire floor. Fans will be on emergency power and connected to the Building Automation System for control in the event of a fire. Zone dampers will be installed at the duct stub from the outside air riser to each floor.

J. Elevator Hoistway Pressurization

1. Elevator hoistway pressurization mechanical system would only be required in the event no elevator lobby is provided. Current concept plans show elevator lobbies throughout the building, and as such, elevator hoistway pressurization is excluded.

K. Elevator Machine Room

1. The elevator machine room will be conditioned to maintain a minimum of 60 degrees F and a maximum of 80 degrees F at all times. Conditioning will be provided by a dedicated air-to-air split system on emergency power.

L. LADWP Vault

1. Dedicated exhaust and makeup air fans of ~ 10,000 CFM each (final sizing in conjunction with LADWP) will be ducted directly to the exterior of the building high on the second level. A ~50 SF intake and ~40 SF exhaust louver will be required. The exhaust must terminate a minimum of 10’ above grade and from the property line.

M. Generator Room

1. The building generator room located on level 3 will be provided with combustion air/ventilation, general exhaust, and generator exhaust. The combustion air/ventilation will require ~25,000 CFM of outside air ducted through an ~120 SF louver located along the east wall of the generator room at level 3. The general exhaust fan will be integral to the generator and will be ducted to an ~120 SF louver located along the south wall of the generator room on level 3. The generator flue exhaust duct must terminate a minimum of 10’ from the property line, 3’ from exterior wall/roof, 10’ from openings into building, and 10’ above grade. Flue exhaust must be of double-wall metal construction tested according to UL 103 and 959 and rated for 1400 deg F continuously, or 1800 deg F for 10 minutes.

N. Electrical/Mechanical Rooms

1. Electrical/Mechanical rooms will be provided with ventilation and/or cooling with dedicated air-cooled DX split systems as necessary to maintain the space at design temperatures.

O. Fire/Life safety Rooms

1. Independent mechanical exhaust and makeup air fans on emergency power will be required in the fire control room.

P. Trash Rooms

1. An independent mechanical exhaust fan ducted to an exterior louver and makeup air transfer grille to the adjacent space will be required in the trash room to provide a minimum of 6 ACH.

Q. HVAC Utility Metering

1. Fan coil will be connected to electrical panel in each apartment. The electrical consumption of the fan coil unit will be billed via the tenant electricity meter.
2. Tenant billing software available from VRF manufacturer will allocate condenser power use based on actual use, so tenants can be billed back for their share of condenser power.
3. Central equipment (fluid coolers, boilers, pumps, DOAS, fans) and the common area expenses will be allocated to tenants on a pro-rata basis.

R. Building Automation System

1. Building Automation System (BAS) Will be a direct digital control system using electronic signals. The Building Automation System will be capable of:
   a) Monitoring all space conditions, equipment, and energy usage.
   b) Resetting system set points and record system operational parameters and alarm history.
   c) Starting and stopping equipment on a set schedule and resetting the space temperature during unoccupied periods.
2. Individual equipment will include packaged controls to allow for standalone operation while communicating with the BAS.
3. Local computer station with color graphic display screens will be located in the building engineer/supervisor room.

2. ELECTRICAL

A. Design Criteria

1. The following power requirements in volt-amps (VA) are the basis of design of the new electrical system for the building:
   a) Apartment (200units)
      (1) Lighting and general receptacles – 3VA/SF
      (2) Laundry – 1,500VA for each unit
      (3) (2) Small Appliances – 3,000VA for each unit
      (4) Range – 25,000VA + (750VA for each units)
      (5) Dryer – 5,000VA for each unit
      (6) Equipment or miscellaneous loads – 2VA/SF
      (7) Motors / Fans – 2VA/SF
      (8) Cooling – 2.5VA/SF
   b) Indoor Common Spaces
      (1) Lighting – 1.5VA/SF
      (2) Equipment or miscellaneous loads – 1VA/SF
      (3) Motors / Fans – 1VA/SF
      (4) Cooling – 3VA/SF
   c) Amenities
      (1) Overall load – 19VA/SF
   d) Pool
      (1) Overall load – 26VA/SF
   e) Outdoor Common Spaces/Decks
      (1) Overall load – 11.5VA/SF
   f) Specific Equipment
      (1) Elevators – (3) 40HP
      (2) Smoke Control and Pressurization Fans – 75HP total
      (3) Fire Pump – 100HP
      (4) Domestic Water Pumps – 20HP total
      (5) Hot Water Pumps – 4x5HP total
      (6) Sewage Ejector Pumps – 4x5 HP total
2. The following power requirements in volt-amps (VA) are the basis of design of the new emergency generator for the building:
   a) Emergency lighting, exit signs and fire alarm – 0.25VA/SF
   b) Includes all life safety and legally required standby equipment loads such as elevators, smoke control and pressurization fans, fire pump, fuel pump, domestic water and sewage ejector pumps. Refer to equipment loads above. It is estimated that 1 horsepower is equal to 1KVA.

B. Electrical System

1. Utility Service
   a) This building shall be served by 1 service from a utility vault located on Level 1. Services will be as follows:
      (1) (1)3000A -480Y/277V, 3-phase, 4-wire
   b) Provide new utility vault on Level 1 with minimum dimension of 50’x25’ -18’ head height with (2) 14’x12’ equipment doors and (2)3’x7’ man doors. The vault shall meet LADWP’s vault requirements.
2. Electrical Distribution

a) Power shall be distributed from 480Y/277V service equipment to all common areas for equipment and lighting. A 1500kVA dry type transformer in main electrical room shall step down 480V power to distribute 208Y/120V system to all residential floors and to common areas requiring 120 or 208 voltage.

b) The new electrical power distribution system shall meet the latest Title 24 requirements. Disaggregation of different load types is required between the receptacles, lighting, HVAC, and other loads.

c) Main switchboard MS1, 3000 Amps, 480Y/277 volt, 3-phase, 4-wire system, shall distribute power as follows:

(1) A new 4000-Amp bus duct 208Y/120V system shall be provided to serve ALL residential floors to feed an 800A distribution board with digital private metering capabilities. The distribution panel shall feed each residential load center rated at 125A each. Each distribution board feeds all the unit on that floor and the floor below it.

d) Main switchboard MS1, 3000 Amps, 480Y/277 volt, 3-phase, 4-wire system, shall distribute power to common spaces with utility meters as follows:

(1) New 1000A meter, house power distribution to power following loads:

(a) (2)100A circuit breakers for (2)40hp elevators

(b) (1)100A circuit breakers for Amenities, pool equipment, and common spaces

(c) (1)400A panel for parking levels power and lighting & car chargers

(d) (2)225A circuit breaker for common areas

(e) (1)225A circuit breaker for miscellaneous house power

(f) (1)600A circuit breaker feeding roof mechanical equipment

3. Emergency Power

a) New emergency diesel generator rated at 500KW/625KVA, 480Y/277 volt, 3-phase, 4-wire system, indoor housing, exhaust muffler, and sound attenuation to be below the noise level limitation.

b) The generator shall be located on Level 3. A fuel truck shall be capable of fueling the generator from inside parking. Provide an annunciator panel located near fire alarm panel to indicate generator status and fuel level.

c) New emergency distribution board, 800 Amp, 480Y/277 volt, 3-phase, 4-wire system, with indoor enclosure.

d) New ATS and distribution equipment for each type of loads:

(1) 225 Amp ATS for emergency loads, 4-pole with panel, 100 amp, 480Y/277 volt, 3-phase, 4-wire system, located on the roof to serve the emergency lighting. This panel shall provide power to the 15KVA transformer and panel, 60 amp, 208Y/120 volt, 3-phase, 4-wire system, on the basement main electrical room serving the fire alarm panels.
An emergency panel will be located on floors 2,6,10,14, for residential tower emergency egress lighting.

(2) 200 Amp ATS for legally required stand by loads, 4-pole with panel, 400 amp, 480Y/277 volt, 3-phase, 4-wire system, located on the roof to serve the elevators, smoke control and stair pressurization fans.

(3) 150 Amp ATS for emergency loads, 4-pole, 480Y/277 volt, 3-phase, 4-wire system with controls designed specifically to serve the fire pump.

(4) 100 Amp ATS for legally required and optional stand by loads, 4-pole, with panel, 100 amp, 480Y/277 volt, 3-phase, 4-wire system, located on the basement main electrical room serving domestic water pumps and sewage ejector pumps.

4. Space Requirements

a) The main electrical room in Level 1shall be a minimum of 1100 SF, approximately 17’ x 15’. The main electrical room shall be provided with two entrances with double doors swinging out equipped with panic bar hardware. The main electrical room shall be adjacent to utility vault with a door in between them.

b) Provide stacked electrical room from ground floor to roof with a minimum of 10'-2" x 9'-3" which provides space for (1)4000A bus duct residential power risers, (1)200A emergency power (1)600A normal house power (4)panels, digital meter cabinet, and fire alarm panels.
IDF rooms alternate where electrical rooms are located.

c) Plumbing chase for PRV equipment is not stacked with electrical rooms and uses different room.

d) The generator room on level 2 floor shall be 25'L x 14'W (or larger).

e) The room immediately next to generator room on level 3 shall be dedicated to emergency equipment room per code. Minimum dimension for this room shall be 10' x 12'.

f) Provide a main distribution frame (MDF) room to be allocated by telecom consultant, this room may be on ground level or B1 level. Provide a stacked intermediate distribution frame (IDF) rooms, starting in ground level and located on every other residential floors to be allocated by telecom consultant.

g) All room measurements are inside dimensions.

C. Lighting System

1. Provide new LED lighting throughout the building, served at 277 volt, single phase.
2. The emergency generator will power the emergency egress lighting throughout the building.
3. Lighting and lighting controls shall meet the latest Title 24 requirements.
4. Provide new lighting control systems. It shall be a networked digital system with demand response and automatic shut-off features, utilizing dimmable room controllers, occupancy sensors, daylight sensors, and plug-load controllers. The lighting control software shall provide a graphical floor plan of the entire building's lighting system and enable the facility manager to remotely monitor and control the system from a computer with web connectivity.

3. PLUMBING

A. Storm Water System

1. Storm drainage system will consist of roof drains, deck drains, emergency drains and planter drains. All drain locations will be provided by the architect, landscape architect or others. Drains, storm drain stacks, and pipe sizes shall be sized to meet the 2 inches per hour rainfall rate and the total exposed roof area as required by the City of Los Angeles Plumbing Code. All primary drains will be routed to a LID/SUSMP system as determined by the Civil Engineer and Department of Public Works (Water Shed Division). Secondary drainage system will be provided via secondary overflow drains and/or roof scuppers and discharge to a visible location. Size of overflow drains and/or scuppers will be based on the total exposed roof area and rainfall rate of 2 inches per hour as required per the Los Angeles Plumbing Code.

B. Sanitary System

1. Residential Tower/3 Townhouses - The new sanitary for the residential building, and back of house portion of the building will be provided by (2) 8 inch sanitary building drains with new connections by civil to the existing 15 inch city sewer located in N St Andrews Place. The new building program residential load is approximately 3,600 drainage fixture units. Dependent upon the final square footage of landscape provided, up to at least 50 percent of all residential lavatories, bathtub and clothes washer will require to be collected independently of the sanitary system and connect into each of the (2) 8 inch sanitary lines right at the point the sanitary building drain leaves the building. All sanitary drainage located below the invert of the laterals will be collected and discharge into a sump basin with sewage ejector and interlock alarms.

C. Domestic Water System

1. Residential Tower/3 Townhouses - The new building domestic water service will require a single 6 inch water service with 6 inch LADWP meter and reduced pressure backflow preventer off of N St Andrews Place . Water service demand required for the project is 450 gpm. The service will connect to a triplex booster pump system capable of supplying minimum of 450 gpm and 290 TDH. Each pump will supply 33% of the total system demand and will be located within the basement level and express up to a central water heating system located on the roof mechanical equipment room. A 185 gallon hydropneumatic tank will be located on roof next to water heating equipment to maintain system pressure.

   a) The building will require 3 water pressure zones providing between 75-40 psi at each floor. The first zone will serve the 1st to 5th floors, including the back of house and common areas. The second zone will serve 6th to11th floors. The third zone will service 12th to 18th floors. Automatic pressure reducing valve type stations will be provided to maintain and regulate pressures within each of the pressure zones.

   b) Hot and cold water supply will connect into mains located in the corridor ceiling of each of the zone distribution floors and route to the water risers located within each of the units. Unit water distribution will be provided with hot and cold water isolation valve and ¾” disc type sub-meters and connect to the main riser within the unit.

   c) Size cold water distribution piping for a maximum velocity of 8 fps and hot water distribution piping for a maximum velocity of 5 fps unless indicated otherwise by the acoustical consultant. Whichever is more stringent.

D. Domestic Hot Water

1. Apartment/Townhouses:
   a) Domestic hot water will be provided by (4) 1,750,000 btu/hr gas fired water heaters with a single vertical glass lined 1,200 gallon hot water storage tank located on the roof level. Water heating system shall be capable to provide 200 gpm hot water at a temperature rise of 80 degrees Fahrenheit for all residential units. Hot water return pumps, 30 gallon electric ASME rated re-heat heaters with 15kw heating element, and flow control valves shall be provided at each pressure zone to maintain heat loss within the hot water system.
   b) Townhouse Option – Provide 40 gallon 35,000 btu/hr gas fired high efficiency water heaters in each townhouse.

2. Back of House/Common Areas:
   a) Hot water will be supplied by the central system in the mechanical room on the roof. Hot water will be delivered to each public fixture. Each fixture will be supply with a thermostatic mixing valve, each set at 120 degree maximum outlet temperature.
3. Domestic hot water shall be stored and distributed at 140 degrees with a minimum hot water return temperature of 132 degrees. Thermostatic mixing valves shall be installed for all common area public lavatories. Thermostatic mixing valves shall be in accordance with ASSE 1070.

E. Plumbing Fixtures

1. Provide high efficiency type plumbing fixtures and maintain the following water consumption values to meet the local plumbing code requirements.
   a) Water Closets: 1.28 gpf
   b) Urinals: 0.125 gpf
   c) Public Lavatories: 0.40 gpm/0.20 gallons per cycle (metering)
   d) Private Lavatories: 1.0 gpm
   e) Kitchen Sinks: 1.5 gpm
   f) Shower Heads: 1.5 gpm

   Appropriate 'barrier free' fixtures shall be provided in accordance with the "Americans with Disabilities Act" (ADA) where required. Mounting heights of plumbing fixtures shall be as indicated on the Architectural floor plans, and in compliance with the "Americans with Disabilities Act" (ADA) where required.
2. Fixtures shall be provided with chromium plated brass trim and individual stop valves.
3. Water closets shall be floor mounted vitreous china with flush valves. Manual or sensor operated flush valve requirements shall be determined during the design phase. Acceptable manufacturers include American Standard, Kohler, Sloan or Zurn.
4. Urinals shall be wall hung vitreous china with sensor operated flush valves. Acceptable manufacturers include American Standard, Kohler, Sloan or Zurn.
5. Public Lavatories shall be vitreous china wall mounted type, faucets with 0.4 gpm (max) flow restrictors, grid drains, and ADA insulation kits (where required). Manual metering or sensor operated faucet requirements shall be determined during the design phase. Acceptable manufacturers include American Standard, Kohler, Sloan or Zurn.
6. Private Lavatories shall be vitreous china counter/undercounter mounted type, faucets with 1.0 gpm (max) flow restrictors, pop-up drains and ADA insulation kits (where required). Counter installation type and single or double handle faucet requirements shall be determined during the design phase. Acceptable manufacturers include American Standard, Kohler, Sloan or Zurn.
7. Kitchen Sinks shall be stainless steel single or double compartment, self-rimming/undercounter mounted type, faucets with 1.5 gpm flow restrictors, and ADA insulation kits (where required). Counter installation type shall be determined during the design phase. Acceptable manufacturers include Elkay, American Standard and Kohler.
8. Food waste disposers shall be equal to In-Sink-Erator “Badger 5XP” with 3/4 horsepower motor with power cord, plastic grind chamber, galvanized steel cutting element, permanently lubricated upper and lower bearings and sound deadening enclosure.
9. Showers shall be ASSE 1016P pressure balance type with 1.5 gpm showerheads. Shower valves in ADA stalls shall have hand held shower, glide bar, hose and vacuum breakers. Acceptable manufacturers include Acorn, Symmons, American Standard, Kohler, Powers, Leonard or Lawler.
10. Electric water coolers shall be dual height, wall hung, push button operated and stainless steel construction with integral chiller units. One fountain shall be mounted at ADA Accessible elevation. Acceptable manufacturers include Elkay, Halsey Taylor or Haws.
11. Janitor’s mop sinks shall be 24” x 24” x 12” terrazzo floor mounted type with stainless steel wall surrounds, reinforced hose with wall hook and stainless steel mop hanger Service sink faucet shall be wall mounted

with wall brace, integral vacuum breaker, pail hook and threaded hose outlet. Acceptable manufacturers include Fiat, Acorn and Stern-Williams.

12. Wall hydrants shall be non-freeze type with nickel bronze box and cover. Wall hydrants will have a vacuum breaker and shall be loose key operated. At least one wall hydrant shall be provided on each side of the building exterior at a maximum of every 200 feet, and within the Trash & Recycling Room. There shall be a minimum of two wall hydrants placed on the roof deck area for maintenance. Acceptable manufacturers include Prier, Jay R. Smith, Zurn, Chicago and T&S Brass.
13. Hose bibbs shall be rough brass with vacuum breaker, chrome plated loose key in public areas with wheel handle in all other areas. In public toilet rooms, hose bibbs shall be of the recessed type with locking box and cover. One hose bibb shall be installed within the men's and women's public restrooms on the first floor for wash down. The central mechanical room located on the mezzanine level shall have a hose bibb for maintenance. Acceptable manufacturers include Prier, Jay R. Smith, Zurn, Chicago, Woodford and T&S Brass.
14. Roof and Overflow Roof Drains: Cast iron body, flashing clamp, gravel stop, sump receiver, underdeck clamp, cast iron dome, and no-hub outlet. Overflow roof drains shall be provided with 2" high water dam. Acceptable manufacturers include Jay R. Smith, Josam, Wade, and Zurn.
15. Planter drains shall be provided at each planter area and shall be heavy duty adjustable perforated standpipe with dome and stainless steel mesh screen. Acceptable manufacturers include Jay R. Smith, Josam, Wade, and Zurn.
16. Mechanical rooms, kitchen and bar area drains shall be provided with cast iron body, clamping collar, 8" round medium duty grates with sediment buckets and trap primer connections. Acceptable manufacturers include Jay R. Smith, Josam, Wade, Mifab and Zurn.
17. General-purpose floor drains with cast iron body, clamping collar, removable adjustable 6" light duty nickel bronze strainer and trap primer connections shall be installed each toilet room, including toilet rooms with one water closet and lavatory. Each public toilet shall have approximately one floor drain for every four water closets. Acceptable manufacturers include Jay R. Smith, Josam, Wade, Mifab and Zurn.
18. Trash and Recycling Room area drain shall be provided with cast iron body, 12" round heavy duty grate with sediment bucket and trap primer connection. Acceptable manufacturers include Jay R. Smith, Josam, Wade, Mifab and Zurn.
19. Fire Pump Room and Domestic Pump Room shall be provided with floor drains with cast iron body, 12" round medium duty grates, 13" deep cast iron body, sediment bucket and trap primer connection. Acceptable manufacturers include Jay R. Smith, Josam, Wade, Mifab and Zurn.
20. Backflow Preventer: Reduced pressure zone type, stainless steel body and sleeve, quarter turn test cocks, resilient seated non-rising stem gate valves, epoxy coated cast iron strainer, and suitable air gap fitting. Acceptable manufacturers include Conbraco, Febco, Watts, Wilkins and Zurn.
21. Automatic Flow Control Valves: For installation in hot water recirculation line, shall be Flow Design, Inc. #ICSS or equal by Victaulic with stainless steel body and flow cartridge and sweat connections. Provide ball valve, strainer and check valve upstream and union and ball valve downstream of each flow control valve.
22. Floor Cleanouts: Cast iron body, flashing flange with clamping collar, ABS plug, and adjustable, round, secured light duty, nickel bronze top, with carpet marker where installed in carpeted floor areas. Acceptable manufacturers include Jay R. Smith, Josam, Wade, and Zurn.
23. Wall Cleanouts: Cast iron cleanout tee, countersunk plug, stainless steel round cover and screw, and iron plug with gasket seal. Acceptable manufacturers include Jay R. Smith, Josam, Wade, and Zurn.
24. Exterior Cleanouts: Cast iron body, double flanged housing, ABS plug, and heavy duty, secured, scoriated, cast iron cover with lifting device installed in concrete pad where located in grassy areas. Acceptable manufacturers include Jay R. Smith, Josam, Wade, and Zurn.
25. Water Hammer Arresters: Piston type, with casing of Type "L" copper tube and spun copper ends, nylon piston with "O"rings, pressure rated, tested, and certified in accordance with PDI Standards. Acceptable

manufacturers include Amtrol, Josam, Precision Plumbing Products, PROFLO, Sioux Chief, Wade, Watts, and Zurn.

26. Pressure Drop Activated Trap Primer Valves: Brass body and integral vacuum breaker. Acceptable manufacturers include Precision Plumbing Products “Prime Rite”, Mifab, or Sioux Chief. Where more than one trap is to be primed by same trap primer valve, provide with distribution unit.

27. Electronic Trap Primer Valves: Used at remote mechanical rooms and at truck vendor area floor drains. Brass body and integral air gap and corded solenoid valve. Acceptable manufacturers include Precision Plumbing Products “Mini-Prime”, Mifab, or Sioux Chief. Where more than one trap is to be primed by same trap primer valve, provide with distribution unit.

F. Natural Gas System

1. Natural gas will be provided by So Cal Gas Company. One gas meter shall be provided for the back of house and central domestic and space heating systems and located on the ground floor parking structure in a dedicated room as outlined by the gas company rules and regulations. Building gas meter and service will be medium pressure (5 psi.) and will supply water heaters and space heating boilers on the roof and pool heaters. Each connection to water heating equipment will be provided with a gas pressure regulator with a minimum inlet pressure of 1.5 psi and reducing to a maximum outlet of 11 inches of water column. If it is determined that there will be restaurant spaces, future tenant gas meters and service will be determined during Design Development phase and coordinated with So Cal Gas Company. Final determination of gas pressure will be applied for and approve by So Cal Gas Company. Earthquake valves shall be installed downstream of each gas meter and securely mounted to structure.

G. Plumbing Piping Materials

1. Domestic Water Service (Below ground to 5' from building): Cement-lined ductile-iron pipe with rubber gasketed joints.

2. Domestic Water Piping (above ground and downstream of pressure regulators): Type L, drawn copper tube with wrought copper fittings and sweat solder joints with 95-5 lead free solder.

3. Domestic Water Piping (downstream of booster pump): Schedule 10 316L stainless steel, with schedule 40 stainless steel welded fittings.

4. Soil, Waste, Vent and Storm Piping (below ground): Service weight, hub-and-spigot cast iron pipe and fittings with gasketed joints.

5. Soil, Waste, Vent and Storm Piping (above ground): Hubless cast-iron soil pipe and fittings with hubless couplings NSF certified to comply with CISPI 310 on waste piping 3” and smaller and on all vent piping, and heavy duty couplings on soil and waste piping 4” and larger and on all storm piping.

6. Indirect and Condensate Drains: Type "M" hard copper with wrought copper fittings for 1” and smaller and “DWV” copper with wrought copper drainage pattern fittings for 1-1/4” and larger hard temper copper tube and soldered connections made with 95/5 solder.

H. Plumbing Valves

1. Valves 2” and smaller: Ball Valves, 2” And Smaller: Class 150, 600-psi CWP, with stem extension, NSF 61 Annex G lead free cast bronze.

2. Valves 2-1/2” and larger: Class 125 200-psi CWP cast iron gate valves with non-rising stems and flanged ends.

3. Gas Cocks 4” and smaller: Brass full port ball valves.

4. Gas Cocks 5” and larger: Iron lubricated plug type with full area port and flanged ends.

5. Gas Pressure Regulating Valves: Double diaphragm with integral vent limiter and Over Pressure Device (OPD). Inlet pressure range 7 inches water column to 5 psi and 500 to 1 turn down ratio.

6. Automatic Control Valves: Ductile iron epoxy coated, stainless steel spring, nuts and bolts, 25 – 75 psi reduced pressure range, provide with lead-free strainer. Pressure reducing valves shall be by Watts, or equal by CLA Valve or Wilkins.

I. Insulation for Plumbing Systems

1. All insulating materials, adhesives, coatings, etc., shall have a flame spread of 25 or less and smoke developed rating not higher than 50. All containers for mastics and adhesives shall have U.L. Label.
2. Domestic hot water, and hot water recirculation piping: Fiberglass: 1-1/2" thick for pipe sizes up to and including 1-1/2" and smaller, 2" thick for pipe sizes 2" and larger.
3. Roof drain bodies and all interior above-ground horizontal storm drain piping: 1" fiberglass with all service jacket and vapor barrier.
4. Plumbing vents within six lineal feet of the roof outlet shall be insulated with 1-inch thick fiberglass insulation with “all service jacket”.
5. Condensate drain piping: 1" fiberglass with all service jacket and vapor barrier.

J. Plumbing Equipment

1. Copper Silver Ionization: Copper Silver Ionization system sized based on the flow demand of the facility. System shall be securely mounted on a unistut system and anchored to the floor.
2. Domestic Booster Pump: Packaged, variable speed type with triplex vertical multi-stage pumps, control panel, variable speed drive on each motor, accumulator tank all factory assembled mounted on rooftop in mechanical equipment room. Manufacturers by Bell & Gossett, Canarris, Grundfos, and QuantumFlo. Domestic water booster pump shall be located within the Domestic Pump Room.
3. Domestic Water Heaters: Domestic water heaters shall be as follows: Water heater shall be sealed combustion gas-fired copper fin type, fully condensing, high efficiency, with 150-psig-rated tank, fan assisted combustion with exhaust fan, integral thermostats and controls, temperature & pressure relief valve, automatic gas shutoff device, and vent and intake kits. Estimated size of water heating system is (4) 1,750,000 btu/hr heaters and ASME rated 1,200 gallon storage tank. Water heater shall be capable of providing 200 gpm of hot water at 80 degrees F. temperature rise. Final sizing and location shall be determined during design phase. Acceptable manufacturers include Raypak, RB&I, Lochinvar, and Laars.
4. Thermal Expansion Tank: Diaphragm type, welded carbon steel, ASME labeled, butyl rubber diaphragm with air charging fitting and drain. Acceptable manufacturers include Armstrong, Amtrol, Bell & Gosset, and Taco.
5. Hot Water Recirculation Pump: Horizontal inline, centrifugal, separately coupled, single-stage, all-bronze, radially split case design with mechanical seals and permanently lubricated ball bearings and rated for 125 psig working pressure and 225 deg F continuous water temperature. Acceptable manufacturers include Amtrol, Armstrong, Bell & Gossett, and Taco.
6. Sewage Ejector: Duplex submersible explosion proof sewage ejector with NEMA 3R rated control panel with moisture sensor alarm for each pump, high water audible and visual alarms. Sump basin shall be poured in place concrete construction with H20 loading manhole frame and gas tight cover. Coordinate interlock alarms with the Building Management System (BMS).
7. Digital Mixing Valve: Master mixing valve to be sized based on the flow demand of the facility to accurately control hot water distribution temperatures. Set outlet temperature at 120 degree maximum outlet temperature. Acceptable manufacturers include Leonard, Powers and Acorn.
8. Alarm Interlock with the BMS: Coordinate interlock of the following alarms with the Building Management System. Alarm wiring and alarm interlock with the Building Management System are provided by Mechanical.

PLUMBING ALARM SCHEDULE

SPECIFICATION SECTION	ALARM SYSTEM DESCRIPTION	ALARM DESCRIPTION
221100	Domestic Water Meter	Instantaneous flow rate, (gpm over time), Flow total per day
	Flood Control Valve (FCV)	Alarm - domestic water service shutdown alarm
221123	Booster Pump	High flow shutdown, low flow shutdown, high pressure shutdown
221329	Sewage Ejector Alarms	High level alarm, moisture sensor alarm (optional), second pump running alarm (optional)
221489	Sump Pump Alarms	High level alarm, moisture sensor alarm (optional), second pump running alarm (optional)
227000	Gas Meter	Instantaneous flow rate,(CFH over time), Flow total per day CFH

APPENDIX #1

ENERGY MODELING

K. ENERGY MODEL PRELIMINARY RESULTS – SUMMARY

1. A Concept Design level energy analysis for 5600 Hollywood was undertaken to examine the energy performance and paths for the project to be 15% more efficient than a Title 24 2019 Compliance Building. Using the new 2019 version of the California Compliance software, CBECC com, multiple modeling iterations were compared. The comparison started with understanding the components of the T24 2019 Standard Compliance Building. The compliance building has prescriptive wall, roof, and glazing performance values with a four-pipe fan coil heating and cooling system. The mechanical system utilizes prescriptive efficiency water-cooled chillers and natural gas boilers.

   To better understand how design elements can improve the energy efficiency of the building, a single factor was changed in the model and the impact on energy use was documented. Factors are evaluated based on annual energy cost, time-dependent valued (TDV) energy, and annual CO2 emissions. Changes in the model stem from six categories; envelope, glazing shading, lighting, mechanical equipment, and domestic hot water. After testing a variety of factors, optimized models were ran to see how a combination of changes can improve the model. The optimized models help to show the path to reach the building efficiency goals.

   The results of the analysis (seen below in Table 1) found that the best way to achieve the 15% goal is to have a high-performance envelope, efficient water source VRF mechanical system, a performance based domestic hot water system design, and non-residential space lighting savings. The main energy component of the building is the cooling load. In order to achieve the energy goal, it will be important to reduce the cooling load and have equipment that can be more efficient than the chillers in the compliance building.

   a) Energy Model Details
      (1) Los Angeles, CA weather file
      (2) Building schedules based on typical retail and multifamily use
      (3) eQuest 3.65 used for analysis, CBECC-com used to validate results
      (4) California Title 24 2019 used as baseline energy code
      (5) Utility rates structure based on a blended EIA state-wide average
      (6) TDV values are based on California Energy Commission 2019 published values
      (7) CO2 emission values are based on US eGRID database

TABLE 1

COMPLIANCE TESTING	
Modeling Inputs	**Percentage Compared to Title 24 2019 Compliance Building**
Title 24 2019 Compliance Building *Prescriptive Envelope and Four Pipe Fan Coils	-
Modeling Starting Point *Mandatory Minimum Envelope and Water Source Heat Pump with Electric Boiler on loop with prescriptive efficiency	-10.8%
ENVELOPE	
Mass Wall U-0.069	-0.1%
Metal Framed R15 Continuous Insulation U-0.046	0.8%
Roof R30 Continuous Insulation U-0.032	3.1%
SHADING	
Max Horizontal Shading (continuous shelf balcony) floors 8 and up	1.7%
Max Horizontal Shading (continuous shelf balcony) plus opaque rail floors 8 and up	4.8%
50% Horizontal Shading floors 8 and up	0.3%
50% Horizontal Shading plus opaque rail floors 8 and up	1.8%
GLAZING	
SHGC - 0.1	9.9%
SHGC - 0.17	5.9%
SHGC – 0.2	2.0%
LIGHTING	
5% Non-Residential Space Lighting Savings	0.7%
MECHANICAL SYSTEMS	
13 EER Water Source Heat Pump & Electric Boiler	-10.8%
14.3 EER Water Source Heat Pump & Electric Boiler	-3.7%
15.6 EER Water Source Heat Pump & Electric Boiler	0.4%
11 EER Air Cooled VRF & Electric Boiler	-7.9%
13.2 EER Air Cooled VRF & Electric Boiler	2.5%
17 EER Water Source VRF & Electric Boiler	4.2%
18 EER Water Source VRF & Electric Boiler	6.5%
13 EER Water Source Heat Pump & Gas Boiler	-10.3%
DOMESTIC HOT WATER SYSTEM	
Central Gas DHW system 95% efficiency water heater	1.2%
Segmented Gas DHW system 95% efficiency water heater	1.0%
Solar Water Heating Ratio 0.2 *needs to be evaluated further	2.5%
Solar Water Heating Ratio 0.8 *needs to be evaluated further	7.0%

ENERGY MODEL PRELIMINARY RESULTS – SUMMARY CONTINUED

OPTIMIZED MODELS	
Modeling Inputs	**Percentage Compared to Title 24 2019 Compliance Building**
1. Water Source VRF EER 18.5, Mass Wall U-0.069, 5% lighting savings, Prescriptive DHW, Prescriptive Glazing U-0.36 SHGC-0.25	9.0%
2. Air Source VRF EER 13.2, Mass Wall U-0.069, 5% lighting savings, Prescriptive DHW, Roof R30 continuous insulation U-0.041, Prescriptive Glazing U-0.36 SHGC-0.25	9.6%
3. Water Source VRF EER 18.5, Mass Wall U-0.069, Roof R30 Continuous Insulation U-0.041 Prescriptive DHW, Prescriptive Glazing U-0.36 SHGC-0.25	9.6%
4. Water Source VRF EER 18.5, Mass Wall U-0.069, Roof R30 Continuous Insulation U-0.041 Prescriptive DHW, SHGC 0.2	10.8%
5. Water Source VRF EER 18.5, Max Horizontal Shading, Mass Wall U-0.069, 5% lighting savings, Prescriptive DHW, Prescriptive Glazing U-0.36 SHGC-0.25	11.6%
6. Water Source VRF EER 18.5, Mass Wall U-0.069, Roof R30 Continuous Insulation U-0.041 Prescriptive DHW, SHGC 0.17	15.2%
7. Water Source VRF EER 18.5, Mass Wall U-0.069, Roof R30 Continuous Insulation U-0.041 Prescriptive DHW, Glazing U-0.27 and SHGC 0.19, 5% Lighting Savings	15.4%

Disclaimer
There are many assumptions required to be made in energy modeling. The model cannot be necessarily predictive of future energy consumption and should not be used for budgeting and utility service sizing. Henderson Engineers Inc. is not liable if projected estimated savings or economics are not actually achieved as there are many factors outside of Henderson's control which impact building performance.

This approach does not guarantee compliance with code. It will be a collaborative effort to ensure that the project as a whole achieves its energy related goals. All savings and cost estimates in the report are for informational purposes and are not to be construed as a design document or as guarantees

Attachment D

Energy Modeling Summary and Water Use Analysis

ESA

D-1 Energy Modeling Summary

HENDERSON ENGINEERS

ENERGY MODELING SUMMARY

5600 HOLLYWOOD

7/1/2020

Project Summary

As part of the energy goals for this project, preliminary modeling was conducted in CBECC Com 2019 in order to determine the projects ability to achieve 15% better energy performance than Title-24 standard model and chapter 6. Modeling methodology and inputs can be found below.

Analysis Description

- Located in Los Angles in Climate Zone 9
- 17 Floor Highrise with residential, garage and amenity spaces
- CBECC-Com 2019.1.2
- Prescriptive Lighting
- Performance Water source VRF for Heating and Cooling
- Envelope Compliance is performance
- Domestic Hot Water Compliance is performance

The primary objective of this study was to identify a performance path compliance in which the project achieves 15% more efficient that T24 2019. The energy measures used to achieve this goal are described below.

Building Envelope

- Exterior walls comply with prescriptive requirements with an U value of 0.069 (R-14.5)
- Roofs with an U value of 0.033 (R-30)
- Overhanging balconies that act as a solar shade for windows reducing cooling load
- High performance windows with U value of 0.36 and SHGC of 0.25

Lighting

- Currently assuming lighting follows prescriptive values of T24 2019 which is a LED basis

HVAC

- High Efficiency water source VRFs connected to gas boilers and fluid cooler loops
- Ventilation requirements following new guidelines of T24 2019
- Variable speed fans on systems
- Variable speed pumps on water loop

Domestic Water Heating

- 96% efficiency gas water heating system for the whole building

Energy Model Results

The energy model showed a savings of 15% compared to Title 24-2019. T24 uses metrics of Time Dependent Valuation (TDV) to determine energy compliance. TDV is in units of kBTU and is used in order to incorporate societal and environmental impacts on the grid and energy cost. The table below breaks down the TDV comparison between the Standard building and Proposed design.

TDV	Standard	Proposed	Difference
Heating	2.82	3.03	-0.21
Cooling	19.44	27.15	-7.71
Fans	19.9	16.43	3.47
Heat Rejection	3.27	1.19	2.08
Pumps	10.13	0.68	9.45
DHW	15.63	10.96	4.67
Lighting	6.57	6.57	0
Sum	77.76	66.01	11.75
Savings			15.10%

Disclaimer

Estimates of cost or energy savings represent Henderson's professional opinion. Energy savings and costs may be affected by factors outside of Henderson's control and Henderson does not guarantee or represent that the actual cost or energy consumption will not vary from any such estimates.

The modeling approach taken does not guarantee compliance with code or that all credits submitted will be achieved. It will be a collaborative effort to ensure that the project as a whole achieves its energy related goals. All savings and cost estimates in the report are for informational purposes and are not to be construed as a design document or as guarantees.

D-2 Water Use Analysis

HENDERSON
ENGINEERS

Water Use Analysis

July 1, 2020

5600 Hollywood

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WATER EFFICIENCY COMPLIANCE FOR 5600 HOLLYWOOD

DATE: FRIDAY, MAY 1, 2020
SB 275 WATER SAVINGS

WATER EFFICIENCY

1. CHAPTER 6 OF TITLE 24 OF THE CALIFORNIA CODE OF REQULATIONS REQUIRE BUILDINGS AND LANDSCAPE TO BE DESIGNED TO USE 25 PERCENT LESS WATER THAN THE AVERAGE HOUSEHOLD IN THE REGION.

A. Water efficiency strategy is as described below.

1. Water Use: 49% below the SCAG baseline.

B. Water Efficiency

1. The Subsection (a) (8) water efficiency is that each project shall achieve a minimum 25 percent water use reduction from the regional average household water use.

   For residential buildings, the baseline is the average regional water use in Gallons Per Capita Per Day of 131 gallons as stated in the Metropolitan Water District Water Tomorrow Integrated Water Resources Plan Annual Report to the California State Legislature, Covering Fiscal Year 2019 (pg. 8). Available at: http://www.mwdwatertomorrow.com/IRP/documents/10072019_WPS_7c-IRP_Report.pdf

   The baseline is multiplied by 2.15 occupants per residential unit per the City of Los Angeles Community Planning to determine the average daily water use per residential unit of 311.8 gallons per day.

   The following are the maximum water fixture flow rates are taken from the City of Los Angeles Green Building Code for residential use. The appliance flow rates are calculated using accepted industry standards.

   (a) Showerheads: 1.8 GPM (gallon per minute)
   (b) Lavatory faucets; 1.2 GPM
   (c) Kitchen Faucets: 1.5 GPM
   (d) Water Closets (toilets): 1.28 GPF (gallon per flush)
   (e) Clothes washers: Energy Star certified, 3.2 WF (water factor)
   (f) Dishwashers: Energy Star certified, 4 GPC (gallon per cycle)

C. Projected Savings

The 5600 Hollywood Water Use Analysis, included in Appendix A, calculated both the baseline and projected water use and the percentage saving.

The projected overall water savings is 49%

D. Appendix B Water Calculations.

5600 Hollywood Water Use Analysis

	Fixture Type	Flow Rate* (gpm or gpf)		Duration (min. or # flush)		Daily Uses	Occupants		Gallons per Day		
	Showerheads	1.8	x	8	x	1	430	=	6,192		
	Lavatory Faucets	1.2	x	0.25	x	3	430	=	387		
	Kitchen Faucets	1.5	x	4	x	1	430	=	2,580		
	Tank Type Water Closets (Male)	1.28	x	1	x	3	215	=	825.6		
	Tank Type Water Closets (Female)	1.28	x	1	x	3	215	=	825.6		
						Subtotal		=	1,0810.2		
	**Clothes washers (gal/person-day)	5.1					430	=	2193		
	***Dishwashers (gal/person-day)	0.43					430	=	184.9		
	****Irrigation (ETWU, Annual Gallons Required)			58,457	/	365	days/yr.	=	160		
	Total Daily Baseline Water Use (BWU) in Gallons per Day								13,348.26		
	Average use per Household per Day			13,348.256	/	200		=	66.7		
	Current Water Use per Multi-Family Household (MWD 2018/2019 Annual Report) Gallons per Capita per Day of 131 x 2.15 estimated occupants per Multi-Family residential unit)			131	x	2.15		=	281.7		
	Water Use per Unit per Day (including appliances and irrigation)							=	66.7		
	Percent Reduction from MWD Baseline			66.7	/	131		=	0.51		
								=	49	%	

Assumptions
200 units = 420 estimated occupants, based on 2.15 residents/unit

* Flow rates are the maximum allowed per City of Los Angeles Green Build. Code form GRN 16 for residential Occupancies

** Clothes Washers. Per City of Los Angeles Green Build. Code units shall be Energy Star certified. Typical Energy star unit = 3.2 Water Factor = 5.08 gal. per person per day

*** Dishwashers. Per City of Los Angeles Green Build. Code units shall be Energy Star certified. Typical Energy star unit = 4 Gal per Cycle = 0.43 gal. per person per day

**** Irrigation water use per Landscape Architects estimate.

Board Report (Report on IRP Implementation)

WATER USE

2018 Water Use: 131 Gallons Per Capita Per Day

Historical water use can be examined on a per capita basis that also captures consumer behavior. This figure illustrates the impact of conservation savings and recycled water on the potable use within Metropolitan's service area. Recent per capita use remains low as residents continue outdoor conservation practices and in some cities, outdoor water use ordinances have not been lifted since mandatory drought restrictions began in 2015.

The per capita use graphic includes all water use in Metropolitan's service area, including residential, agricultural, commercial, industrial, and institutional use. The graphic shows that continued per capita water use trends as seen in recent years would meet the IRP target for 2040.

Potable Per Capita Water Use*

Metropolitan's Service Area



** 2018 GPCD based on best available data as of July 2019 and is subject to reconciliation.*

CITY LA DBS DEPARTMENT OF BUILDING AND SAFETY

PLUMBING FIXTURE FLOW RATES

Residential Occupancies

2017 Los Angeles Green Building Code

(Incorporate this form into the plans)

FORM GRN 16

SECTION 4.303.1
WATER REDUCTION FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi[1,3]
Lavatory faucets, nonresidential	0.4 gpm @ 60 psi[1,3]
Kitchen faucets	1.5 gpm @ 60 psi[2,4]
Metering Faucets	0.2 gallons/cycle
Gravity tank type water closets	1.28 gallons/flush[5]
Flushometer tank water closets	1.28 gallons/flush[5]
Flushometer valve water closets	1.28 gallons/flush[5]
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

Cal Green Baseline differs from Green form 16, used for daily uses and durations

WORKSHEET (WS-1)
BASELINE WATER USE

BASELINE WATER USE CALCULATION TABLE									
FIXTURE TYPE	FLOW RATE		DURATION		DAILY USES		OCCUPANTS		GALLONS PER DAY
Showerheads, residential	2.0 gpm @ 80 psi	x	8 min.	x	1	x	Note 1a	=	
Showerheads, nonresidential	2.0 gpm @ 80 psi	x	5 min.	x	1	x		=	
Lavatory faucets, residential	1.2 gpm @ 60 psi	x	0.25 min.	x	3	x		=	
Lavatory Faucets nonresidential/ public uses	0.5 gpm @ 60 psi	x	0.25 min	x	3	x		=	
Kitchen faucets	1.8 gpm @ 60psi	x	4 min.	x	1	x	Note 1b	=	
Wash fountains	1.8 gpm/20 [rim space(in) @ 60 psi]	x		x	3	x		=	
Metering faucets, residential	0.25 gallons/cycle	x	0.25 min.	x	3	x		=	
Metering faucets, non-residential	0.20 gallons/cycle	x	0.25 min.	x	3	x		=	
Metering faucets for wash fountains	0.20 gal/cycle/20 [rim space (in.) @ 60 psi]	x	0.25 min.	x	3	x		=	
Water Closets	1.28 gallons/flush	x	1 flush	x	1 male[2] 3 females	x		=	
Urinals	0.125 gal/flush	x	1 flush	x	2 males	x		=	
Total daily baseline water use (BWU)								=	

HENDERSON ENGINEERS

IRRIGATION LEGEND AND CALCULATIONS

Reference Evapotranspiration (ETo) 50.1

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft,)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
1–LW/MW MIX	0.4	DRIP	0.81	0.49	1107	542	16,835
2–LW PLANTS	0.2	DRIP	0.81	0.25	2464	616	19,134
4–POOL	1	–	1	1	724	724	22,488
				Totals	4295	1882	58,457
Special Landscape Areas							
				1			
				1			
				1			
				Totals	0 (C)	0 (D)	
						ETWU Total	58,457
						Maximum Allowed Water Allowance (MAWA)[e]	60,035

[a] ***Hydrozone #/Planting Description***
E.g
1) front lawn
2) low water use plantings
3) medium water use planting

[b] ***Irrigation Method***
overhead spray
or drip

[c] ***Irrigation Efficiency***
0.75 for spray head
0.81 for drip

[d] ***ETWU*** **(Annual Gallons Required) =**
Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e] ***MAWA (Annual Gallons Allowed) =*** *(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

Attachment E

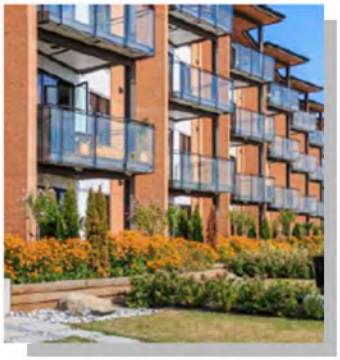
EFI Phase I Environmental Site Assessment Report, Wood Phase I Environmental Site Assessment Report, and Preliminary Endangerment Assessment

ESA

E-1 EFI Phase I Environmental Site Assessment Report



Commercial



Multi-family



Highrise



Industrial



Retail

Phase I Environmental Site Assessment Report

5607 West Carlton Way and 1655 North Saint Andrews Place
Los Angeles, California 90028

Prepared For:

Bow West Capital
520 Broadway, 2nd Floor
Santa Monica, California 90401

EFI Project No. 9836003407
Date of Issuance: May 18, 2018

Prepared By:

EFI Global, Inc.
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EFI Global
Engineering, Fire & Environmental Services

EFI Global
Engineering, Fire & Environmental Services

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EXECUTIVE SUMMARY

EFI Global, Inc. has performed a Phase I Environmental Site Assessment (Phase I) for Bow West Capital (Client) for a residential property located at 5607 West Carlton Way and 1655 North Saint Andrews Place, in Los Angeles County and the City of Los Angeles, California, Assessor's Parcel Numbers: 5544-026-010 and 5544-026-011. The research conducted for this study and the report prepared are in conformance with the United States Environmental Protection Agency (USEPA) All Appropriate Inquiry (AAI) standard and the American Society for Testing and Materials (ASTM) E 1527-13 scope of work.

Site Description

According to our research and information provided by the Client, the following addresses have been found to be associated with the subject property: 5607 West Carlton Way and 1655 North Saint Andrews Place, Los Angeles, California. The subject property is located on the northwest corner of West Carlton Way and Saint Andrews Place, approximately 200-feet south of Hollywood Boulevard, in the City of Los Angeles. The subject property is approximately 17,856 square feet in size and is developed with a two-story apartment building and parking lot, which is approximately 0.40 acres in total size. The building is currently occupied for residential purposes. The remaining portions of the property consist of an asphalt-paved parking area on the west portion which is enclosed by a concrete block wall. The surrounding area is used for residential and commercial purposes. Groundwater is estimated to be approximately 70- to 90-feet below ground surface in the area of the site and is assumed to flow towards the west-southwest.

- Minor pavement staining was noted within the parking stalls of the parking lot. The staining is typical of minor drips and leaks of motor oil from parked automobiles and appears to impact only the surface of the asphalt-paved portions of the property. Therefore, the motor oil staining is considered a *de minimis* condition and does not represent a significant environmental concern for the subject property.
- No significant hazardous material storage or recognized environmental conditions were observed at the site. Those interviewed, as persons familiar with the site were not aware of any negative environmental conditions associated with the property.

Historical Land Use

According to EFI Global, Inc.'s interpretation of the historical research data, the subject property located at 5607 West Carlton Way was developed with a residential structure since 1913; the subject property located at 1655 North Saint Andrews Place was developed with a residential structure sometime prior to 1919. By 1956, the residential structure at 5607 West Carlton Way was demolished and redeveloped into a parking lot; the subject property located at 1655 North Saint Andrews Place was developed with the existing apartment structure since 1957. The subject properties have remained in this configuration to the present. The subject property has solely been utilized for residential purposes and an associated parking lot since development.

- The earliest historical resource obtained during this investigation was a building permit from 1919 which indicated development of the subject property for residential use. The lack of historical data sources for the subject property dating back to first developed uses represents historical data source failure. However, it is assumed that prior to 1919, the subject property would have been developed for residential use, if not undeveloped. Based on this notion, this limitation is not expected to significantly alter the findings of this investigation.

Environmental Data Search

- The subject property is not listed on any of the regulatory databases researched.
- In our opinion, none of the other sites listed on the regulatory database report pose a significant threat to the subject property as there is no indication of a release at the respective sites, a release has occurred but groundwater has not been impacted, a release has occurred but the case is closed, or the sites are located cross or down gradient of the subject property and in excess of 1/10 mile from the subject property.
- The Los Angeles Regional Water Control Board (LARWQCB), Department of Toxic Substances Control (DTSC), Southern Coast Air Quality Management District (SCAQMD), City of Los Angeles Building and Safety Division, Los Angeles County Fire Department of Health Hazardous Materials Division (LACFD HHMD), Los Angeles Fire Department Underground Storage Tank Unit (LAFD UST), Los Angeles Fire Department Hazardous Materials Division (LAFD HazMat), Los Angeles Fire Department Arson Division (LAFD AD), and the City of Los Angeles Bureau of Sanitation (LABS) were contacted regarding permits, site investigation files, hazardous materials, underground storage tank, and industrial waste discharge records for the subject property. Additionally, the State Water Resources Control Board's (SWRCB) GeoTracker, DTSC's Hazardous Waste Tracking Syst0em (HWTS) and EnviroStor, SCAQMD's Facility Information Detail (FIND), LAFD Certified Unified Program Agency (CUPA) online Active and Inactive CUPA Regulated Facilities and Underground Storage Tank databases which include active and inactive Aboveground Storage Tanks (AST), Inactive and Active Underground Storage Tanks, Inactive and Active Hazardous Materials Inventory, Underground Storage Tank Historical Files databases, and the LACFD HHMD Active CUPA Program Records, Inactive CUPA Program Records, Site Mitigation Unit (SMU) Case Records, and California Accidental Release Program (CalARP) databases were reviewed for information pertaining to the subject property.
- Utility substructure maps, provided by the City of Los Angeles Department of Public Work NavigateLA online mapping system, were reviewed for evidence of substructure features on or near the subject property. Based on our review of the maps, no underground storage tanks or other significant environmental concerns were identified
- According to responses to our requests from LARWQCB, DTSC, SCAQMD, LACFD HHMD, LAFD UST, LAFD HazMat, and LABS, there are no files for the subject property. Furthermore, a review of the Geotracker, EnviroStor, HWTS, FIND, CUPA Active and Inactive Hazardous Materials (HazMat), UST and AST Inventory, and the LACFD HHMD Active CUPA Program Records, Inactive CUPA Program Records, SMU Case Records, and CalARP databases, found no files for the subject property.
- At the time this report was issued, no response has been received from the LAFD AD. Based on the quality of information obtained from other sources, this limitation is not expected to alter the conclusions of this report. Nonetheless, should relevant information be obtained from this agency subsequent to issuing this report, an addendum will be prepared and provided to the Client.
- The Division of Oil, Gas, and Geothermal Resources (DOGGR) Online Mapping System was reviewed for information pertaining to oil and gas exploration on or nearby the subject property. No oil wells were identified within 500 feet of the subject property.
- The User did not provide EFI Global any information either verbally or in writing (i.e. Title Report) regarding environmental cleanup liens or activity and use limitations encumbering the subject property.

An environmental lien search was not requested by the User; however, based on our review of the DTSC EnviroStor Database, no environmental liens enforced by the DTSC were identified.

Additional Issues

- Based on the age of the onsite structure (1957), there is a potential for asbestos containing building materials (ACM) at the site, however, no testing was completed as part of this report. Suspect ACM observed during the site reconnaissance includes drop ceiling panels, stucco, and tile flooring and associate mastics, which appeared to be in good condition. An asbestos survey is recommended in the event the onsite structure is demolished or significantly renovated.
- Based on the age of the onsite structure (1957), there is a potential for lead-based paint at the site. All painted surfaces appeared in good condition to moderate condition, with no chipping or peeling observed. A lead based paint survey is recommended in the event that the onsite structure is demolished or significantly improved.
- Based on our research at the United States Environmental Protection Agency (USEPA), the average radon concentrations for Los Angeles County are between 2.0 picocuries per liter (pCi/L) and 4.0 pCi/L, below the 4.0 pCi/L action level set by the USEPA. However, according to the California Geological Survey *Radon Potential Radon Zone Map for Southern California*, dated January 2005, shows no concentrations of radon in the vicinity of the subject property. Site specific radon levels vary greatly within the EPA radon zones and on-site radon measurements would need to be collected in order to determine the radon levels at the subject property.
- EFI Global, Inc. did not observe visible or olfactory indications of the presence of mold, nor did EFI Global, Inc. observe obvious indications of significant water damage. No sampling was conducted as part of this assessment.
- Based on our research, the property is not known to be located in proximity (within 1,000 feet) to any active or abandoned oil wells or landfills. Therefore, the potential for methane risk at the subject property is considered low.

CONCLUSIONS

EFI Global, Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice 1527-13, at 5607 West Carlton Way and 1655 North Saint Andrews Place, Los Angeles, California, the subject property. Any exceptions to or deletions from this practice are described in the individual sections of this report. This assessment has revealed no evidence of recognized environmental conditions or *de minimis* conditions in connection with the subject property except for the following:

Recognized Environmental Conditions (REC)

In our opinion, no RECs were identified during the course of this assessment.

Historical Recognized Environmental Conditions (HREC)

In our opinion, no HRECs were identified during the course of this assessment.

Controlled Recognized Environmental Conditions (CREC)

In our opinion, no CRECs were identified during the course of this assessment.

De Minimis Conditions

The motor oil staining observed in the parking lot is considered a *de minimis* condition.

RECOMMENDATIONS

Based on the foregoing, no additional investigation is recommended at this time.

1.0 INTRODUCTION

EFI Global, Inc. has performed a Phase I Environmental Site Assessment (Phase I) for the property located at 5607 West Carlton Way and 1655 North Saint Andrews Place, in Los Angeles County and the City of Los Angeles, California (Subject Property). This report has been prepared for the sole use of Bow West Capital (Client).

The research conducted for this study and the report prepared are in general conformance with the EPA "All Appropriate Inquiries" standard and the ASTM 1527-13 "Standard Practices for Environmental Site Assessments: Phase I Environmental Site Assessment Process". The primary purpose for performing a Phase I ESA is to "…permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations (commonly known as landowner liability protections) on Comprehensive Emergency Response Compensation and Liability Act (CERCLA) liability." (ASTM, 2013) An environmental site assessment meeting or exceeding this practice and completed less than 180 days prior to the date of acquisition is presumed to be valid under this standard. In order to maintain landowner liability protections, the User also has a "continuing obligation to not interfere with activity and use limitations associated with the property," must take "reasonable steps to prevent releases" and must "comply with legal release reporting obligations." (ASTM, 2013) Further, it is the goal of this study to identify business risks related to the property associated with environmental conditions. This investigation is not an environmental compliance audit and is not designed to determine if the operations of an existing facility are in compliance with applicable environmental laws and regulations.

The goal of this process is to identify any (1) recognized environmental conditions (RECs), (2) historic recognized environmental conditions (HRECs), (3) controlled recognized environmental conditions (CRECs), and/or (4) *de minimis* conditions associated with the subject property.

- A **recognized environmental condition** is defined as "…the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment." This definition does not include de minimis conditions defined as "a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies" (ASTM, 2013).
- A **historical recognized environmental condition** is defined as "a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)." (ASTM, 2013). The HREC designation requires the comparison of residual contamination concentrations, if any, to current regulatory standards.
- A **controlled recognized environmental condition** is defined as "a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to

remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)" (ASTM, 2013).

- A ***de minimis condition*** is defined as "a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* conditions are not recognized environmental conditions nor controlled recognized environmental conditions" (ASTM, 2013).

In order to identify environmental conditions at the site, the Phase I ESA includes a site inspection, interviews with parties familiar with the property, historical research into the past uses of the property, and an environmental records search with regard to the subject property, adjoining and immediately surrounding properties, and the surrounding area. In addition, EFI Global, Inc. provides an opinion regarding the potential for asbestos containing materials, lead-based paints, mold, radon, oil and gas exploration, and methane as they relate to the subject property. Reviewing those documents that are publicly available, reasonably ascertainable, and practically reviewable controls the completeness of this assessment. The inability to review documents which do not exist or are not publicly available, reasonably ascertainable, or practically reviewable may result in a data gap.

1.1 Significant Assumptions

While this report provides an overview of potential environmental concerns, both past and present, the environmental assessment is limited by the availability of information at the time of the assessment. It is possible that unreported disposal of waste or illegal activities impairing the environmental status of the property may have occurred which could not be identified. The conclusions and recommendations regarding environmental conditions that are presented in this report are based on a scope of work authorized by the Client. Note, however, that virtually no scope of work, no matter how exhaustive, can identify all contaminants or all conditions above and below ground.

1.2 Limitations and Exceptions

This report has been prepared in accordance with generally accepted environmental methodologies referred to in ASTM 1527-2013, and contains all of the limitations inherent in these methodologies. No other warranties, expressed or implied, are made as to the professional services provided under the terms of our contract and included in this report. The conclusions of this report are based in part, on the information provided by others. The possibility remains that unexpected environmental conditions may be encountered at the site in locations not specifically investigated. The services performed and outlined in this report were based, in part, upon visual observations of the site and attendant structures. Our opinion cannot be extended to portions of the site that were unavailable for direct observation, reasonably beyond the control of EFI Global, Inc. The objective of this report was to assess environmental conditions at the site, within the context of our contract and existing environmental regulations within the applicable jurisdiction. Evaluating compliance of past or future owners with applicable local, provincial, and federal government laws and regulations was not included in our contract for services. Our observations relating to the condition of environmental media at the site are described in this report. It should be noted that compounds or materials other than those described could be present in the site environment.

1.3 Reliance

This report has been prepared for the sole use of Bow West Capital. The contents should not be relied upon by any other parties without the express written consent of Bow West Capital and EFI Global, Inc.

1.4 User Responsibilities

The United States Environmental Protection Agency (USEPA) All Appropriate Inquiry (AAI) and ASTM E 1527-13 Phase I Standards require that the User conduct independent research and consider certain information before purchasing a property:

- Obtain a recent (less than 180 days old) title report prepared for the subject property. The report should be reviewed to obtain information regarding environmental clean-up liens or activity and use limitations (AULs) with regard to the subject property. If environmental cleanup liens or AULs encumbering the subject property or in connection with the subject property are identified, the User should provide that information to the Environmental Professional (EFI Global, Inc.). If the User has actual knowledge of environmental cleanup liens or AULs encumbering the subject property or in connection with the subject property, the User should provide that information to the Environmental Professional (EFI Global, Inc.).
- The User should provide the Environmental Professional (EFI Global, Inc.) with any specialized knowledge the User has with regard to recognized environmental conditions in connection with the property.
- If the User is aware of any commonly known information in the community about the subject property with respect to recognized environmental conditions, the User should provide the information to the Environmental Professional (EFI Global, Inc.).
- If this Phase I ESA was prepared as due diligence for a property transaction, it is the responsibility of the User to consider the relationship of the purchase price to the fair market value of the property. If the purchase price is significantly lower than the fair market value, the User should identify the alternate reason for the low purchase price if the lower purchase price is not related to the property being affected by hazardous substances or petroleum products.

2.0 SITE DESCRIPTION

EFI Global, Inc. has performed a Phase I for a residential property located at 5607 West Carlton Way and 1655 North Saint Andrews Place, in Los Angeles County and the City of Los Angeles, California. The subject property is approximately 17,856 square feet in size and is developed with a two-story apartment building and parking lot, which is approximately 0.40 acres in total size. The building is currently occupied for residential purposes. The remaining portions of the property consist of an asphalt-paved parking area on the west portion which is enclosed by a concrete block wall. The surrounding area is used for residentialand commercial purposes. Groundwater is estimated to be approximately 70- to 90-feet below ground surface in the area of the site and is assumed to flow towards the west-southwest.

Natural gas is provided to the subject property by Southern Gas Company. Potable water, electrical and sewer services are provided by the Los Angeles Department of Water and Power.

2.1 Current and Historical Addresses

According to our research and information provided by the Client, the following addresses have been found to be associated with the subject property: 5601, 5601½, 5607, and 5607½ West Carlton Way and 1655 North Saint Andrews Place, Los Angeles, California.

2.2 Legal Description

According to the Los Angeles County Assessor's Office, the subject property is located in the City of Los Angeles, and is described by the Assessor's Parcel Numbers: 5544-026-010 and 5544-026-011.

2.3 Physical Setting

The elevation of the subject property is approximately 380-feet above sea level (United States Geological Survey Hollywood, California 7.5 minute topographic quadrangle). Based on our review of the GeoCheck Section of the Environmental Data Resources, Inc. (EDR) Radius report, the subject property is not situated within a 500-year Federal Environmental Management Agency (FEMA) Flood Zone. No wetlands were identified at the property or adjoining/immediately surrounding properties. Based on our review of groundwater data presented in the State Water Resources Control Board (SWRCB) GeoTracker website, groundwater was detected at a leaking underground storage tank site (5700 Hollywood Boulevard) approximately 560-feet west-northwest of the subject property at approximately 70- to 90-feet below ground surface. However, perched and semi-perched aquifers may be present beneath the site. Based on regional groundwater data, regional groundwater flow direction is estimated to be towards the west-southwest; however, local groundwater flow direction may vary.

3.0 SITE RECONNAISSANCE/INTERVIEWS

3.1 Site Reconnaissance

On April 27, 2018, Daniel Casas of EFI Global, Inc. conducted a site reconnaissance of the subject property. The site inspection was conducted to attempt to identify current site use(s), current hazardous materials storage, and evidence of past site uses and hazardous material storage and to identify evidence of other recognized environmental conditions. The following table summarizes our Site Reconnaissance observations:

Yes	No	Observed Feature(s)
✔		Hazardous Substances and Petroleum Products Containers
	✔	Underground and/or Aboveground Storage Tanks
	✔	Drains/Sumps/Clarifiers/Sewer Interceptors/Septic Systems
✔		Stained or Corroded Surfaces/Stained Soil or Stressed Vegetation
	✔	Pits/Ponds/Lagoons/Wetlands
✔		Electrical Equipment with the Potential to contain Fluids
	✔	Production or Monitoring Wells
	✔	Evidence of Solid Waste Disposal/Dumping/Fill Areas

3.1.1 Exterior Observations

The exterior portions of the site consist of concrete-paved driveways and parking areas on the east portions, access ways, and limited landscaped areas. A trash container was located on the northern portion of the subject property. A pole-mounted transformer was observed on the northern portion of the subject property. No evidence of spills or stains was observed in the vicinity of the trash container or pole-mounted transformer. Water boiler was observed on the western portion of the subject property which appeared to be in good condition.

EFI Global, Inc. also observed the subject property's parking area (5607 West Carlton Way) to the west of the residential structure, which was enclosed by a concrete masonry unit (CMU) retaining wall and gate. There was no significant evidence of dumping of debris; however some cardboard boxes and miscellaneous trash was observed in the northwestern and southern portions of the parking area.

Furthermore, minor pavement staining was noted within the parking stalls of the parking lot. The staining is typical of minor drips and leaks of motor oil from parked automobiles and appears to impact only the surface of the asphalt-paved portions of the property. Therefore, the motor oil staining is considered a *de minimis* condition and does not represent a significant environmental concern for the subject property.

No recognized environmental conditions were observed in the exterior portions of the subject property.

3.1.2 Interior Observations

The subject property was developed with a three-story apartment building which includes the tuck under parking area on the east portion, an electrical room and water boiler to the west portion. The concrete surfaces were in moderate condition with some cracking and staining. No spills or stains were observed in the vicinity of the water boiler.

The second- and third-floor consists of twelve residential units. Units 2 and 3, on the second floor were inspected as a part of the assessment. Building materials observed include drywall and wood partitions, drywall ceilings, ceramic floor tiles, carpeting, and laminate flooring. This units consisted of one bedroom and one bathroom. All other units consisted of one bedroom and one bathroom. The units are accessible through exterior walkways and stairs. No central air conditioning unit was observed.

No significant hazardous material storage or recognized environmental conditions were observed in the interior portions of the subject property.

3.1.3 Reconnaissance Limitations

EFI Global observed only two units out of the12 total residential units, which constitutes a limitation. However, as the nature of the property is residential this limitation is not expected to significantly alter the conclusions of this report.

3.2 Adjoining and Immediately Surrounding Properties

The adjoining and immediately surrounding properties (within 100-feet of the subject property boundary) were visually and physically observed from public right-of ways and the subject property in an attempt to identify recognized environmental conditions. Our observations are summarized in the following table:

Location	Address(es)	Uses/Observations
North	5606 Hollywood Boulevard 5600 Hollywood Boulevard	Automobile repair facility and vacant land
East	5555 West Carlton Way	Residential
South	1559 North Saint Andrews Place	Grant Elementary School (parking area)
West	5611 West Carlton Way	Residential

- The north adjoining and immediately surrounding property is an automotive repair facility; however, based on the lack of evidence of a documented release, this site is not expected to represent a significant environmental concern for the subject property.

3.3 Surrounding Area Observations

3.3.1 Surrounding Property Uses

The surrounding area is developed with commercial and residential structures.

3.3.2 Surrounding Geography

The surrounding area is mostly flat with a slight topographic slope to the southwest. No nearby hills or bedrock outcroppings were observed in the area of the site. No lakes, ponds, rivers or streams were observed in the surrounding area.

3.4 Interviews

3.4.1 Property Owner

Mr. Frank Evanisko, the property owner representative, completed the survey questionnaire dated April 25, 2018. Mr. Evanisko was unaware of any environmental conditions associated with the property.

3.4.2 Key Site Manager

Ms. Daisy (last name withheld), the site manager, was interviewed during the course of the site reconnaissance. Ms. Daisy was not aware of any environmental conditions at the subject property.

Mr. David Gutierrez, the site manager, was interviewed during the course of the site reconnaissance. Mr. Gutierrez was not aware of any environmental conditions associated with the property.

3.4.3 Property Occupants

No occupants were available for interview during the completion of this report.

3.4.4 Past Owners, Operators and Occupants

Past owners, operators and occupants were not able to be identified for an interview for this report.

3.4.5 Prospective Purchaser

As the User of this report is the owner of the property performing due diligence on the subject property in contemplation of a future sale or refinance, there is no prospective purchaser included in the transaction.

3.4.6 Neighboring Property Owners/Tenants

Per ASTM, an attempt to interview neighboring property owners/tenants should be conducted when the subject property is vacant and unsecured land. As the subject property is currently developed and utilized for residential purposes, no neighboring property owners/tenants were interviewed during this assessment.

3.5 User Provided Information

The United States Environmental Protection Agency (USEPA) All Appropriate Inquiry (AAI) and ASTM 1527-13 Phase I Standards require that the Report User conduct independent research and consider certain information before purchasing a property. EFI Global, Inc. recommends that the User documents completion of the following items:

3.5.1 Lien Search

The User is required to obtain a recent (less than 180 days old) title report prepared for the subject property. The report should be reviewed to obtain information regarding environmental clean-up liens or activity and use limitations with regard to the subject property. If environmental cleanup liens or activity and use limitations encumbering the subject property or in connection with the subject property are identified, the User should provide that information to the Environmental Professional (EFI Global, Inc.). If the User has actual knowledge of environmental cleanup liens or activity and use limitations encumbering the subject property or in connection with the subject property, the User should provide that information to the Environmental Professional (EFI Global, Inc.).

- The User did not provide EFI Global any information either verbally or in writing (i.e. Title Report) regarding environmental cleanup liens or activity and use limitations encumbering the subject property. An environmental lien search was not requested by the User; however, based on our review of the DTSC EnviroStor Database, no environmental liens enforced by the DTSC were identified.

3.5.2 Specialized Knowledge

The User should provide the Environmental Professional (EFI Global, Inc.) with any specialized knowledge the User has with regard to recognized environmental conditions in connection with the property.

- The User has no specialized knowledge with respect to recognized environmental conditions in connection with the property.

3.5.3 Commonly Known or Reasonably Ascertainable Information

If the User is aware of any commonly known information in the community about the subject property with respect to recognized environmental conditions, the User should provide the information to the Environmental Professional (EFI Global, Inc.).

- The User is not aware of any commonly known information in the community about the subject property with respect to recognized environmental conditions.

3.5.4 Property Valuation

If this Phase I ESA was prepared as due diligence for a property transaction, it is the responsibility of the User to consider the relationship of the purchase price to the fair market value of the property. If the purchase price is significantly lower than the fair market value, the User should identify the alternate reason for the low purchase price if the lower purchase price is not related to the property being affected by hazardous substances or petroleum products.

- As the User of this report is the owner of the property performing due diligence on the subject property in contemplation of a future sale or refinance, there is no prospective purchaser included in the transaction.

3.5.5 Purpose of Performing Phase I ESA

- According to the User, the User is the owner of the property performing due diligence on the subject property in contemplation of a future sale.

3.6 User Provided Documents

- No documents were provided to EFI Global, Inc. by the report User.

4.0 HISTORICAL LAND USE

A review of historical data derived from standard historical resources is provided in this section. The objective of consulting historical sources is to develop a history of the previous uses of the property and surrounding area, in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property. During our historical review, acute attention is paid to the subject property. Data relating to the adjoining and immediately surrounding properties (within 100-feet of the subject property boundary) and the surrounding area is reviewed to the extent that it is revealed in the course of researching the property itself.

4.1 Aerial Photography Review

Aerial Photography of many portions of the United States dates back to the 1920's. Items searched for in each photograph included, but were not limited to: evidence of tanks, gas stations, industrial site usage, water drainage pathways, areas which show evidence of drums or excessive debris, discolored or stained soils, areas of distressed vegetation, et cetera.

Aerial Photograph Coverage was available from EDR for the years: 1928, 1938, 1948, 1952, 1954, 1964, 1977, 1979, 1981, 1989, 1994, 2002, 2005, 2010, and 2014. A summary of our observations is presented in the following table.

Year	Subject Property	Notable Adjoining Property Observations	Notable Observations of the Surrounding Area
1928, 1938, 1948, 1952, and 1954	The subject property appears to be developed with two residential structures.	North: Residential and commercial structures East: Residential South: Residential West: Residential	The surrounding area appears to be developed with residential and commercial structures.
1964,	The subject property appears to be developed with existing residential building and parking lot.	North: Residential and commercial structures East: Residential South: Residential West: Residential	The surrounding area appears to be developed with residential and commercial structures.
1977, 1979, and 1981	The subject property appears to be developed with the existing residential structure and parking lot.	North: Residential and commercial structures East: Residential South: Residential and parking lot West: Residential	The surrounding area appears to be developed with residential and commercial structures.
1989	The subject property appears to be developed with the existing residential structure and parking lot.	North: Residential and commercial structures East: Residential South: Parking lot and vacant land West: Residential	The surrounding area appears to be developed with residential and commercial structures.

Year	Subject Property	Notable Adjoining Property Observations	Notable Observations of the Surrounding Area
1994	The subject property appears to be developed with the existing residential structure and parking lot.	North: Residential and commercial structures East: Residential South: Parking lot West: Residential	The surrounding area appears to be developed with residential and commercial structures.
2002, 2005, 2010, and 2014	The subject property appears to be developed with the existing commercial structure and parking lot.	North: Commercial and vacant land East: Residential South: Commercial and parking lot West: Residential	The surrounding area appears to be developed with residential and commercial structures.

4.2 Building Department Records Review

The addresses identified as current and historical addresses for the subject property were researched at the City of Los Angeles Building and Safety Department. Items considered in the course of the building permit review are previous site usage, previous ownership, and the construction or demolition of any structures that may have had a negative environmental impact on the property. The following table summarizes relevant building permits obtained and reviewed:

5607 West Carlton Way		
Date	**Owner/Occupant**	**Purpose**
04/22/1913	Louise W.C. Ochsner	Application for the construction of a one-story residential structure which includes six rooms.
04/22/1913	Louise Ochsner	Application for the construction of a garage.
05/11/1956	A.J. Sherman	Application to demolish residential building.

1655 North Saint Andrews Place		
Date	**Owner/Occupant**	**Purpose**
05/23/1957	Carlton Company	Application to construct building with 14 units and garage.
05/23/1957	Carlton Company	Plot plan for the construction of apartment building.
12/29/1972	William Fertig	Application to replace old railing on the 2nd and 3rd floor.

- There were no building permits identified for the other historical site addresses.
- The building permits obtained were for minor tenant improvements, construction of a new residential structure, or other permits which were not significant and did not represent a potential for recognized environmental conditions.

- Files provided by the City of Los Angeles Building and Safety Division indicated that former occupant at 5607 W Carlton Way applied for a building permit to construct a one-story residential structure which included six room and garage on April 22, 1913. The owner also applied for a permit to demolish the residential building on May 11, 1956. No violations were identified. Based on the foregoing, this current occupant is not expected to represent a significant environmental concern for the subject property.
- Files provided by the City of Los Angeles Building and Safety Division indicated that current occupant at 1655 North Saint Andrews Place applied for a building permit to construct a three-story residential structure which includes fourteen units on May 23, 1957. The owner also applied for a permit to replace old railing on December 29, 1972. No violations were identified. Based on the foregoing, this current occupant is not expected to represent a significant environmental concern for the subject property.

4.3 City Directory Review

City directories have been published since the 1800's and provide detailed occupant information for the property and its surrounding area at five-year intervals. The purpose of the City Directory research is to attempt to determine the businesses that historically occupied the subject property. Historical City Directories provided by EDR and reviewed by EFI Global, Inc. are listed below.

1655 North Saint Andrews Place	
Date	**Listing**
2000 - 2010	Residential

5607 West Carlton Way	
Date	**Listing**
1924 - 1951	Residential

- Additional City Directory research indicated that the adjoining property at 5604 Hollywood Boulevard was occupied by dry cleaning facilities from 1933 to 1942. For more information refer to Section 5.2.

4.4 Sanborn Map Review

Originally compiled by the Sanborn Map Company of Pelham, New York for fire insurance companies to assess fire risks related to building materials and hazardous materials storage, today Sanborn Maps are an invaluable tool for Environmental Professionals in determining historical site use and the potential for environmental conditions. Sanborn Map Coverage is available from as early as 1867 in some cities. Although Sanborn maps were created for approximately twelve thousand cities and towns in the United States, Canada, and Mexico, Sanborn Map Coverage is not available in newer and more rural communities. Sanborn Map Coverage was available from EDR for the years: 1907, 1913, 1919, 1950, 1955, 1957, 1960, 1961, 1962, 1966, 1968, 1969, and 1970. A summary of our observations is presented in the following table.

Year	Subject Property	Notable Adjoining Property Observations	Notable Observations of the Surrounding Area
1907 and 1913	Unmapped coverage of the subject property.	North: Unmapped coverage East: Unmapped coverage South: Unmapped coverage West: Unmapped coverage	The surrounding area is depicted with residential and commercial structures, and unmapped Sanborn coverage.
1919, 1950, and 1955	The subject property is depicted with two residential structures (5607 and 5601 West Carlton Way) with two automobile garages (5607½ and 5601½), respectively.	North: Residential and commercial structures East: Residential South: Residential West: Residential	The surrounding area is depicted with residential and commercial structures.
1957	The subject property is depicted with a residential structure (5601 West Carlton Way) with an automobile garage (5601½ West Carlton Way) and vacant land (5607 West Carlton Way).	North: Residential and commercial East: Residential South: Residential West: Residential	The surrounding area is depicted with residential and commercial structures.
1960, 1961, 1962, 1966, 1968, 1969, and 1970	The subject property is depicted with the existing apartment building (1655 North St. Andrews Place) and vacant land (5607 West Carlton Way).	North: Residential and commercial structures East: Residential South: Residential West: Residential	The surrounding area is depicted with residential and commercial structures.

- Sanborn maps indicate the following historical street addresses associated with the subject property: 5601, 5601½, 5607, and 5607½ W Carlton Way, and 1655 North Saint Andrews Place, Los Angeles, CA 90028. These addresses were researched during the completion of this report.
- Two adjoining properties located north of the subject property were occupied by clothes cleaning facilities in at least 1924 and 1942. For more information refer to Section 5.2.
- Two immediately surrounding properties located north-northeast of the subject property were occupied by a clothes cleaning and laundry facility in at least 1929 and from at least 1933 through at least 1937. For more information refer to Section 5.2.

4.5 Historical Summary

4.5.1 Subject Property

According to EFI Global, Inc.'s interpretation of the historical research data, the subject property located at 5607 West Carlton Way was developed with a residential structure since 1913; the subject

property located at 1655 North Saint Andrews Place was developed with a residential structure sometime prior to 1919. By 1956, the residential structure at 5607 West Carlton Way was demolished and redeveloped into a parking lot; the subject property located at 1655 North Saint Andrews Place was developed with the existing apartment structure since 1957. The subject properties have remained in this configuration to the present. The subject property has solely been utilized for residential purposes and an associated parking lot since development.

4.6 Historical Data Gaps

The earliest historical resource obtained during this investigation was a building permit from 1919 which indicated development of the subject property for residential use. The lack of historical data sources for the subject property dating back to first developed uses represents historical data source failure. However, it is assumed that prior to 1919, the subject property would have been developed for residential use, if not undeveloped. Based on this notion, this limitation is not expected to significantly alter the findings of this investigation.

5.0 REGULATORY DATABASE REPORT

A radial database search was conducted in accordance with the specifications defined in ASTM E 1527-13 which sets the radial search distances for each regulatory database. The radial database search was conducted by EDR on April 23, 2018. A copy of the database report is presented in Appendix II of this report. The following table summarizes required databases reviewed, the approximate search distances, and indicates if the subject site, adjoining/immediately surrounding properties or surrounding sites are listed on the respective database.

Following the table are summaries of the information found in the relevant database listings and our opinion regarding the potential for the subject property to be impacted. Our opinion is based on the information found in the database listings, through other historical and regulatory resources, "Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions" (ASTM E2600-15), and assumed groundwater flow direction. As discussed in Section 2.3, groundwater is estimated to be approximately 70- to 90-feet below ground surface in the area of the site and is assumed to flow towards the west-southwest.

DATABASE	Search Distance (Miles)	Subject Site (Yes/ No)	Adjacent Site (Yes/ No)	Total Listings (#)
Federal National Priorities List (NPL)	1.0	No	No	0
Federal De-listed NPL	1.0	No	No	0
Federal CERCLIS	0.5	No	No	0
Federal CERCLIS NFRAP	0.5	No	No	0
Federal RCRA CORRACTS	1.0	No	No	0
Federal RCRA non-CORRACTS TSD	0.5	No	No	0
Federal RCRA Generators	0.25	No	No	7
Federal Institutional/Engineering Controls	0.5	No	No	0
Federal ERNS	Property	No	No	0
State/Tribal Equivalent NPL	1.0	No	No	0
State/Tribal Equivalent CERCLIS	1.0	No	No	21
State/Tribal Landfill	0.5	No	No	0
State/Tribal Underground Storage Tank (UST)	0.25	No	No	22
State/Tribal Leaking Underground Storage Tank (LUST/SLIC)	0.5	No	No	18
State/Tribal Institutional/Engineering Controls	0.5	No	No	0
State/Tribal Voluntary Clean-up Sites	0.5	No	No	0
State/Tribal Brownfield Sites	0.5	No	No	0

5.1 Subject Property

The subject property is not listed on any of the regulatory databases researched.

5.2 Adjoining and Immediately Surrounding Properties

Taylor Bennett (1679 North Saint Andrews Place) - The former adjoining property located approximately 90 feet north of the subject property (hydrologically up-gradient) is listed on the EDR Exclusive Historic

Dry Cleaners (EDR Hist Cleaner) database. According to the listing and the Los Angeles Public Library (ResCarta) database, the site operated as a “clothes cleaners and dyers” facility from at least 1924 through 1928. No further information was provided. Based on the lack of evidence of a documented release, relative distance from the subject property (in excess of 90-feet), and depth to groundwater (in excess of 60-feet), this former dry cleaning operation is not expected to represent a significant environmental concern for the subject property.

Yat Sun (5604 Hollywood Boulevard) - The former adjoining property located approximately 130 feet north of the subject property (hydrologically up-gradient) is listed on the EDR Hist Cleaner database. According to the listing, the site operated as a “laundry” facility in at least 1942. Laundry facilities most likely operated using only hand wash techniques. Additional research from newspaper.com database indicated that the site was occupied with a cafe in 1938 and a general store in 1948; therefore, the maximum period of occupancy for the laundry facility is 8 years (1939 to 1947). No further information is provided. Based on the lack of evidence of a documented release, lack of any documented dry cleaning operations onsite, relative distance from the subject property (in excess of 130-feet), and depth to groundwater (in excess of 60-feet), this former laundry operation is not expected to represent a significant environmental concern for the subject property.

5.3 Surrounding Area

In our opinion, none of the other sites listed on the regulatory database report pose a significant threat to the subject property as there is no indication of a release at the respective sites, a release has occurred but groundwater has not been impacted, a release has occurred but the case is closed, or the sites are located cross or down gradient of the subject property and in excess of 1/10 mile from the subject property.

5.4 Orphan Sites

Orphan sites are unmappable sites which appear in a list form in the Radius Map Report rather than on the standard Radius Map. No orphan sites were identified in the Radius Map Report prepared for this site.

6.0 AGENCY FILE REVIEWS

6.1 State Agencies

The Los Angeles Regional Water Control Board (LARWQCB), Department of Toxic Substances Control (DTSC), and Southern Coast Air Quality Management District (SCAQMD) were contacted regarding permits and site investigation files for the subject property. Additionally, the State Water Resources Control Board's (SWRCB) GeoTracker, DTSC's Hazardous Waste Tracking Syst0em (HWTS) and EnviroStor, and SCAQMD's Facility Information Detail (FIND) databases were reviewed for information pertaining to the subject property.

- According to responses to our requests from LARWQCB, DTSC, and SCAQMD, there are no files for the subject property. Furthermore, a review of the Geotracker, EnviroStor, HWTS, and FIND databases found no files for the subject property.

The Division of Oil, Gas, and Geothermal Resources (DOGGR) Online Mapping System was reviewed for information pertaining to oil and gas exploration on or nearby the subject property.

- No oil wells were identified within 500 feet of the subject property.

6.2 City/County Agencies

The City of Los Angeles Building and Safety Division, Los Angeles County Fire Department of Health Hazardous Materials Division (LACFD HHMD), Los Angeles Fire Department Underground Storage Tank Unit (LAFD UST), Los Angeles Fire Department Hazardous Materials Division (LAFD HazMat), Los Angeles Fire Department Arson Division (LAFD AD), and the City of Los Angeles Bureau of Sanitation (LABS) were contacted regarding hazardous materials, underground storage tank, and industrial waste discharge records for the subject property. Additionally, the LAFD Certified Unified Program Agency (CUPA) online Active and Inactive CUPA Regulated Facilities and Underground Storage Tank databases which include active and inactive Aboveground Storage Tanks (AST), Inactive and Active Underground Storage Tanks, Inactive and Active Hazardous Materials Inventory, Underground Storage Tank Historical Files databases, and the LACFD HHMD Active CUPA Program Records, Inactive CUPA Program Records, Site Mitigation Unit (SMU) Case Records, and California Accidental Release Program (CalARP) databases were reviewed for information pertaining to the subject property.

- According to a response from LACFD HHMD, LAFD UST, LAFD HazMat, and LABS, there are no files for the subject property. Furthermore, a review of the CUPA Active and Inactive Hazardous Materials (HazMat), UST and AST Inventory, and the LACFD HHMD Active CUPA Program Records, Inactive CUPA Program Records, SMU Case Records, and CalARP databases, found no files for the subject property.

- Files provided by the City of Los Angeles Building and Safety Division were reviewed. For more information, please refer to the building permits portion of the historical summary found in Section 4.2 of the report.
- Files provided by the City of Los Angeles Building and Safety Division indicated that current occupant at 1655 North Saint Andrews Place applied for a building permit to construct a three-story residential structure which includes fourteen units on May 23, 1957. The owner also applied for a permit to replace old railing on December 29, 1972. No violations were identified. Based on the foregoing, this current occupant is not expected to represent a significant environmental concern for the subject property.

- Utility substructure maps, provided by the City of Los Angeles Department of Public Work NavigateLA online mapping system, were reviewed for evidence of substructure features on or near the subject property. Based on our review of the maps, no underground storage tanks or other significant environmental concerns were identified

6.3 Agency File Review Limitations

At the time this report was issued, no response has been received from the LAFD AD. Based on the quality of information obtained from other sources, this limitation is not expected to alter the conclusions of this report. Nonetheless, should relevant information be obtained from this agency subsequent to issuing this report, an addendum will be prepared and provided to the Client.

7.0 NON-SCOPE ENVIRONMENTAL RISKS

ASTM Standard E1527-13 identifies additional conditions which, should they exist at the subject property, may create a human health risk to the occupants of the site. These risks may also create additional costs to the property owner in the form of identification, operations & maintenance, and cleanup or remediation.

7.1 Asbestos Containing Building Materials

Asbestos is a group of naturally occurring minerals used in many products, including building materials vehicle brakes, insulation and other products that require resistance to heat and corrosion. Asbestos includes: chrysotile, amosite, crocidolite, tremolite asbestos, anthophyllite asbestos, actinolite asbestos, and any of these materials that have been chemically treated and/or altered.

The inhalation of asbestos fibers by workers can cause cancer and other serious diseases of the lungs and other organs that may not appear until years after the exposure has occurred. For instance, asbestos can cause a buildup of scar-like tissue in the lungs and result in loss of lung function. Asbestos fibers associated with these health risks are too small to be seen with the naked eye, and smokers are at higher risk of developing some asbestos-related diseases.

Asbestos-containing materials (ACM) do not always pose a hazard to occupants and workers in buildings that contain these materials. Intact, undisturbed ACMs generally do not pose a health risk. ACMs may become hazardous and pose an inhalation risk when they are damaged, disturbed in some manner, or deteriorate over time and asbestos fibers are released into building air.

ACM can be found in a multitude of building products which include decorative and acoustical plaster texture, fire-proofing (Monokote), joint compound, attic and wall insulation, resilient floor covering, mastic, recessed lighting fixtures, wiring, elevator brakes, fire doors, pipe insulation, pipe gaskets, duct insulation, duct tape, siding and roofing materials (tar/shingles), textured paint, stucco, concrete, asphalt underlayment (Petromat) and plaster.

Local jurisdictions have specific laws and regulations regarding asbestos and actions including building renovations and building demolition.

- Based on the age of the onsite structure (1957), there is a potential for asbestos containing building materials (ACM) at the site, however, no testing was completed as part of this report. Suspect ACM observed during the site reconnaissance includes drop ceiling panels, stucco, and tile flooring and associate mastics, which appeared to be in good condition. An asbestos survey is recommended in the event the onsite structure is demolished or significantly renovated.

7.2 Lead-Based Paint

Although the use of lead-based paint in residential structures has been prohibited since 1978, it may still be used in commercial and industrial buildings. It is approximated that 80 percent of buildings built prior to 1978 contain lead paint. Even at low levels, lead poisoning can cause IQ deficiencies, reading and learning disabilities, impaired hearing, reduced attention spans, hyperactivity and other behavior problems with children under 6 years old being most at risk.

Lead is a highly toxic metal that was used for many years in products found in and around our homes and commercial buildings. Lead can be found in dust from friction surfaces of windows and doors that are

painted with lead-based paint and from building components coated with lead-based paint that has begun peeling, flaking and chalking. There is also the potential for soil to have elevated lead levels due to leaching from lead based paint on nearby structures and deposition of airborne lead when leaded fuel was in use prior to the 1976 ban and phase out.

Since the 1980's, lead has been phased out in gasoline, reduced in drinking water, reduced in industrial air pollution, and banned or has been limited in use in consumer products.

Between the local, State and Federal agencies, including the Environmental Protection Agency (EPA), Department of Housing and Urban Development (HUD), Occupational Safety & Health Administration (OSHA) and the California Department of Public Health (CDPH), each state has various action limits that have been enacted with the intent to prevent human exposure and contamination of the surrounding environment.

- Based on the age of the onsite structure (1957), there is a potential for lead-based paint at the site. All painted surfaces appeared in good condition to moderate condition, with no chipping or peeling observed. A lead based paint survey is recommended in the event that the onsite structure is demolished or significantly improved.

7.3 Radon

Radon is a radioactive gas that has been found in structures all over the United States. Radon is produced from the natural breakdown of uranium in soil, rock, and water. Radon typically moves up through the ground and into structures through cracks and other holes in the foundation. Movement of radon through the earth is strongly influenced by moisture content and permeability of soil, porosity, and degree of fracturing in rocks, as well as surface meteorological conditions. High levels of radon have been discovered in every state.

Radon cannot be seen, smelled, or tasted. Breathing air-containing radon may increase the risk of getting lung cancer. The Surgeon General of the United States has warned that radon is the second leading cause of lung cancer in the United States today after smoking.

Testing for the presence of radon is fairly inexpensive, simple and is the only way to be certain of the on-site concentrations. Various types of sampling methods exist to determine the concentration. On-site radon sampling was not performed during the completion of this assessment.

- Based on our research at the United States Environmental Protection Agency (USEPA), the average radon concentrations for Los Angeles County are between 2.0 picocuries per liter (pCi/L) and 4.0 pCi/L, below the 4.0 pCi/L action level set by the USEPA. However, according to the California Geological Survey *Radon Potential Radon Zone Map for Southern California*, dated January 2005, shows no concentrations of radon in the vicinity of the subject property. Site specific radon levels vary greatly within the EPA radon zones and on-site radon measurements would need to be collected in order to determine the radon levels at the subject property.

7.4 Wetlands

According to the Clean Water Act, a wetland is “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” Wetland areas have been identified as ecologically diverse and sensitive areas and are generally subject to more stringent development, re-development, and building regulations.

- The U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory was reviewed to determine if the subject property is situated within an identified wetland. According to the USFWS, the subject property is not located within a wetland area.

7.5 Mold

Mold and mildew are simple, microscopic organisms in the Fungi kingdom that can grow virtually anywhere if they have adequate moisture, nutrients, air and appropriate temperatures. Depending on the particular mold or fungus, growing colonies can be almost any color. Most household molds and fungi (mildews) are white, black, grey, or brown colored. Spores of dozens of kinds of mold and fungus (mildew) are present at all times in indoor and outdoor air. These spores can settle, germinate and grow wherever good growth conditions are found. They can grow on soil, plants, dead plant materials, foods, fabrics, paper, wood and many other materials found within buildings. Many molds are not harmful and actually have a beneficial role in the environment and in living systems. In soil, molds play a crucial part in decomposition of organic matter and in making nutrients available to plants.

When mold and fungi (mildews) growth occurs in buildings, it can be very destructive to the materials on which they grow and cause high levels of airborne mold spores and volatile organic compounds associated with the characteristic musty / moldy odor. They cause staining, decomposition (rotting of materials) and objectionable, musty odors. Where colonies are extensive they can also produce enough spores, and by-products to be harmful to health. Many of the by-products of mold and fungus (mildew) are irritating to skin, eyes and respiratory tracts. Some molds produce true allergic sensitization and allergic reactions in susceptible people. Some molds produce toxic by-products that could be harmful to skin, and poisonous if ingested or inhaled in quantity. Persons with compromised immune systems may even experience systemic fungal infections of the respiratory tract.

EFI Global, Inc. observed a limited amount of interior areas of the subject building in order to identify the significant, visible presence of mold. This activity was not intended to discover all areas which may be affected by mold growth at the subject property. Potential areas of mold not observed as part of this limited assessment, include but are not limited to, pipe chases, HVAC systems and within enclosed wall and ceiling cavities that may be present in the subject property. A complete mold assessment, which may include various types of sampling, would be required to determine if mold levels within the subject building are at levels acceptable by industry standards.

- EFI Global, Inc. did not observe visible or olfactory indications of the presence of mold, nor did EFI Global, Inc. observe obvious indications of significant water damage. No sampling was conducted as part of this assessment.

7.6 Methane Gas

In response to growing concern regarding methane intrusion into buildings and to the potential for methane build-up underneath buildings, certain municipalities have established methane requirements for structures based on the proximity to oil wells and landfills. If a subject property is located in the proximity of active or abandoned oil wells or landfills, methane mitigation devices installed prior to construction activities at a subject property may be necessary.

- Based on our research, the property is not known to be located in proximity (within 1,000 feet) to any active or abandoned oil wells or landfills. Therefore, the potential for methane risk at the subject property is considered low.

8.0 FINDINGS

EFI Global, Inc. has performed a Phase I Environmental Site Assessment (Phase I) for Bow West Capital (Client) for a residential property located at 5607 West Carlton Way and 1655 North Saint Andrews Place, in Los Angeles County and the City of Los Angeles, California, Assessor's Parcel Numbers: 5544-026-010 and 5544-026-011. The research conducted for this study and the report prepared are in conformance with the United States Environmental Protection Agency (USEPA) All Appropriate Inquiry (AAI) standard and the American Society for Testing and Materials (ASTM) E 1527-13 scope of work.

8.1 CONCLUSIONS

EFI Global, Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice 1527-13, at 5607 West Carlton Way and 1655 North Saint Andrews Place, Los Angeles, California, the subject property. Any exceptions to or deletions from this practice are described in the individual sections of this report. This assessment has revealed no evidence of recognized environmental conditions or *de minimis* conditions in connection with the subject property except for the following:

Recognized Environmental Condition (REC)

In our opinion, no RECs were identified during the course of this assessment.

Historical Recognized Environmental Condition (HREC)

In our opinion, no HRECs were identified during the course of this assessment.

Controlled Recognized Environmental Condition (CREC)

In our opinion, no CRECs were identified during the course of this assessment.

De Minimis Condition

The motor oil staining observed in the parking lot is considered a *de minimis* condition.

8.2 RECOMMENDATIONS

Based on the foregoing, no additional investigation is recommended at this time.

9.0 SIGNATURES

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By: Date: May 18, 2018



Daniel Casas
Project Manager

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Reviewed By: Date: May 18, 2018



Nicole Rivera
Senior Project Manager

10.0 REFERENCES

ASTM, 2013. Subcommittee E50.2 Commercial Real Estate Transactions, “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process”, Designation E1527-13, West Conshohocken, PA 35pp.

ASTM, 2015. Subcommittee E50.2 on Real Estate Assessment and Management, “Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions”, Designation E2600-15, West Conshohocken, PA 34pp.

Environmental Data Resources, Inc., 2018. The EDR – Radius Map with GeoCheck®, Inquiry No. 5268103.2s, Shelton CT, 307 pp.

Environmental Data Resources, Inc., 2018. The EDR – City Directory Abstract, Inquiry No. 5268103.5, Shelton CT, 68 pp.

Environmental Data Resources, Inc., 2018. Certified Sanborn® Map Report, Inquiry No. 5268103.3, Shelton CT 19 pp.

Environmental Data Resources, Inc., 2018. The EDR Aerial Photo Decade Package, Inquiry No. 5268103.9, Shelton CT, 17 pp.

California Department of Conservation, Division of Mines and Geology - http://gmw.consrv.ca.gov

California Department of Conservation, California Geologic Survey - http://www.consrv.ca.gov/CGS

California Department of Water Resources, Individual Basin Descriptions -http://www.groundwater.water.ca.gov/bulletin118

DTSC Hazardous Waste Tracking System (HWTS) Reports - http://hwts.dtsc.ca.gov/report_list.cfm

EnviroStor- http://www.envirostor.dtsc.ca.gov/public/

GeoTracker - http://geotracker.waterboards.ca.gov/

Google Earth - http://earth.google.com/

Los Angeles County Office of the Assessor - http://maps.assessor.lacounty.gov/

Navigate LA - http://navigatela.lacity.org/

RealQuest- http://www.realquest.com/jsp/rq.jsp?action=switch&page=main

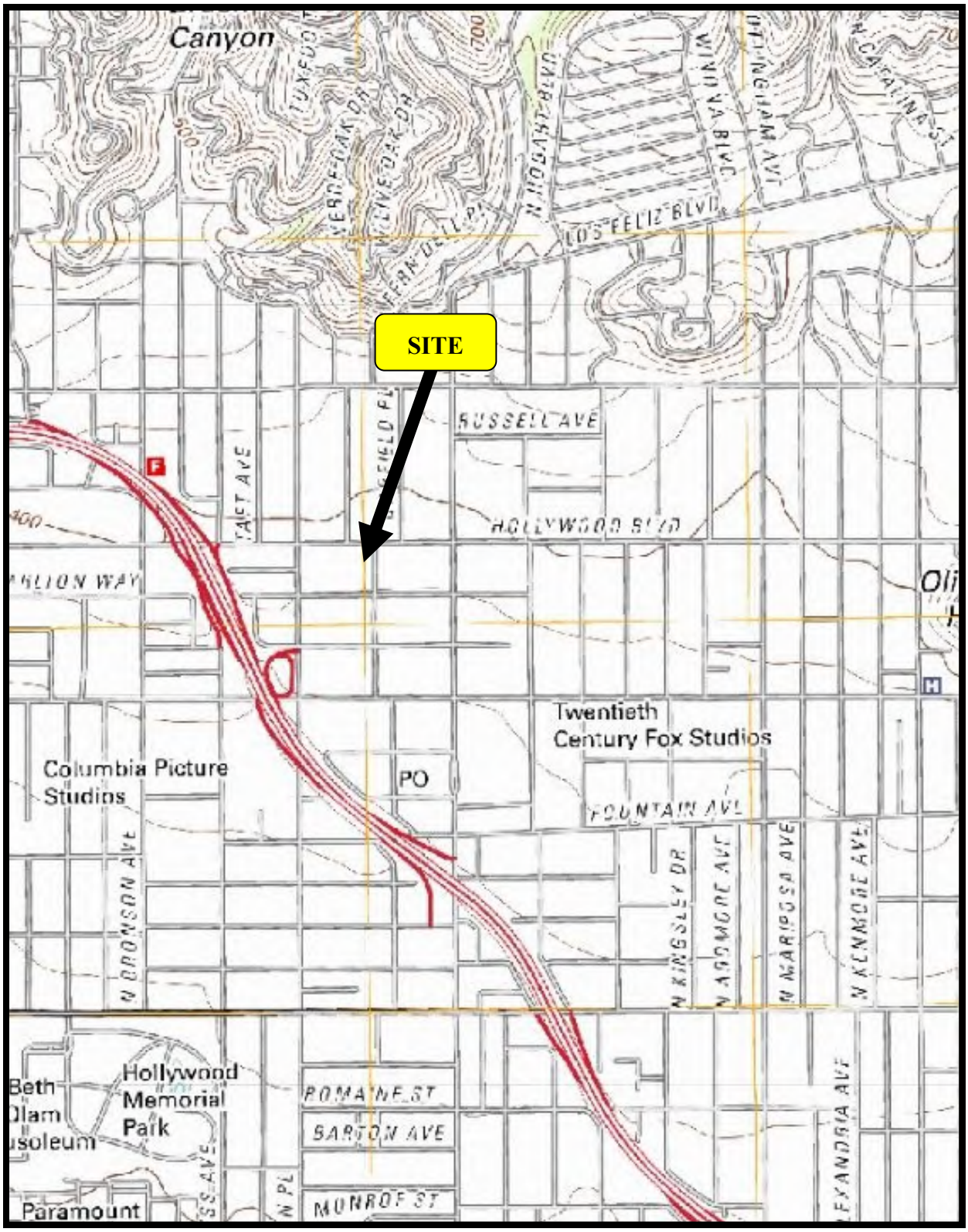
Los Angeles Public Library (ResCarta) - http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp

Newspapers - https://www.newspapers.com/

APPENDIX I

ILLUSTRATIONS

Figure 1: TOPOGRAPHIC MAP



SOURCE: USGS HOLLYWOOD, CALIFORNIA 7.5 MINUTE QUADRANGLE MAP

Figure 2: SITE LOCATION MAP



SOURCE: GOOGLE ©



LEGEND

PROPERTY LINE

POLE-MOUNTED TRANSFORMER

APPROX. SCALE: 1"=40'

0 20' 40'

AERIAL BASEMAP SOURCE: ESRI

SITE PLAN

5607 W. CARLTON WAY &
1655 N. ST. ANDREWS PL.
LOS ANGELES, CA 90028

EFI Global

PN:9836003407	FIGURE 3
DT: 5/9/2018	
DB:JE CB:DC	

\\aefs02\current\AE 2018\Projects 2018\98360 Projects 2018\9836003407_5607 W Carlton Way and 1655 N St. Andrews Pl LA CA 90028_PH I\9836003407_CAD\9836003407_SitePlan

Figure 4: SITE PHOTOGRAPHS



Photo 1: View of the subject property at 1655 North Saint Andrews Place. View is to the southwest.



Photo 2: View of the south side of the subject property at 1655 North Saint Andrews Place. View is to the northwest.

Figure 4: SITE PHOTOGRAPHS



Photo 3: View of tuck under parking lot at 1655 North Saint Andrews Place. View is to the north.

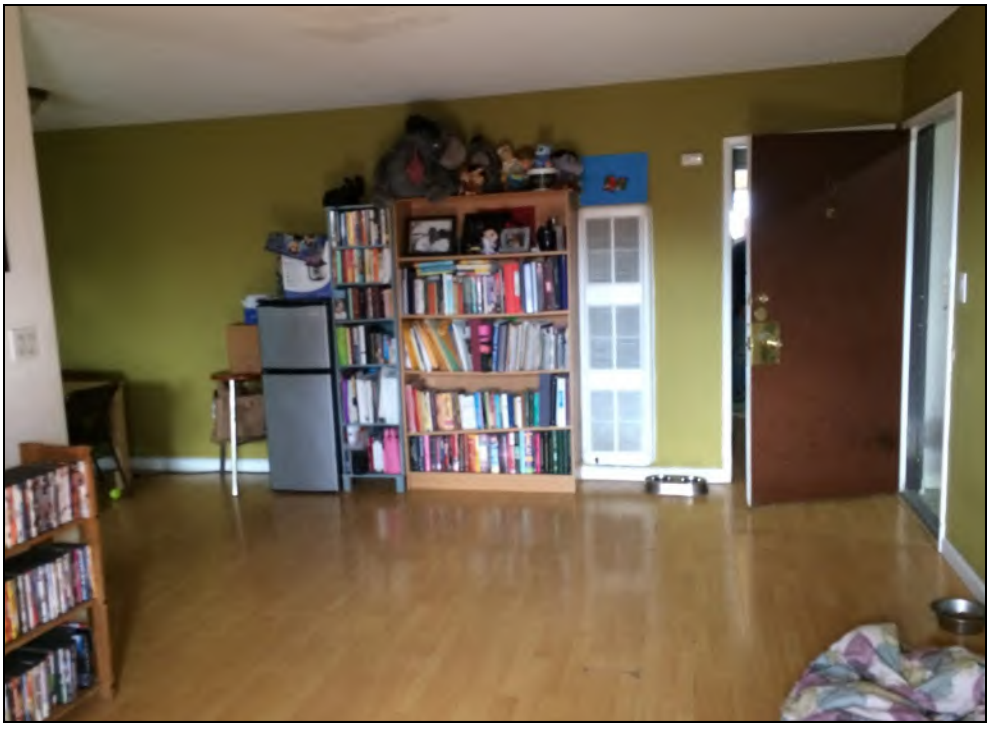


Photo 4: View of living room within a unit of 1655 North Saint Andrews Place,

Figure 4: SITE PHOTOGRAPHS



Photo 5: View of kitchen within a unit of 1655 North Saint Andrews Place.



Photo 6: View of restroom within a unit of 1655 North Saint Andrews Place.

Figure 4: SITE PHOTOGRAPHS

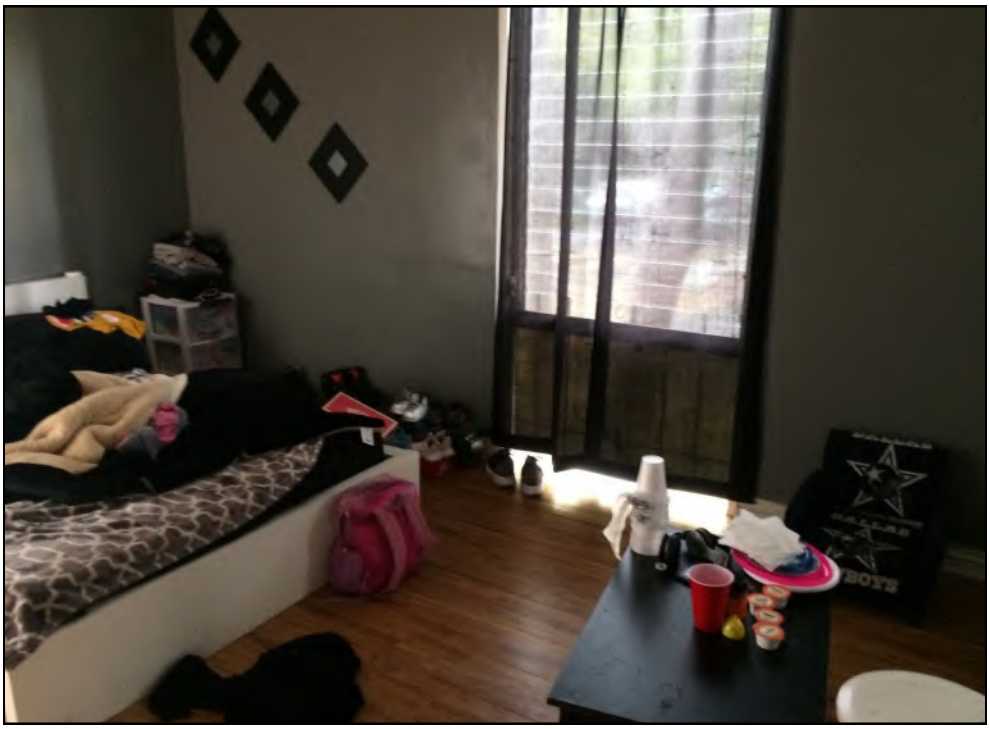


Photo 7: View of bedroom within a unit of 1655 North Saint Andrews Place.



Photo 8: View of balcony within a unit of 1655 North Saint Andrews Place.

Figure 4: SITE PHOTOGRAPHS

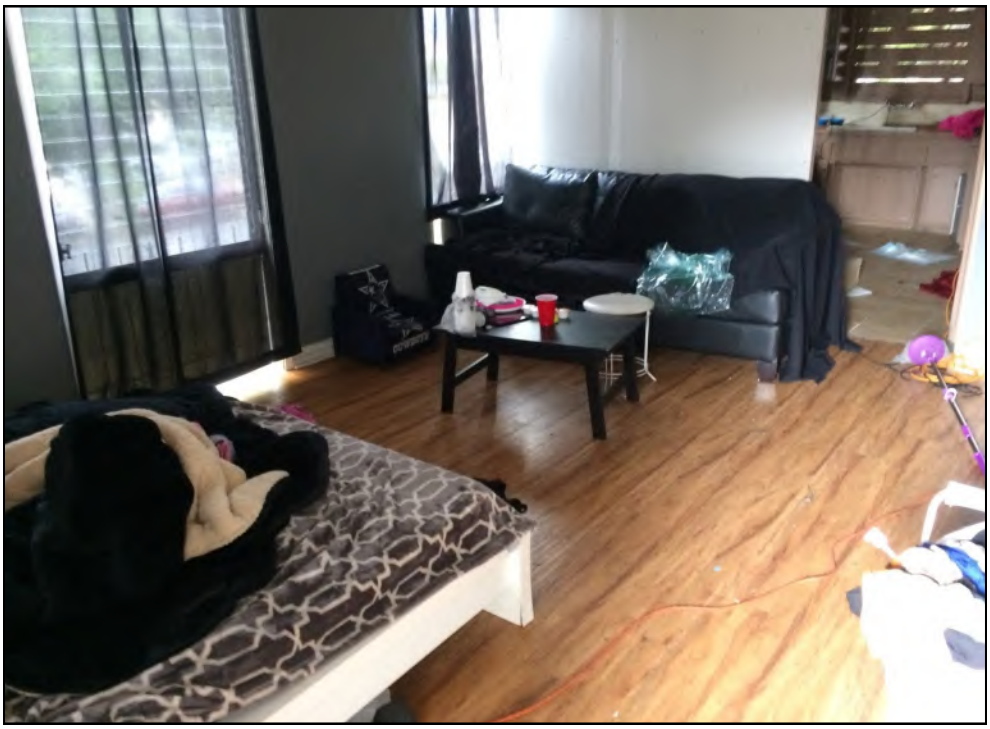


Photo 9: View of living room within a unit of 1655 North Saint Andrews Place.



Photo 10: View of kitchen within a unit of 1655 North Saint Andrews Place.

Figure 4: SITE PHOTOGRAPHS



Photo 11: View of bedroom within a unit of 1655 North Saint Andrews Place.



Photo 12: View of restroom within a unit of 1655 North Saint Andrews Place.

Figure 4: SITE PHOTOGRAPHS



Photo 13: View of trash container located north of property.



Photo 14: View of water boiler within a room, located west of the property.

Figure 4: SITE PHOTOGRAPHS



Photo 15: View of pole-mounted transformer at the property.



Photo 16: View of parking lot at 5607 West Carlton Way. View is to the north.

Figure 4: SITE PHOTOGRAPHS



Photo 17: View of typical pavement staining at the property.



Photo 18: View of the parking lot at 5607 West Carlton Way. View is to the south.

Figure 4: SITE PHOTOGRAPHS



Photo 19: View of west adjoining property of 5607 West Carlton Way.



Photo 20: View of south adjacent property of 1655 North Saint Andrews Place.

Figure 4: SITE PHOTOGRAPHS



Photo 21: View of southeast adjoining property of 1655 North Saint Andrews Place.



Photo 22: View of east adjacent property of 1655 North Saint Andrews Place.

Figure 4: SITE PHOTOGRAPHS



Photo 23: View of north adjoining property of 1655 North Saint Andrews Place.



Photo 24: View of northeast adjacent property of 1655 North Saint Andrews Place.

Figure 4: SITE PHOTOGRAPHS

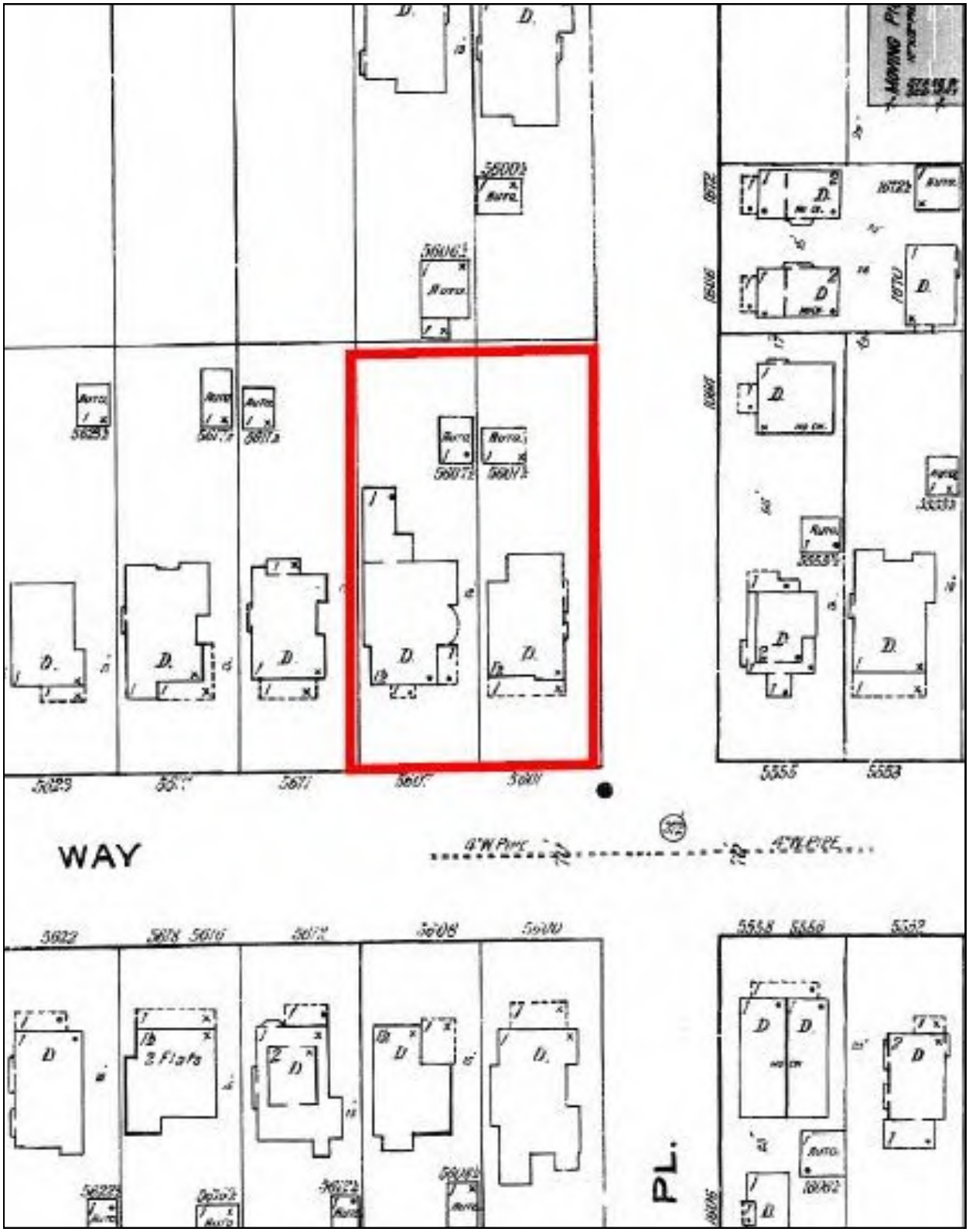


Photo 23: View of north adjoining property of 5607 West Carlton Way.



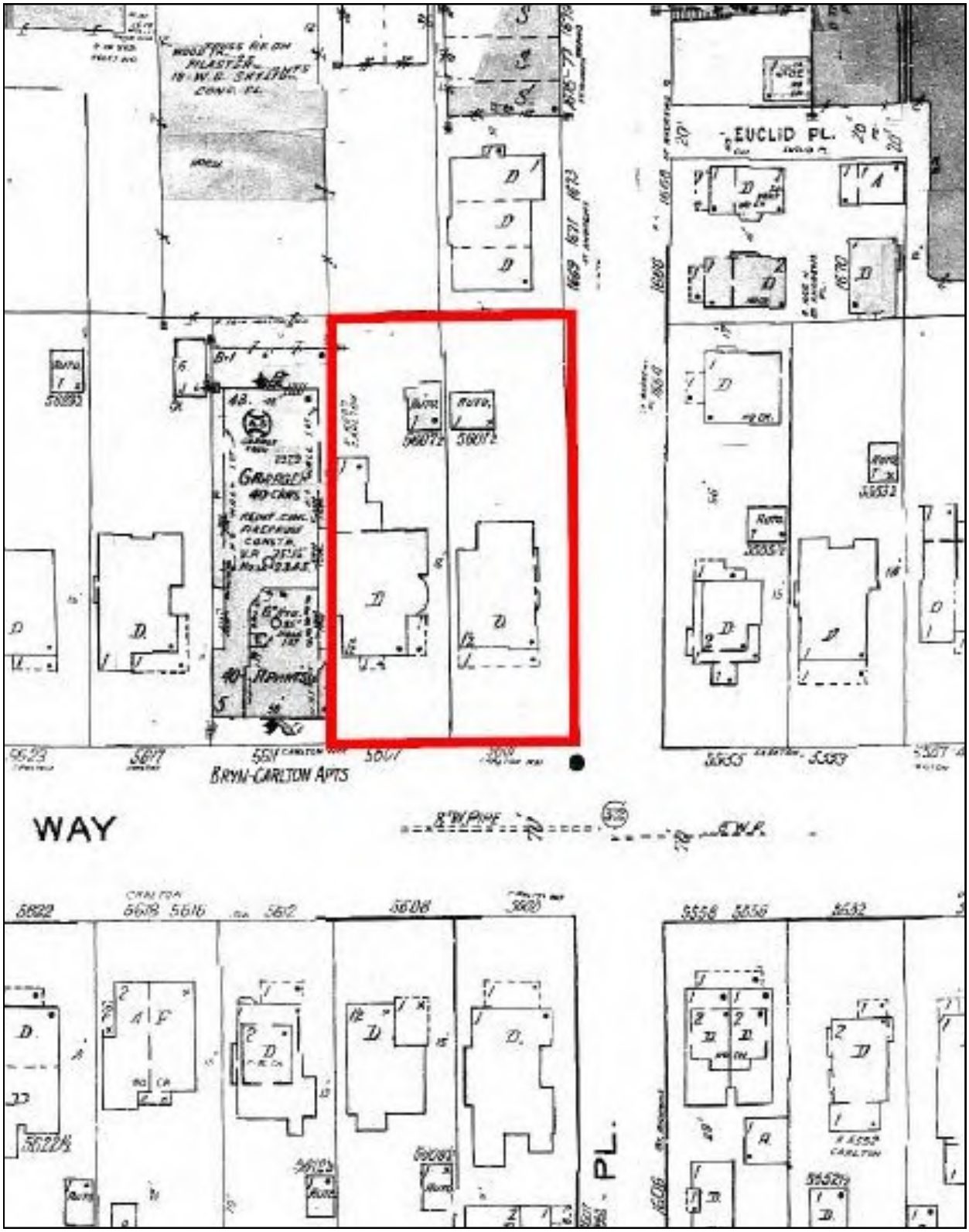
Photo 24: View of north adjoining property of 5607 West Carlton Way.

Figure 5: 1919 SANBORN MAP



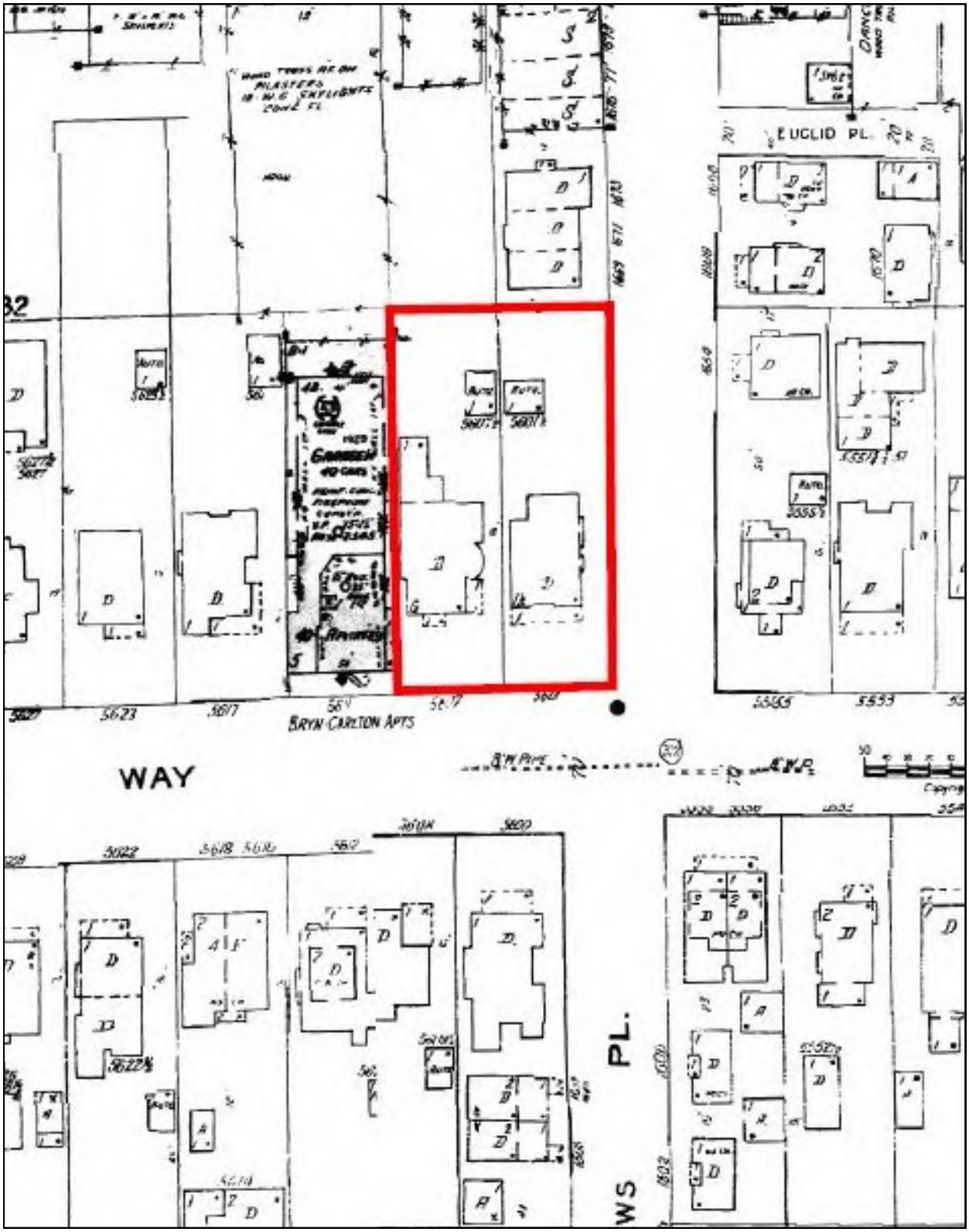
SOURCE: EDR

Figure 5: 1950 SANBORN MAP



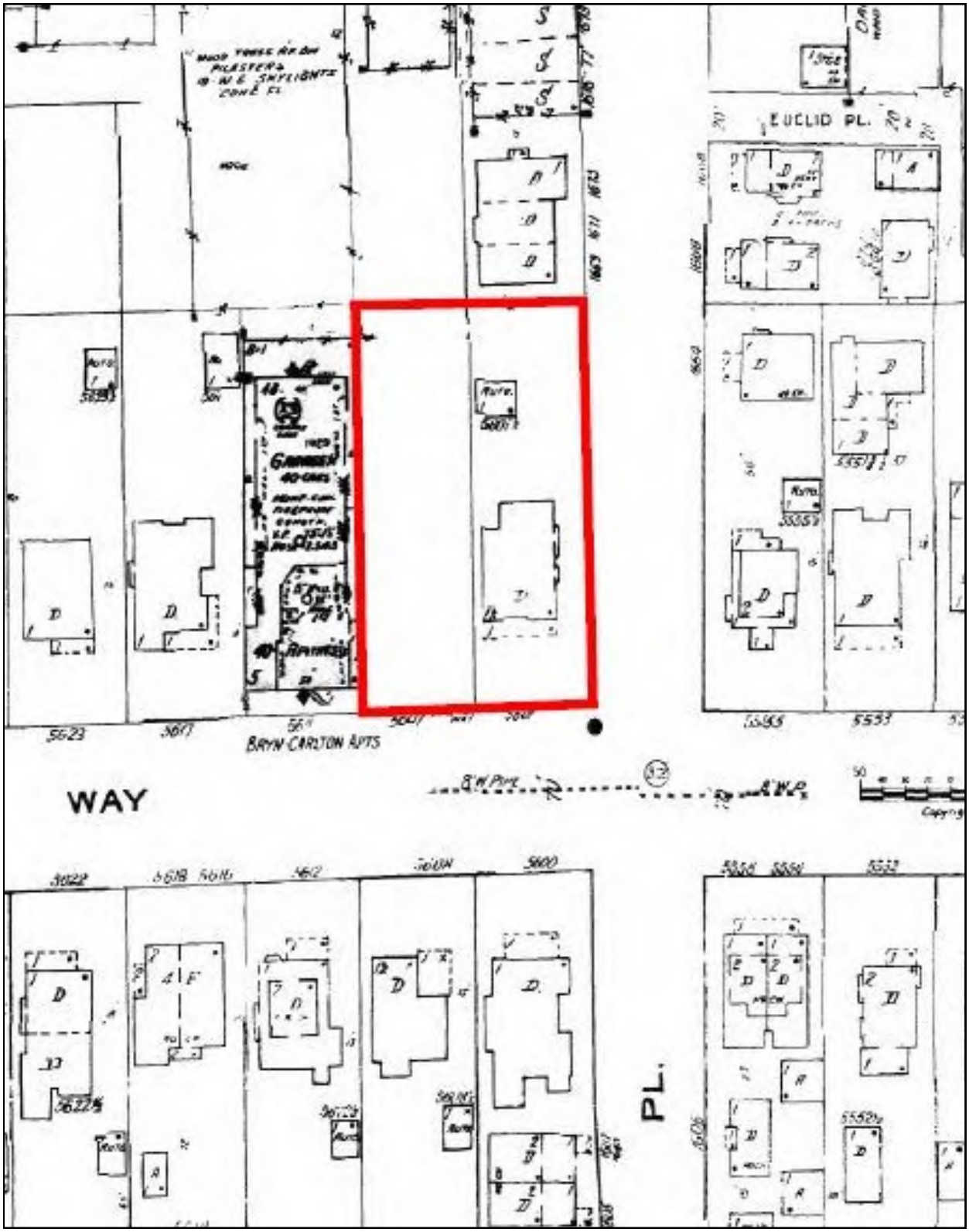
SOURCE: EDR

Figure 5: 1955 SANBORN MAP



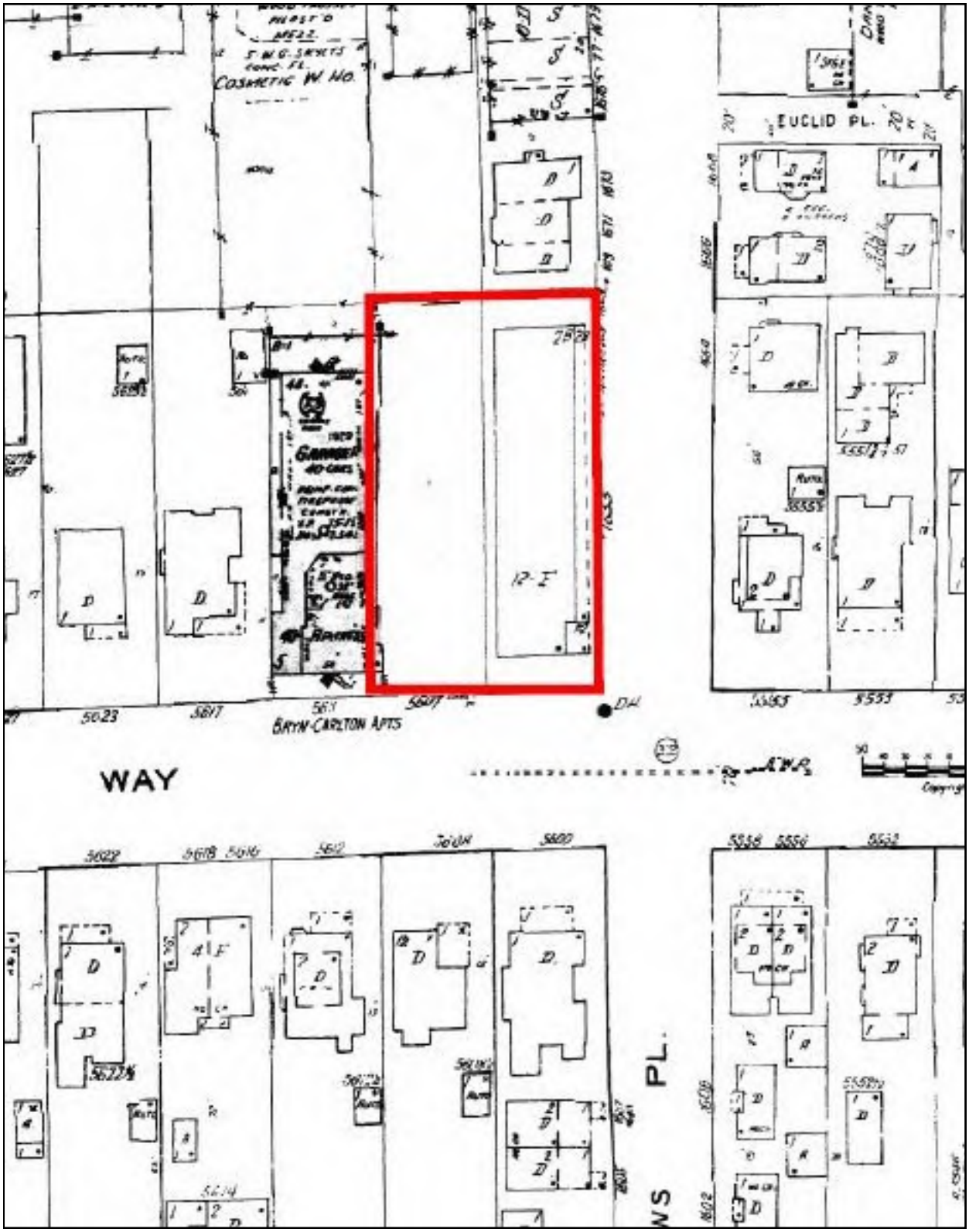
SOURCE: EDR

Figure 5: 1957 SANBORN MAP



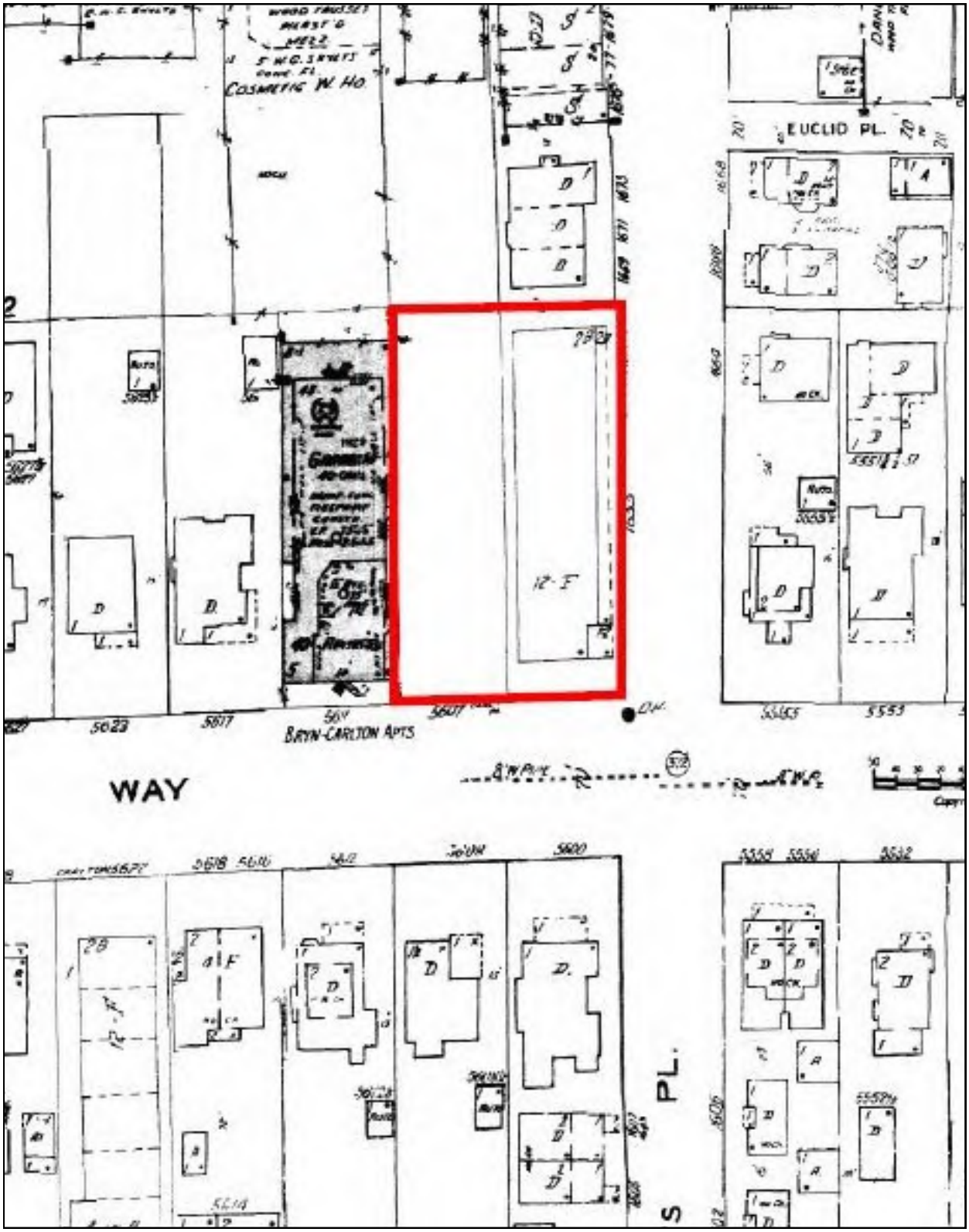
SOURCE: EDR

Figure 5: 1960 SANBORN MAP



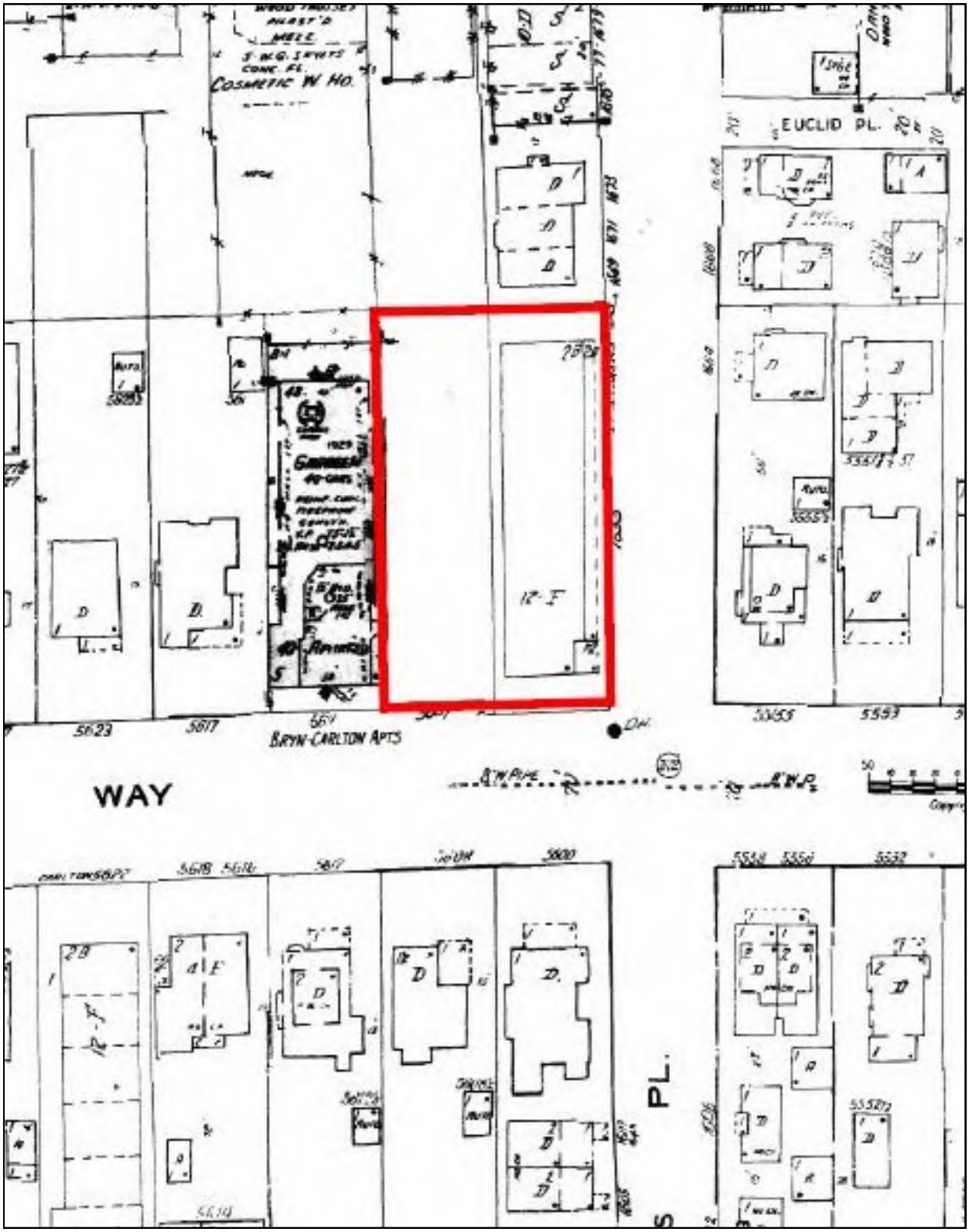
SOURCE: EDR

Figure 5: 1961 SANBORN MAP



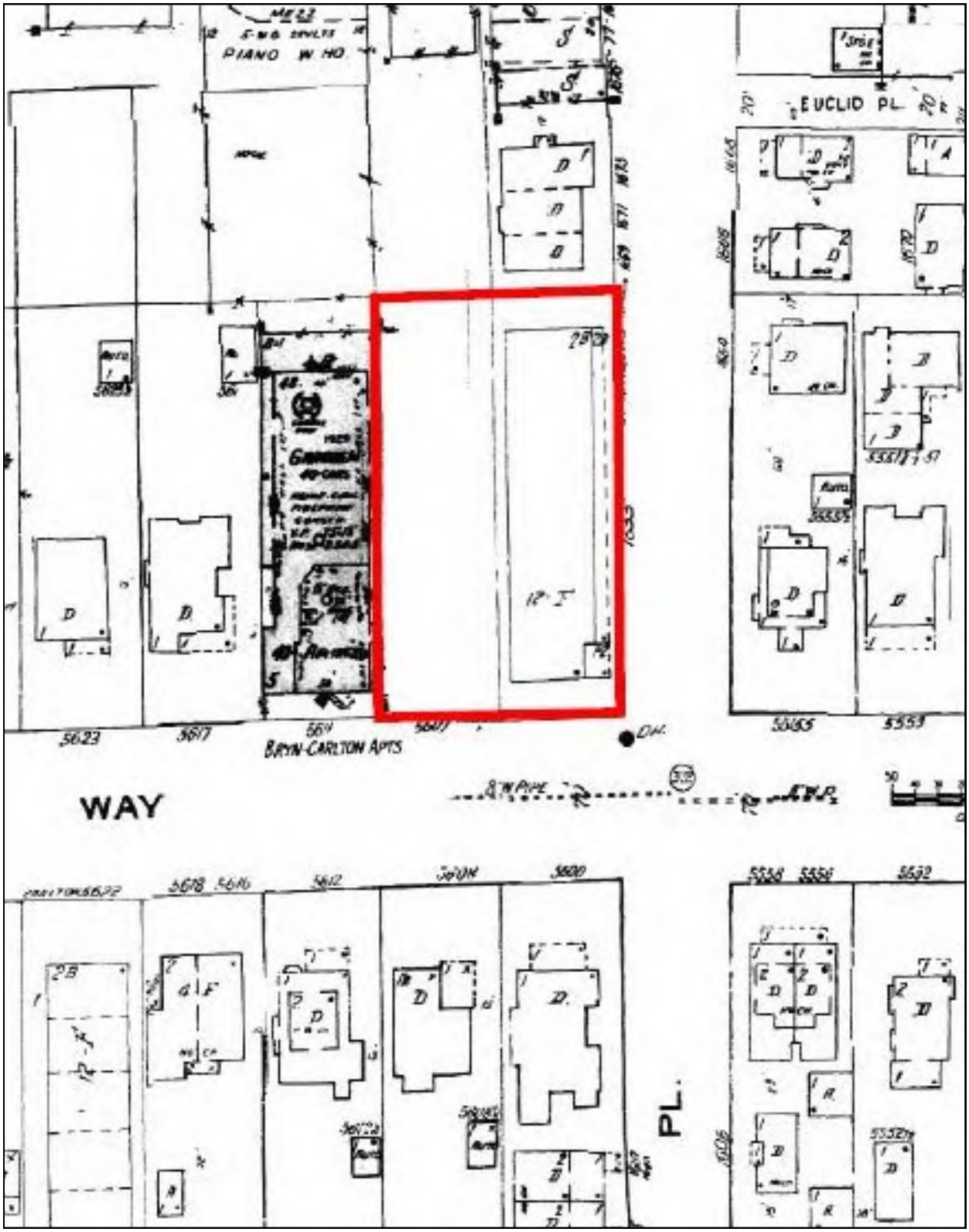
SOURCE: EDR

Figure 5: 1962 SANBORN MAP



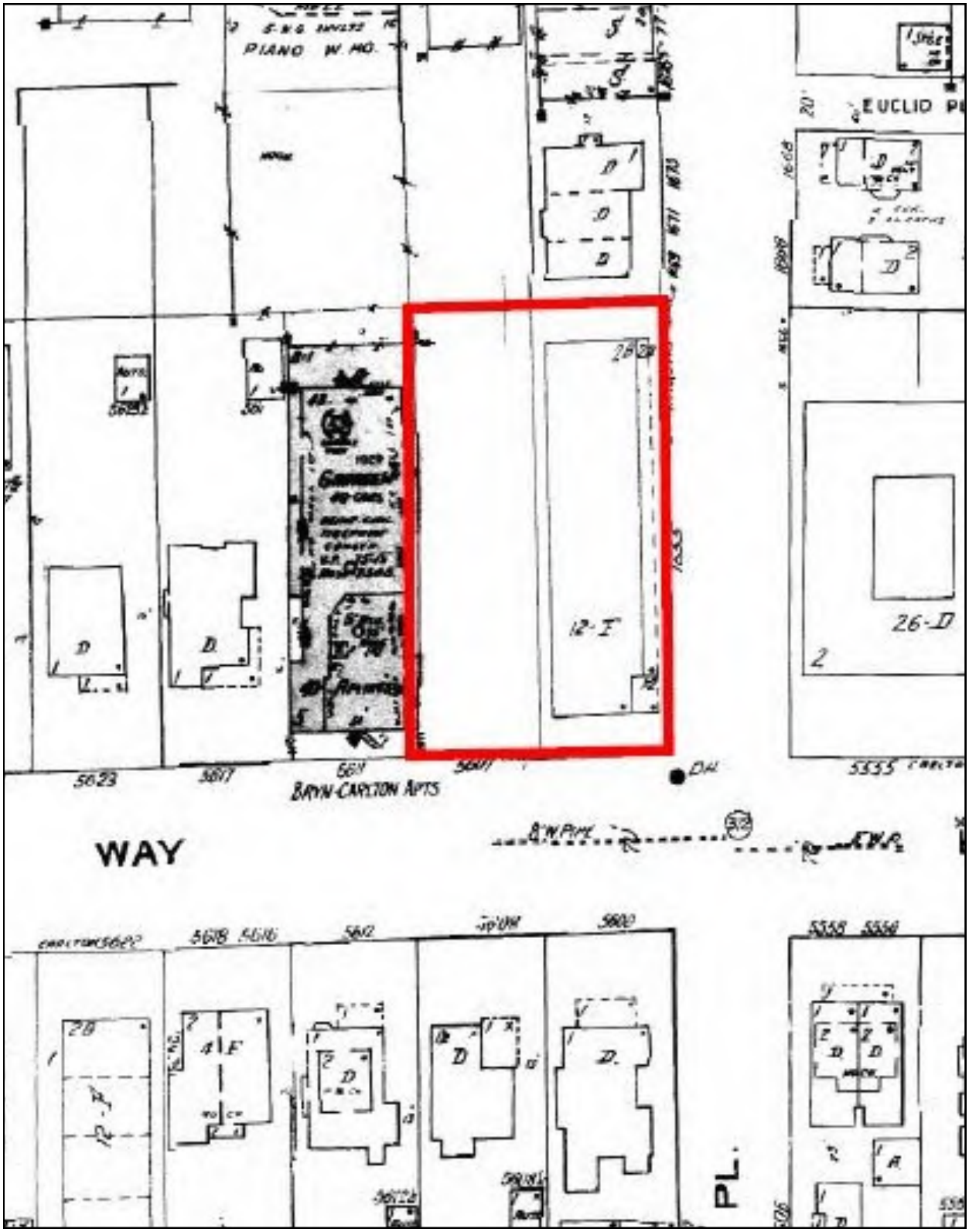
SOURCE: EDR

Figure 5: 1966 SANBORN MAP



SOURCE: EDR

Figure 5: 1968 SANBORN MAP



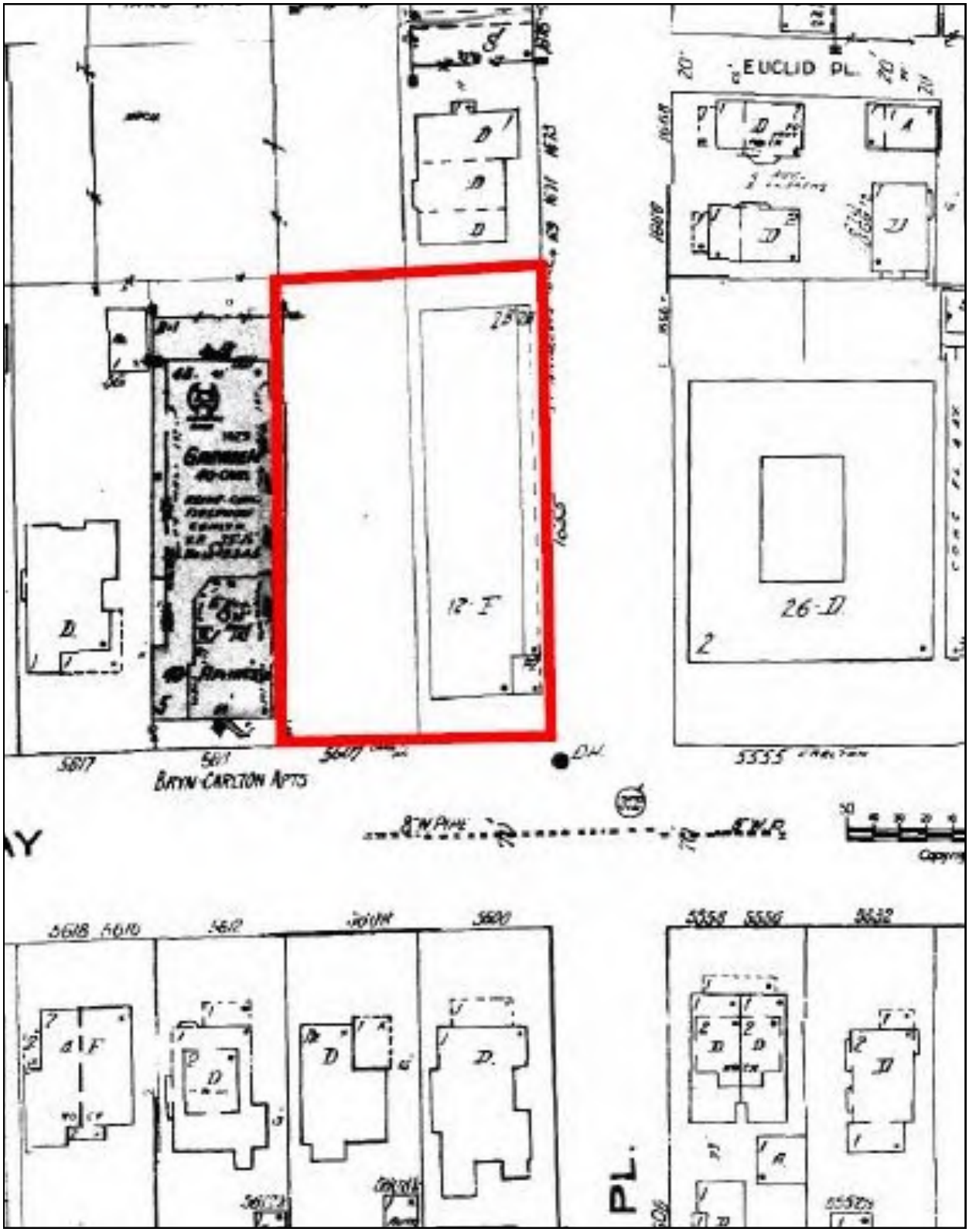
SOURCE: EDR

Figure 5: 1969 SANBORN MAP



SOURCE: EDR

Figure 5: 1970 SANBORN MAP



SOURCE: EDR

APPENDIX II

RADIUS MAP REPORT

9836003407_5607 Carlton Way and 1655 St Andrews Pl
5607 W Carlton Way and 1655 N St. Andrews Place
Los Angeles, CA 90028

Inquiry Number: 5268103.2s
April 23, 2018

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	8
Orphan Summary	227
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting Source Map	A-7
Physical Setting Source Map Findings	A-8
Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

5607 W CARLTON WAY AND 1655 N ST. ANDREWS PLACE
LOS ANGELES, CA 90028

COORDINATES

Latitude (North):	34.1008350 - 34° 6' 3.00''
Longitude (West):	118.3117130 - 118° 18' 42.16''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	379002.8
UTM Y (Meters):	3773918.2
Elevation:	382 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5630741 HOLLYWOOD, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140515
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
5607 W CARLTON WAY AND 1655 N ST. ANDREWS PLACE
LOS ANGELES, CA 90028

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	TAYLOR BENNETT	1679 N ST ANDREWS PL	EDR Hist Cleaner	Higher	59, 0.011, North
A2	YAT SUN	5604 HOLLYWOOD BLVD	EDR Hist Cleaner	Higher	183, 0.035, North
A3	CHAN W H	5560 HOLLYWOOD BLVD	EDR Hist Cleaner	Higher	199, 0.038, NNE
A4	WEBER E E	5562 HOLLYWOOD BLVD	EDR Hist Cleaner	Higher	199, 0.038, NNE
A5	DE CROSSEN GUST	5544 HOLLYWOOD BLVD	EDR Hist Cleaner	Higher	246, 0.047, NE
B6	COOPER SANSIPER	5615 HOLLYWOOD BLVD	EDR Hist Cleaner	Higher	323, 0.061, NNW
B7	BERNS ISIDOR	5619 HOLLYWOOD BLVD	EDR Hist Cleaner	Higher	331, 0.063, NNW
C8	SOLLOSY SAML	5541 HOLLYWOOD BLVD	EDR Hist Cleaner	Higher	346, 0.066, NE
B9	BASSIN DAVID	5638 HOLLYWOOD BLVD	EDR Hist Cleaner	Higher	361, 0.068, NW
B10	ECKSTEIN G H	5640 HOLLYWOOD BLVD	EDR Hist Auto	Higher	368, 0.070, NW
C11	CIGNA HOSPITL OF LOS	1711 WESTERN AVE	SWEEPS UST, CA FID UST	Higher	376, 0.071, NE
B12	HOLLYSTAR CLEANERS	5633 1/2 HOLLYWOOD B	EDR Hist Cleaner	Higher	395, 0.075, NW
13	LA USD GRANT EL	1530 N WILTON PL	RCRA-SQG, FINDS, ECHO	Lower	397, 0.075, SSW
B14	GOLLAND SAML	5646 HOLLYWOOD BLVD	EDR Hist Cleaner	Higher	408, 0.077, WNW
D15	CONSOLIDATED CLEANER	5654 HOLLYWOOD BLVD	EDR Hist Cleaner	Higher	450, 0.085, WNW
D16	HOLLY WILTON CLEANER	5652 HOLLYWOOD BLVD	EDR Hist Cleaner	Higher	450, 0.085, WNW
C17	AMSTER JACOB	5529 HOLLYWOOD BLVD	EDR Hist Cleaner	Higher	470, 0.089, NE
B18	FAMOUS CLEANERS INC	5653 HOLLYWOOD BLVD	EDR Hist Cleaner	Higher	480, 0.091, NW
C19	SMITH G A	1708 GARFIELD PL	EDR Hist Auto	Higher	484, 0.092, NE
E20	SHAULTZ R W	5520 HOLLYWOOD BLVD	EDR Hist Auto	Higher	485, 0.092, ENE
C21	HAND H S	5523 HOLLYWOOD BLVD	EDR Hist Cleaner	Higher	487, 0.092, NE
C22	MARKS SAML	1710 GARFIELD PL	EDR Hist Cleaner	Higher	504, 0.095, NE
B23	HARPER JENE	5657 HOLLYWOOD BLVD	EDR Hist Auto	Higher	511, 0.097, NW
D24	GORDON S J	5683 HOLLYWOOD BLVD	EDR Hist Cleaner	Higher	556, 0.105, WNW
D25	SASOUN CLEANERS	5662 HOLLYWOOD BLVD	EDR Hist Cleaner	Higher	586, 0.111, WNW
E26	CVS PHARMACY #7086	5500 HOLLYWOOD BLVD	RCRA NonGen / NLR	Higher	598, 0.113, ENE
D27	CIRCLE K STORES INC.	5700 W HOLLYWOOD BLV	UST	Higher	630, 0.119, WNW
D28	EXXONMOBIL OIL CORP.	5700 HOLLYWOOD BLVD	RCRA-LQG	Higher	630, 0.119, WNW
D29	KHARHADOR SCNORHAVOR	5700 HOLLYWOOD BLVD	CA FID UST	Higher	630, 0.119, WNW
D30	MOBIL SERVICE STATIO	5700 HOLLYWOOD BLVD	UST	Higher	630, 0.119, WNW
D31	KHACHADOR SHNORHAVOR	5700 HOLLYWOOD BLVD	HIST UST, CHMIRS	Higher	630, 0.119, WNW
D32	JOE MOBIL SERVICE ST	5700 HOLLYWOOD BLVD	SWEEPS UST	Higher	630, 0.119, WNW
D33	FORMER MOBIL STATION	5700 HOLLYWOOD BLVD	LUST, HAZNET, HIST CORTESE	Higher	630, 0.119, WNW
D34	SAMS MOBILE	5700 HOLLYWOOD BLVD	EDR Hist Auto	Higher	630, 0.119, WNW
E35	BENNETT JOHN	5505 HOLLYWOOD BLVD	EDR Hist Cleaner	Higher	631, 0.120, ENE
E36	EGGERT H W	1665 N WESTERN AVE	EDR Hist Auto	Higher	642, 0.122, East
F37	PETER KRIKORIAN/L F	1622 N WESTERN AVE	SWEEPS UST	Lower	745, 0.141, ESE
F38	C & R TIRE	1620 N WESTERN AVE	SWEEPS UST	Lower	761, 0.144, ESE
F39	HOLLYWOOD FILM CO	5446 CARLTON WY	RCRA-SQG, FINDS, ECHO, HAZNET	Lower	888, 0.168, East

MAPPED SITES SUMMARY

Target Property Address:
5607 W CARLTON WAY AND 1655 N ST. ANDREWS PLACE
LOS ANGELES, CA 90028

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
G40	SERVICE AUTO BODY &	5624 SUNSET BLVD	RCRA-SQG, FINDS, ECHO	Lower	932, 0.177, South
H41	JIN'S HOLLYWOOD SHEL	5657 W SUNSET BLVD	UST	Lower	942, 0.178, SSW
H42	TESORO (SHELL) 68556	5657 SUNSET BLVD	UST	Lower	942, 0.178, SSW
H43	SHELL SERVICE STATIO	5657 SUNSET BLVD	RCRA-SQG	Lower	942, 0.178, SSW
H44	SHELL STATION	5657 W SUNSET BLVD	SWEEPS UST	Lower	942, 0.178, SSW
H45	EQUILON ENTERPRISES	5657 SUNSET BLVD	LUST, FINDS, ECHO	Lower	942, 0.178, SSW
H46	THE DIXON CADILLAC C	5678 W SUNSET BLVD	HIST UST	Lower	999, 0.189, SSW
H47	THE DIXON CADILLAC C	5678 W SUNSET BLVD	SWEEPS UST, CA FID UST	Lower	999, 0.189, SSW
H48	DIXON CADILLAC CO	5678 SUNSET BL	HIST UST, EMI	Lower	999, 0.189, SSW
49	QUANTITY PHOTO'S, IN	5432 HOLLYWOOD BOULE	ENVIROSTOR	Higher	1012, 0.192, ENE
H50	S P OPERATOR	5667 SUNSET BLVD	HIST UST	Lower	1069, 0.202, SSW
I51	SAABS AUTOMOTIVE INC	5770 HOLLYWOOD BLVD	SWEEPS UST, CA FID UST	Higher	1069, 0.202, West
I52	ARCO #1247	5777 HOLLYWOOD BLVD	LUST	Higher	1114, 0.211, WNW
I53	WAGIHS ARCO AM/PM MI	5777 HOLLYWOOD BLVD	SWEEPS UST, CA FID UST	Higher	1114, 0.211, WNW
I54	ARCO #1247	5777 HOLLYWOOD BLVD	LUST, CHMIRS, HIST CORTESE	Higher	1114, 0.211, WNW
I55	WAGIHS ARCO AM/PM MI	5777 HOLLYWOOD BLVD	UST	Higher	1114, 0.211, WNW
G56	HOME DEPOT USA INC H	5600 SUNSET BLVD	RCRA-SQG, HAZNET	Lower	1125, 0.213, South
J57	WALGREENS #7036	5451 W SUNSET BLVD	RCRA-CESQG	Lower	1128, 0.214, SE
J58	KORDET GRAPHICS WEST	5419 SUNSET BLVD	RCRA-SQG, FINDS, ECHO	Lower	1311, 0.248, SE
59	CENTRAL LOS ANGELES	SUNSET/VAN NESS AVEN	ENVIROSTOR, SCH	Lower	1498, 0.284, SW
60	L LEBAREDIAN	5600 FRANKLIN AVE	LUST, HIST UST	Higher	1548, 0.293, North
K61	NORTH GARAGE	1375 N WESTERN AVE	LUST, SWEEPS UST, CA FID UST, ENF, HIST CORTESE,...	Lower	1600, 0.303, SSE
L62	CHEVRON #9-0659	1868 WESTERN AVE N	LUST	Higher	1667, 0.316, NNE
L63	MIKES CHEVRON MAJED	1868 N WESTERN AVE	RCRA-SQG, HIST CORTESE	Higher	1667, 0.316, NNE
K64	GAS TO GO	1353 N WESTERN AVE	LUST, SWEEPS UST, CA FID UST	Lower	1772, 0.336, SSE
M65	FIRE STATION #82	1800 BRONSON AVE N	LUST	Higher	1922, 0.364, WNW
M66	FIRE STATION #82	1800 BRONSON	HIST CORTESE	Higher	1922, 0.364, WNW
N67	MOBIL #18-HYO	5857 SUNSET BLVD	LUST	Lower	1930, 0.366, WSW
N68	MOBIL #18-HYO/CIRCLE	5857 SUNSET BLVD W	LUST, HIST UST, HAZNET	Lower	1930, 0.366, WSW
69	DELUXE LABORATORIES	1377 N SERRANO AVE	RCRA-LQG, ENVIROSTOR, SLIC, HIST UST, ICIS, FINDS,...	Lower	1934, 0.366, SSE
N70	KTLA BROADCASTING	ATHENS MT WILSON RD	LUST, HIST CORTESE	Lower	2026, 0.384, WSW
71	BOBS CLEANERS	5823 FRANKLIN AVE	RCRA-SQG, ENVIROSTOR, FINDS, ECHO, DRYCLEANERS,...	Higher	2082, 0.394, NW
O72	76 STATION #3739	1300 WESTERN AVE. N.	LUST	Lower	2112, 0.400, SSE
P73	CALTRANS	1260 SAINT ANDREWS P	LUST	Lower	2259, 0.428, South
P74	CALTRANS	1260 SAINT ANDREWS	HIST CORTESE	Lower	2259, 0.428, South
P75	CALTRANS PUMPING STA	1260 SAINT ANDREWS P	LUST	Lower	2259, 0.428, South
O76	MOBIL #18-H5D	1277 WESTERN AVE. N.	LUST	Lower	2262, 0.428, SSE
O77	CHEVRON 98723	1276 N WESTERN AVE	RCRA-SQG, LUST, FINDS, ECHO, HIST CORTESE	Lower	2292, 0.434, SSE
78	SANTA MONICA/VINE PR	FOUNTAIN AVE/VAN NES	ENVIROSTOR, SCH	Lower	2340, 0.443, SSW

MAPPED SITES SUMMARY

Target Property Address:
5607 W CARLTON WAY AND 1655 N ST. ANDREWS PLACE
LOS ANGELES, CA 90028

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
79	CENTRAL REGION MIDDL	FOUNTAIN AVENUE/SERR	ENVIROSTOR, SCH	Lower	2398, 0.454, SSE
80	SANTA MONICA/VINE PR	LA MIRADA AVE/LEXING	ENVIROSTOR, SCH	Lower	2880, 0.545, South
81	BELMONT/HOLLYWOOD NO	LA MIRADA AVENUE/SER	ENVIROSTOR, SCH	Lower	2989, 0.566, SE
82	RAMONA PRIMARY SITE	HOBART BOULEVARD/FOU	ENVIROSTOR, SCH	Lower	3126, 0.592, SE
83	SANTA MONICA/VINE PR	GORDON ST/LEXINGTON	ENVIROSTOR, SCH	Lower	3683, 0.698, SW
84	SANTA MONICA/VINE PR	GORDON ST/LEXINGTON	ENVIROSTOR, SCH	Lower	3878, 0.734, SW
85	SANTA MONICA NEW PRI	SANTA MONICA BLVD/GO	ENVIROSTOR, SCH	Lower	4008, 0.759, SSW
86	PROPOSED CFA RESTAUR	1011 N. WESTERN AVEN	ENVIROSTOR, VCP	Lower	4184, 0.792, South
87	RAMONA NEW PC AKA BO	SANTA MONICA BOULEVA	ENVIROSTOR, SCH	Lower	4495, 0.851, SE
88	SANTA MONICA/VINE PR	FOUNTAIN AVENUE/LA M	ENVIROSTOR, SCH	Lower	4597, 0.871, SW
Q89	RAMONA PRIMARY SITE	OXFORD AVENUE/ROMAIN	ENVIROSTOR, SCH	Lower	4636, 0.878, SSE
Q90	RAMONA PRIMARY SITE	OXFORD AVENUE/ROMAIN	ENVIROSTOR, SCH	Lower	4636, 0.878, SSE
91	SNOW WHITE CLEANERS	1246 NORTH VINE STRE	ENVIROSTOR, VCP, DEED	Lower	4999, 0.947, WSW
92	SANTA MONICA HOLDING	6150 SANTA MONICA BL	ENVIROSTOR, LA Co. Site Mitigation	Lower	5066, 0.959, SW
R93	BELMONT/HOLLYWOOD NO	HARVARD BOULEVARD/RO	ENVIROSTOR, SCH	Lower	5107, 0.967, SSE
R94	RAMONA PRIMARY SITE	KINGSLEY DRIVE/ROMAI	ENVIROSTOR, SCH	Lower	5232, 0.991, SSE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROL ---------- Sites with Institutional Controls

Federal ERNS list

ERNS ---------- Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE ---------- State Response Sites

EXECUTIVE SUMMARY

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ---------- Solid Waste Information System

State and tribal leaking storage tank lists

INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST ---------- Underground Storage Tank Listing
AST ---------- Aboveground Petroleum Storage Tank Facilities
INDIAN UST ---------- Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP ---------- Voluntary Cleanup Priority Listing
VCP ---------- Voluntary Cleanup Program Properties

State and tribal Brownfields sites

BROWNFIELDS ---------- Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---------- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT ---------- Waste Management Unit Database
SWRCY ---------- Recycler Database
HAULERS ---------- Registered Waste Tire Haulers Listing
INDIAN ODI ---------- Report on the Status of Open Dumps on Indian Lands
ODI ---------- Open Dump Inventory
DEBRIS REGION 9 ---------- Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS ---------- Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ---------- Delisted National Clandestine Laboratory Register
AOCONCERN ---------- San Gabriel Valley Areas of Concern
HIST Cal-Sites ---------- Historical Calsites Database
SCH ---------- School Property Evaluation Program
CDL ---------- Clandestine Drug Labs
Toxic Pits ---------- Toxic Pits Cleanup Act Sites
US CDL ---------- National Clandestine Laboratory Register

Local Land Records

LIENS ---------- Environmental Liens Listing
LIENS 2 ---------- CERCLA Lien Information

DEED	Deed Restriction Listing

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
CHMIRS	California Hazardous Material Incident Report System
LDS	Land Disposal Sites Listing
MCS	Military Cleanup Sites Listing
SPILLS 90	SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
FINDS	Facility Index System/Facility Registry System
UXO	Unexploded Ordnance Sites
DOCKET HWC	Hazardous Waste Compliance Docket Listing
ECHO	Enforcement & Compliance History Information
FUELS PROGRAM	EPA Fuels Program Registered Listing
CA BOND EXP. PLAN	Bond Expenditure Plan
Cortese	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings	CUPA Resources List
DRYCLEANERS	Cleaner Facilities
EMI	Emissions Inventory Data
ENF	Enforcement Action Listing

Financial Assurance ---------- Financial Assurance Information Listing
HAZNET ---------- Facility and Manifest Data
ICE ---------- ICE
LOS ANGELES CO. HMS ---- HMS: Street Number List
HWP ---------- EnviroStor Permitted Facilities Listing
HWT ---------- Registered Hazardous Waste Transporter Database
MINES ---------- Mines Site Location Listing
MWMP ---------- Medical Waste Management Program Listing
NPDES ---------- NPDES Permits Listing
PEST LIC ---------- Pesticide Regulation Licenses Listing
PROC ---------- Certified Processors Database
Notify 65 ---------- Proposition 65 Records
LA Co. Site Mitigation ---------- Site Mitigation List
UIC ---------- UIC Listing
WASTEWATER PITS ---------- Oil Wastewater Pits Listing
WDS ---------- Waste Discharge System
WIP ---------- Well Investigation Program Case List

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP ---------- EDR Proprietary Manufactured Gas Plants

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF ---------- Recovered Government Archive Solid Waste Facilities List
RGA LUST ---------- Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA)

of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 12/11/2017 has revealed that there is 1 RCRA-LQG site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
EXXONMOBIL OIL CORP.	5700 HOLLYWOOD BLVD	WNW 0 - 1/8 (0.119 mi.)	D28	23

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 12/11/2017 has revealed that there are 6 RCRA-SQG sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
LA USD GRANT EL	***1530 N WILTON PL***	***SSW 0 - 1/8 (0.075 mi.)***	***13***	***11***
HOLLYWOOD FILM CO	***5446 CARLTON WY***	***E 1/8 - 1/4 (0.168 mi.)***	***F39***	***41***
SERVICE AUTO BODY &	***5624 SUNSET BLVD***	***S 1/8 - 1/4 (0.177 mi.)***	***G40***	***45***
SHELL SERVICE STATIO	5657 SUNSET BLVD	SSW 1/8 - 1/4 (0.178 mi.)	H43	47
HOME DEPOT USA INC H	***5600 SUNSET BLVD***	***S 1/8 - 1/4 (0.213 mi.)***	***G56***	***65***
KORDET GRAPHICS WEST	***5419 SUNSET BLVD***	***SE 1/8 - 1/4 (0.248 mi.)***	***J58***	***71***

RCRA-CESQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-CESQG list, as provided by EDR, and dated 12/11/2017 has revealed that there is 1 RCRA-CESQG site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
WALGREENS #7036	5451 W SUNSET BLVD	SE 1/8 - 1/4 (0.214 mi.)	J57	68

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to,

identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 01/30/2018 has revealed that there are 21 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
QUANTITY PHOTO'S, IN Facility Id: 71003286 Status: Refer: Other Agency	5432 HOLLYWOOD BOULE	ENE 1/8 - 1/4 (0.192 mi.)	49	56
BOBS CLEANERS Facility Id: 19720027 Status: Refer: 1248 Local Agency	***5823 FRANKLIN AVE***	***NW 1/4 - 1/2 (0.394 mi.)***	***71***	***143***

Lower Elevation	Address	Direction / Distance	Map ID	Page
CENTRAL LOS ANGELES Facility Id: 19990041 Status: Certified	***SUNSET/VAN NESS AVEN***	***SW 1/4 - 1/2 (0.284 mi.)***	***59***	***73***
DELUXE LABORATORIES Facility Id: 60001863 Status: Refer: 1248 Local Agency	***1377 N SERRANO AVE***	***SSE 1/4 - 1/2 (0.366 mi.)***	***69***	***121***
SANTA MONICA/VINE PR Facility Id: 19880057 Status: Inactive - Withdrawn	***FOUNTAIN AVE/VAN NES***	***SSW 1/4 - 1/2 (0.443 mi.)***	***78***	***174***
CENTRAL REGION MIDDL Facility Id: 60000058 Status: Inactive - Action Required	***FOUNTAIN AVENUE/SERR***	***SSE 1/4 - 1/2 (0.454 mi.)***	***79***	***176***
SANTA MONICA/VINE PR Facility Id: 19880059 Facility Id: 19880060 Status: Inactive - Withdrawn	***LA MIRADA AVE/LEXING***	***S 1/2 - 1 (0.545 mi.)***	***80***	***179***
BELMONT/HOLLYWOOD NO Facility Id: 19880049 Status: Inactive - Needs Evaluation	***LA MIRADA AVENUE/SER***	***SE 1/2 - 1 (0.566 mi.)***	***81***	***184***
RAMONA PRIMARY SITE Facility Id: 19820083 Status: Inactive - Withdrawn	***HOBART BOULEVARD/FOU***	***SE 1/2 - 1 (0.592 mi.)***	***82***	***187***
SANTA MONICA/VINE PR Facility Id: 19880063 Status: Inactive - Withdrawn	***GORDON ST/LEXINGTON***	***SW 1/2 - 1 (0.698 mi.)***	***83***	***190***
SANTA MONICA/VINE PR Facility Id: 19880064 Status: Inactive - Withdrawn	***GORDON ST/LEXINGTON***	***SW 1/2 - 1 (0.734 mi.)***	***84***	***192***
SANTA MONICA NEW PRI Facility Id: 19880035 Status: No Further Action	***SANTA MONICA BLVD/GO***	***SSW 1/2 - 1 (0.759 mi.)***	***85***	***195***
PROPOSED CFA RESTAUR Facility Id: 60002458	***1011 N. WESTERN AVEN***	***S 1/2 - 1 (0.792 mi.)***	***86***	***198***

Status: Active

RAMONA NEW PC AKA BO	***SANTA MONICA BOULEVA***	***SE 1/2 - 1 (0.851 mi.)***	***87***	***202***
Facility Id: 19790003				
Status: No Further Action				
SANTA MONICA/VINE PR	***FOUNTAIN AVENUE/LA M***	***SW 1/2 - 1 (0.871 mi.)***	***88***	***205***
Facility Id: 19880062				
Status: Inactive - Withdrawn				
RAMONA PRIMARY SITE	***OXFORD AVENUE/ROMAIN***	***SSE 1/2 - 1 (0.878 mi.)***	***Q89***	***208***
Facility Id: 19880046				
Status: Inactive - Withdrawn				
RAMONA PRIMARY SITE	***OXFORD AVENUE/ROMAIN***	***SSE 1/2 - 1 (0.878 mi.)***	***Q90***	***211***
Facility Id: 19880070				
Status: Inactive - Withdrawn				
SNOW WHITE CLEANERS	***1246 NORTH VINE STRE***	***WSW 1/2 - 1 (0.947 mi.)***	***91***	***213***
Facility Id: 60000967				
Status: Certified O&M - Land Use Restrictions Only				
SANTA MONICA HOLDING	***6150 SANTA MONICA BL***	***SW 1/2 - 1 (0.959 mi.)***	***92***	***220***
Facility Id: 19000032				
Status: Refer: 1248 Local Agency				
BELMONT/HOLLYWOOD NO	***HARVARD BOULEVARD/RO***	***SSE 1/2 - 1 (0.967 mi.)***	***R93***	***221***
Facility Id: 19880048				
Status: Inactive - Needs Evaluation				
RAMONA PRIMARY SITE	***KINGSLEY DRIVE/ROMAI***	***SSE 1/2 - 1 (0.991 mi.)***	***R94***	***224***
Facility Id: 19880045				
Status: Inactive - Withdrawn				

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there are 17 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
FORMER MOBIL STATION	***5700 HOLLYWOOD BLVD***	***WNW 0 - 1/8 (0.119 mi.)***	***D33***	***29***
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Database: LUST, Date of Government Version: 03/12/2018				
Status: Open - Remediation				
Facility Id: 900280107				
Status: Leak being confirmed				
Global Id: T0603700759				
Global ID: T0603700759				
ARCO #1247	5777 HOLLYWOOD BLVD	WNW 1/8 - 1/4 (0.211 mi.)	I52	59
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Facility Id: 900280116				
Status: Leak being confirmed				
Global ID: T0603700760				
ARCO #1247	***5777 HOLLYWOOD BLVD***	***WNW 1/8 - 1/4 (0.211 mi.)***	***I54***	***62***
Database: LUST, Date of Government Version: 03/12/2018				

Status: Completed - Case Closed
Global Id: T0603700760

L LEBAREDIAN ***5600 FRANKLIN AVE*** ***N 1/4 - 1/2 (0.293 mi.)*** ***60*** ***78***
Database: LUST, Date of Government Version: 03/12/2018
Status: Open - Site Assessment
Global Id: T10000005251

CHEVRON #9-0659 1868 WESTERN AVE N NNE 1/4 - 1/2 (0.316 mi.) L62 88
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 03/12/2018
Status: Completed - Case Closed
Facility Id: 900270161
Status: Case Closed
Global Id: T0603700746
Global ID: T0603700746

FIRE STATION #82 1800 BRONSON AVE N WNW 1/4 - 1/2 (0.364 mi.) M65 106
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 03/12/2018
Status: Completed - Case Closed
Facility Id: 900280098
Status: Preliminary site assessment underway
Global Id: T0603700758
Global ID: T0603700758

Lower Elevation	Address	Direction / Distance	Map ID	Page

EQUILON ENTERPRISES ***5657 SUNSET BLVD*** ***SSW 1/8 - 1/4 (0.178 mi.)*** ***H45*** ***49***
Database: LUST, Date of Government Version: 03/12/2018
Status: Completed - Case Closed
Global Id: T10000003200

NORTH GARAGE ***1375 N WESTERN AVE*** ***SSE 1/4 - 1/2 (0.303 mi.)*** ***K61*** ***82***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 03/12/2018
Status: Completed - Case Closed
Facility Id: 900280089
Status: Case Closed
Global Id: T0603700757
Global ID: T0603700757

GAS TO GO ***1353 N WESTERN AVE*** ***SSE 1/4 - 1/2 (0.336 mi.)*** ***K64*** ***92***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 03/12/2018
Status: Open - Remediation
Facility Id: 900270243
Status: Pollution Characterization
Global Id: T0603742795
Global ID: T0603742795

MOBIL #18-HYO 5857 SUNSET BLVD WSW 1/4 - 1/2 (0.366 mi.) N67 109
Database: LUST REG 4, Date of Government Version: 09/07/2004
Facility Id: 900280152
Status: Pollution Characterization
Global ID: T060374883

MOBIL #18-HYO/CIRCLE ***5857 SUNSET BLVD W*** ***WSW 1/4 - 1/2 (0.366 mi.)*** ***N68*** ***110***
Database: LUST, Date of Government Version: 03/12/2018

Status: Open - Remediation
Global Id: T060374883

KTLA BROADCASTING ***ATHENS MT WILSON RD*** ***WSW 1/4 - 1/2 (0.384 mi.)*** ***N70*** ***140***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 03/12/2018
Status: Completed - Case Closed
Facility Id: I-13778
Status: Case Closed
Global Id: T0603704098
Global ID: T0603704098

76 STATION #3739 1300 WESTERN AVE. N. SSE 1/4 - 1/2 (0.400 mi.) O72 148
Database: LUST, Date of Government Version: 03/12/2018
Status: Completed - Case Closed
Global Id: T0603739186

CALTRANS 1260 SAINT ANDREWS P S 1/4 - 1/2 (0.428 mi.) P73 152
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 03/12/2018
Status: Completed - Case Closed
Facility Id: 900380170
Status: Case Closed
Global Id: T0603700928
Global ID: T0603700928

CALTRANS PUMPING STA 1260 SAINT ANDREWS P S 1/4 - 1/2 (0.428 mi.) P75 154
Database: LUST, Date of Government Version: 03/12/2018
Status: Open - Active
Global Id: T10000010304

MOBIL #18-H5D 1277 WESTERN AVE. N. SSE 1/4 - 1/2 (0.428 mi.) O76 156
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 03/12/2018
Status: Completed - Case Closed
Facility Id: 900290207
Status: Pollution Characterization
Global Id: T0603729935
Global ID: T0603729935

CHEVRON 98723 ***1276 N WESTERN AVE*** ***SSE 1/4 - 1/2 (0.434 mi.)*** ***O77*** ***166***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 03/12/2018
Status: Completed - Case Closed
Facility Id: 900290052
Status: Case Closed
Global Id: T0603766903
Global Id: T0603700768
Global ID: T0603700768

SLIC: Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the SLIC list, as provided by EDR, has revealed that there is 1 SLIC site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
DELUXE LABORATORIES	***1377 N SERRANO AVE***	***SSE 1/4 - 1/2 (0.366 mi.)***	***69***	***121***
Database: SLIC, Date of Government Version: 03/12/2018 Facility Status: Open - Inactive Global Id: SLT43206204				

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, has revealed that there are 5 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CIRCLE K STORES INC. Database: UST, Date of Government Version: 03/12/2018 Facility Id: FA0022463	5700 W HOLLYWOOD BLV	WNW 0 - 1/8 (0.119 mi.)	D27	23
MOBIL SERVICE STATIO Database: UST, Date of Government Version: 03/12/2018 Facility Id: 25268	5700 HOLLYWOOD BLVD	WNW 0 - 1/8 (0.119 mi.)	D30	25
WAGIHS ARCO AM/PM MI Database: UST, Date of Government Version: 03/12/2018 Facility Id: 25274	5777 HOLLYWOOD BLVD	WNW 1/8 - 1/4 (0.211 mi.)	I55	64

Lower Elevation	Address	Direction / Distance	Map ID	Page
JIN'S HOLLYWOOD SHEL Database: UST, Date of Government Version: 03/12/2018 Facility Id: 25267	5657 W SUNSET BLVD	SSW 1/8 - 1/4 (0.178 mi.)	H41	46
TESORO (SHELL) 68556 Database: UST, Date of Government Version: 03/12/2018	5657 SUNSET BLVD	SSW 1/8 - 1/4 (0.178 mi.)	H42	47

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage Tanks

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 8 SWEEPS UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CIGNA HOSPITL OF LOS	***1711 WESTERN AVE***	***NE 0 - 1/8 (0.071 mi.)***	***C11***	***10***

Status: A Comp Number: 5145				
JOE MOBIL SERVICE ST Status: A Tank Status: A Comp Number: 2114	5700 HOLLYWOOD BLVD	WNW 0 - 1/8 (0.119 mi.)	D32	27
SAABS AUTOMOTIVE INC Comp Number: 4100	***5770 HOLLYWOOD BLVD***	***W 1/8 - 1/4 (0.202 mi.)***	***I51***	***58***
WAGIHS ARCO AM/PM MI Status: A Tank Status: A Comp Number: 4704	***5777 HOLLYWOOD BLVD***	***WNW 1/8 - 1/4 (0.211 mi.)***	***I53***	***60***

Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
PETER KRIKORIAN/L F Status: A Comp Number: 8318	1622 N WESTERN AVE	ESE 1/8 - 1/4 (0.141 mi.)	F37	40
C & R TIRE Comp Number: 8138	1620 N WESTERN AVE	ESE 1/8 - 1/4 (0.144 mi.)	F38	41
SHELL STATION Status: A Tank Status: A Comp Number: 3641	5657 W SUNSET BLVD	SSW 1/8 - 1/4 (0.178 mi.)	H44	48
THE DIXON CADILLAC C Comp Number: 3020	***5678 W SUNSET BLVD***	***SSW 1/8 - 1/4 (0.189 mi.)***	***H47***	***53***

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 4 HIST UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
KHACHADOR SHNORHAVOR Facility Id: 00000039956	***5700 HOLLYWOOD BLVD***	***WNW 0 - 1/8 (0.119 mi.)***	***D31***	***25***

Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
THE DIXON CADILLAC C Facility Id: 00000055581	5678 W SUNSET BLVD	SSW 1/8 - 1/4 (0.189 mi.)	H46	52
DIXON CADILLAC CO S P OPERATOR Facility Id: 00000055692	***5678 SUNSET BL*** 5667 SUNSET BLVD	***SSW 1/8 - 1/4 (0.189 mi.)*** SSW 1/8 - 1/4 (0.202 mi.)	***H48*** H50	***55*** 57

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 5 CA FID UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CIGNA HOSPITL OF LOS Facility Id: 19055980 Status: A	***1711 WESTERN AVE***	***NE 0 - 1/8 (0.071 mi.)***	***C11***	***10***
KHARHADOR SCNORHAVOR Facility Id: 19000932 Status: A	5700 HOLLYWOOD BLVD	WNW 0 - 1/8 (0.119 mi.)	D29	24
SAABS AUTOMOTIVE INC Facility Id: 19015157 Status: I	***5770 HOLLYWOOD BLVD***	***W 1/8 - 1/4 (0.202 mi.)***	***I51***	***58***
WAGIHS ARCO AM/PM MI Facility Id: 19040780 Status: A	***5777 HOLLYWOOD BLVD***	***WNW 1/8 - 1/4 (0.211 mi.)***	***I53***	***60***

Lower Elevation	Address	Direction / Distance	Map ID	Page
THE DIXON CADILLAC C Facility Id: 19010899 Status: I	***5678 W SUNSET BLVD***	***SSW 1/8 - 1/4 (0.189 mi.)***	***H47***	***53***

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/11/2017 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CVS PHARMACY #7086	5500 HOLLYWOOD BLVD	ENE 0 - 1/8 (0.113 mi.)	E26	15

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 9 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
FORMER MOBIL STATION	***5700 HOLLYWOOD BLVD***	***WNW 0 - 1/8 (0.119 mi.)***	***D33***	***29***

Reg Id: 900280107 Reg Id: 301				
ARCO #1247 Reg Id: 900280116	***5777 HOLLYWOOD BLVD***	***WNW 1/8 - 1/4 (0.211 mi.)***	***I54***	***62***
MIKES CHEVRON MAJED Reg Id: 900270161	***1868 N WESTERN AVE***	***NNE 1/4 - 1/2 (0.316 mi.)***	***L63***	***91***
FIRE STATION #82 Reg Id: 900280098	1800 BRONSON	WNW 1/4 - 1/2 (0.364 mi.)	M66	108

Lower Elevation	Address	Direction / Distance	Map ID	Page
NORTH GARAGE Reg Id: 900280089	***1375 N WESTERN AVE***	***SSE 1/4 - 1/2 (0.303 mi.)***	***K61***	***82***
DELUXE LABORATORIES Reg Id: 3121	***1377 N SERRANO AVE***	***SSE 1/4 - 1/2 (0.366 mi.)***	***69***	***121***
KTLA BROADCASTING Reg Id: I-13778	***ATHENS MT WILSON RD***	***WSW 1/4 - 1/2 (0.384 mi.)***	***N70***	***140***
CALTRANS Reg Id: 900380170	1260 SAINT ANDREWS	S 1/4 - 1/2 (0.428 mi.)	P74	154
CHEVRON 98723 Reg Id: 900290052	***1276 N WESTERN AVE***	***SSE 1/4 - 1/2 (0.434 mi.)***	***O77***	***166***

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 6 EDR Hist Auto sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ECKSTEIN G H	5640 HOLLYWOOD BLVD	NW 0 - 1/8 (0.070 mi.)	B10	10
SMITH G A	1708 GARFIELD PL	NE 0 - 1/8 (0.092 mi.)	C19	14
SHAULTZ R W	5520 HOLLYWOOD BLVD	ENE 0 - 1/8 (0.092 mi.)	E20	14
HARPER JENE	5657 HOLLYWOOD BLVD	NW 0 - 1/8 (0.097 mi.)	B23	15
SAMS MOBILE	5700 HOLLYWOOD BLVD	WNW 0 - 1/8 (0.119 mi.)	D34	39
EGGERT H W	1665 N WESTERN AVE	E 0 - 1/8 (0.122 mi.)	E36	40

EXECUTIVE SUMMARY

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

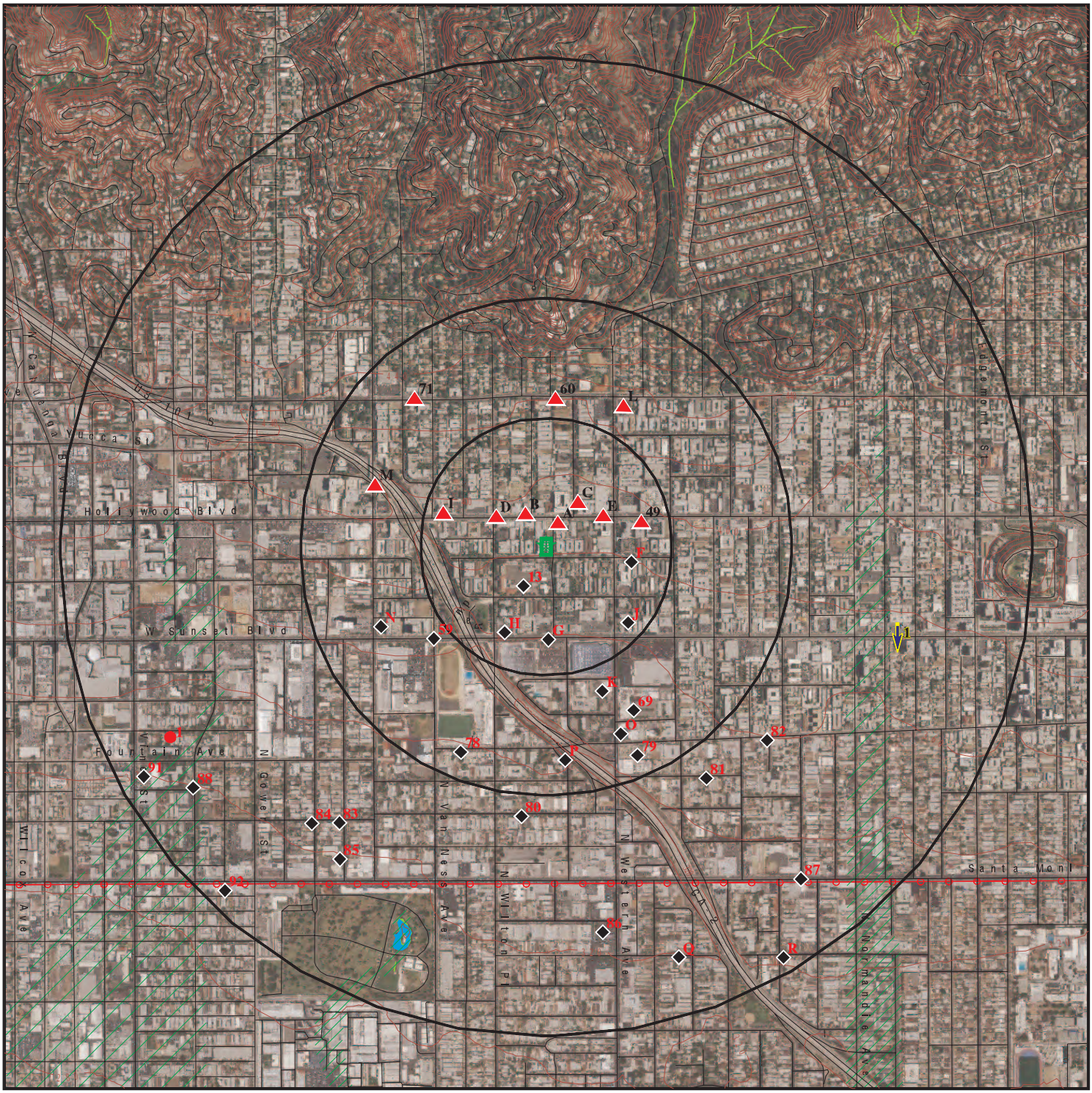
A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 20 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
TAYLOR BENNETT	1679 N ST ANDREWS PL	N 0 - 1/8 (0.011 mi.)	A1	8
YAT SUN	5604 HOLLYWOOD BLVD	N 0 - 1/8 (0.035 mi.)	A2	8
CHAN W H	5560 HOLLYWOOD BLVD	NNE 0 - 1/8 (0.038 mi.)	A3	8
WEBER E E	5562 HOLLYWOOD BLVD	NNE 0 - 1/8 (0.038 mi.)	A4	8
DE CROSSEN GUST	5544 HOLLYWOOD BLVD	NE 0 - 1/8 (0.047 mi.)	A5	8
COOPER SANSIPER	5615 HOLLYWOOD BLVD	NNW 0 - 1/8 (0.061 mi.)	B6	9
BERNS ISIDOR	5619 HOLLYWOOD BLVD	NNW 0 - 1/8 (0.063 mi.)	B7	9
SOLLOSY SAML	5541 HOLLYWOOD BLVD	NE 0 - 1/8 (0.066 mi.)	C8	9
BASSIN DAVID	5638 HOLLYWOOD BLVD	NW 0 - 1/8 (0.068 mi.)	B9	9
HOLLYSTAR CLEANERS	5633 1/2 HOLLYWOOD B	NW 0 - 1/8 (0.075 mi.)	B12	11
GOLLAND SAML	5646 HOLLYWOOD BLVD	WNW 0 - 1/8 (0.077 mi.)	B14	13
CONSOLIDATED CLEANER	5654 HOLLYWOOD BLVD	WNW 0 - 1/8 (0.085 mi.)	D15	13
HOLLY WILTON CLEANER	5652 HOLLYWOOD BLVD	WNW 0 - 1/8 (0.085 mi.)	D16	13
AMSTER JACOB	5529 HOLLYWOOD BLVD	NE 0 - 1/8 (0.089 mi.)	C17	13
FAMOUS CLEANERS INC	5653 HOLLYWOOD BLVD	NW 0 - 1/8 (0.091 mi.)	B18	14
HAND H S	5523 HOLLYWOOD BLVD	NE 0 - 1/8 (0.092 mi.)	C21	14
MARKS SAML	1710 GARFIELD PL	NE 0 - 1/8 (0.095 mi.)	C22	14
GORDON S J	5683 HOLLYWOOD BLVD	WNW 0 - 1/8 (0.105 mi.)	D24	15
SASOUN CLEANERS	5662 HOLLYWOOD BLVD	WNW 0 - 1/8 (0.111 mi.)	D25	15
BENNETT JOHN	5505 HOLLYWOOD BLVD	ENE 0 - 1/8 (0.120 mi.)	E35	40

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 5268103.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- Upgradient Area
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	9836003407_5607 Carlton Way and 1655 St Andrews Pl	CLIENT:	EFI Global Inc.
ADDRESS:	5607 W Carlton Way and 1655 N St. Andrews Place Los Angeles CA 90028	CONTACT:	Daniel Casas
		INQUIRY #:	5268103.2s
LAT/LONG:	34.100835 / 118.311713	DATE:	April 23, 2018 3:10 pm

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DETAIL MAP - 5268103.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

100-year flood zone

500-year flood zone

Areas of Concern

0 1/16 1/8 1/4 Miles

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	9836003407_5607 Carlton Way and 1655 St Andrews Pl	CLIENT:	EFI Global Inc.
ADDRESS:	5607 W Carlton Way and 1655 N St. Andrews Place Los Angeles CA 90028	CONTACT:	Daniel Casas
LAT/LONG:	34.100835 / 118.311713	INQUIRY #:	5268103.2s
		DATE:	April 23, 2018 3:13 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		1	0	NR	NR	NR	1
RCRA-SQG	0.250		1	5	NR	NR	NR	6
RCRA-CESQG	0.250		0	1	NR	NR	NR	1
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	1	5	15	NR	21
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		1	3	13	NR	NR	17

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
SLIC	0.500		0	0	1	NR	NR	1
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		2	3	NR	NR	NR	5
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
AOCONCERN	1.000		0	0	0	0	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		2	6	NR	NR	NR	8
HIST UST	0.250		1	3	NR	NR	NR	4
CA FID UST	0.250		2	3	NR	NR	NR	5
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		1	0	NR	NR	NR	1
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
HAZNET	TP		NR	NR	NR	NR	NR	0
ICE	TP		NR	NR	NR	NR	NR	0
HIST CORTESE	0.500		1	1	7	NR	NR	9
LOS ANGELES CO. HMS	TP		NR	NR	NR	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
LA Co. Site Mitigation	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		6	NR	NR	NR	NR	6
EDR Hist Cleaner	0.125		20	NR	NR	NR	NR	20
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	38	26	26	15	0	105

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 **TAYLOR BENNETT** **EDR Hist Cleaner** **1009187852**
North **1679 N ST ANDREWS PL** **N/A**
< 1/8 **LOS ANGELES, CA**
0.011 mi.
59 ft. **Site 1 of 5 in cluster A**

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
386 ft. 1924 TAYLOR BENNETT CLOTHES CLEANERS PRESSERS AND DYERS

A2 **YAT SUN** **EDR Hist Cleaner** **1009191428**
North **5604 HOLLYWOOD BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.035 mi.
183 ft. **Site 2 of 5 in cluster A**

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
389 ft. 1942 YAT SUN LAUNDRIES ORIENTAL

A3 **CHAN W H** **EDR Hist Cleaner** **1009192276**
NNE **5560 HOLLYWOOD BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.038 mi.
199 ft. **Site 3 of 5 in cluster A**

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
389 ft. 1933 CHIN D R LAUNDRIES CHINESE
1937 CHAN W H LAUNDRIES CHINESE

A4 **WEBER E E** **EDR Hist Cleaner** **1009191999**
NNE **5562 HOLLYWOOD BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.038 mi.
199 ft. **Site 4 of 5 in cluster A**

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
389 ft. 1929 WEBER E E CLOTHES PRESSERS CLEANERS AND REPAIRERS

A5 **DE CROSSEN GUST** **EDR Hist Cleaner** **1009190251**
NE **5544 HOLLYWOOD BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.047 mi.
246 ft. **Site 5 of 5 in cluster A**

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
388 ft. 1933 DE CROSSEN GUST CLOTHES PRESSERS AND CLEANERS

DE CROSSEN GUST (Continued) **1009190251**

1933 KLEIN BENJ — CLOTHES PRESSERS AND CLEANERS

B6 **COOPER SANSIPER** **EDR Hist Cleaner** **1009189330**
NNW **5615 HOLLYWOOD BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.061 mi.
323 ft. **Site 1 of 8 in cluster B**

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
394 ft.
1924 COOPER SANSIPER — CLOTHES CLEANERS PRESSERS AND DYERS
1929 PHELPS L J — CLOTHES PRESSERS CLEANERS AND REPAIRERS
1929 PHELPS L J — CLOTHES PRESSERS CLEANERS AND REPAIRERS
1933 BROWN V A — CLOTHES PRESSERS AND CLEANERS

B7 **BERNS ISIDOR** **EDR Hist Cleaner** **1009192502**
NNW **5619 HOLLYWOOD BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.063 mi.
331 ft. **Site 2 of 8 in cluster B**

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
394 ft.
1937 BERNS ISIDOR — CLOTHES PRESSERS AND CLEANERS

C8 **SOLLOSY SAML** **EDR Hist Cleaner** **1009191104**
NE **5541 HOLLYWOOD BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.066 mi.
346 ft. **Site 1 of 6 in cluster C**

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
391 ft.
1929 SOLLOSY SAML — CLOTHES PRESSERS CLEANERS AND REPAIRERS

B9 **BASSIN DAVID** **EDR Hist Cleaner** **1009190216**
NW **5638 HOLLYWOOD BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.068 mi.
361 ft. **Site 3 of 8 in cluster B**

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
391 ft.
1933 BASSIN DAVID — CLOTHES PRESSERS AND CLEANERS

B10 **ECKSTEIN G H** **EDR Hist Auto** **1009079288**
NW **5640 HOLLYWOOD BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.070 mi.
368 ft. **Site 4 of 8 in cluster B**

Relative: EDR Hist Auto
Higher

Actual: Year: Name: Type:
391 ft. 1929 ECKSTEIN G H AUTOMOBILE REPAIRING AND SERVICE STATIONS

C11 **CIGNA HOSPITL OF LOS ANGELES I** **SWEEPS UST** **U002095785**
NE **1711 WESTERN AVE** **CA FID UST** **N/A**
< 1/8 **LOS ANGELES, CA 90018**
0.071 mi.
376 ft. **Site 2 of 6 in cluster C**

Relative: SWEEPS UST:
Higher

Actual:
391 ft.

Status:	Active
Comp Number:	5145
Number:	9
Board Of Equalization:	Not reported
Referral Date:	01-11-93
Action Date:	01-11-93
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

CA FID UST:

Facility ID:	19055980
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2130000000
Mail To:	Not reported
Mailing Address:	1711 WESTERN AVE
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900180000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

B12
NW
< 1/8
0.075 mi.
395 ft.

HOLLYSTAR CLEANERS
5633 1/2 HOLLYWOOD BLVD
LOS ANGELES, CA 90028

Site 5 of 8 in cluster B

EDR Hist Cleaner **1018705676**
N/A

Relative:
Higher

Actual:
395 ft.

EDR Hist Cleaner

Year:	Name:	Type:
1998	HOLLYSTAR CLEANERS	Garment Pressing And Cleaners' Agents
1999	HOLLYSTAR CLEANERS	Garment Pressing And Cleaners' Agents
2000	HOLLYSTAR CLEANERS	Garment Pressing And Cleaners' Agents
2001	HOLLYSTAR CLEANERS	Garment Pressing And Cleaners' Agents
2002	HOLLYSTAR CLEANERS	Garment Pressing And Cleaners' Agents
2003	HOLLYSTAR CLEANERS	Garment Pressing And Cleaners' Agents
2004	HOLLYSTAR CLEANERS	Garment Pressing And Cleaners' Agents
2005	HOLLYSTAR CLEANERS	Garment Pressing And Cleaners' Agents
2006	HOLLYSTAR CLEANERS	Garment Pressing And Cleaners' Agents
2007	HOLLYSTAR CLEANERS	Garment Pressing And Cleaners' Agents
2008	HOLLYSTAR CLEANERS	Garment Pressing And Cleaners' Agents
2009	HOLLYSTAR CLEANERS	Garment Pressing And Cleaners' Agents
2010	HOLLYSTAR CLEANERS	Garment Pressing And Cleaners' Agents

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13
SSW
< 1/8
0.075 mi.
397 ft.

LA USD GRANT EL
1530 N WILTON PL
LOS ANGELES, CA 90028

RCRA-SQG **1000427607**
FINDS **CAD981624968**
ECHO

Relative:
Lower

Actual:
372 ft.

RCRA-SQG:

Date form received by agency:	01/27/1986
Facility name:	LA USD GRANT EL
Facility address:	1530 N WILTON PL LOS ANGELES, CA 90028
EPA ID:	CAD981624968
Mailing address:	N WILTON PL LOS ANGELES, CA 90028
Contact:	ENVIRONMENTAL MANAGER
Contact address:	1530 N WILTON PL LOS ANGELES, CA 90028
Contact country:	US
Contact telephone:	213-742-7371
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	LA USD
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported

LA USD GRANT EL (Continued) **1000427607**

Owner/operator extension: Not reported
Legal status: District
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: District
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002728460

Environmental Interest/Information System
California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

LA USD GRANT EL (Continued) **1000427607**

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000427607
Registry ID: 110002728460
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002728460

B14 **GOLLAND SAML** **EDR Hist Cleaner** **1009188192**
WNW **5646 HOLLYWOOD BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.077 mi.
408 ft. **Site 6 of 8 in cluster B**

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
391 ft. 1929 GOLLAND SAML CLOTHES PRESSERS CLEANERS AND REPAIRERS

D15 **CONSOLIDATED CLEANERS DYERS** **EDR Hist Cleaner** **1009190577**
WNW **5654 HOLLYWOOD BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.085 mi.
450 ft. **Site 1 of 12 in cluster D**

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
390 ft. 1929 CONSOLIDATED CLEANERS DYERS CLEANERS AND DYERS

D16 **HOLLY WILTON CLEANERS** **EDR Hist Cleaner** **1009191176**
WNW **5652 HOLLYWOOD BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.085 mi.
450 ft. **Site 2 of 12 in cluster D**

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
390 ft. 1937 HOLLY WILTON CLEANERS CLOTHES PRESSERS AND CLEANERS

C17 **AMSTER JACOB** **EDR Hist Cleaner** **1009192430**
NE **5529 HOLLYWOOD BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.089 mi.
470 ft. **Site 3 of 6 in cluster C**

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
391 ft. 1937 AMSTER JACOB CLOTHES PRESSERS AND CLEANERS

B18 **FAMOUS CLEANERS INC** **EDR Hist Cleaner** **1009192611**
NW **5653 HOLLYWOOD BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.091 mi.
480 ft. **Site 7 of 8 in cluster B**

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
395 ft. 1937 FAMOUS CLEANERS INC CLOTHES PRESSERS AND CLEANERS

C19 **SMITH G A** **EDR Hist Auto** **1009079694**
NE **1708 GARFIELD PL** **N/A**
< 1/8 **LOS ANGELES, CA**
0.092 mi.
484 ft. **Site 4 of 6 in cluster C**

Relative: EDR Hist Auto
Higher

Actual: Year: Name: Type:
393 ft. 1924 SMITH G A AUTOMOBILE REPAIRING

E20 **SHAULTZ R W** **EDR Hist Auto** **1009078050**
ENE **5520 HOLLYWOOD BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.092 mi.
485 ft. **Site 1 of 4 in cluster E**

Relative: EDR Hist Auto
Higher

Actual: Year: Name: Type:
387 ft. 1929 SHAULTZ R W AUTOMOBILE REPAIRING AND SERVICE STATIONS

C21 **HAND H S** **EDR Hist Cleaner** **1009188779**
NE **5523 HOLLYWOOD BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.092 mi.
487 ft. **Site 5 of 6 in cluster C**

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
391 ft. 1924 HAND H S CLOTHES CLEANERS PRESSERS AND DYERS

C22 **MARKS SAML** **EDR Hist Cleaner** **1009189425**
NE **1710 GARFIELD PL** **N/A**
< 1/8 **LOS ANGELES, CA**
0.095 mi.
504 ft. **Site 6 of 6 in cluster C**

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
394 ft. 1929 MARKS SAML CLOTHES PRESSERS CLEANERS AND REPAIRERS

B23 **HARPER JENE** **EDR Hist Auto** **1009078654**
NW **5657 HOLLYWOOD BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.097 mi.
511 ft. **Site 8 of 8 in cluster B**

Relative: EDR Hist Auto
Higher

Actual: Year: Name: Type:
394 ft. 1929 HARPER JENE GASOLINE AND OIL SERVICE STATION

D24 **GORDON S J** **EDR Hist Cleaner** **1009189869**
WNW **5683 HOLLYWOOD BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.105 mi.
556 ft. **Site 3 of 12 in cluster D**

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
395 ft. 1933 GORDON S J CLOTHES PRESSERS AND CLEANERS

D25 **SASOUN CLEANERS** **EDR Hist Cleaner** **1018547194**
WNW **5662 HOLLYWOOD BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90028**
0.111 mi.
586 ft. **Site 4 of 12 in cluster D**

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
393 ft. 1982 SASOUN CLEANERS Garment Pressing And Cleaners' Agents
1983 SASOUN CLEANERS Garment Pressing And Cleaners' Agents
1985 SASOUN CLEANERS Garment Pressing And Cleaners' Agents

E26 **CVS PHARMACY #7086** **RCRA NonGen / NLR** **1015753053**
ENE **5500 HOLLYWOOD BLVD** **CAR000233841**
< 1/8 **LOS ANGELES, CA 90027**
0.113 mi.
598 ft. **Site 2 of 4 in cluster E**

Relative: RCRA NonGen / NLR:
Higher

Actual:
387 ft.

Date form received by agency:	04/18/2017
Facility name:	CVS PHARMACY #7086
Facility address:	5500 HOLLYWOOD BLVD LOS ANGELES, CA 90027
EPA ID:	CAR000233841
Mailing address:	CVS DR MAIL DROP 23062A WOONSOCKET, RI 02895
Contact:	NICOLE WILKINSON
Contact address:	CVS DR MAIL CODE 2340 WOONSOCKET, RI 02895
Contact country:	US
Contact telephone:	401-770-7132
Contact email:	NICOLE.WILKINSON@CVSHEALTH.COM
EPA Region:	09

CVS PHARMACY #7086 (Continued) **1015753053**

Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: A B S MAYER BRICKER, LLC
Owner/operator address: HOLLYWOOD BLVD. 4TH FL-W.WING
LOS ANGELES, CA 90028
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 07/08/2009
Owner/Op end date: Not reported

Owner/operator name: GARFIELD BEACH CVS, L.L.C.
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 03/21/2010
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: 122
. Waste name: Alkaline solution without metals (pH > 12.5)

. Waste code: 141
. Waste name: Off-specification, aged, or surplus inorganics

. Waste code: 214
. Waste name: Unspecified solvent mixture

CVS PHARMACY #7086 (Continued) **1015753053**

. Waste code: 311
. Waste name: Pharmaceutical waste

. Waste code: 331
. Waste name: Off-specification, aged, or surplus organics

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D009
. Waste name: MERCURY

. Waste code: D010
. Waste name: SELENIUM

. Waste code: D024
. Waste name: M-CRESOL

. Waste code: P001
. Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

. Waste code: P075
. Waste name: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

. Waste code: U002
. Waste name: 2-PROPANONE (I) (OR) ACETONE (I)

. Waste code: U129
. Waste name: CYCLOHEXANE, 1,2,3,4,5,6-HEXACHLORO-, (1ALPHA, 2ALPHA, 3BETA, 4ALPHA, 5ALPHA, 6BETA)- (OR) LINDANE

. Waste code: U205
. Waste name: SELENIUM SULFIDE (OR) SELENIUM SULFIDE SES2 (R,T)

Historical Generators:
Date form received by agency: 08/31/2016
Site name: CVS PHARMACY #7086
Classification: Large Quantity Generator

. Waste code: 122
. Waste name: Alkaline solution without metals (pH > 12.5)

. Waste code: 141
. Waste name: Off-specification, aged, or surplus inorganics

. Waste code: 214
. Waste name: Unspecified solvent mixture

CVS PHARMACY #7086 (Continued) **1015753053**

. Waste code: 311
. Waste name: Pharmaceutical waste

. Waste code: 331
. Waste name: Off-specification, aged, or surplus organics

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D009
. Waste name: MERCURY

. Waste code: D010
. Waste name: SELENIUM

. Waste code: D024
. Waste name: M-CRESOL

. Waste code: P001
. Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

. Waste code: P075
. Waste name: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

. Waste code: U002
. Waste name: 2-PROPANONE (I) (OR) ACETONE (I)

. Waste code: U129
. Waste name: CYCLOHEXANE, 1,2,3,4,5,6-HEXACHLORO-, (1ALPHA, 2ALPHA, 3BETA, 4ALPHA, 5ALPHA, 6BETA)- (OR) LINDANE

. Waste code: U205
. Waste name: SELENIUM SULFIDE (OR) SELENIUM SULFIDE SES2 (R,T)

Date form received by agency: 03/01/2014
Site name: CVS PHARMACY #7086
Classification: Large Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D004
. Waste name: ARSENIC

. Waste code: D005

CVS PHARMACY #7086 (Continued) **1015753053**

. Waste name: BARIUM

. Waste code: D006
. Waste name: CADMIUM

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: D009
. Waste name: MERCURY

. Waste code: D010
. Waste name: SELENIUM

. Waste code: D011
. Waste name: SILVER

. Waste code: D016
. Waste name: 2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)

. Waste code: D018
. Waste name: BENZENE

. Waste code: D024
. Waste name: M-CRESOL

. Waste code: D027
. Waste name: 1,4-DICHLOROBENZENE

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: D039
. Waste name: TETRACHLOROETHYLENE

. Waste code: P001
. Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

. Waste code: P012
. Waste name: ARSENIC OXIDE AS2O3 (OR) ARSENIC TRIOXIDE

. Waste code: P075
. Waste name: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

. Waste code: P081
. Waste name: 1,2,3-PROPANETRIOL, TRINITRATE (R) (OR) NITROGLYCERINE (R)

. Waste code: P188
. Waste name: BENZOIC ACID, 2-HYDROXY-, COMPD. WITH (3AS-CIS)-1,2,3,3A,8,8A-HEXAHYDRO-1,3A,8-TRIMETHYLPYRROLO[2,3-B]INDOL-5-YL METHYLCARBAMATE ESTER (1:1) (OR) PHYSOSTIGMINE SALICYLATE

CVS PHARMACY #7086 (Continued) **1015753053**

. Waste code: U002
. Waste name: 2-PROPANONE (I) (OR) ACETONE (I)

. Waste code: U010
. Waste name: AZIRINO [2',3':3,4]PYRROLO[1,2-A]INDOLE-4,7-DIONE, 6-AMINO-8-[[(AMINOCARBONYL)OXY]METHYL]-1,1A,2,8,8A,8B-HEXAHYDRO-8A-METHOXY-5-METHYL-, [1AS-(1AALPHA, 8BETA, 8AALPHA, 8BALPHA)]- (OR) MITOMYCIN C

. Waste code: U031
. Waste name: 1-BUTANOL (I) (OR) N-BUTYL ALCOHOL (I)

. Waste code: U034
. Waste name: ACETALDEHYDE, TRICHLORO- (OR) CHLORAL

. Waste code: U035
. Waste name: BENZENEBUTANOIC ACID, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) CHLORAMBUCIL

. Waste code: U044
. Waste name: CHLOROFORM (OR) METHANE, TRICHLORO-

. Waste code: U058
. Waste name: 2H-1,3,2-OXAZAPHOSPHORIN-2-AMINE, N,N-BIS(2-CHLOROETHYL)TETRAHYDRO-, 2-OXIDE (OR) CYCLOPHOSPHAMIDE

. Waste code: U059
. Waste name: 5,12-NAPHTHACENEDIONE, 8-ACETYL-10-[(3-AMINO-2,3,6-TRIDEOXY)-ALPHA-L-LYXO-HEXOPYRANOSYL)OXY]-7,8,9,10-TETRAHYDRO-6,8,11-TRIHYDROXY-1-METHOXY-, (8S-CIS)- (OR) DAUNOMYCIN

. Waste code: U070
. Waste name: BENZENE, 1,2-DICHLORO- (OR) O-DICHLOROBENZENE

. Waste code: U072
. Waste name: BENZENE, 1,4-DICHLORO- (OR) P-DICHLOROBENZENE

. Waste code: U089
. Waste name: DIETHYLSTILBESTEROL (OR) PHENOL, 4,4'-(1,2-DIETHYL-1,2-ETHENEDIYL)BIS, (E)-

. Waste code: U122
. Waste name: FORMALDEHYDE

. Waste code: U129
. Waste name: CYCLOHEXANE, 1,2,3,4,5,6-HEXACHLORO-, (1ALPHA, 2ALPHA, 3BETA, 4ALPHA, 5ALPHA, 6BETA)- (OR) LINDANE

. Waste code: U132
. Waste name: HEXACHLOROPHENE (OR) PHENOL, 2,2'-METHYLENEBIS[3,4,6-TRICHLORO-

. Waste code: U150
. Waste name: L-PHENYLALANINE, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) MELPHALAN

. Waste code: U151
. Waste name: MERCURY

CVS PHARMACY #7086 (Continued) **1015753053**

. Waste code: U154
. Waste name: METHANOL (I) (OR) METHYL ALCOHOL (I)

. Waste code: U165
. Waste name: NAPHTHALENE

. Waste code: U188
. Waste name: PHENOL

. Waste code: U200
. Waste name: RESERPINE (OR) YOHIMBAN-16-CARBOXYLIC ACID, 11,17-DIMETHOXY-18-[(3,4,5-TRIMETHOXYBENZOYL)OXY]-, METHYL ESTER, (3BETA, 16BETA, 17ALPHA, 18BETA, 20ALPHA)-

. Waste code: U201
. Waste name: 1,3-BENZENEDIOL (OR) RESORCINOL

. Waste code: U204
. Waste name: SELENIOUS ACID (OR) SELENIUM DIOXIDE

. Waste code: U205
. Waste name: SELENIUM SULFIDE (OR) SELENIUM SULFIDE SES2 (R,T)

. Waste code: U206
. Waste name: D-GLUCOSE, 2-DEOXY-2-[[(METHYLNITROSOAMINO)-CARBONYL]AMINO]- (OR) GLUCOPYRANOSE, 2-DEOXY-2-(3-METHYL-3-NITROSOUREIDO)-,D- (OR) STREPTOZOTOCIN

. Waste code: U210
. Waste name: ETHENE, TETRACHLORO- (OR) TETRACHLOROETHYLENE

. Waste code: U279
. Waste name: CARBARYL (OR) 1-NAPHTHALENOL, METHYLCARBAMATE

. Waste code: U411
. Waste name: PHENOL, 2-(1-METHYLETHOXY)-, METHYLCARBAMATE (OR) PROPOXUR

Date form received by agency: 01/03/2013
Site name: CVS PHARMACY NO 7086
Classification: Large Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: P001
. Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

. Waste code: P042
. Waste name: 1,2-BENZENEDIOL, 4-[1-HYDROXY-2-(METHYLAMINO)ETHYL]-, (R)- (OR) EPINEPHRINE

. Waste code: P075

CVS PHARMACY #7086 (Continued) **1015753053**

. Waste name: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

. Waste code: P081
. Waste name: 1,2,3-PROPANETRIOL, TRINITRATE (R) (OR) NITROGLYCERINE (R)

Biennial Reports:

Last Biennial Reporting Year: 2017

Annual Waste Handled:

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.
Amount (Lbs): 195

Waste code: D002
Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.
Amount (Lbs): 12

Waste code: D007
Waste name: CHROMIUM
Amount (Lbs): 18

Waste code: D009
Waste name: MERCURY
Amount (Lbs): 173

Waste code: D010
Waste name: SELENIUM
Amount (Lbs): 18

Waste code: D024
Waste name: M-CRESOL
Amount (Lbs): 173

Waste code: P001
Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%
Amount (Lbs): 18

Waste code: P075
Waste name: NICOTINE, & SALTS
Amount (Lbs): 13

Waste code: U002
Waste name: ACETONE (I)

CVS PHARMACY #7086 (Continued) **1015753053**

Amount (Lbs): 116

Waste code: U129
Waste name: CYCLOHEXANE, 1,2,3,4,5,6-HEXACHLORO-, (1ALPHA,2ALPHA,3BETA,4ALPHA,5ALPHA,6BETA)-
Amount (Lbs): 181

Waste code: U205
Waste name: SELENIUM SULFIDE
Amount (Lbs): 181

Violation Status: No violations found

D27 **CIRCLE K STORES INC. SITE #2211102** **UST** **U004263158**
WNW **5700 W HOLLYWOOD BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90028**
0.119 mi.
630 ft. **Site 5 of 12 in cluster D**

Relative: **Higher**

Actual: **390 ft.**

UST:
Facility ID: FA0022463
Permitting Agency: Los Angeles City Fire Department
Latitude: 34.10134
Longitude: -118.31393

D28 **EXXONMOBIL OIL CORP.** **RCRA-LQG** **1007200082**
WNW **5700 HOLLYWOOD BLVD** **CAL000050608**
< 1/8 **LOS ANGELES, CA 90028**
0.119 mi.
630 ft. **Site 6 of 12 in cluster D**

Relative: **Higher**

Actual: **390 ft.**

RCRA-LQG:
Date form received by agency: 02/28/2002
Facility name: EXXONMOBIL OIL CORP.
Facility address: 5700 HOLLYWOOD BLVD
LOS ANGELES, CA 90028
EPA ID: CAL000050608
Mailing address: WEST BAYAUD AVE.
LAKEWOOD, CO 80228
Contact: JOHN HOOVER
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: 800-253-8054
Contact email: Not reported
EPA Region: 09
Classification: Large Quantity Generator
Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting

EXXONMOBIL OIL CORP. (Continued) **1007200082**

from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:
- Owner/operator name: EXXONMOBIL OIL CORP.
- Owner/operator address: Not reported
  Not reported
- Owner/operator country: US
- Owner/operator telephone: Not reported
- Owner/operator email: Not reported
- Owner/operator fax: Not reported
- Owner/operator extension: Not reported
- Legal status: Private
- Owner/Operator Type: Owner
- Owner/Op start date: 05/31/2002
- Owner/Op end date: Not reported

Handler Activities Summary:
- U.S. importer of hazardous waste: No
- Mixed waste (haz. and radioactive): No
- Recycler of hazardous waste: No
- Transporter of hazardous waste: No
- Treater, storer or disposer of HW: No
- Underground injection activity: No
- On-site burner exemption: No
- Furnace exemption: No
- Used oil fuel burner: No
- Used oil processor: No
- User oil refiner: No
- Used oil fuel marketer to burner: No
- Used oil Specification marketer: No
- Used oil transfer facility: No
- Used oil transporter: No

. Waste code: 223
. Waste name: Unspecified oil-containing waste

. Waste code: 241
. Waste name: Tank bottom waste

. Waste code: D001
. Waste name: IGNITABLE WASTE

Violation Status: No violations found

D29 **KHARHADOR SCNORHAVORIAN** **CA FID UST** **S101617319**
WNW **5700 HOLLYWOOD BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90028**
0.119 mi.
630 ft. **Site 7 of 12 in cluster D**

Relative:
Higher

Actual:
390 ft.

CA FID UST:
- Facility ID: 19000932
- Regulated By: UTNKA
- Regulated ID: 00039956
- Cortese Code: Not reported
- SIC Code: Not reported

KHARHADOR SCNORHAVORIAN (Continued) **S101617319**

Facility Phone:	2134630249
Mail To:	Not reported
Mailing Address:	612 S FLOWER ST
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900280000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

D30 **MOBIL SERVICE STATION LMR** **UST** **U003781537**
WNW **5700 HOLLYWOOD BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90028**
0.119 mi.
630 ft. **Site 8 of 12 in cluster D**

Relative: UST:
Higher

Facility ID:	25268
Permitting Agency:	LOS ANGELES, CITY OF
Latitude:	34.102688
Longitude:	-118.312586

Actual:
390 ft.

D31 **KHACHADOR SHNORHAVORIAN** **HIST UST** **U001561226**
WNW **5700 HOLLYWOOD BLVD** **CHMIRS** **N/A**
< 1/8 **LOS ANGELES, CA 90028**
0.119 mi.
630 ft. **Site 9 of 12 in cluster D**

Relative: HIST UST:
Higher

File Number:	00027E81
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027E81.pdf
Region:	STATE
Facility ID:	00000039956
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	SAME
Telephone:	2134630249
Owner Name:	MOBIL OIL CORP.
Owner Address:	612 S. FLOWER ST.
Owner City,St,Zip:	LOS ANGELES, CA 90017
Total Tanks:	0004
Tank Num:	001
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00000280
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor
Tank Num:	002
Container Num:	4

Actual:
390 ft.

KHACHADOR SHNORHAVORIAN (Continued) **U001561226**

Year Installed:	Not reported
Tank Capacity:	00012000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Tank Num:	003
Container Num:	3
Year Installed:	Not reported
Tank Capacity:	00006000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Tank Num:	004
Container Num:	2
Year Installed:	Not reported
Tank Capacity:	00008000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Click here for Geo Tracker PDF:

CHMIRS:

OES Incident Number:	1-7208
OES notification:	12/13/2001
OES Date:	Not reported
OES Time:	Not reported
Date Completed:	**Not reported**
Property Use:	Not reported
Agency Id Number:	Not reported
Agency Incident Number:	Not reported
Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
More Than Two Substances Involved?:	Not reported
Resp Agncy Personel # Of Decontaminated:	Not reported
Responding Agency Personel # Of Injuries:	Not reported
Responding Agency Personel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported

KHACHADOR SHNORHAVORIAN (Continued) **U001561226**

Waterway Involved:	No
Waterway:	Not reported
Spill Site:	Not reported
Cleanup By:	Responsible Party
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Date/Time:	Not reported
Year:	2001
Agency:	Veeder Root
Incident Date:	12/12/200112:00:00 AM
Admin Agency:	Los Angeles City Fire Department
Amount:	Not reported
Contained:	Yes
Site Type:	Service Station
E Date:	Not reported
Substance:	Gasoline componets;;;
Unknown:	unknown
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	0
Number of Injuries:	0
Number of Fatalities:	0
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported
Comments:	Not reported
Description:	The soil was contaminated during a repiping operation.

D32 **JOE MOBIL SERVICE STATION** **SWEEPS UST** **S104916134**
WNW **5700 HOLLYWOOD BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90028**
0.119 mi.
630 ft. **Site 10 of 12 in cluster D**

Relative: SWEEPS UST:
Higher

Actual:
390 ft.

Status:	Active
Comp Number:	2114
Number:	2
Board Of Equalization:	44-000400
Referral Date:	05-16-93
Action Date:	04-07-94
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-002114-000001
Tank Status:	A
Capacity:	10000
Active Date:	02-02-93
Tank Use:	M.V. FUEL

JOE MOBIL SERVICE STATION (Continued) **S104916134**

STG: P
Content: REG UNLEADED
Number Of Tanks: 4

Status: Active
Comp Number: 2114
Number: 2
Board Of Equalization: 44-000400
Referral Date: 05-16-93
Action Date: 04-07-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002114-000002
Tank Status: A
Capacity: 10000
Active Date: 02-02-93
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 2114
Number: 2
Board Of Equalization: 44-000400
Referral Date: 05-16-93
Action Date: 04-07-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002114-000003
Tank Status: A
Capacity: 10000
Active Date: 02-02-93
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 2114
Number: 2
Board Of Equalization: 44-000400
Referral Date: 05-16-93
Action Date: 04-07-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002114-000004
Tank Status: A
Capacity: 10000
Active Date: 02-02-93
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

D33 **FORMER MOBIL STATION #11-LMR** **LUST** **S101297036**
WNW **5700 HOLLYWOOD BLVD** **HAZNET** **N/A**
< 1/8 **HOLLYWOOD, CA 90028** **HIST CORTESE**
0.119 mi.
630 ft. **Site 11 of 12 in cluster D**

Relative:
Higher

Actual:
390 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700759
Global Id:	T0603700759
Latitude:	34.1015512
Longitude:	-118.3136647
Status:	Open - Remediation
Status Date:	11/10/2010
Case Worker:	JR
RB Case Number:	900280107
Local Agency:	LOS ANGELES, CITY OF
File Location:	Regional Board
Local Case Number:	22403
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Waste Oil / Motor / Hydraulic / Lubricating
Site History:	Not reported

LUST:

Global Id:	T0603700759
Contact Type:	Local Agency Caseworker
Contact Name:	ELOY LUNA
Organization Name:	LOS ANGELES, CITY OF
Address:	200 North Main Street, Suite 1780
City:	LOS ANGELES
Email:	eloy.luna@lacity.org
Phone Number:	Not reported

Global Id:	T0603700759
Contact Type:	Regional Board Caseworker
Contact Name:	JAMES RYAN
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	West 4th Street, Suite 200
City:	LOS ANGELES
Email:	jamesw.ryan@waterboards.ca.gov
Phone Number:	2135766711

LUST:

Global Id:	T0603700759
Action Type:	RESPONSE
Date:	12/15/2005
Action:	Other Report / Document

Global Id:	T0603700759
Action Type:	RESPONSE
Date:	12/15/2016
Action:	Interim Remedial Action Report

Global Id:	T0603700759
Action Type:	RESPONSE
Date:	08/03/2009
Action:	Soil and Water Investigation Report

FORMER MOBIL STATION #11-LMR (Continued) **S101297036**

Global Id:	T0603700759
Action Type:	RESPONSE
Date:	06/22/2009
Action:	Other Report / Document
Global Id:	T0603700759
Action Type:	ENFORCEMENT
Date:	08/11/2014
Action:	Staff Letter
Global Id:	T0603700759
Action Type:	ENFORCEMENT
Date:	11/10/2010
Action:	Staff Letter
Global Id:	T0603700759
Action Type:	RESPONSE
Date:	10/15/2014
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603700759
Action Type:	RESPONSE
Date:	04/15/2013
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603700759
Action Type:	ENFORCEMENT
Date:	09/08/2016
Action:	Staff Letter
Global Id:	T0603700759
Action Type:	RESPONSE
Date:	12/05/2014
Action:	Pilot Study/ Treatability Report
Global Id:	T0603700759
Action Type:	RESPONSE
Date:	01/15/2018
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603700759
Action Type:	RESPONSE
Date:	07/15/2007
Action:	Monitoring Report - Quarterly
Global Id:	T0603700759
Action Type:	RESPONSE
Date:	10/15/2007
Action:	Monitoring Report - Quarterly
Global Id:	T0603700759
Action Type:	RESPONSE
Date:	04/15/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0603700759
Action Type:	RESPONSE

FORMER MOBIL STATION #11-LMR (Continued) **S101297036**

Date: 10/14/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700759
Action Type: REMEDIATION
Date: 09/29/2014
Action: Soil Vapor Extraction (SVE)

Global Id: T0603700759
Action Type: REMEDIATION
Date: 07/31/2017
Action: Soil Vapor Extraction (SVE)

Global Id: T0603700759
Action Type: REMEDIATION
Date: 09/19/2016
Action: Soil Vapor Extraction (SVE)

Global Id: T0603700759
Action Type: RESPONSE
Date: 10/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603700759
Action Type: RESPONSE
Date: 02/03/2009
Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0603700759
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603700759
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603700759
Action Type: Other
Date: 07/28/1986
Action: Leak Stopped

Global Id: T0603700759
Action Type: RESPONSE
Date: 07/15/2011
Action: Remedial Progress Report

Global Id: T0603700759
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603700759
Action Type: REMEDIATION
Date: 11/01/2008
Action: Soil Vapor Extraction (SVE)

FORMER MOBIL STATION #11-LMR (Continued) **S101297036**

Global Id:	T0603700759
Action Type:	RESPONSE
Date:	04/15/2012
Action:	Monitoring Report - Quarterly
Global Id:	T0603700759
Action Type:	RESPONSE
Date:	10/15/2014
Action:	CAP/RAP - Other Report
Global Id:	T0603700759
Action Type:	RESPONSE
Date:	04/15/2010
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603700759
Action Type:	RESPONSE
Date:	01/15/2007
Action:	Monitoring Report - Quarterly
Global Id:	T0603700759
Action Type:	RESPONSE
Date:	06/30/2008
Action:	Soil and Water Investigation Report
Global Id:	T0603700759
Action Type:	ENFORCEMENT
Date:	03/01/2017
Action:	Staff Letter
Global Id:	T0603700759
Action Type:	RESPONSE
Date:	12/05/2013
Action:	Other Workplan - Regulator Responded
Global Id:	T0603700759
Action Type:	RESPONSE
Date:	07/15/2012
Action:	Remedial Progress Report
Global Id:	T0603700759
Action Type:	Other
Date:	08/01/1986
Action:	Leak Reported
Global Id:	T0603700759
Action Type:	RESPONSE
Date:	06/07/2010
Action:	Corrective Action Plan / Remedial Action Plan
Global Id:	T0603700759
Action Type:	RESPONSE
Date:	01/15/2009
Action:	Monitoring Report - Quarterly
Global Id:	T0603700759
Action Type:	RESPONSE

FORMER MOBIL STATION #11-LMR (Continued) **S101297036**

Date: 10/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700759
Action Type: RESPONSE
Date: 06/12/2014
Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0603700759
Action Type: RESPONSE
Date: 04/15/2015
Action: Monitoring Report - Quarterly

Global Id: T0603700759
Action Type: RESPONSE
Date: 04/15/2014
Action: Monitoring Report - Semi-Annually

Global Id: T0603700759
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700759
Action Type: RESPONSE
Date: 07/15/2017
Action: Monitoring Report - Semi-Annually

Global Id: T0603700759
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700759
Action Type: RESPONSE
Date: 06/12/2014
Action: Pilot Study / Treatability Workplan - Regulator Responded

Global Id: T0603700759
Action Type: RESPONSE
Date: 10/15/2012
Action: Monitoring Report - Quarterly

Global Id: T0603700759
Action Type: ENFORCEMENT
Date: 12/27/2011
Action: Staff Letter

Global Id: T0603700759
Action Type: RESPONSE
Date: 02/27/2009
Action: Soil and Water Investigation Workplan

Global Id: T0603700759
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

FORMER MOBIL STATION #11-LMR (Continued) **S101297036**

Global Id:	T0603700759
Action Type:	RESPONSE
Date:	01/15/2016
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603700759
Action Type:	RESPONSE
Date:	07/15/2015
Action:	Monitoring Report - Quarterly
Global Id:	T0603700759
Action Type:	RESPONSE
Date:	07/15/2008
Action:	Monitoring Report - Quarterly
Global Id:	T0603700759
Action Type:	Other
Date:	07/28/1986
Action:	Leak Discovery
Global Id:	T0603700759
Action Type:	RESPONSE
Date:	09/29/2008
Action:	Pilot Study / Treatability Workplan
Global Id:	T0603700759
Action Type:	RESPONSE
Date:	07/15/2016
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603700759
Action Type:	RESPONSE
Date:	01/15/2017
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603700759
Action Type:	RESPONSE
Date:	10/15/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0603700759
Action Type:	RESPONSE
Date:	10/05/2013
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603700759
Action Type:	RESPONSE
Date:	01/15/2015
Action:	Monitoring Report - Quarterly
Global Id:	T0603700759
Action Type:	RESPONSE
Date:	04/15/2008
Action:	Monitoring Report - Quarterly
Global Id:	T0603700759
Action Type:	ENFORCEMENT

FORMER MOBIL STATION #11-LMR (Continued) **S101297036**

Date: 10/24/2005
Action: Staff Letter

Global Id: T0603700759
Action Type: RESPONSE
Date: 09/13/2006
Action: Soil and Water Investigation Report

Global Id: T0603700759
Action Type: RESPONSE
Date: 01/24/2008
Action: Soil and Water Investigation Workplan

Global Id: T0603700759
Action Type: RESPONSE
Date: 07/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603700759
Action Type: ENFORCEMENT
Date: 05/30/2017
Action: Staff Letter

Global Id: T0603700759
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700759
Action Type: RESPONSE
Date: 01/18/2011
Action: Soil and Water Investigation Report

Global Id: T0603700759
Action Type: RESPONSE
Date: 09/02/2016
Action: Remedial Investigation Workplan - Regulator Responded

Global Id: T0603700759
Action Type: RESPONSE
Date: 08/31/2017
Action: Interim Remedial Action Report

Global Id: T0603700759
Action Type: RESPONSE
Date: 01/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603700759
Action Type: RESPONSE
Date: 12/16/2011
Action: Soil and Water Investigation Report

LUST:
Global Id: T0603700759
Status: Open - Case Begin Date
Status Date: 07/28/1986

FORMER MOBIL STATION #11-LMR (Continued) **S101297036**

Global Id: T0603700759
Status: Open - Site Assessment
Status Date: 08/01/1986

Global Id: T0603700759
Status: Open - Site Assessment
Status Date: 01/24/2008

Global Id: T0603700759
Status: Open - Remediation
Status Date: 11/10/2010

LUST REG 4:

Region:	4
Regional Board:	04
County:	Los Angeles
Facility Id:	900280107
Status:	Leak being confirmed
Substance:	Waste Oil
Substance Quantity:	Not reported
Local Case No:	Not reported
Case Type:	Soil
Abatement Method Used at the Site:	Not reported
Global ID:	T0603700759
W Global ID:	Not reported
Staff:	UNK
Local Agency:	19050
Cross Street:	WILTON
Enforcement Type:	Not reported
Date Leak Discovered:	7/28/1986
Date Leak First Reported:	8/1/1986
Date Leak Record Entered:	12/31/1986
Date Confirmation Began:	8/1/1986
Date Leak Stopped:	7/28/1986
Date Case Last Changed on Database:	8/11/1987
Date the Case was Closed:	Not reported
How Leak Discovered:	Tank Test
How Leak Stopped:	Not reported
Cause of Leak:	UNK
Leak Source:	Tank
Operator:	SHNORHAVORIAN, K
Water System:	Not reported
Well Name:	Not reported
Approx. Dist To Production Well (ft):	11640.8903620206539548134081 08
Source of Cleanup Funding:	Tank
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	Not reported
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	8/19/2003
Hist Max MTBE Conc in Groundwater:	865
Hist Max MTBE Conc in Soil:	94000
Significant Interim Remedial Action Taken:	Not reported

FORMER MOBIL STATION #11-LMR (Continued) **S101297036**

GW Qualifier:	=
Soil Qualifier:	=
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	MOBIL OIL CORPORATION
RP Address:	PO BOX 2122, LOS ANGELES, CA 90028
Program:	LUST
Lat/Long:	34.1015512 / -1
Local Agency Staff:	PEJ
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	Not reported

HAZNET:

envid:	S101297036
Year:	2014
GEPAID:	CAL000379047
Contact:	VESTA SLAYMAN
Telephone:	9512705108
Mailing Name:	Not reported
Mailing Address:	255 E RINCON ST STE 100
Mailing City,St,Zip:	CORONA, CA 928790000
Gen County:	Los Angeles
TSD EPA ID:	CAT080013352
TSD County:	Los Angeles
Waste Category:	Unspecified oil-containing waste
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.73392
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	S101297036
Year:	2013
GEPAID:	CAL000379047
Contact:	TRISHA YAHNER
Telephone:	9512705193
Mailing Name:	Not reported
Mailing Address:	255 E RINCON ST STE 100
Mailing City,St,Zip:	CORONA, CA 928790000
Gen County:	Los Angeles
TSD EPA ID:	INR000110197
TSD County:	Not reported
Waste Category:	Not reported
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.0035
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Not reported

envid:	S101297036
Year:	2013

FORMER MOBIL STATION #11-LMR (Continued) **S101297036**

GEPAID:	CAL000379047
Contact:	TRISHA YAHNER
Telephone:	9512705193
Mailing Name:	Not reported
Mailing Address:	255 E RINCON ST STE 100
Mailing City,St,Zip:	CORONA, CA 928790000
Gen County:	Los Angeles
TSD EPA ID:	CAT080013352
TSD County:	Los Angeles
Waste Category:	Not reported
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.076
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Not reported

envid:	S101297036
Year:	2013
GEPAID:	CAL000379047
Contact:	TRISHA YAHNER
Telephone:	9512705193
Mailing Name:	Not reported
Mailing Address:	255 E RINCON ST STE 100
Mailing City,St,Zip:	CORONA, CA 928790000
Gen County:	Los Angeles
TSD EPA ID:	INR000110197
TSD County:	Not reported
Waste Category:	Not reported
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.01
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Not reported

envid:	S101297036
Year:	2013
GEPAID:	CAL000379047
Contact:	TRISHA YAHNER
Telephone:	9512705193
Mailing Name:	Not reported
Mailing Address:	255 E RINCON ST STE 100
Mailing City,St,Zip:	CORONA, CA 928790000
Gen County:	Los Angeles
TSD EPA ID:	NVT330010000
TSD County:	99
Waste Category:	Not reported
Disposal Method:	Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons:	0.11
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Not reported

FORMER MOBIL STATION #11-LMR (Continued) **S101297036**

Click this hyperlink while viewing on your computer to access additional CA_HAZNET: detail in the EDR Site Report.

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900280107

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	301

D34 **SAMS MOBILE** **EDR Hist Auto** **1021315228**
WNW **5700 HOLLYWOOD BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90028**
0.119 mi.
630 ft. **Site 12 of 12 in cluster D**

Relative: EDR Hist Auto
Higher

Actual:
390 ft.

Year:	Name:	Type:
1974	SHNORHAVORIAN KHACHOR	General Automotive Repair Shops
1975	SHNORHAVORIAN KHACHOR	General Automotive Repair Shops
1976	SHNORHAVORIAN KHACHOR	General Automotive Repair Shops
1976	SAMS MOBILE	Gasoline Service Stations
1977	SHNORHAVORIAN KHACHOR	General Automotive Repair Shops
1977	SAMS MOBILE	Gasoline Service Stations
1978	SAMS MOBILE	Gasoline Service Stations
1979	SAMS MOBILE	Gasoline Service Stations
1980	SAMS MOBILE	Gasoline Service Stations
1982	SAMS MOBILE	Gasoline Service Stations
1983	SAMS MOBILE	Gasoline Service Stations
1985	SAMS MOBILE	Gasoline Service Stations
1986	SAMS MOBILE	Gasoline Service Stations
1987	A & B AUTO ELECTRIC	Automotive Repair Shops, NEC
1987	SAMS MOBILE	Gasoline Service Stations
1988	A & B AUTO ELECTRIC	Automotive Repair Shops, NEC
1988	SAMS MOBILE	Gasoline Service Stations
1989	A & B AUTO ELECTRIC	Automotive Repair Shops, NEC
1989	SAMS MOBILE	Gasoline Service Stations
1990	UNITED FOREIGN CARS REPAIR	Automotive Repair Shops, NEC
1990	SAMS MOBILE	Gasoline Service Stations
1990	A & B AUTO ELECTRIC	Automotive Repair Shops, NEC
1991	A & B AUTO ELECTRIC	Automotive Repair Shops, NEC
1991	UNITED FOREIGN CARS REPAIR	Automotive Repair Shops, NEC
1991	SAMS MOBILE	Gasoline Service Stations
1992	A & B AUTO ELECTRIC	Automotive Repair Shops, NEC
1992	UNITED FOREIGN CARS REPAIR	Automotive Repair Shops, NEC
1992	JOES MOBILE	Gasoline Service Stations
1993	UNITED FOREIGN CARS REPAIR	Automotive Repair Shops, NEC
1993	A & B AUTO ELECTRIC	Automotive Repair Shops, NEC
1993	JOES MOBILE	Gasoline Service Stations
1994	MOBIL SERVICE STATION DEALERS	Gasoline Service Stations
1995	MOBIL SERVICE STATION DEALERS	Gasoline Service Stations
1996	MOBIL SERVICE STATION DEALERS	Gasoline Service Stations

SAMS MOBILE (Continued) **1021315228**

1997	MOBIL OIL CORPORATION	Gasoline Service Stations
1998	MOBIL OIL CORPORATION	Gasoline Service Stations
1999	MOBIL OIL CORPORATION	Gasoline Service Stations
2000	MOBIL OIL CORPORATION	Gasoline Service Stations
2001	EXXONMOBIL OIL CORPORATION	Gasoline Service Stations
2001	JOES MOBILE SERVICE	Gasoline Service Stations
2002	EXXONMOBIL OIL CORPORATION	Gasoline Service Stations
2002	JOES MOBILE SERVICE	Gasoline Service Stations
2003	EXXONMOBIL OIL CORPORATION	Gasoline Service Stations
2003	CA DSTRBN & AUTOMOTIVE SU	General Automotive Repair Shops
2004	CA DSTRBN & AUTOMOTIVE SU	General Automotive Repair Shops
2004	EXXONMOBIL OIL CORPORATION	Gasoline Service Stations
2005	EXXONMOBIL OIL CORPORATION	Gasoline Service Stations, NEC
2006	EXXONMOBIL OIL CORPORATION	Gasoline Service Stations, NEC
2008	EXXONMOBIL OIL CORPORATION	Gasoline Service Stations, NEC
2009	EXXONMOBIL OIL CORPORATION	Gasoline Service Stations, NEC
2010	EXXONMOBIL OIL CORPORATION	Gasoline Service Stations, NEC
2011	EXXONMOBIL OIL CORPORATION	Gasoline Service Stations, NEC
2012	EXXONMOBIL OIL CORPORATION	Gasoline Service Stations, NEC
2013	EXXONMOBIL OIL CORPORATION	Gasoline Service Stations, NEC
2014	EXXONMOBIL OIL CORPORATION	Gasoline Service Stations, NEC

E35 **BENNETT JOHN** **EDR Hist Cleaner** **1009188898**
ENE **5505 HOLLYWOOD BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.120 mi.
631 ft. **Site 3 of 4 in cluster E**

Relative: EDR Hist Cleaner
Higher

Actual: **391 ft.**

Year:	Name:	Type:
1929	BENNETT JOHN	CLOTHES PRESSERS CLEANERS AND REPAIRERS

E36 **EGGERT H W** **EDR Hist Auto** **1009079387**
East **1665 N WESTERN AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.122 mi.
642 ft. **Site 4 of 4 in cluster E**

Relative: EDR Hist Auto
Higher

Actual: **383 ft.**

Year:	Name:	Type:
1929	EGGERT H W	AUTOMOBILE REPAIRING AND SERVICE STATIONS

F37 **PETER KRIKORIAN/L F CORDOBA** **SWEEPS UST** **S106930630**
ESE **1622 N WESTERN AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90011**
0.141 mi.
745 ft. **Site 1 of 3 in cluster F**

Relative: SWEEPS UST:
Lower

Actual: **378 ft.**

Status:	Active
Comp Number:	8318
Number:	3
Board Of Equalization:	Not reported

PETER KRIKORIAN/L F CORDOBA (Continued) **S106930630**

Referral Date:	09-23-93
Action Date:	09-23-93
Created Date:	09-23-93
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

F38 **C & R TIRE** **SWEEPS UST** **S106923703**
ESE **1620 N WESTERN AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90009**
0.144 mi.
761 ft. **Site 2 of 3 in cluster F**

Relative: SWEEPS UST:
Lower

Status:	Not reported
Comp Number:	8138
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

Actual:
379 ft.

F39 **HOLLYWOOD FILM CO** **RCRA-SQG** **1000293837**
East **5446 CARLTON WY** **FINDS** **CAD981377096**
1/8-1/4 **HOLLYWOOD, CA 90027** **ECHO**
0.168 mi. **HAZNET**
888 ft. **Site 3 of 3 in cluster F**

Relative: RCRA-SQG:
Lower

Date form received by agency:	01/20/1986
Facility name:	HOLLYWOOD FILM CO
Facility address:	5446 CARLTON WY HOLLYWOOD, CA 90027
EPA ID:	CAD981377096
Mailing address:	5446 CARLTON WAY HOLLYWOOD, CA 90027
Contact:	ENVIRONMENTAL MANAGER
Contact address:	5446 CARLTON WY HOLLYWOOD, CA 90027
Contact country:	US
Contact telephone:	213-462-1971

Actual:
380 ft.

HOLLYWOOD FILM CO (Continued) **1000293837**

Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED
	NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	HOLLYWOOD FILM CO
Owner/operator address:	NOT REQUIRED
	NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Violation Status: No violations found

FINDS:

HOLLYWOOD FILM CO (Continued) **1000293837**

Registry ID: 110002686273

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000293837
Registry ID: 110002686273
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002686273

HAZNET:
envid: 1000293837
Year: 1996
GEPAID: CAD981377096
Contact: HOLLYWOOD FILM CO
Telephone: 2134621971
Mailing Name: Not reported
Mailing Address: 5446 CARLTON WY
Mailing City,St,Zip: HOLLYWOOD, CA 900270000
Gen County: Not reported
TSD EPA ID: CAD008364432
TSD County: Not reported
Waste Category: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method: Recycler
Tons: 6.2090
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: 1000293837
Year: 1995
GEPAID: CAD981377096
Contact: HOLLYWOOD FILM CO
Telephone: 2134621971
Mailing Name: Not reported
Mailing Address: 5446 CARLTON WY
Mailing City,St,Zip: HOLLYWOOD, CA 900270000
Gen County: Not reported
TSD EPA ID: CAD008364432
TSD County: Not reported
Waste Category: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method: Recycler
Tons: 9.4782
Cat Decode: Not reported
Method Decode: Not reported

HOLLYWOOD FILM CO (Continued) **1000293837**

Facility County:	Los Angeles
envid:	1000293837
Year:	1994
GEPAID:	CAD981377096
Contact:	HOLLYWOOD FILM CO
Telephone:	2134621971
Mailing Name:	Not reported
Mailing Address:	5446 CARLTON WY
Mailing City,St,Zip:	HOLLYWOOD, CA 900270000
Gen County:	Not reported
TSD EPA ID:	CAD009452657
TSD County:	Not reported
Waste Category:	Liquids with halogenated organic compounds >= 1,000 Mg./L
Disposal Method:	Not reported
Tons:	2.1892
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles
envid:	1000293837
Year:	1994
GEPAID:	CAD981377096
Contact:	HOLLYWOOD FILM CO
Telephone:	2134621971
Mailing Name:	Not reported
Mailing Address:	5446 CARLTON WY
Mailing City,St,Zip:	HOLLYWOOD, CA 900270000
Gen County:	Not reported
TSD EPA ID:	CAD009452657
TSD County:	Not reported
Waste Category:	Liquids with halogenated organic compounds >= 1,000 Mg./L
Disposal Method:	Recycler
Tons:	4.3532
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles
envid:	1000293837
Year:	1994
GEPAID:	CAD981377096
Contact:	HOLLYWOOD FILM CO
Telephone:	2134621971
Mailing Name:	Not reported
Mailing Address:	5446 CARLTON WY
Mailing City,St,Zip:	HOLLYWOOD, CA 900270000
Gen County:	Not reported
TSD EPA ID:	CAD008364432
TSD County:	Not reported
Waste Category:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method:	Recycler
Tons:	4.1074
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

HOLLYWOOD FILM CO (Continued) **1000293837**

Click this hyperlink while viewing on your computer to access
1 additional CA_HAZNET: record(s) in the EDR Site Report.

G40 **SERVICE AUTO BODY & REPAIR** **RCRA-SQG** **1000432863**
South **5624 SUNSET BLVD** **FINDS** **CAD982010803**
1/8-1/4 **HOLLYWOOD, CA 90028** **ECHO**
0.177 mi.
932 ft. **Site 1 of 2 in cluster G**

Relative:
Lower

Actual:
359 ft.

RCRA-SQG:

Date form received by agency:	07/01/1987
Facility name:	SERVICE AUTO BODY & REPAIR
Facility address:	5624 SUNSET BLVD HOLLYWOOD, CA 90028
EPA ID:	CAD982010803
Mailing address:	SUNSET BLVD HOLLYWOOD, CA 90028
Contact:	ENVIRONMENTAL MANAGER
Contact address:	5624 SUNSET BLVD HOLLYWOOD, CA 90028
Contact country:	US
Contact telephone:	213-465-3106
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	CORPORATION
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

SERVICE AUTO BODY & REPAIR (Continued) **1000432863**

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002775578

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000432863
Registry ID: 110002775578
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002775578

H41 **JIN'S HOLLYWOOD SHELL** **UST** **U003970954**
SSW **5657 W SUNSET BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA 90028**
0.178 mi.
942 ft. **Site 1 of 9 in cluster H**

Relative: UST:
Lower Facility ID: 25267
Actual: Permitting Agency: LOS ANGELES, CITY OF
361 ft. Latitude: 34.099819
Longitude: -118.311868

H42
SSW
1/8-1/4
0.178 mi.
942 ft.

TESORO (SHELL) 68556
5657 SUNSET BLVD
LOS ANGELES, CA 90028

Site 2 of 9 in cluster H

UST **U004266494**
N/A

Relative:
Lower

Actual:
361 ft.

UST:

Facility ID:	Not reported
Permitting Agency:	Los Angeles City Fire Department
Latitude:	34.09847
Longitude:	-118.31322

H43
SSW
1/8-1/4
0.178 mi.
942 ft.

SHELL SERVICE STATION
5657 SUNSET BLVD
LOS ANGELES, CA 90028

Site 3 of 9 in cluster H

RCRA-SQG **1000287989**
CAD980695951

Relative:
Lower

Actual:
361 ft.

RCRA-SQG:

Date form received by agency:	08/16/2002
Facility name:	SHELL SERVICE STATION
Facility address:	5657 SUNSET BLVD S A P NO 135540 LOS ANGELES, CA 90028
EPA ID:	CAD980695951
Mailing address:	P O BOX 2648 HOUSTON, TX 77252-2648
Contact:	SONDRA BIENVENU
Contact address:	P O BOX 2648 HOUSTON, TX 77252-2648
Contact country:	US
Contact telephone:	713-241-5036
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	EQUILON ENT LLC DBA SHELL OIL PRODS
Owner/operator address:	P O BOX 2648 HOUSTON, TX 77252
Owner/operator country:	Not reported
Owner/operator telephone:	713-241-5036
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported
Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported

SHELL SERVICE STATION (Continued) **1000287989**

Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D018
. Waste name: BENZENE

Historical Generators:
Date form received by agency: 09/01/1996
Site name: SHELL SERVICE STATION
Classification: Small Quantity Generator

Violation Status: No violations found

H44 **SHELL STATION** **SWEEPS UST** **S106932132**
SSW **5657 W SUNSET BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA 90028**
0.178 mi.
942 ft. **Site 4 of 9 in cluster H**

Relative: **Lower**
Actual: **361 ft.**

SWEEPS UST:
Status: Active
Comp Number: 3641
Number: 9
Board Of Equalization: 44-000074
Referral Date: 05-05-93
Action Date: 04-11-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003641-000002
Tank Status: A
Capacity: 12000
Active Date: 02-10-93

SHELL STATION (Continued) **S106932132**

Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	3
Status:	Active
Comp Number:	3641
Number:	9
Board Of Equalization:	44-000074
Referral Date:	05-05-93
Action Date:	04-11-94
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-003641-000003
Tank Status:	A
Capacity:	12000
Active Date:	02-10-93
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported
Status:	Active
Comp Number:	3641
Number:	9
Board Of Equalization:	44-000074
Referral Date:	05-05-93
Action Date:	04-11-94
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-003641-000004
Tank Status:	A
Capacity:	12000
Active Date:	02-10-93
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

H45 **EQUILON ENTERPRISES LLC** **LUST** **1008153068**
SSW **5657 SUNSET BLVD** **FINDS** **N/A**
1/8-1/4 **LOS ANGELES, CA 90028** **ECHO**
0.178 mi.
942 ft. **Site 5 of 9 in cluster H**

Relative: LUST:
Lower

Actual: Lead Agency:	LOS ANGELES RWQCB (REGION 4)
361 ft. Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000003200
Global Id:	T10000003200
Latitude:	34.0981088
Longitude:	-118.3130482
Status:	Completed - Case Closed
Status Date:	07/01/2014
Case Worker:	JH
RB Case Number:	900280198
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported

EQUILON ENTERPRISES LLC (Continued) **1008153068**

Local Case Number: Not reported
Potential Media Affect: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

LUST:
Global Id: T10000003200
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T10000003200
Contact Type: Regional Board Caseworker
Contact Name: JAY HUANG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 WEST 4TH STREET, SUITE 200
City: LOS ANGELES
Email: jhuang@waterboards.ca.gov
Phone Number: 2135766711

LUST:
Global Id: T10000003200
Action Type: RESPONSE
Date: 07/15/2012
Action: Other Report / Document

Global Id: T10000003200
Action Type: RESPONSE
Date: 01/15/2012
Action: Other Report / Document

Global Id: T10000003200
Action Type: RESPONSE
Date: 04/27/2012
Action: Site Assessment Report

Global Id: T10000003200
Action Type: ENFORCEMENT
Date: 12/24/2013
Action: Notification - Preclosure

Global Id: T10000003200
Action Type: RESPONSE
Date: 07/15/2013
Action: Monitoring Report - Quarterly

Global Id: T10000003200
Action Type: RESPONSE
Date: 01/15/2013
Action: Other Report / Document

Global Id: T10000003200
Action Type: REMEDIATION

EQUILON ENTERPRISES LLC (Continued) **1008153068**

Date: 12/04/2004
Action: Excavation

Global Id: T10000003200
Action Type: ENFORCEMENT
Date: 11/07/2011
Action: Referral to Regional Board

Global Id: T10000003200
Action Type: RESPONSE
Date: 04/03/2014
Action: Well Destruction Report

Global Id: T10000003200
Action Type: RESPONSE
Date: 10/15/2012
Action: Other Report / Document

Global Id: T10000003200
Action Type: ENFORCEMENT
Date: 12/07/2011
Action: Staff Letter

Global Id: T10000003200
Action Type: ENFORCEMENT
Date: 07/01/2014
Action: Closure/No Further Action Letter

Global Id: T10000003200
Action Type: RESPONSE
Date: 09/26/2013
Action: Request for Closure - Regulator Responded

Global Id: T10000003200
Action Type: RESPONSE
Date: 03/01/2013
Action: Site Assessment Report

Global Id: T10000003200
Action Type: RESPONSE
Date: 02/01/2012
Action: Other Report / Document

LUST:
Global Id: T10000003200
Status: Open - Case Begin Date
Status Date: 08/08/2011

Global Id: T10000003200
Status: Open - Site Assessment
Status Date: 08/08/2011

Global Id: T10000003200
Status: Open - Eligible for Closure
Status Date: 06/03/2014

Global Id: T10000003200

EQUILON ENTERPRISES LLC (Continued) **1008153068**

Status: Completed - Case Closed
Status Date: 07/01/2014

FINDS:

Registry ID: 110018989497

Environmental Interest/Information System
California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1008153068
Registry ID: 110018989497
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110018989497

H46 **THE DIXON CADILLAC CO** **HIST UST** **U001561235**
SSW **5678 W SUNSET BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA 90028**
0.189 mi.
999 ft. **Site 6 of 9 in cluster H**

Relative:
Lower

Actual:
358 ft.

HIST UST:
File Number: Not reported
URL: Not reported
Region: STATE
Facility ID: 00000055581
Facility Type: Other
Other Type: AUTO SALES & SERVICE
Contact Name: JACK V. GOODMAN
Telephone: 2134647101
Owner Name: THE DIXON CADILLAC CO
Owner Address: 5678 SUNSET BLVD.
Owner City,St,Zip: HOLLYWOOD, CA 90028
Total Tanks: 0005

Tank Num: 001
Container Num: 3
Year Installed: 1973
Tank Capacity: 00000800
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Container Construction Thickness: Not reported

THE DIXON CADILLAC CO (Continued) **U001561235**

Leak Detection:	None
Tank Num:	002
Container Num:	2
Year Installed:	1973
Tank Capacity:	00008000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Visual
Tank Num:	003
Container Num:	1
Year Installed:	1973
Tank Capacity:	00008000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Visual
Tank Num:	004
Container Num:	5
Year Installed:	1973
Tank Capacity:	00001000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Visual
Tank Num:	005
Container Num:	4
Year Installed:	1973
Tank Capacity:	00001000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Visual

H47 **THE DIXON CADILLAC CO** **SWEEPS UST** **S101617323**
SSW **5678 W SUNSET BLVD** **CA FID UST** **N/A**
1/8-1/4 **HOLLYWOOD, CA 90028**
0.189 mi.
999 ft. **Site 7 of 9 in cluster H**

Relative: SWEEPS UST:
Lower

Status:	Not reported
Comp Number:	3020
Number:	Not reported
Board Of Equalization:	44-012718
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-003020-000001
Tank Status:	Not reported
Capacity:	800
Active Date:	Not reported
Tank Use:	OIL

Actual:
358 ft.

THE DIXON CADILLAC CO (Continued) **S101617323**

STG: WASTE
Content: WASTE OIL
Number Of Tanks: 5

Status: Not reported
Comp Number: 3020
Number: Not reported
Board Of Equalization: 44-012718
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003020-000002
Tank Status: Not reported
Capacity: 8000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 3020
Number: Not reported
Board Of Equalization: 44-012718
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003020-000003
Tank Status: Not reported
Capacity: 8000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 3020
Number: Not reported
Board Of Equalization: 44-012718
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003020-000004
Tank Status: Not reported
Capacity: 1000
Active Date: Not reported
Tank Use: CHEMICAL
STG: PRODUCT
Content: UNKNOWN
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 3020

THE DIXON CADILLAC CO (Continued) **S101617323**

Number:	Not reported
Board Of Equalization:	44-012718
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-003020-000005
Tank Status:	Not reported
Capacity:	1000
Active Date:	Not reported
Tank Use:	CHEMICAL
STG:	PRODUCT
Content:	UNKNOWN
Number Of Tanks:	Not reported

CA FID UST:

Facility ID:	19010899
Regulated By:	UTNKI
Regulated ID:	00055581
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2134647101
Mail To:	Not reported
Mailing Address:	5678 W SUNSET BLVD
Mailing Address 2:	Not reported
Mailing City,St,Zip:	HOLLYWOOD 900280000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Inactive

H48 **DIXON CADILLAC CO** **HIST UST** **S106830111**
SSW **5678 SUNSET BL** **EMI** **N/A**
1/8-1/4 **LOS ANGELES, CA 90028**
0.189 mi.
999 ft. **Site 8 of 9 in cluster H**

Relative: **Lower**

Actual: **358 ft.**

HIST UST:

File Number:	00028B5D
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00028B5D.pdf
Region:	Not reported
Facility ID:	Not reported
Facility Type:	Not reported
Other Type:	Not reported
Contact Name:	Not reported
Telephone:	Not reported
Owner Name:	Not reported
Owner Address:	Not reported
Owner City,St,Zip:	Not reported
Total Tanks:	Not reported
Tank Num:	Not reported
Container Num:	Not reported
Year Installed:	Not reported

DIXON CADILLAC CO (Continued) **S106830111**

Tank Capacity:	Not reported
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Not reported

Click here for Geo Tracker PDF:

EMI:

Year:	1987
County Code:	19
Air Basin:	SC
Facility ID:	21278
Air District Name:	SC
SIC Code:	5511
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

49
ENE
1/8-1/4
0.192 mi.
1012 ft.

QUANTITY PHOTO'S, INC. **ENVIROSTOR** **S105722738**
5432 HOLLYWOOD BOULEVARD **N/A**
HOLLYWOOD, CA 90027

Relative: Higher

Actual: 394 ft.

ENVIROSTOR:

Facility ID:	71003286
Status:	Refer: Other Agency
Status Date:	Not reported
Site Code:	Not reported
Site Type:	Tiered Permit
Site Type Detailed:	Tiered Permit
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	Not reported
Division Branch:	Cleanup Chatsworth
Assembly:	43
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not reported
Latitude:	34.10172
Longitude:	-118.3082
APN:	NONE SPECIFIED
Past Use:	NONE SPECIFIED
Potential COC:	NONE SPECIFIED

QUANTITY PHOTO'S, INC. (Continued) **S105722738**

Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAL000077190
Alias Type: EPA Identification Number
Alias Name: 71003286
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

H50 **S P OPERATOR** **HIST UST** **U001561231**
SSW **5667 SUNSET BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA 90028**
0.202 mi.
1069 ft. **Site 9 of 9 in cluster H**

Relative:
Lower

Actual:
357 ft.

HIST UST:
File Number: 000285BD
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000285BD.pdf
Region: STATE
Facility ID: 00000055692
Facility Type: Gas Station
Other Type: Not reported
Contact Name: Not reported
Telephone: 2134648042
Owner Name: SHELL OIL COMPANY
Owner Address: P.O. BOX 4848
Owner City,St,Zip: ANAHEIM, CA 92803
Total Tanks: 0005

Tank Num: 001
Container Num: 1
Year Installed: 1971
Tank Capacity: 00008000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: 1/4
Leak Detection: Stock Inventor, 10

Tank Num: 002
Container Num: 2
Year Installed: 1971
Tank Capacity: 00008000
Tank Used for: PRODUCT

S P OPERATOR (Continued) **U001561231**

Type of Fuel:	UNLEADED
Container Construction Thickness:	1/4
Leak Detection:	Stock Inventor, 10
Tank Num:	003
Container Num:	3
Year Installed:	1971
Tank Capacity:	00008000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	1/4
Leak Detection:	Stock Inventor, 10
Tank Num:	004
Container Num:	4
Year Installed:	1971
Tank Capacity:	00000550
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	12
Leak Detection:	Stock Inventor, 10
Tank Num:	005
Container Num:	5
Year Installed:	1971
Tank Capacity:	00008000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	1/4
Leak Detection:	Stock Inventor, 10

Click here for Geo Tracker PDF:

I51 **SAABS AUTOMOTIVE INC** **SWEEPS UST S101584746**
West **5770 HOLLYWOOD BLVD** **CA FID UST N/A**
1/8-1/4 **LOS ANGELES, CA 90028**
0.202 mi.
1069 ft. **Site 1 of 5 in cluster I**

Relative: **Higher**
Actual: **387 ft.**

SWEEPS UST:

Status:	Not reported
Comp Number:	4100
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	0

SAABS AUTOMOTIVE INC (Continued) **S101584746**

CA FID UST:

Facility ID:	19015157
Regulated By:	UTNKI
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2134664688
Mail To:	Not reported
Mailing Address:	5770 HOLLYWOOD BLVD
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900280000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Inactive

I52 **ARCO #1247** **LUST** **S105051402**
WNW **5777 HOLLYWOOD BLVD** **N/A**
1/8-1/4 **HOLLYWOOD, CA 90028**
0.211 mi.
1114 ft. **Site 2 of 5 in cluster I**

Relative:
Higher

Actual:
394 ft.

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900280116	
Status:	Leak being confirmed	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Soil	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603700760	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	VAN NESS	
Enforcement Type:	Not reported	
Date Leak Discovered:	9/13/1990	
Date Leak First Reported:		9/13/1990
Date Leak Record Entered:	12/9/1991	
Date Confirmation Began:	9/13/1990	
Date Leak Stopped:	9/13/1990	
Date Case Last Changed on Database:		9/30/1994
Date the Case was Closed:		Not reported
How Leak Discovered:	OM	
How Leak Stopped:	Not reported	
Cause of Leak:	Spill	
Leak Source:	UNK	
Operator:	KAMAR, WAGIH	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		11833.708306004483140313205952

ARCO #1247 (Continued) **S105051402**

Source of Cleanup Funding:	UNK
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	Not reported
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	.046
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	=
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	ARCO PRODUCTS CO.
RP Address:	17315 STUDEBAKER RD, CERRITOS, 90701
Program:	LUST
Lat/Long:	34.1017571 / -1
Local Agency Staff:	PEJ
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	FIRE DEPT. RESPONDE ASSISTED WITH CLEAN UP. DEALER HAD WASHED SOME FO THE SPILL DOWN INTO STREET BY TIME F.D. ARRIVED. F.D. DETERIMED PORDUCT HAD BEEN THINNED DOWN WITH ENOUGH WATER. SEE LA FIRE HARD COPY NOT A CLOSED C

I53 **WAGIHS ARCO AM/PM MINI MKT.** **SWEEPS UST** **S101586195**
WNW **5777 HOLLYWOOD BLVD** **CA FID UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90028**
0.211 mi.
1114 ft. **Site 3 of 5 in cluster I**

Relative:
Higher

Actual:
394 ft.

SWEEPS UST:

Status:	Active
Comp Number:	4704
Number:	1
Board Of Equalization:	Not reported
Referral Date:	06-02-92
Action Date:	06-02-92
Created Date:	02-29-88
Owner Tank Id:	0000004704
SWRCB Tank Id:	19-050-004704-000001
Tank Status:	A
Capacity:	10000
Active Date:	04-02-93
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	4
Status:	Active
Comp Number:	4704
Number:	1

WAGIHS ARCO AM/PM MINI MKT. (Continued) **S101586195**

Board Of Equalization: Not reported
Referral Date: 06-02-92
Action Date: 06-02-92
Created Date: 02-29-88
Owner Tank Id: 0000004704
SWRCB Tank Id: 19-050-004704-000002
Tank Status: A
Capacity: 10000
Active Date: 04-02-93
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 4704
Number: 1
Board Of Equalization: Not reported
Referral Date: 06-02-92
Action Date: 06-02-92
Created Date: 02-29-88
Owner Tank Id: 0000004704
SWRCB Tank Id: 19-050-004704-000003
Tank Status: A
Capacity: 10000
Active Date: 04-02-93
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 4704
Number: 1
Board Of Equalization: Not reported
Referral Date: 06-02-92
Action Date: 06-02-92
Created Date: 02-29-88
Owner Tank Id: 0000004704
SWRCB Tank Id: 19-050-004704-000004
Tank Status: A
Capacity: 10000
Active Date: 04-02-93
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19040780
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2134045356
Mail To: Not reported
Mailing Address: 17315 STUDEBAKER RD

WAGIHS ARCO AM/PM MINI MKT. (Continued) **S101586195**

Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900280000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

I54 **ARCO #1247** **LUST S102424163**
WNW **5777 HOLLYWOOD BLVD** **CHMIRS N/A**
1/8-1/4 **HOLLYWOOD, CA 90028** **HIST CORTESE**
0.211 mi.
1114 ft. **Site 4 of 5 in cluster I**

Relative:
Higher

Actual:
394 ft.

LUST:
Lead Agency: LOS ANGELES, CITY OF
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700760
Global Id: T0603700760
Latitude: 34.1017571
Longitude: -118.3154338
Status: Completed - Case Closed
Status Date: 11/07/2001
Case Worker: EL
RB Case Number: 900280116
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700760
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603700760
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0603700760
Action Type: Other
Date: 09/13/1990
Action: Leak Discovery

ARCO #1247 (Continued) **S102424163**

Global Id: T0603700760
Action Type: Other
Date: 09/13/1990
Action: Leak Stopped

Global Id: T0603700760
Action Type: Other
Date: 09/13/1990
Action: Leak Reported

LUST:
Global Id: T0603700760
Status: Open - Case Begin Date
Status Date: 09/13/1990

Global Id: T0603700760
Status: Open - Site Assessment
Status Date: 09/13/1990

Global Id: T0603700760
Status: Completed - Case Closed
Status Date: 11/07/2001

CHMIRS:
OES Incident Number: 1-5716
OES notification: 10/09/2001
OES Date: Not reported
OES Time: Not reported
Date Completed: **Not reported**
Property Use: Not reported
Agency Id Number: Not reported
Agency Incident Number: Not reported
Time Notified: Not reported
Time Completed: Not reported
Surrounding Area: Not reported
Estimated Temperature: Not reported
Property Management: Not reported
More Than Two Substances Involved?: Not reported
Resp Agncy Personel # Of Decontaminated: Not reported
Responding Agency Personel # Of Injuries: Not reported
Responding Agency Personel # Of Fatalities: Not reported
Others Number Of Decontaminated: Not reported
Others Number Of Injuries: Not reported
Others Number Of Fatalities: Not reported
Vehicle Make/year: Not reported
Vehicle License Number: Not reported
Vehicle State: Not reported
Vehicle Id Number: Not reported
CA DOT PUC/ICC Number: Not reported
Company Name: Not reported
Reporting Officer Name/ID: Not reported
Report Date: Not reported
Facility Telephone: Not reported
Waterway Involved: No
Waterway: Not reported

ARCO #1247 (Continued) **S102424163**

Spill Site:	Not reported
Cleanup By:	Contractor
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Date/Time:	Not reported
Year:	2001
Agency:	Atlantic Richfield Co
Incident Date:	9/4/200112:00:00 AM
Admin Agency:	Los Angeles City Fire Department
Amount:	Not reported
Contained:	Yes
Site Type:	Service Station
E Date:	Not reported
Substance:	Gasoline
Unknown:	Unknown
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	0
Number of Injuries:	0
Number of Fatalities:	0
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported
Comments:	Not reported
Description:	Soil Samples Where collected Aug 30th, 2001, during construction, indicate Hydro Carbon contamination. This collection was from a retail gasoline facility.

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900280116

I55 **WAGIHS ARCO AM/PM MINI MKT.--#1247** **UST** **U003942959**
WNW **5777 HOLLYWOOD BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA 90028**
0.211 mi.
1114 ft. **Site 5 of 5 in cluster I**

Relative:
Higher

Actual:
394 ft.

UST:

Facility ID:	25274
Permitting Agency:	LOS ANGELES, CITY OF
Latitude:	34.1034985
Longitude:	-118.3141084

G56
South
1/8-1/4
0.213 mi.
1125 ft.

HOME DEPOT USA INC HD 6616
5600 SUNSET BLVD
HOLLYWOOD, CA 90028

Site 2 of 2 in cluster G

RCRA-SQG **1008879930**
HAZNET **CAR000167940**

Relative:
Lower

Actual:
355 ft.

RCRA-SQG:

Date form received by agency:	06/15/2005
Facility name:	HOME DEPOT USA INC HD 6616
Facility address:	5600 SUNSET BLVD HOLLYWOOD, CA 90028
EPA ID:	CAR000167940
Mailing address:	1905 ASTON AVE STE 100 CARLSBAD, CA 92008
Contact:	ROBERT PERKINS
Contact address:	1905 ASTON AVE STE 100 CARLSBAD, CA 92008
Contact country:	US
Contact telephone:	760-602-8700
Contact email:	RPERKINS@3ECOMPANY.COM
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	HOME DEPOT USA
Owner/operator address:	Not reported Not reported
Owner/operator country:	US
Owner/operator telephone:	Not reported
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	12/05/1996
Owner/Op end date:	Not reported

Owner/operator name:	HOME DEPOT USA
Owner/operator address:	2455 PACES FERRY RD ATLANTA, GA 30339
Owner/operator country:	US
Owner/operator telephone:	Not reported
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	12/05/1996
Owner/Op end date:	Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No

HOME DEPOT USA INC HD 6616 (Continued) **1008879930**

Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D009
. Waste name: MERCURY

. Waste code: D016
. Waste name: 2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)

. Waste code: D018
. Waste name: BENZENE

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation Status: No violations found

HAZNET:
envid: 1008879930

HOME DEPOT USA INC HD 6616 (Continued) **1008879930**

Year:	2016
GEPAID:	CAR000167940
Contact:	ASHLEY CAMPBELL
Telephone:	7139855472
Mailing Name:	Not reported
Mailing Address:	5151 SAN FELIPE ST
Mailing City,St,Zip:	HOUSTON, TX 770560000
Gen County:	Los Angeles
TSD EPA ID:	CAD008364432
TSD County:	Los Angeles
Waste Category:	Other inorganic solid waste
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.061
Cat Decode:	Other inorganic solid waste
Method Decode:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County:	Los Angeles

envid:	1008879930
Year:	2016
GEPAID:	CAR000167940
Contact:	ASHLEY CAMPBELL
Telephone:	7139855472
Mailing Name:	Not reported
Mailing Address:	5151 SAN FELIPE ST
Mailing City,St,Zip:	HOUSTON, TX 770560000
Gen County:	Los Angeles
TSD EPA ID:	CAD008364432
TSD County:	Los Angeles
Waste Category:	Other organic solids
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	12.8365
Cat Decode:	Other organic solids
Method Decode:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County:	Los Angeles

envid:	1008879930
Year:	2016
GEPAID:	CAR000167940
Contact:	ASHLEY CAMPBELL
Telephone:	7139855472
Mailing Name:	Not reported
Mailing Address:	5151 SAN FELIPE ST
Mailing City,St,Zip:	HOUSTON, TX 770560000
Gen County:	Los Angeles
TSD EPA ID:	CAD008364432
TSD County:	Los Angeles
Waste Category:	Off-specification, aged or surplus organics
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	2.007
Cat Decode:	Off-specification, aged or surplus organics
Method Decode:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)

HOME DEPOT USA INC HD 6616 (Continued) **1008879930**

Facility County:	Los Angeles
envid:	1008879930
Year:	2016
GEPAID:	CAR000167940
Contact:	ASHLEY CAMPBELL
Telephone:	7139855472
Mailing Name:	Not reported
Mailing Address:	5151 SAN FELIPE ST
Mailing City,St,Zip:	HOUSTON, TX 770560000
Gen County:	Los Angeles
TSD EPA ID:	CAD008364432
TSD County:	Los Angeles
Waste Category:	Unspecified solvent mixture
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.05
Cat Decode:	Unspecified solvent mixture
Method Decode:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County:	Los Angeles
envid:	1008879930
Year:	2016
GEPAID:	CAR000167940
Contact:	ASHLEY CAMPBELL
Telephone:	7139855472
Mailing Name:	Not reported
Mailing Address:	5151 SAN FELIPE ST
Mailing City,St,Zip:	HOUSTON, TX 770560000
Gen County:	Los Angeles
TSD EPA ID:	CAD008364432
TSD County:	Los Angeles
Waste Category:	Unspecified solvent mixture
Disposal Method:	Fuel Blending Prior To Energy Recovery At Another Site
Tons:	2.085
Cat Decode:	Unspecified solvent mixture
Method Decode:	Fuel Blending Prior To Energy Recovery At Another Site
Facility County:	Los Angeles

Click this hyperlink while viewing on your computer to access
71 additional CA_HAZNET: record(s) in the EDR Site Report.

J57 **WALGREENS #7036** **RCRA-CESQG** **1019322450**
SE **5451 W SUNSET BLVD** **CAL000323476**
1/8-1/4 **LOS ANGELES, CA 90027**
0.214 mi.
1128 ft. **Site 1 of 2 in cluster J**

Relative:
Lower

Actual:
364 ft.

RCRA-CESQG:

Date form received by agency:	04/06/2016
Facility name:	WALGREENS #7036
Facility address:	5451 W SUNSET BLVD LOS ANGELES, CA 90027
EPA ID:	CAL000323476
Mailing address:	GREYHAWK CT SUITE 200 CARLSBAD, CA 92010

WALGREENS #7036 (Continued) **1019322450**

Contact:	KARINA ROMERO
Contact address:	GREYHAWK CT SUITE 200 CARLSBAD, CA 92010
Contact country:	US
Contact telephone:	760-602-8700
Contact email:	REGULATORY@3ECOMPANY.COM
EPA Region:	09
Classification:	Conditionally Exempt Small Quantity Generator
Description:	Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name:	WALGREEN CO.
Owner/operator address:	Not reported Not reported
Owner/operator country:	Not reported
Owner/operator telephone:	Not reported
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	04/16/2005
Owner/Op end date:	Not reported

Owner/operator name:	SUNSET & WESTERN LLC
Owner/operator address:	WILLOW CREEK RD STE 400 SAN DIEGO, CA 92131
Owner/operator country:	US
Owner/operator telephone:	858-271-7050
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	03/28/2005
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No

WALGREENS #7036 (Continued) **1019322450**

Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: 122
. Waste name: Alkaline solution without metals (pH > 12.5)

. Waste code: 131
. Waste name: Aqueous solution (2 < pH < 12.5) containing reactive anions (azide, bromate, chlorate, cyanide, fluoride, hypochlorite, nitrite, perchlorate, and sulfide anions)

. Waste code: 181
. Waste name: Other inorganic solid waste

. Waste code: 214
. Waste name: Unspecified solvent mixture

. Waste code: 311
. Waste name: Pharmaceutical waste

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D009
. Waste name: MERCURY

. Waste code: D010
. Waste name: SELENIUM

. Waste code: P001
. Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

. Waste code: P075
. Waste name: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

Biennial Reports:

Last Biennial Reporting Year: 2017

Annual Waste Handled:
Waste code: D001

WALGREENS #7036 (Continued) **1019322450**

Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.
Amount (Lbs): 373

Waste code: D002
Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.
Amount (Lbs): 166

Waste code: D007
Waste name: CHROMIUM
Amount (Lbs): 4

Waste code: D009
Waste name: MERCURY
Amount (Lbs): 1

Waste code: D010
Waste name: SELENIUM
Amount (Lbs): 4

Waste code: P001
Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%
Amount (Lbs): 10

Waste code: P075
Waste name: NICOTINE, & SALTS
Amount (Lbs): 12

Violation Status: No violations found

J58 **KORDET GRAPHICS WEST** **RCRA-SQG** **1000188619**
SE **5419 SUNSET BLVD** **FINDS** **CAD982374795**
1/8-1/4 **LOS ANGELES, CA 90027** **ECHO**
0.248 mi.
1311 ft. **Site 2 of 2 in cluster J**

Relative: **Lower**
Actual: **364 ft.**

RCRA-SQG:
Date form received by agency: 09/01/1996
Facility name: KORDET GRAPHICS WEST
Facility address: 5419 SUNSET BLVD
LOS ANGELES, CA 90027
EPA ID: CAD982374795
Mailing address: SUNSET BLVD
LOS ANGELES, CA 90027
Contact: Not reported
Contact address: Not reported

KORDET GRAPHICS WEST (Continued) **1000188619**

Not reported
Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Municipal
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: ROBERT WEINER
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Municipal
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

KORDET GRAPHICS WEST (Continued) **1000188619**

Violation Status: No violations found

FINDS:

Registry ID: 110002803798

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000188619
Registry ID: 110002803798
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002803798

59
SW
1/4-1/2
0.284 mi.
1498 ft.

CENTRAL LOS ANGELES HS #1 AKA METROMEDIA **ENVIROSTOR** **S107736102**
SUNSET/VAN NESS AVENUE **SCH** **N/A**
LOS ANGELES, CA 90027

Relative:
Lower

Actual:
364 ft.

ENVIROSTOR:

Facility ID: 19990041
Status: Certified
Status Date: 07/02/2002
Site Code: 304185
Site Type: School Cleanup
Site Type Detailed: School
Acres: 12
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.09795
Longitude: -118.3155
APN: NONE SPECIFIED
Past Use: * UNKNOWN
Potential COC: Arsenic TPH-diesel
Confirmed COC: NONE SPECIFIED
Potential Description: SOIL
Alias Name: CENTRAL LOS ANGELES HIGH SCH. #1 (PROP)
Alias Type: Alternate Name

CENTRAL LOS ANGELES HS #1 AKA METROMEDIA (Continued) **S107736102**

Alias Name: CENTRAL LOS ANGELES HIGH SCHOOL #1
Alias Type: Alternate Name
Alias Name: LAUSD-NEW H.S.#1 METRO MEDIA/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 110033619546
Alias Type: EPA (FRS #)
Alias Name: 304185
Alias Type: Project Code (Site Code)
Alias Name: 19990041
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 07/02/2002
Comments: DTSC has determined that all appropriate response actions have been completed, that all acceptable engineering practices were implemented and that no further removal/remedial action is necessary, specific only to the removal around the underground storage tank. Additional sampling will be conducted post- demolition near on-site hydraulic elevators and residential structures. For Arsenic only. FA for hydraulic elevators and lead

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 12/10/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/13/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 10/01/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 12/12/2001
Comments: Approximately 136 cubic yards of soil were removed. Based on confirmation sampling, the estimated mean for surface soil based on 95% UCL was 0.860 mg/kg and for subsurface 1.91 mg/kg. Based on this, residual arsenic levels are below the cleanup goal.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 12/07/2001
Comments: RAW/CEQA - DTSC approved the Removal Action Workplan for the removal

CENTRAL LOS ANGELES HS #1 AKA METROMEDIA (Continued) **S107736102**

of arsenic contaminated soil. CEQA completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 05/01/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 07/24/2003
Comments: approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Workplan
Completed Date: 11/21/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 08/07/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Central Los Angeles High School No. 1 site (aka Metromedia)

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19990041
Site Type: School Cleanup
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 12
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP

CENTRAL LOS ANGELES HS #1 AKA METROMEDIA (Continued) **S107736102**

Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304185
Assembly:	53
Senate:	24
Special Program Status:	Not reported
Status:	Certified
Status Date:	07/02/2002
Restricted Use:	NO
Funding:	School District
Latitude:	34.09795
Longitude:	-118.3155
APN:	NONE SPECIFIED
Past Use:	* UNKNOWN
Potential COC:	Arsenic, Arsenic, TPH-diesel
Confirmed COC:	NONE SPECIFIED
Potential Description:	SOIL
Alias Name:	CENTRAL LOS ANGELES HIGH SCH. #1 (PROP)
Alias Type:	Alternate Name
Alias Name:	CENTRAL LOS ANGELES HIGH SCHOOL #1
Alias Type:	Alternate Name
Alias Name:	LAUSD-NEW H.S.#1 METRO MEDIA/VCA
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	110033619546
Alias Type:	EPA (FRS #)
Alias Name:	304185
Alias Type:	Project Code (Site Code)
Alias Name:	19990041
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Certification
Completed Date:	07/02/2002
Comments:	DTSC has determined that all appropriate response actions have been completed, that all acceptable engineering practices were implemented and that no further removal/remedial action is necessary, specific only to the removal around the underground storage tank. Additional sampling will be conducted post- demolition near on-site hydraulic elevators and residential structures. For Arsenic only. FA for hydraulic elevators and lead

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	CEQA - Notice of Exemption
Completed Date:	12/10/2001
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/13/2003
Comments:	Not reported

CENTRAL LOS ANGELES HS #1 AKA METROMEDIA (Continued) **S107736102**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 10/01/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 12/12/2001
Comments: Approximately 136 cubic yards of soil were removed. Based on confirmation sampling, the estimated mean for surface soil based on 95% UCL was 0.860 mg/kg and for subsurface 1.91 mg/kg. Based on this, residual arsenic levels are below the cleanup goal.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 12/07/2001
Comments: RAW/CEQA - DTSC approved the Removal Action Workplan for the removal of arsenic contaminated soil. CEQA completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 05/01/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 07/24/2003
Comments: approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Workplan
Completed Date: 11/21/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 08/07/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Central Los Angeles High School No. 1 site (aka Metromedia)

CENTRAL LOS ANGELES HS #1 AKA METROMEDIA (Continued) **S107736102**

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

60
North
1/4-1/2
0.293 mi.
1548 ft.

L LEBAREDIAN **LUST U001561228**
5600 FRANKLIN AVE **HIST UST N/A**
LOS ANGELES, CA 90028

Relative:
Higher

Actual:
421 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000005251
Global Id:	T10000005251
Latitude:	34.1050662139349
Longitude:	-118.311076984586
Status:	Open - Site Assessment
Status Date:	04/06/2015
Case Worker:	DPP
RB Case Number:	900280216
Local Agency:	Not reported
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T10000005251
Contact Type:	Regional Board Caseworker
Contact Name:	DANIEL PIROTTON
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported
City:	R4 UNKNOWN
Email:	dpirotton@waterboards.ca.gov
Phone Number:	2135766714

LUST:

Global Id:	T10000005251
Action Type:	RESPONSE
Date:	01/15/2017
Action:	Soil and Water Investigation Report
Global Id:	T10000005251
Action Type:	Other
Date:	02/15/1992
Action:	Leak Reported
Global Id:	T10000005251
Action Type:	RESPONSE
Date:	09/17/2014

L LEBAREDIAN (Continued) **U001561228**

Action:	Soil and Water Investigation Workplan - Regulator Responded
Global Id:	T10000005251
Action Type:	RESPONSE
Date:	03/15/2016
Action:	Well Installation Workplan - Regulator Responded
Global Id:	T10000005251
Action Type:	RESPONSE
Date:	09/15/2017
Action:	Pilot Study / Treatability Workplan
Global Id:	T10000005251
Action Type:	ENFORCEMENT
Date:	03/18/2015
Action:	Referral to Regional Board
Global Id:	T10000005251
Action Type:	RESPONSE
Date:	02/15/1992
Action:	Other Report / Document
Global Id:	T10000005251
Action Type:	RESPONSE
Date:	02/16/2018
Action:	Other Workplan
Global Id:	T10000005251
Action Type:	RESPONSE
Date:	10/02/2017
Action:	Clean Up Fund - 5-Year Review Summary
Global Id:	T10000005251
Action Type:	ENFORCEMENT
Date:	02/10/2016
Action:	Staff Letter
Global Id:	T10000005251
Action Type:	RESPONSE
Date:	08/10/2016
Action:	Soil and Water Investigation Workplan - Regulator Responded
Global Id:	T10000005251
Action Type:	Other
Date:	01/29/1992
Action:	Leak Began
Global Id:	T10000005251
Action Type:	ENFORCEMENT
Date:	04/06/2015
Action:	Staff Letter
Global Id:	T10000005251
Action Type:	RESPONSE
Date:	01/31/2018
Action:	Pilot Study/ Treatability Report

L LEBAREDIAN (Continued) **U001561228**

Global Id: T10000005251
Action Type: RESPONSE
Date: 01/15/2018
Action: Monitoring Report - Semi-Annually

Global Id: T10000005251
Action Type: Other
Date: 01/29/1992
Action: Leak Discovery

Global Id: T10000005251
Action Type: RESPONSE
Date: 08/07/2015
Action: Well Installation Report

Global Id: T10000005251
Action Type: RESPONSE
Date: 07/15/2016
Action: Well Installation Report

Global Id: T10000005251
Action Type: ENFORCEMENT
Date: 03/22/2016
Action: Staff Letter

Global Id: T10000005251
Action Type: RESPONSE
Date: 07/15/2016
Action: Monitoring Report - Semi-Annually

Global Id: T10000005251
Action Type: RESPONSE
Date: 01/15/2017
Action: Monitoring Report - Semi-Annually

Global Id: T10000005251
Action Type: ENFORCEMENT
Date: 09/09/2016
Action: Staff Letter

Global Id: T10000005251
Action Type: RESPONSE
Date: 07/15/2015
Action: Monitoring Report - Semi-Annually

Global Id: T10000005251
Action Type: RESPONSE
Date: 08/07/2015
Action: Well Installation Report

Global Id: T10000005251
Action Type: RESPONSE
Date: 10/16/2017
Action: Other Workplan - Regulator Responded

Global Id: T10000005251
Action Type: ENFORCEMENT

L LEBAREDIAN (Continued) **U001561228**

Date: 11/08/2017
Action: Staff Letter

LUST:
Global Id: T10000005251
Status: Open - Case Begin Date
Status Date: 01/29/1992

Global Id: T10000005251
Status: Open - Inactive
Status Date: 11/07/2013

Global Id: T10000005251
Status: Open - Site Assessment
Status Date: 01/06/2014

Global Id: T10000005251
Status: Open - Site Assessment
Status Date: 04/06/2015

HIST UST:
File Number: 00027D64
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027D64.pdf
Region: STATE
Facility ID: 00000039873
Facility Type: Gas Station
Other Type: Not reported
Contact Name: SAME
Telephone: 2134658457
Owner Name: MOBIL OIL CORP
Owner Address: 612 S. FLOWER ST
Owner City,St,Zip: LOS ANGELES, CA 90017
Total Tanks: 0005

Tank Num: 001
Container Num: 5
Year Installed: 1965
Tank Capacity: 00002000
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: 4
Year Installed: 1965
Tank Capacity: 00006000
Tank Used for: PRODUCT
Type of Fuel: PREMIUM
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 003
Container Num: 3
Year Installed: 1969

L LEBAREDIAN (Continued) **U001561228**

Tank Capacity: 00008000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 004
Container Num: 2
Year Installed: 1972
Tank Capacity: 00005000
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 005
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00000280
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Click here for Geo Tracker PDF:

K61 **NORTH GARAGE** **LUST** **S101617311**
SSE **1375 N WESTERN AVE** **SWEEPS UST** **N/A**
1/4-1/2 **LOS ANGELES, CA 90027** **CA FID UST**
0.303 mi. **ENF**
1600 ft. **Site 1 of 2 in cluster K** **HIST CORTESE**
WDS

Relative:
Lower

Actual:
351 ft.

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700757
Global Id: T0603700757
Latitude: 34.096466
Longitude: -118.309688
Status: Completed - Case Closed
Status Date: 02/09/2000
Case Worker: Not reported
RB Case Number: 900280089
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700757
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES

NORTH GARAGE (Continued) **S101617311**

Email: eloy.luna@lacity.org
Phone Number: Not reported

LUST:
Global Id: T0603700757
Action Type: Other
Date: 01/01/1990
Action: Leak Reported

Global Id: T0603700757
Action Type: ENFORCEMENT
Date: 12/20/1999
Action: * Historical Enforcement

LUST:
Global Id: T0603700757
Status: Open - Case Begin Date
Status Date: 01/01/1990

Global Id: T0603700757
Status: Open - Site Assessment
Status Date: 01/22/1998

Global Id: T0603700757
Status: Open - Site Assessment
Status Date: 04/02/1998

Global Id: T0603700757
Status: Open - Site Assessment
Status Date: 12/28/1998

Global Id: T0603700757
Status: Completed - Case Closed
Status Date: 02/09/2000

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900280089
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603700757
W Global ID: Not reported
Staff: MSH
Local Agency: 19050
Cross Street: DE LONGPRE AVE
Enforcement Type: EF
Date Leak Discovered: Not reported
Date Leak First Reported: 1/1/1990
Date Leak Record Entered: 7/2/1997

NORTH GARAGE (Continued) **S101617311**

Date Confirmation Began: 1/22/1998
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 1/31/2000
Date the Case was Closed: 2/9/2000
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 9533.193488021305722159047342
Source of Cleanup Funding: Not reported
Preliminary Site Assessment Workplan Submitted: 4/2/1998
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 12/28/1998
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: 12/20/1999
Historical Max MTBE Date: 1/1/1965
Hist Max MTBE Conc in Groundwater: 47
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: US POSTAL SERVICE
RP Address: 395 OYSTER POINT BLVD., SOUTH SAN FRANCISCO, CA 94099-0300
Program: LUST
Lat/Long: 34.0962714 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: 2A4
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: 9/15/99 RECEIVED REPORT OF GW SAMPLING AND ANALYSIS ON 8/23/99. TWO ADD'L WELLS (MW-2 & MW3) WERE INSTALLED ON 10/23/98.; 1/31/00 4TH QTR GW MON RPT 1999

SWEEPS UST:
Status: Not reported
Comp Number: 2194
Number: Not reported
Board Of Equalization: 44-012174
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002194-000001
Tank Status: Not reported
Capacity: 600
Active Date: Not reported
Tank Use: OIL
STG: WASTE

NORTH GARAGE (Continued) **S101617311**

Content: WASTE OIL
Number Of Tanks: 3

Status: Not reported
Comp Number: 2194
Number: Not reported
Board Of Equalization: 44-012174
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002194-000002
Tank Status: Not reported
Capacity: 500
Active Date: Not reported
Tank Use: CHEMICAL
STG: PRODUCT
Content: UNKNOWN
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 2194
Number: Not reported
Board Of Equalization: 44-012174
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002194-000003
Tank Status: Not reported
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19052580
Regulated By: UTNKI
Regulated ID: 00041173
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2136174529
Mail To: Not reported
Mailing Address: 900 N ALAMEDA STREET-ROOM
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900270000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

NORTH GARAGE (Continued) **S101617311**

ENF:

Region:	4
Facility Id:	269596
Agency Name:	US Postal Service LA North
Place Type:	Facility
Place Subtype:	Not reported
Facility Type:	Not reported
Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	Not reported
Place Longitude:	Not reported
SIC Code 1:	Not reported
SIC Desc 1:	Not reported
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	Not reported
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	UST
Program Category1:	TANKS
Program Category2:	TANKS
# Of Programs:	1
WDID:	900280089
Reg Measure Id:	168687
Reg Measure Type:	Unregulated
Region:	4
Order #:	Not reported
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Never Active
Status Date:	02/20/2013
Effective Date:	Not reported
Expiration/Review Date:	Not reported
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported

NORTH GARAGE (Continued) **S101617311**

WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	229843
Region:	4
Order / Resolution Number:	UNKNOWN
Enforcement Action Type:	Staff Enforcement Letter
Effective Date:	12/20/1999
Adoption/Issuance Date:	Not reported
Achieve Date:	Not reported
Termination Date:	12/20/1999
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	Enforcement - 900280089
Description:	Level 1 enforcement letter sent 12/20/99 for FTS groundwater monitoring report.
Program:	UST
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	$0.00
Initial Assessed Amount:	$0.00
Liability $ Amount:	$0.00
Project $ Amount:	$0.00
Liability $ Paid:	$0.00
Project $ Completed:	$0.00
Total $ Paid/Completed Amount:	$0.00

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900280089

WDS:

Facility ID:	4 19I000025
Facility Type:	Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.
Facility Status:	Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number:	CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion:	4
Facility Telephone:	3234647591
Facility Contact:	SANDERS ARTIE
Agency Name:	U S POSTAL SER
Agency Address:	7001 S Central Ave
Agency City,St,Zip:	Los Angeles 900524200

NORTH GARAGE (Continued) **S101617311**

Agency Contact:	SANDERS ART
Agency Telephone:	3235861900
Agency Type:	?
SIC Code:	0
SIC Code 2:	Not reported
Primary Waste Type:	Not reported
Primary Waste:	Not reported
Waste Type2:	Not reported
Waste2:	Not reported
Primary Waste Type:	Not reported
Secondary Waste:	Not reported
Secondary Waste Type:	Not reported
Design Flow:	0
Baseline Flow:	0
Reclamation:	Not reported
POTW:	Not reported
Treat To Water:	Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.
Complexity:	Category C - Facilities having no waste treatment systems, such as cooling water dischargers or thosewho must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

L62 **CHEVRON #9-0659** **LUST** **S105051397**
NNE **1868 WESTERN AVE N** **N/A**
1/4-1/2 **LOS FELIZ, CA 90027**
0.316 mi.
1667 ft. **Site 1 of 2 in cluster L**

Relative: **Higher**
Actual: **431 ft.**

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700746
Global Id:	T0603700746
Latitude:	34.1047691
Longitude:	-118.3091546
Status:	Completed - Case Closed
Status Date:	10/01/1996
Case Worker:	YR
RB Case Number:	900270161
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603700746
Contact Type:	Local Agency Caseworker
Contact Name:	ELOY LUNA
Organization Name:	LOS ANGELES, CITY OF

CHEVRON #9-0659 (Continued) **S105051397**

Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603700746
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0603700746
Action Type: Other
Date: 03/01/1988
Action: Leak Discovery

Global Id: T0603700746
Action Type: Other
Date: 03/01/1988
Action: Leak Stopped

Global Id: T0603700746
Action Type: Other
Date: 03/11/1988
Action: Leak Reported

LUST:
Global Id: T0603700746
Status: Open - Case Begin Date
Status Date: 03/01/1988

Global Id: T0603700746
Status: Open - Site Assessment
Status Date: 03/11/1988

Global Id: T0603700746
Status: Open - Remediation
Status Date: 05/13/1988

Global Id: T0603700746
Status: Open - Verification Monitoring
Status Date: 10/26/1989

Global Id: T0603700746
Status: Completed - Case Closed
Status Date: 10/01/1996

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles

CHEVRON #9-0659 (Continued) **S105051397**

Facility Id:	900270161	
Status:	Case Closed	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603700746	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	FRANKLIN	
Enforcement Type:	Not reported	
Date Leak Discovered:	3/1/1988	
Date Leak First Reported:		3/11/1988
Date Leak Record Entered:	3/31/1988	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	3/1/1988	
Date Case Last Changed on Database:		12/2/1996
Date the Case was Closed:		10/1/1996
How Leak Discovered:	Tank Test	
How Leak Stopped:	Not reported	
Cause of Leak:	Other Cause	
Leak Source:	Other Source	
Operator:	ESPADES, JOSE OLD CASE#003004	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		12611.087690877898021168890412
Source of Cleanup Funding:		Other Source
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		3/11/1988
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		5/13/1988
Post Remedial Action Monitoring Began:		10/26/1989
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	CHEVRON PRODUCTS CO	
RP Address:	1300 S. BEACH BLVD., LA HABRA CA 90632	
Program:	LUST	
Lat/Long:	34.1047691 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	FAILED SYSTEM TEST. FOUND LEAKING LEAK DETECTOR DURING ISOLATION TEST. LEAK DETECTOR REPLACED.	

L63 **MIKES CHEVRON MAJED HAWATMEH** **RCRA-SQG** **1000820498**
NNE **1868 N WESTERN AVE** **HIST CORTESE** **CAD983665373**
1/4-1/2 **LOS ANGELES, CA 90027**
0.316 mi.
1667 ft. **Site 2 of 2 in cluster L**

Relative:
Higher

Actual:
431 ft.

RCRA-SQG:

Date form received by agency:	04/13/1999
Facility name:	MIKES CHEVRON MAJED HAWATMEH
Facility address:	1868 N WESTERN AVE LOS ANGELES, CA 90027
EPA ID:	CAD983665373
Contact:	MAJED HAWATMEH
Contact address:	1868 N WESTERN AVE LOS ANGELES, CA 90027
Contact country:	US
Contact telephone:	323-463-9038
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	MAJED S HAWATMEH
Owner/operator address:	1868 N WESTERN AVE LOS ANGELES, CA 90027
Owner/operator country:	Not reported
Owner/operator telephone:	323-463-9038
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

. Waste code: D000

MIKES CHEVRON MAJED HAWATMEH (Continued) **1000820498**

. Waste name: Not Defined

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D008
. Waste name: LEAD

. Waste code: D018
. Waste name: BENZENE

Violation Status: No violations found

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900270161

K64 **GAS TO GO** **LUST** **S101617308**
SSE **1353 N WESTERN AVE** **SWEEPS UST** **N/A**
1/4-1/2 **LOS ANGELES, CA 90027** **CA FID UST**
0.336 mi.
1772 ft. **Site 2 of 2 in cluster K**

Relative:
Lower

Actual:
349 ft.

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603742795
Global Id: T0603742795
Latitude: 34.0960483700437
Longitude: -118.309491428242
Status: Open - Remediation
Status Date: 05/30/2008
Case Worker: DMB
RB Case Number: 900270243
Local Agency: LOS ANGELES, CITY OF
File Location: Regional Board
Local Case Number: 29668
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603742795
Contact Type: Local Agency Caseworker
Contact Name: ANNA OLEKSZYK
Organization Name: LOS ANGELES, CITY OF
Address: 200 N. MAIN ST. RM. 970
City: LOS ANGELES
Email: Not reported
Phone Number: 2139783686

Global Id: T0603742795
Contact Type: Regional Board Caseworker
Contact Name: DAVID M. BJOSTAD
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4th Street, Suite 200
City: Los Angeles

GAS TO GO (Continued) **S101617308**

Email: dave.bjostad@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 08/15/2007
Action: Staff Letter

Global Id: T0603742795
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603742795
Action Type: RESPONSE
Date: 05/19/2009
Action: Corrective Action Plan / Remedial Action Plan - Addendum

Global Id: T0603742795
Action Type: RESPONSE
Date: 06/25/2009
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 05/15/2006
Action: Staff Letter

Global Id: T0603742795
Action Type: Other
Date: 03/17/1999
Action: Leak Reported

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 08/29/2016
Action: Staff Letter

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 08/08/2005
Action: 13267 Requirement

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 01/30/2004
Action: Staff Letter

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 11/22/2005

GAS TO GO (Continued) **S101617308**

Action:	Staff Letter
Global Id:	T0603742795
Action Type:	RESPONSE
Date:	07/30/2017
Action:	Tank Removal Report / UST Sampling Report
Global Id:	T0603742795
Action Type:	ENFORCEMENT
Date:	06/22/2010
Action:	Site Visit / Inspection / Sampling
Global Id:	T0603742795
Action Type:	ENFORCEMENT
Date:	11/16/2017
Action:	Site Visit / Inspection / Sampling
Global Id:	T0603742795
Action Type:	RESPONSE
Date:	06/01/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0603742795
Action Type:	RESPONSE
Date:	04/15/2006
Action:	Soil and Water Investigation Report
Global Id:	T0603742795
Action Type:	RESPONSE
Date:	10/15/2005
Action:	Monitoring Report - Quarterly
Global Id:	T0603742795
Action Type:	RESPONSE
Date:	10/15/2005
Action:	Soil and Water Investigation Report
Global Id:	T0603742795
Action Type:	RESPONSE
Date:	10/15/2005
Action:	Soil and Water Investigation Workplan
Global Id:	T0603742795
Action Type:	RESPONSE
Date:	10/15/2005
Action:	Soil and Water Investigation Report
Global Id:	T0603742795
Action Type:	ENFORCEMENT
Date:	10/09/2017
Action:	Staff Letter
Global Id:	T0603742795
Action Type:	RESPONSE
Date:	07/15/2013
Action:	Monitoring Report - Semi-Annually

GAS TO GO (Continued) **S101617308**

Global Id: T0603742795
Action Type: REMEDIATION
Date: 06/07/2016
Action: Free Product Removal

Global Id: T0603742795
Action Type: REMEDIATION
Date: 09/08/2016
Action: Pump & Treat (P&T) Groundwater

Global Id: T0603742795
Action Type: REMEDIATION
Date: 08/10/2017
Action: Soil Vapor Extraction (SVE)

Global Id: T0603742795
Action Type: RESPONSE
Date: 04/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603742795
Action Type: RESPONSE
Date: 11/15/2007
Action: Well Installation Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 10/15/2007
Action: Conceptual Site Model

Global Id: T0603742795
Action Type: RESPONSE
Date: 09/15/2007
Action: Other Report / Document

Global Id: T0603742795
Action Type: RESPONSE
Date: 08/15/2017
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 09/30/2009
Action: Waste Discharge Requirements

Global Id: T0603742795
Action Type: RESPONSE
Date: 12/21/2016
Action: Conceptual Site Model

Global Id: T0603742795
Action Type: RESPONSE

GAS TO GO (Continued) **S101617308**

Date: 12/21/2016
Action: Well Installation Workplan

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2018
Action: Remedial Progress Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2009
Action: Conceptual Site Model

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2010
Action: Remedial Progress Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 04/15/2009
Action: Conceptual Site Model

Global Id: T0603742795
Action Type: RESPONSE
Date: 04/15/2011
Action: Remedial Progress Report

Global Id: T0603742795
Action Type: Other
Date: 01/29/1999
Action: Leak Discovery

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/15/2011
Action: Remedial Progress Report

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 11/03/2006
Action: Staff Letter

GAS TO GO (Continued) **S101617308**

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 09/20/2016
Action: Staff Letter

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 03/10/2017
Action: Staff Letter

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2018
Action: Soil Vapor Intrusion Investigation Workplan - Regulator Responded

Global Id: T0603742795
Action Type: RESPONSE
Date: 09/28/2017
Action: Remedial Investigation Workplan - Regulator Responded

Global Id: T0603742795
Action Type: RESPONSE
Date: 04/04/2017
Action: Other Workplan - Regulator Responded

Global Id: T0603742795
Action Type: RESPONSE
Date: 08/30/2016
Action: Other Report / Document - Regulator Responded

Global Id: T0603742795
Action Type: REMEDIATION
Date: 05/30/2008
Action: In Situ Physical/Chemical Treatment (other than SVE)

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/15/2010
Action: Conceptual Site Model

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 04/25/2017
Action: Staff Letter

Global Id: T0603742795
Action Type: RESPONSE

GAS TO GO (Continued) **S101617308**

Date: 07/15/2010
Action: Remedial Progress Report

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 07/03/2017
Action: Staff Letter

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 01/05/2012
Action: Staff Letter

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603742795
Action Type: RESPONSE
Date: 06/16/2016
Action: Other Report / Document

Global Id: T0603742795
Action Type: RESPONSE
Date: 02/14/2017
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: RESPONSE
Date: 08/15/2017
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: RESPONSE
Date: 08/15/2017
Action: Remedial Progress Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 08/11/2016
Action: Other Report / Document

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2015
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 07/13/2006
Action: Staff Letter

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/15/2017
Action: Well Destruction Report

GAS TO GO (Continued) **S101617308**

Global Id: T0603742795
Action Type: RESPONSE
Date: 05/03/2005
Action: Interim Remedial Action Plan

Global Id: T0603742795
Action Type: RESPONSE
Date: 06/01/2006
Action: CAP/RAP - Feasibility Study Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 06/01/2006
Action: Well Installation Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 06/01/2006
Action: CAP/RAP - Final Remediation / Design Plan

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2014
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/15/2015
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: RESPONSE
Date: 09/30/2016
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/06/2016
Action: Remedial Progress Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 02/14/2017
Action: Remedial Progress Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603742795
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603742795
Action Type: RESPONSE

GAS TO GO (Continued) **S101617308**

Date: 06/01/2006
Action: Soil and Water Investigation Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 11/03/2017
Action: Well Installation Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 05/29/2007
Action: Corrective Action Plan / Remedial Action Plan - Addendum

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 07/14/2009
Action: Staff Letter

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2018
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2016
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 01/26/2018
Action: Staff Letter

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/15/2009
Action: Conceptual Site Model

Global Id: T0603742795
Action Type: RESPONSE
Date: 08/15/2006
Action: Soil and Water Investigation Workplan

Global Id: T0603742795
Action Type: RESPONSE
Date: 10/15/2006
Action: Remedial Progress Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2010
Action: NPDES / WDR Reports

GAS TO GO (Continued) **S101617308**

Global Id: T0603742795
Action Type: RESPONSE
Date: 03/15/2004
Action: Soil and Water Investigation Workplan

Global Id: T0603742795
Action Type: RESPONSE
Date: 04/30/2004
Action: CAP/RAP - Other Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2011
Action: Conceptual Site Model

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/06/2016
Action: Corrective Action Plan / Remedial Action Plan - Regulator Responded

Global Id: T0603742795
Action Type: RESPONSE
Date: 04/30/2018
Action: Soil Vapor Intrusion Investigation Report

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 01/20/2017
Action: Staff Letter

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: RESPONSE
Date: 10/15/2010
Action: Remedial Progress Report

Global Id: T0603742795
Action Type: RESPONSE

GAS TO GO (Continued) **S101617308**

Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2007
Action: CAP/RAP - Feasibility Study Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 02/15/2007
Action: Well Installation Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 10/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603742795
Action Type: RESPONSE
Date: 10/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2011
Action: Remedial Progress Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2013
Action: Monitoring Report - Annually

LUST:
Global Id: T0603742795
Status: Open - Case Begin Date
Status Date: 01/29/1999

Global Id: T0603742795
Status: Open - Site Assessment
Status Date: 01/29/1999

Global Id: T0603742795
Status: Open - Site Assessment
Status Date: 05/15/2003

Global Id: T0603742795

GAS TO GO (Continued) **S101617308**

Status: Open - Site Assessment
Status Date: 01/30/2004

Global Id: T0603742795
Status: Open - Remediation
Status Date: 07/19/2004

Global Id: T0603742795
Status: Open - Site Assessment
Status Date: 07/19/2004

Global Id: T0603742795
Status: Open - Remediation
Status Date: 04/25/2005

Global Id: T0603742795
Status: Open - Remediation
Status Date: 08/08/2005

Global Id: T0603742795
Status: Open - Remediation
Status Date: 05/05/2006

Global Id: T0603742795
Status: Open - Remediation
Status Date: 10/11/2006

Global Id: T0603742795
Status: Open - Remediation
Status Date: 05/30/2008

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900270243
Status: Pollution Characterization
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: 29668
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603742795
W Global ID: Not reported
Staff: TCS
Local Agency: 19050
Cross Street: Not reported
Enforcement Type: SEL
Date Leak Discovered: 1/29/1999
Date Leak First Reported: 3/17/1999
Date Leak Record Entered: Not reported
Date Confirmation Began: 1/29/1999
Date Leak Stopped: Not reported
Date Case Last Changed on Database: Not reported
Date the Case was Closed: Not reported
How Leak Discovered: Not reported

GAS TO GO (Continued) **S101617308**

How Leak Stopped:	Not reported	
Cause of Leak:	Corrosion	
Leak Source:	P,	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		Not reported
Source of Cleanup Funding:		P,
Preliminary Site Assessment Workplan Submitted:		1/29/1999
Preliminary Site Assessment Began:		5/15/2003
Pollution Characterization Began:		7/19/2004
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		4/8/2003
Hist Max MTBE Conc in Groundwater:		465
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	STAN OFSTEIN	
RP Address:	5646 LEXINGTON AVE.	
Program:	LUST	
Lat/Long:	0 / 0	
Local Agency Staff:	Not reported	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	Not reported	

SWEEPS UST:

Status:	Active
Comp Number:	1104
Number:	9
Board Of Equalization:	44-011601
Referral Date:	01-22-93
Action Date:	03-16-94
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-001104-000001
Tank Status:	A
Capacity:	12000
Active Date:	04-20-88
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	5

Status:	Active
Comp Number:	1104
Number:	9
Board Of Equalization:	44-011601

GAS TO GO (Continued) **S101617308**

Referral Date: 01-22-93
Action Date: 03-16-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001104-000002
Tank Status: A
Capacity: 12000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 1104
Number: 9
Board Of Equalization: 44-011601
Referral Date: 01-22-93
Action Date: 03-16-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001104-000003
Tank Status: A
Capacity: 10000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 1104
Number: 9
Board Of Equalization: 44-011601
Referral Date: 01-22-93
Action Date: 03-16-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001104-000004
Tank Status: A
Capacity: 10000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 1104
Number: 9
Board Of Equalization: 44-011601
Referral Date: 01-22-93
Action Date: 03-16-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001104-000005
Tank Status: A

GAS TO GO (Continued) **S101617308**

Capacity:	10000
Active Date:	04-20-88
Tank Use:	CHEMICAL
STG:	P
Content:	UNKNOWN
Number Of Tanks:	Not reported

CA FID UST:

Facility ID:	19055373
Regulated By:	UTNKA
Regulated ID:	00017099
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2134664253
Mail To:	Not reported
Mailing Address:	5646 LEXINGTON AVE
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900270000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

M65 **FIRE STATION #82** **LUST** **S105051333**
WNW **1800 BRONSON AVE N** **N/A**
1/4-1/2 **HOLLYWOOD, CA 90028**
0.364 mi.
1922 ft. **Site 1 of 2 in cluster M**

Relative:
Higher

Actual:
403 ft.

LUST:

Lead Agency:	LOS ANGELES, CITY OF
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700758
Global Id:	T0603700758
Latitude:	34.103258
Longitude:	-118.3178659
Status:	Completed - Case Closed
Status Date:	04/06/2009
Case Worker:	EL
RB Case Number:	900280098
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Diesel
Site History:	Not reported

LUST:

Global Id:	T0603700758
Contact Type:	Local Agency Caseworker
Contact Name:	ELOY LUNA
Organization Name:	LOS ANGELES, CITY OF
Address:	200 North Main Street, Suite 1780
City:	LOS ANGELES
Email:	eloy.luna@lacity.org

FIRE STATION #82 (Continued) **S105051333**

Phone Number: Not reported

Global Id: T0603700758
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0603700758
Action Type: Other
Date: 11/08/1989
Action: Leak Discovery

Global Id: T0603700758
Action Type: Other
Date: 11/13/1989
Action: Leak Stopped

Global Id: T0603700758
Action Type: Other
Date: 11/13/1989
Action: Leak Reported

LUST:
Global Id: T0603700758
Status: Open - Case Begin Date
Status Date: 11/08/1989

Global Id: T0603700758
Status: Open - Site Assessment
Status Date: 11/13/1989

Global Id: T0603700758
Status: Completed - Case Closed
Status Date: 04/06/2009

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900280098
Status: Preliminary site assessment underway
Substance: Diesel
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603700758
W Global ID: Not reported
Staff: UNK
Local Agency: 19050

FIRE STATION #82 (Continued) **S105051333**

Cross Street:	HOLLYWOOD BLVD	
Enforcement Type:	Not reported	
Date Leak Discovered:	11/8/1989	
Date Leak First Reported:		11/13/1989
Date Leak Record Entered:	12/11/1991	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	11/13/1989	
Date Case Last Changed on Database:		10/25/1991
Date the Case was Closed:		Not reported
How Leak Discovered:	Tank Test	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	DEPT. OF GEN'L SERVICES	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		12557.166671699863431898995621
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		11/13/1989
Pollution Characterization Began:		Not reported
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	COTTI, JOHN G.	
RP Address:	200 N MAIN ST, RM 800 CITY HALL EAST, LOS ANGELES, 9001	
Program:	LUST	
Lat/Long:	34.103258 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	Not reported	

M66 **FIRE STATION #82** **HIST CORTESE** **S103065143**
WNW **1800 BRONSON** **N/A**
1/4-1/2 **LOS ANGELES, CA 90028**
0.364 mi.
1922 ft. **Site 2 of 2 in cluster M**

Relative: HIST CORTESE:
Higher

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900280098

Actual:
403 ft.

N67 **MOBIL #18-HYO** **LUST** **S105692758**
WSW **5857 SUNSET BLVD** **N/A**
1/4-1/2 **LOS ANGELES, CA 90028**
0.366 mi.
1930 ft. **Site 1 of 3 in cluster N**

Relative: **Lower**

Actual: **368 ft.**

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900280152	
Status:	Pollution Characterization	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		Not reported
Global ID:	T060374883	
W Global ID:	Not reported	
Staff:	TCS	
Local Agency:	19050	
Cross Street:	BRONSON	
Enforcement Type:	SEL	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		11/10/1998
Date Leak Record Entered:	Not reported	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		7/12/2002
Date the Case was Closed:		Not reported
How Leak Discovered:	OM	
How Leak Stopped:	Not reported	
Cause of Leak:	Other Cause	
Leak Source:	UNK	
Operator:	JENNIFER SEDLACHEK	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		10718.369328110634933050133125
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		1/2/2002
Pollution Characterization Began:		5/17/2002
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		4/27/2004
Hist Max MTBE Conc in Groundwater:		181000
Hist Max MTBE Conc in Soil:		.818
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	=	
Soil Qualifier:	=	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	MICHAEL MEDNICK	
RP Address:	2300 CLAYTON RD., SUITE #1250	
Program:	LUST	
Lat/Long:	34.09818 / -1	
Local Agency Staff:	Not reported	

MOBIL #18-HYO (Continued) **S105692758**

Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	Haz Mat incident report filed

N68 **MOBIL #18-HYO/CIRCLE K STORE #2211262** **LUST** **S113042437**
WSW **5857 SUNSET BLVD W** **HIST UST** **N/A**
1/4-1/2 **LOS ANGELES, CA 90028** **HAZNET**
0.366 mi.
1930 ft. **Site 2 of 3 in cluster N**

Relative:
Lower

Actual:
368 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T060374883
Global Id:	T060374883
Latitude:	34.0983354005702
Longitude:	-118.317735080957
Status:	Open - Remediation
Status Date:	03/27/2008
Case Worker:	DMB
RB Case Number:	900280152
Local Agency:	LOS ANGELES, CITY OF
File Location:	Regional Board
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T060374883
Contact Type:	Regional Board Caseworker
Contact Name:	DAVID M. BJOSTAD
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W. 4th Street, Suite 200
City:	Los Angeles
Email:	dave.bjostad@waterboards.ca.gov
Phone Number:	Not reported

Global Id:	T060374883
Contact Type:	Local Agency Caseworker
Contact Name:	ELOY LUNA
Organization Name:	LOS ANGELES, CITY OF
Address:	200 North Main Street, Suite 1780
City:	LOS ANGELES
Email:	eloy.luna@lacity.org
Phone Number:	Not reported

LUST:

Global Id:	T060374883
Action Type:	RESPONSE
Date:	07/15/2010
Action:	Monitoring Report - Semi-Annually

Global Id:	T060374883
Action Type:	RESPONSE

MOBIL #18-HYO/CIRCLE K STORE #2211262 (Continued) **S113042437**

Date: 07/15/2016
Action: Monitoring Report - Semi-Annually

Global Id: T060374883
Action Type: RESPONSE
Date: 04/15/2003
Action: Monitoring Report - Quarterly

Global Id: T060374883
Action Type: RESPONSE
Date: 03/29/2002
Action: Other Report / Document

Global Id: T060374883
Action Type: RESPONSE
Date: 04/15/2002
Action: Monitoring Report - Quarterly

Global Id: T060374883
Action Type: RESPONSE
Date: 07/15/2002
Action: Monitoring Report - Quarterly

Global Id: T060374883
Action Type: RESPONSE
Date: 10/15/2002
Action: Monitoring Report - Quarterly

Global Id: T060374883
Action Type: RESPONSE
Date: 01/15/2003
Action: Monitoring Report - Quarterly

Global Id: T060374883
Action Type: Other
Date: 11/10/1998
Action: Leak Reported

Global Id: T060374883
Action Type: RESPONSE
Date: 03/07/2017
Action: Other Report / Document

Global Id: T060374883
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T060374883
Action Type: RESPONSE
Date: 11/14/2003
Action: Soil and Water Investigation Report

Global Id: T060374883
Action Type: ENFORCEMENT
Date: 05/10/2016
Action: Staff Letter

MOBIL #18-HYO/CIRCLE K STORE #2211262 (Continued) **S113042437**

Global Id: T060374883
Action Type: REMEDIATION
Date: 08/31/2006
Action: Soil Vapor Extraction (SVE)

Global Id: T060374883
Action Type: RESPONSE
Date: 05/16/2007
Action: Soil and Water Investigation Workplan

Global Id: T060374883
Action Type: ENFORCEMENT
Date: 11/16/2017
Action: Site Visit / Inspection / Sampling

Global Id: T060374883
Action Type: REMEDIATION
Date: 07/10/2014
Action: Free Product Removal

Global Id: T060374883
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T060374883
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T060374883
Action Type: RESPONSE
Date: 07/15/2003
Action: Monitoring Report - Quarterly

Global Id: T060374883
Action Type: RESPONSE
Date: 05/25/2004
Action: Interim Remedial Action Plan

Global Id: T060374883
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

Global Id: T060374883
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T060374883
Action Type: RESPONSE
Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T060374883
Action Type: RESPONSE

MOBIL #18-HYO/CIRCLE K STORE #2211262 (Continued) **S113042437**

Date: 01/15/2016
Action: Corrective Action Plan / Remedial Action Plan - Regulator Responded

Global Id: T060374883
Action Type: RESPONSE
Date: 04/13/2015
Action: Well Installation Report

Global Id: T060374883
Action Type: RESPONSE
Date: 10/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T060374883
Action Type: RESPONSE
Date: 07/15/2006
Action: Monitoring Report - Quarterly

Global Id: T060374883
Action Type: RESPONSE
Date: 05/22/2008
Action: Other Report / Document

Global Id: T060374883
Action Type: RESPONSE
Date: 04/04/2006
Action: Well Installation Report

Global Id: T060374883
Action Type: RESPONSE
Date: 01/15/2017
Action: Monitoring Report - Semi-Annually

Global Id: T060374883
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

Global Id: T060374883
Action Type: RESPONSE
Date: 07/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T060374883
Action Type: RESPONSE
Date: 01/15/2014
Action: Remedial Progress Report

Global Id: T060374883
Action Type: RESPONSE
Date: 04/16/2008
Action: Monitoring Report - Quarterly

Global Id: T060374883
Action Type: RESPONSE
Date: 01/15/2016
Action: Monitoring Report - Semi-Annually

MOBIL #18-HYO/CIRCLE K STORE #2211262 (Continued) **S113042437**

Global Id: T060374883
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

Global Id: T060374883
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T060374883
Action Type: RESPONSE
Date: 10/15/2006
Action: Monitoring Report - Quarterly

Global Id: T060374883
Action Type: RESPONSE
Date: 10/15/2003
Action: Monitoring Report - Quarterly

Global Id: T060374883
Action Type: RESPONSE
Date: 07/15/2014
Action: Monitoring Report - Semi-Annually

Global Id: T060374883
Action Type: ENFORCEMENT
Date: 12/10/2015
Action: Staff Letter

Global Id: T060374883
Action Type: RESPONSE
Date: 07/13/2010
Action: Other Workplan

Global Id: T060374883
Action Type: RESPONSE
Date: 07/15/2013
Action: Remedial Progress Report

Global Id: T060374883
Action Type: ENFORCEMENT
Date: 08/13/2002
Action: Staff Letter

Global Id: T060374883
Action Type: ENFORCEMENT
Date: 09/04/2003
Action: Staff Letter

Global Id: T060374883
Action Type: ENFORCEMENT
Date: 05/20/2003
Action: Staff Letter

Global Id: T060374883
Action Type: RESPONSE

MOBIL #18-HYO/CIRCLE K STORE #2211262 (Continued) **S113042437**

Date: 07/15/2017
Action: Monitoring Report - Semi-Annually

Global Id: T060374883
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T060374883
Action Type: RESPONSE
Date: 01/15/2004
Action: Monitoring Report - Quarterly

Global Id: T060374883
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T060374883
Action Type: RESPONSE
Date: 07/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T060374883
Action Type: RESPONSE
Date: 04/12/2016
Action: Other Report / Document

Global Id: T060374883
Action Type: RESPONSE
Date: 04/13/2015
Action: Other Report / Document

Global Id: T060374883
Action Type: RESPONSE
Date: 01/15/2018
Action: Monitoring Report - Semi-Annually

Global Id: T060374883
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T060374883
Action Type: RESPONSE
Date: 01/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T060374883
Action Type: RESPONSE
Date: 04/03/2014
Action: Well Installation Workplan - Regulator Responded

Global Id: T060374883
Action Type: RESPONSE
Date: 10/13/2012
Action: Corrective Action Plan / Remedial Action Plan

MOBIL #18-HYO/CIRCLE K STORE #2211262 (Continued) **S113042437**

Global Id: T060374883
Action Type: RESPONSE
Date: 01/15/2015
Action: Monitoring Report - Semi-Annually

Global Id: T060374883
Action Type: RESPONSE
Date: 04/03/2014
Action: CAP/RAP - Feasibility Study Report

Global Id: T060374883
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T060374883
Action Type: RESPONSE
Date: 01/15/2018
Action: Remedial Progress Report

Global Id: T060374883
Action Type: REMEDIATION
Date: 04/01/2007
Action: Pump & Treat (P&T) Groundwater

Global Id: T060374883
Action Type: RESPONSE
Date: 04/28/2008
Action: Other Report / Document

Global Id: T060374883
Action Type: ENFORCEMENT
Date: 06/23/2004
Action: Staff Letter

Global Id: T060374883
Action Type: RESPONSE
Date: 07/15/2015
Action: Monitoring Report - Semi-Annually

Global Id: T060374883
Action Type: RESPONSE
Date: 03/21/2016
Action: Conceptual Site Model

Global Id: T060374883
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T060374883
Action Type: RESPONSE
Date: 10/15/2008
Action: Monitoring Report - Quarterly

Global Id: T060374883
Action Type: RESPONSE

MOBIL #18-HYO/CIRCLE K STORE #2211262 (Continued) **S113042437**

Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T060374883
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Other

Global Id: T060374883
Action Type: ENFORCEMENT
Date: 10/15/2002
Action: Technical Correspondence / Assistance / Other

Global Id: T060374883
Action Type: RESPONSE
Date: 07/15/2016
Action: Remedial Progress Report

Global Id: T060374883
Action Type: RESPONSE
Date: 02/28/2004
Action: Soil and Water Investigation Report

Global Id: T060374883
Action Type: RESPONSE
Date: 10/15/2004
Action: Well Installation Report

Global Id: T060374883
Action Type: RESPONSE
Date: 10/15/2004
Action: CAP/RAP - Feasibility Study Report

Global Id: T060374883
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T060374883
Action Type: RESPONSE
Date: 10/15/2005
Action: Monitoring Report - Quarterly

Global Id: T060374883
Action Type: ENFORCEMENT
Date: 12/16/2003
Action: Staff Letter

Global Id: T060374883
Action Type: RESPONSE
Date: 07/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T060374883
Action Type: RESPONSE
Date: 01/15/2014
Action: Monitoring Report - Semi-Annually

MOBIL #18-HYO/CIRCLE K STORE #2211262 (Continued) **S113042437**

Global Id: T060374883
Action Type: RESPONSE
Date: 01/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T060374883
Action Type: RESPONSE
Date: 01/15/2013
Action: Remedial Progress Report

Global Id: T060374883
Action Type: RESPONSE
Date: 04/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T060374883
Action Type: RESPONSE
Date: 09/09/2010
Action: Soil and Water Investigation Workplan

Global Id: T060374883
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Global Id: T060374883
Action Type: RESPONSE
Date: 01/19/2011
Action: Soil and Water Investigation Report

Global Id: T060374883
Action Type: RESPONSE
Date: 05/12/2002
Action: Soil and Water Investigation Workplan

Global Id: T060374883
Action Type: RESPONSE
Date: 12/27/2007
Action: Well Installation Report

Global Id: T060374883
Action Type: REMEDIATION
Date: 03/27/2008
Action: Excavation

Global Id: T060374883
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Semi-Annually

LUST:
Global Id: T060374883
Status: Open - Case Begin Date
Status Date: 11/10/1998

Global Id: T060374883
Status: Open - Site Assessment

MOBIL #18-HYO/CIRCLE K STORE #2211262 (Continued) **S113042437**

Status Date: 06/08/2001

Global Id: T060374883
Status: Open - Site Assessment
Status Date: 01/02/2002

Global Id: T060374883
Status: Open - Remediation
Status Date: 08/31/2006

Global Id: T060374883
Status: Open - Remediation
Status Date: 03/27/2008

HIST UST:
File Number: 00027DC9
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027DC9.pdf
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported
Total Tanks: Not reported

Tank Num: Not reported
Container Num: Not reported
Year Installed: Not reported
Tank Capacity: Not reported
Tank Used for: Not reported
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

Click here for Geo Tracker PDF:

HAZNET:
envid: S113042437
Year: 2012
GEPAID: CAL000050459
Contact: DONNA HYMES
Telephone: 6104308151
Mailing Name: Not reported
Mailing Address: 800 E WASHINGTON ST
Mailing City,St,Zip: WEST CHESTER, PA 193800000
Gen County: Los Angeles
TSD EPA ID: CAD028409019
TSD County: Los Angeles
Waste Category: Not reported
Disposal Method: Discharge To Sewer/Potw Or Npdes(With Prior Storage--With Or Without Treatment)
Tons: 0.22935

MOBIL #18-HYO/CIRCLE K STORE #2211262 (Continued) **S113042437**

Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: S113042437
Year: 2012
GEPAID: CAL000050459
Contact: DONNA HYMES
Telephone: 6104308151
Mailing Name: Not reported
Mailing Address: 800 E WASHINGTON ST
Mailing City,St,Zip: WEST CHESTER, PA 193800000
Gen County: Los Angeles
TSD EPA ID: CAD028409019
TSD County: Los Angeles
Waste Category: Not reported
Disposal Method: Discharge To Sewer/Potw Or Npdes(With Prior Storage--With Or Without Treatment)
Tons: 0.22935
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: S113042437
Year: 2011
GEPAID: CAL000050459
Contact: DONNA HYMES/HAZARDOUS WASTE COOR
Telephone: 6104308151
Mailing Name: Not reported
Mailing Address: 800 E WASHINGTON ST
Mailing City,St,Zip: WEST CHESTER, PA 193800000
Gen County: Not reported
TSD EPA ID: CAD028409019
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues 10 percent or more
Disposal Method: Discharge To Sewer/Potw Or Npdes(With Prior Storage--With Or Without Treatment)
Tons: 0.22935
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: S113042437
Year: 2011
GEPAID: CAL000050459
Contact: DONNA HYMES/HAZARDOUS WASTE COOR
Telephone: 6104308151
Mailing Name: Not reported
Mailing Address: 800 E WASHINGTON ST
Mailing City,St,Zip: WEST CHESTER, PA 193800000
Gen County: Not reported
TSD EPA ID: CAD028409019
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues 10 percent or more
Disposal Method: Discharge To Sewer/Potw Or Npdes(With Prior Storage--With Or Without Treatment)
Tons: 0.22935

MOBIL #18-HYO/CIRCLE K STORE #2211262 (Continued) **S113042437**

Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles
envid:	S113042437
Year:	2010
GEPAID:	CAL000050459
Contact:	DONNA HYMES
Telephone:	6104308151
Mailing Name:	Not reported
Mailing Address:	800 E WASHINGTON ST
Mailing City,St,Zip:	WEST CHESTER, PA 193800000
Gen County:	Not reported
TSD EPA ID:	CAD028409019
TSD County:	Not reported
Waste Category:	Aqueous solution with total organic residues 10 percent or more
Disposal Method:	Discharge To Sewer/Potw Or Npdes(With Prior Storage--With Or Without Treatment)
Tons:	0.22935
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

Click this hyperlink while viewing on your computer to access
59 additional CA_HAZNET: record(s) in the EDR Site Report.

69
SSE
1/4-1/2
0.366 mi.
1934 ft.

Relative:
Lower

Actual:
352 ft.

DELUXE LABORATORIES INC
1377 N SERRANO AVE
HOLLYWOOD, CA 90027

RCRA-LQG **1000428979**
ENVIROSTOR **CAD981450281**
SLIC
HIST UST
ICIS
FINDS
ECHO
EMI
HAZNET
HIST CORTESE
LA Co. Site Mitigation

RCRA-LQG:

Date form received by agency:	02/22/2008
Facility name:	DELUXE LABORATORIES INC
Facility address:	1377 N. SERRANO AVENUE HOLLYWOOD, CA 90027
EPA ID:	CAD981450281
Contact:	LUKE CHEN
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	323-960-8613
Contact email:	LUKE.CHEN@BYDELUXE.COM
EPA Region:	09
Land type:	Private
Classification:	Large Quantity Generator
Description:	Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous

DELUXE LABORATORIES INC (Continued) **1000428979**

waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name:	DELUXE LABORATORIES
Owner/operator address:	Not reported
	Not reported
Owner/operator country:	US
Owner/operator telephone:	Not reported
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	12/17/1990
Owner/Op end date:	Not reported

Owner/operator name:	DELUXE LABORATORIES
Owner/operator address:	1377 N. SERRANO AVENUE
	HOLLYWOOD, CA 90027
Owner/operator country:	US
Owner/operator telephone:	Not reported
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	12/17/1990
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

. Waste code:	D039
. Waste name:	TETRACHLOROETHYLENE

DELUXE LABORATORIES INC (Continued) **1000428979**

Historical Generators:
Date form received by agency: 02/16/2006
Site name: DELUXE LABORATORIES
Classification: Large Quantity Generator

. Waste code: 214
. Waste name: Unspecified solvent mixture

. Waste code: 541
. Waste name: Photochemicals / photo processing waste

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D011
. Waste name: SILVER

. Waste code: D039
. Waste name: TETRACHLOROETHYLENE

. Waste code: F001
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F002
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Date form received by agency: 02/18/2004
Site name: DELUXE LABORATORIES, INC.
Classification: Large Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

DELUXE LABORATORIES INC (Continued) **1000428979**

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D011
. Waste name: SILVER

. Waste code: D039
. Waste name: TETRACHLOROETHYLENE

. Waste code: F002
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Date form received by agency: 02/27/2002
Site name: DELUXE LABORATORIES, INC.
Classification: Large Quantity Generator

. Waste code: 141
. Waste name: Off-specification, aged, or surplus inorganics

. Waste code: 211
. Waste name: Halogenated solvents (chloroform, methyl chloride, perchloroethylene, etc.)

. Waste code: 214
. Waste name: Unspecified solvent mixture

. Waste code: 352
. Waste name: Other organic solids

. Waste code: 541
. Waste name: Photochemicals / photo processing waste

. Waste code: 791
. Waste name: Liquids with pH < 2

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

DELUXE LABORATORIES INC (Continued) **1000428979**

. Waste code: D011
. Waste name: SILVER

. Waste code: D039
. Waste name: TETRACHLOROETHYLENE

. Waste code: F001
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F002
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: P012
. Waste name: ARSENIC OXIDE AS2O3 (OR) ARSENIC TRIOXIDE

Date form received by agency: 10/12/2000
Site name: DELUXE LABORATORIES, INC.
Classification: Large Quantity Generator

Date form received by agency: 03/16/1999
Site name: DELUXE LABORATORIES
Classification: Large Quantity Generator

Date form received by agency: 09/01/1996
Site name: DELUXE LABORATORIES, INC
Classification: Large Quantity Generator

Date form received by agency: 12/29/1995
Site name: DELUXE LABRATORIES
Classification: Large Quantity Generator

Date form received by agency: 03/14/1994
Site name: DELUXE LABORATORIES

DELUXE LABORATORIES INC (Continued) **1000428979**

Classification: Large Quantity Generator

Date form received by agency: 01/31/1992
Site name: DELUXE LABORATORIES, INC
Classification: Large Quantity Generator

Date form received by agency: 04/10/1990
Site name: DELUXE LAB
Classification: Large Quantity Generator

Date form received by agency: 03/10/1986
Site name: DELUXE LABORATORIES, INC
Classification: Large Quantity Generator

Facility Has Received Notices of Violations:
Regulation violated: Not reported
Area of violation: Generators - General
Date violation determined: 02/05/2009
Date achieved compliance: 02/05/2009
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 02/05/2009
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:
Evaluation date: 06/26/2015
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 02/05/2009
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - General
Date achieved compliance: 02/05/2009
Evaluation lead agency: State

ENVIROSTOR:
Facility ID: 60001863
Status: Refer: 1248 Local Agency
Status Date: 05/09/2014
Site Code: 301604
Site Type: Evaluation
Site Type Detailed: Evaluation
Acres: 5
NPL: NO
Regulatory Agencies: SMBRP, LOS ANGELES COUNTY
Lead Agency: LOS ANGELES COUNTY
Program Manager: Manjul Bose
Supervisor: Javier Hinojosa
Division Branch: Cleanup Chatsworth
Assembly: 43

DELUXE LABORATORIES INC (Continued) **1000428979**

Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: EPA Grant
Latitude: 34.09578
Longitude: -118.3087
APN: 5544-032-013, 5544-032-016, 5544032013, 5544032016
Past Use: PHOTOGRAPHIC PROCESSING
Potential COC: Under Investigation Tetrachloroethylene (PCE
Confirmed COC: NONE SPECIFIED
Potential Description: AQUI, IA, SOIL, SV, UE, WELL
Alias Name: 5544-032-013
Alias Type: APN
Alias Name: 5544-032-016
Alias Type: APN
Alias Name: 5544032013
Alias Type: APN
Alias Name: 5544032016
Alias Type: APN
Alias Name: CAN000909568
Alias Type: CERCLIS ID
Alias Name: SLT43206204
Alias Type: GeoTracker Global ID
Alias Name: 301604
Alias Type: Project Code (Site Code)
Alias Name: 60001863
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: PA/SI Site Screening
Completed Date: 09/12/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 04/01/2014
Comments: Correspondence Received.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 05/08/2014
Comments: Transfer of site to LACOFD

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 05/08/2014
Comments: SB 1248

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported

DELUXE LABORATORIES INC (Continued) **1000428979**

Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SLIC:
Region: STATE
Facility Status: **Open - Inactive**
Status Date: 01/01/1965
Global Id: SLT43206204
Lead Agency: LA CNTY FIRE DEPT. (BILLING AND UST)
Lead Agency Case Number: Not reported
Latitude: 34.09553
Longitude: -118.308012
Case Type: Cleanup Program Site
Case Worker: Not reported
Local Agency: Not reported
RB Case Number: Not reported
File Location: Not reported
Potential Media Affected: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

HIST UST:
File Number: 00028E07
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00028E07.pdf
Region: STATE
Facility ID: 00000067647
Facility Type: Other
Other Type: MOTION PICTURE PROCE
Contact Name: RICHARD GRENIER
Telephone: 2134626171
Owner Name: TWENTIETH CENTURY FOX FILM COR
Owner Address: 10201 W. PICO BLVD.
Owner City,St,Zip: LOS ANGELES, CA 90035
Total Tanks: 0001

Tank Num: 001
Container Num: ONE
Year Installed: 1973
Tank Capacity: 00020000
Tank Used for: WASTE
Type of Fuel: 4
Container Construction Thickness: /16 2
Leak Detection: Stock Inventor

Click here for Geo Tracker PDF:

ICIS:
Enforcement Action ID: CASCAA0000060370094000095
FRS ID: 110000784009
Action Name: DELUXE LABORATORIES INC 060370094000095
Facility Name: DELUXE LABORATORIES INC

DELUXE LABORATORIES INC (Continued) **1000428979**

Facility Address: 1377 N SERRANO AVE
HOLLYWOOD, CA 90027
Enforcement Action Type: Administrative Order
Facility County: LOS ANGELES
Program System Acronym: AIR
Enforcement Action Forum Desc: Administrative - Formal
EA Type Code: SCAAAO
Facility SIC Code: 7819
Federal Facility ID: Not reported
Latitude in Decimal Degrees: 34.0965
Longitude in Decimal Degrees: -118.30703
Permit Type Desc: Not reported
Program System Acronym: CASCA0000603700940
Facility NAICS Code: 512199
Tribal Land Code: Not reported

Enforcement Action ID: CASCAA00000603700940000094
FRS ID: 110000784009
Action Name: DELUXE LABORATORIES INC 060370094000094
Facility Name: DELUXE LABORATORIES INC
Facility Address: 1377 N SERRANO AVE
HOLLYWOOD, CA 90027
Enforcement Action Type: Notice of Violation
Facility County: LOS ANGELES
Program System Acronym: AIR
Enforcement Action Forum Desc: Administrative - Informal
EA Type Code: NOV
Facility SIC Code: 7819
Federal Facility ID: Not reported
Latitude in Decimal Degrees: 34.0965
Longitude in Decimal Degrees: -118.30703
Permit Type Desc: Not reported
Program System Acronym: CASCA0000603700940
Facility NAICS Code: 512199
Tribal Land Code: Not reported

Enforcement Action ID: CASCAA00000603700940000075
FRS ID: 110000784009
Action Name: DELUXE LABORATORIES INC 060370094000075
Facility Name: DELUXE LABORATORIES INC
Facility Address: 1377 N SERRANO AVE
HOLLYWOOD, CA 90027
Enforcement Action Type: Administrative Order
Facility County: LOS ANGELES
Program System Acronym: AIR
Enforcement Action Forum Desc: Administrative - Formal
EA Type Code: SCAAAO
Facility SIC Code: 7819
Federal Facility ID: Not reported
Latitude in Decimal Degrees: 34.0965
Longitude in Decimal Degrees: -118.30703
Permit Type Desc: Not reported
Program System Acronym: CASCA0000603700940
Facility NAICS Code: 512199
Tribal Land Code: Not reported

Enforcement Action ID: CASCAA00000603700940000074

DELUXE LABORATORIES INC (Continued) **1000428979**

FRS ID: 110000784009
Action Name: DELUXE LABORATORIES INC 060370094000074
Facility Name: DELUXE LABORATORIES INC
Facility Address: 1377 N SERRANO AVE
HOLLYWOOD, CA 90027
Enforcement Action Type: Notice of Violation
Facility County: LOS ANGELES
Program System Acronym: AIR
Enforcement Action Forum Desc: Administrative - Informal
EA Type Code: NOV
Facility SIC Code: 7819
Federal Facility ID: Not reported
Latitude in Decimal Degrees: 34.0965
Longitude in Decimal Degrees: -118.30703
Permit Type Desc: Not reported
Program System Acronym: CASCA0000603700940
Facility NAICS Code: 512199
Tribal Land Code: Not reported

Enforcement Action ID: CASCAA0000060370094000065
FRS ID: 110000784009
Action Name: DELUXE LABORATORIES INC 060370094000065
Facility Name: DELUXE LABORATORIES INC
Facility Address: 1377 N SERRANO AVE
HOLLYWOOD, CA 90027
Enforcement Action Type: Administrative Order
Facility County: LOS ANGELES
Program System Acronym: AIR
Enforcement Action Forum Desc: Administrative - Formal
EA Type Code: SCAAAO
Facility SIC Code: 7819
Federal Facility ID: Not reported
Latitude in Decimal Degrees: 34.0965
Longitude in Decimal Degrees: -118.30703
Permit Type Desc: Not reported
Program System Acronym: CASCA0000603700940
Facility NAICS Code: 512199
Tribal Land Code: Not reported

Enforcement Action ID: CASCAA0000060370094000064
FRS ID: 110000784009
Action Name: DELUXE LABORATORIES INC 060370094000064
Facility Name: DELUXE LABORATORIES INC
Facility Address: 1377 N SERRANO AVE
HOLLYWOOD, CA 90027
Enforcement Action Type: Notice of Violation
Facility County: LOS ANGELES
Program System Acronym: AIR
Enforcement Action Forum Desc: Administrative - Informal
EA Type Code: NOV
Facility SIC Code: 7819
Federal Facility ID: Not reported
Latitude in Decimal Degrees: 34.0965
Longitude in Decimal Degrees: -118.30703
Permit Type Desc: Not reported
Program System Acronym: CASCA0000603700940
Facility NAICS Code: 512199

DELUXE LABORATORIES INC (Continued) **1000428979**

Tribal Land Code: Not reported

Enforcement Action ID: CASCAA0000060370094000058
FRS ID: 110000784009
Action Name: DELUXE LABORATORIES INC 060370094000058
Facility Name: DELUXE LABORATORIES INC
Facility Address: 1377 N SERRANO AVE
HOLLYWOOD, CA 90027
Enforcement Action Type: Administrative Order
Facility County: LOS ANGELES
Program System Acronym: AIR
Enforcement Action Forum Desc: Administrative - Formal
EA Type Code: SCAAAO
Facility SIC Code: 7819
Federal Facility ID: Not reported
Latitude in Decimal Degrees: 34.0965
Longitude in Decimal Degrees: -118.30703
Permit Type Desc: Not reported
Program System Acronym: CASCA0000603700940
Facility NAICS Code: 512199
Tribal Land Code: Not reported

Enforcement Action ID: CASCAA0000060370094000057
FRS ID: 110000784009
Action Name: DELUXE LABORATORIES INC 060370094000057
Facility Name: DELUXE LABORATORIES INC
Facility Address: 1377 N SERRANO AVE
HOLLYWOOD, CA 90027
Enforcement Action Type: Notice of Violation
Facility County: LOS ANGELES
Program System Acronym: AIR
Enforcement Action Forum Desc: Administrative - Informal
EA Type Code: NOV
Facility SIC Code: 7819
Federal Facility ID: Not reported
Latitude in Decimal Degrees: 34.0965
Longitude in Decimal Degrees: -118.30703
Permit Type Desc: Not reported
Program System Acronym: CASCA0000603700940
Facility NAICS Code: 512199
Tribal Land Code: Not reported

Enforcement Action ID: CASCAA0000060370094000036
FRS ID: 110000784009
Action Name: DELUXE LABORATORIES INC 060370094000036
Facility Name: DELUXE LABORATORIES INC
Facility Address: 1377 N SERRANO AVE
HOLLYWOOD, CA 90027
Enforcement Action Type: Administrative Order
Facility County: LOS ANGELES
Program System Acronym: AIR
Enforcement Action Forum Desc: Administrative - Formal
EA Type Code: SCAAAO
Facility SIC Code: 7819
Federal Facility ID: Not reported
Latitude in Decimal Degrees: 34.0965
Longitude in Decimal Degrees: -118.30703

DELUXE LABORATORIES INC (Continued) **1000428979**

Permit Type Desc: Not reported
Program System Acronym: CASCA0000603700940
Facility NAICS Code: 512199
Tribal Land Code: Not reported

Enforcement Action ID: CASCAA0000060370094000035
FRS ID: 110000784009
Action Name: DELUXE LABORATORIES INC 060370094000035
Facility Name: DELUXE LABORATORIES INC
Facility Address: 1377 N SERRANO AVE
HOLLYWOOD, CA 90027
Enforcement Action Type: Notice of Violation
Facility County: LOS ANGELES
Program System Acronym: AIR
Enforcement Action Forum Desc: Administrative - Informal
EA Type Code: NOV
Facility SIC Code: 7819
Federal Facility ID: Not reported
Latitude in Decimal Degrees: 34.0965
Longitude in Decimal Degrees: -118.30703
Permit Type Desc: Not reported
Program System Acronym: CASCA0000603700940
Facility NAICS Code: 512199
Tribal Land Code: Not reported

FINDS:

Registry ID: 110000784009

Environmental Interest/Information System

AFS (Aerometric Information Retrieval System (AIRS) Facility Subsystem) replaces the former Compliance Data System (CDS), the National Emission Data System (NEDS), and the Storage and Retrieval of Aerometric Data (SAROAD). AIRS is the national repository for information concerning airborne pollution in the United States. AFS is used to track emissions and compliance data from industrial plants. AFS data are utilized by states to prepare State Implementation Plans to comply with regulatory programs and by EPA as an input for the estimation of total national emissions. AFS is undergoing a major redesign to support facility operating permits required under Title V of the Clean Air Act.

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

HAZARDOUS AIR POLLUTANT MAJOR

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

DELUXE LABORATORIES INC (Continued) **1000428979**

HAZARDOUS WASTE BIENNIAL REPORTER

STATE MASTER

AIR MINOR

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1000428979
Registry ID:	110000784009
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110000784009

EMI:

Year:	1987
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	154
Reactive Organic Gases Tons/Yr:	4
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1990
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	211
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	3
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1993
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819

DELUXE LABORATORIES INC (Continued) **1000428979**

Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	182
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1995
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	182
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1996
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	95
Reactive Organic Gases Tons/Yr:	8
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	4
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1997
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	63
Reactive Organic Gases Tons/Yr:	9
Carbon Monoxide Emissions Tons/Yr:	1

DELUXE LABORATORIES INC (Continued) **1000428979**

NOX - Oxides of Nitrogen Tons/Yr:	2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1998
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	62
Reactive Organic Gases Tons/Yr:	8
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1999
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	63
Reactive Organic Gases Tons/Yr:	9
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2000
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	63
Reactive Organic Gases Tons/Yr:	9
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2001

DELUXE LABORATORIES INC (Continued) **1000428979**

County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Y
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	9
Reactive Organic Gases Tons/Yr:	6
Carbon Monoxide Emissions Tons/Yr:	2
NOX - Oxides of Nitrogen Tons/Yr:	2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2002
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	21
Reactive Organic Gases Tons/Yr:	8
Carbon Monoxide Emissions Tons/Yr:	2
NOX - Oxides of Nitrogen Tons/Yr:	2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2003
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	21
Reactive Organic Gases Tons/Yr:	8
Carbon Monoxide Emissions Tons/Yr:	2
NOX - Oxides of Nitrogen Tons/Yr:	2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2004
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD

DELUXE LABORATORIES INC (Continued) **1000428979**

Community Health Air Pollution Info System:	Y
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	20.6291689
Reactive Organic Gases Tons/Yr:	8.26
Carbon Monoxide Emissions Tons/Yr:	1.67056
NOX - Oxides of Nitrogen Tons/Yr:	1.99224
SOX - Oxides of Sulphur Tons/Yr:	0.012705
Particulate Matter Tons/Yr:	0.151049
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.15

Year:	2005
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	12.80892
Reactive Organic Gases Tons/Yr:	5.148081802
Carbon Monoxide Emissions Tons/Yr:	1.73027
NOX - Oxides of Nitrogen Tons/Yr:	2.06108
SOX - Oxides of Sulphur Tons/Yr:	.01269
Particulate Matter Tons/Yr:	.15602
Part. Matter 10 Micrometers and Smllr Tons/Yr:	.15602

Year:	2006
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	31.93056721482485848
Reactive Organic Gases Tons/Yr:	13.978
Carbon Monoxide Emissions Tons/Yr:	1.862
NOX - Oxides of Nitrogen Tons/Yr:	2.217
SOX - Oxides of Sulphur Tons/Yr:	.013
Particulate Matter Tons/Yr:	.168
Part. Matter 10 Micrometers and Smllr Tons/Yr:	.168

Year:	2007
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	31.93056721482485848
Reactive Organic Gases Tons/Yr:	13.978
Carbon Monoxide Emissions Tons/Yr:	1.862
NOX - Oxides of Nitrogen Tons/Yr:	2.217

DELUXE LABORATORIES INC (Continued) **1000428979**

SOX - Oxides of Sulphur Tons/Yr:	.013
Particulate Matter Tons/Yr:	.168
Part. Matter 10 Micrometers and Smllr Tons/Yr:	.168

Year:	2008
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	11.81395764097906600
Reactive Organic Gases Tons/Yr:	4.73189286217087794 2
Carbon Monoxide Emissions Tons/Yr:	1.9
NOX - Oxides of Nitrogen Tons/Yr:	2.26
SOX - Oxides of Sulphur Tons/Yr:	.01
Particulate Matter Tons/Yr:	2.65
Part. Matter 10 Micrometers and Smllr Tons/Yr:	1.906

Year:	2009
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2.0032785037725098
Reactive Organic Gases Tons/Yr:	0.80355200000000004
Carbon Monoxide Emissions Tons/Yr:	1.76
NOX - Oxides of Nitrogen Tons/Yr:	2.1299999999999999
SOX - Oxides of Sulphur Tons/Yr:	1.0212000000000001E-2
Particulate Matter Tons/Yr:	3.0526499999999999
Part. Matter 10 Micrometers and Smllr Tons/Yr:	2.1826500000000002

Year:	2010
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1.8579135618271101
Reactive Organic Gases Tons/Yr:	0.74402999999999997
Carbon Monoxide Emissions Tons/Yr:	1.7987500000000001
NOX - Oxides of Nitrogen Tons/Yr:	2.1877499999999999
SOX - Oxides of Sulphur Tons/Yr:	0.01302
Particulate Matter Tons/Yr:	2.9736799999999999
Part. Matter 10 Micrometers and Smllr Tons/Yr:	2.1310790000000002

Year:	2011
County Code:	19

DELUXE LABORATORIES INC (Continued) **1000428979**

Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.94681702984
Reactive Organic Gases Tons/Yr:	0.3848
Carbon Monoxide Emissions Tons/Yr:	1.764
NOX - Oxides of Nitrogen Tons/Yr:	2.1
SOX - Oxides of Sulphur Tons/Yr:	0.0126
Particulate Matter Tons/Yr:	4.52864
Part. Matter 10 Micrometers and Smllr Tons/Yr:	3.217928

Year:	2012
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1.1746819162
Reactive Organic Gases Tons/Yr:	0.47723
Carbon Monoxide Emissions Tons/Yr:	2.13696
NOX - Oxides of Nitrogen Tons/Yr:	2.544
SOX - Oxides of Sulphur Tons/Yr:	0.01526
Particulate Matter Tons/Yr:	4.56238
Part. Matter 10 Micrometers and Smllr Tons/Yr:	3.251668

Year:	2013
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.57130619375
Reactive Organic Gases Tons/Yr:	0.23391
Carbon Monoxide Emissions Tons/Yr:	1.56492
NOX - Oxides of Nitrogen Tons/Yr:	1.863
SOX - Oxides of Sulphur Tons/Yr:	0.01117
Particulate Matter Tons/Yr:	4.51062
Part. Matter 10 Micrometers and Smllr Tons/Yr:	3.199908

Year:	2014
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported

DELUXE LABORATORIES INC (Continued) **1000428979**

Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.058181818182
Reactive Organic Gases Tons/Yr:	0.0256
Carbon Monoxide Emissions Tons/Yr:	0.39102
NOX - Oxides of Nitrogen Tons/Yr:	0.4655
SOX - Oxides of Sulphur Tons/Yr:	0.00279
Particulate Matter Tons/Yr:	1.82858
Part. Matter 10 Micrometers and Smllr Tons/Yr:	1.29062

HAZNET:

envid:	1000428979
Year:	2015
GEPAID:	CAC002801303
Contact:	RICHARD BROWN
Telephone:	3239608492
Mailing Name:	Not reported
Mailing Address:	2400 W EMPIRE AVE
Mailing City,St,Zip:	BURBANK, CA 915043331
Gen County:	Los Angeles
TSD EPA ID:	CAT080013352
TSD County:	Los Angeles
Waste Category:	Unspecified aqueous solution
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	2.1
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	3121

LA Co. Site Mitigation:

Facility ID:	Not reported
Status:	Not reported
Site ID:	SD0000568
Jurisdiction:	Not reported
Case ID:	RO0001566
Abated:	Yes
Assigned To:	Michael Bravo
Entered Date:	Not reported
Abated Date:	09/08/2015

N70 **KTLA BROADCASTING** **LUST S101297165**
WSW **ATHENS MT WILSON RD** **HIST CORTESE N/A**
1/4-1/2 **LOS ANGELES, CA 91023**
0.384 mi.
2026 ft. **Site 3 of 3 in cluster N**

Relative: **Lower**

Actual: **367 ft.**

LUST:

Lead Agency:	LOS ANGELES COUNTY
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603704098

KTLA BROADCASTING (Continued) **S101297165**

Global Id:	T0603704098
Latitude:	34.2282237
Longitude:	-118.0979031
Status:	Completed - Case Closed
Status Date:	11/07/1991
Case Worker:	JOA
RB Case Number:	I-13778
Local Agency:	LOS ANGELES COUNTY
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Diesel
Site History:	Not reported

LUST:

Global Id:	T0603704098
Contact Type:	Local Agency Caseworker
Contact Name:	JOHN AWUJO
Organization Name:	LOS ANGELES COUNTY
Address:	900 S FREMONT AVE
City:	ALHAMBRA
Email:	jawujo@dpw.lacounty.gov
Phone Number:	6264583507

Global Id:	T0603704098
Contact Type:	Regional Board Caseworker
Contact Name:	YUE RONG
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W. 4TH ST., SUITE 200
City:	Los Angeles
Email:	yrong@waterboards.ca.gov
Phone Number:	Not reported

LUST:

Global Id:	T0603704098
Action Type:	Other
Date:	01/15/1991
Action:	Leak Discovery

Global Id:	T0603704098
Action Type:	Other
Date:	01/15/1991
Action:	Leak Reported

LUST:

Global Id:	T0603704098
Status:	Open - Case Begin Date
Status Date:	01/15/1991

Global Id:	T0603704098
Status:	Open - Site Assessment
Status Date:	01/15/1991

Global Id:	T0603704098
Status:	Completed - Case Closed
Status Date:	11/07/1991

KTLA BROADCASTING (Continued) **S101297165**

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	I-13778	
Status:	Case Closed	
Substance:	Diesel	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Soil	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603704098	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19000	
Cross Street:	ANGELES CREST HWY	
Enforcement Type:	Not reported	
Date Leak Discovered:	1/15/1991	
Date Leak First Reported:		1/15/1991
Date Leak Record Entered:	5/22/1991	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		11/7/1991
Date the Case was Closed:		11/7/1991
How Leak Discovered:	Tank Closure	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	MALOOF, MICHAEL	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		7051.1878128719177237882702588
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		1/15/1991
Pollution Characterization Began:		Not reported
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	KTLA BROADCASTING	
RP Address:	5800 SUNSET BLVD., LOS ANGELES, 90028	
Program:	LUST	
Lat/Long:	34.2282237 / -1	
Local Agency Staff:	Not reported	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	

KTLA BROADCASTING (Continued) **S101297165**

Assigned Name: Not reported
Summary: Not reported

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: I-13778

71
NW
1/4-1/2
0.394 mi.
2082 ft.

Relative: Higher

Actual: 431 ft.

BOBS CLEANERS
5823 FRANKLIN AVE
HOLLYWOOD, CA 90028

Database(s): RCRA-SQG, ENVIROSTOR, FINDS, ECHO, DRYCLEANERS, HAZNET, LA Co. Site Mitigation

EDR ID Number: 1000595650
EPA ID Number: CAD983596016

RCRA-SQG:
Date form received by agency: 02/27/1992
Facility name: BOBS CLEANERS
Facility address: 5823 FRANKLIN AVE
HOLLYWOOD, CA 90028
EPA ID: CAD983596016
Mailing address: FRANKLIN AVE
HOLLYWOOD, CA 90028
Contact: BYUNG AHN
Contact address: 5823 FRANKLIN AVE
HOLLYWOOD, CA 90028
Contact country: US
Contact telephone: 213-464-1539
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: BYUNG AHN
Owner/operator address: 5823 FRANKLIN AVE
HOLLYWOOD, CA 90068
Owner/operator country: Not reported
Owner/operator telephone: 213-464-1539
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported

BOBS CLEANERS (Continued) **1000595650**

Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

ENVIROSTOR:
Facility ID: 19720027
Status: Refer: 1248 Local Agency
Status Date: 03/09/2004
Site Code: Not reported
Site Type: Evaluation
Site Type Detailed: Evaluation
Acres: 0
NPL: NO
Regulatory Agencies: LOS ANGELES COUNTY
Lead Agency: LOS ANGELES COUNTY
Program Manager: Not reported
Supervisor: Referred - Not Assigned
Division Branch: Cleanup Cypress
Assembly: 42
Senate: Not reported
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not Applicable
Latitude: 34.10529
Longitude: -118.3164
APN: 5587-016-036
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 5587-016-036
Alias Type: APN

BOBS CLEANERS (Continued) **1000595650**

Alias Name: 19720027
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: SB 1248 Notification
Completed Date: 03/05/2004
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

FINDS:

Registry ID: 110002853760

Environmental Interest/Information System

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

STATE MASTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000595650
Registry ID: 110002853760
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002853760

DRYCLEANERS:
EPA Id: CAD983596016
NAICS Code: 81232
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
SIC Code: 7211
SIC Description: Power Laundries, Family and Commercial
Create Date: 07/05/1991
Facility Active: No

BOBS CLEANERS (Continued) **1000595650**

Inactive Date:	06/30/2004
Facility Addr2:	Not reported
Owner Name:	BYUNG AHN
Owner Address:	5823 FRANKLIN AVE
Owner Address 2:	Not reported
Owner Telephone:	3234641539
Contact Name:	TAE W. KIM/OWNER
Contact Address:	5823 FRANKLIN AVE
Contact Address 2:	Not reported
Contact Telephone:	3234641539
Mailing Name:	Not reported
Mailing Address 1:	5823 FRANKLIN AVE
Mailing Address 2:	Not reported
Mailing City:	LOS ANGELES
Mailing State:	CA
Mailing Zip:	900285609
Owner Fax:	Not reported
Region Code:	4

EPA Id:	CAL000376686
NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
SIC Code:	7211
SIC Description:	Power Laundries, Family and Commercial
Create Date:	07/26/2012
Facility Active:	Yes
Inactive Date:	Not reported
Facility Addr2:	Not reported
Owner Name:	TAEWON KIM/ JAY HONG
Owner Address:	5823 FRANKLIN AVE
Owner Address 2:	Not reported
Owner Telephone:	8187051728
Contact Name:	JAY HONG, MANAGER
Contact Address:	19943 ASH LN
Contact Address 2:	Not reported
Contact Telephone:	3234641539
Mailing Name:	Not reported
Mailing Address 1:	5823 FRANKLIN AVE
Mailing Address 2:	Not reported
Mailing City:	LOS ANGELES
Mailing State:	CA
Mailing Zip:	900285609
Owner Fax:	0000000000
Region Code:	3

HAZNET:

envid:	1000595650
Year:	2003
GEPAID:	CAD983596016
Contact:	TAE W. KIM/OWNER
Telephone:	3234641539
Mailing Name:	Not reported
Mailing Address:	5823 FRANKLIN AVE
Mailing City,St,Zip:	LOS ANGELES, CA 900285609
Gen County:	Not reported
TSD EPA ID:	CAD008302903
TSD County:	Not reported

BOBS CLEANERS (Continued) **1000595650**

Waste Category:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method:	Not reported
Tons:	Not reported
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1000595650
Year:	2003
GEPAID:	CAD983596016
Contact:	TAE W. KIM/OWNER
Telephone:	3234641539
Mailing Name:	Not reported
Mailing Address:	5823 FRANKLIN AVE
Mailing City,St,Zip:	LOS ANGELES, CA 900285609
Gen County:	Not reported
TSD EPA ID:	CAD008302903
TSD County:	Not reported
Waste Category:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method:	Transfer Station
Tons:	0.08
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1000595650
Year:	1998
GEPAID:	CAD983596016
Contact:	BYUNG AHN
Telephone:	3234641539
Mailing Name:	Not reported
Mailing Address:	5823 FRANKLIN AVE
Mailing City,St,Zip:	LOS ANGELES, CA 900285609
Gen County:	Not reported
TSD EPA ID:	CAD981397417
TSD County:	Not reported
Waste Category:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method:	Recycler
Tons:	.2107
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1000595650
Year:	1995
GEPAID:	CAD983596016
Contact:	BYUNG AHN
Telephone:	3234641539
Mailing Name:	Not reported
Mailing Address:	5823 FRANKLIN AVE
Mailing City,St,Zip:	LOS ANGELES, CA 900285609
Gen County:	Not reported
TSD EPA ID:	CAD981397417
TSD County:	Not reported

BOBS CLEANERS (Continued) **1000595650**

Waste Category: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method: Recycler
Tons: .2107
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

LA Co. Site Mitigation:
Facility ID: FA0011562
Status: ACTIVE
Site ID: SD0000090
Jurisdiction: County
Case ID: RO0000094
Abated: No
Assigned To: Richard Clark
Entered Date: 03/04/2004
Abated Date: Not reported

O72 **76 STATION #3739** **LUST** **S106916450**
SSE **1300 WESTERN AVE. N.** **N/A**
1/4-1/2 **LOS ANGELES, CA 90027**
0.400 mi.
2112 ft. **Site 1 of 3 in cluster O**

Relative:
Lower

Actual:
347 ft.

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603739186
Global Id: T0603739186
Latitude: 34.09496
Longitude: -118.30913
Status: Completed - Case Closed
Status Date: 11/19/2009
Case Worker: DMB
RB Case Number: 900270252
Local Agency: LOS ANGELES, CITY OF
File Location: Regional Board
Local Case Number: 10715
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603739186
Contact Type: Regional Board Caseworker
Contact Name: DAVID M. BJOSTAD
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4th Street, Suite 200
City: Los Angeles
Email: dave.bjostad@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603739186
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780

76 STATION #3739 (Continued) **S106916450**

City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

LUST:
Global Id: T0603739186
Action Type: RESPONSE
Date: 10/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603739186
Action Type: RESPONSE
Date: 10/28/2008
Action: Request for Closure

Global Id: T0603739186
Action Type: Other
Date: 01/12/2005
Action: Leak Reported

Global Id: T0603739186
Action Type: ENFORCEMENT
Date: 10/27/2009
Action: Notification - Preclosure

Global Id: T0603739186
Action Type: RESPONSE
Date: 03/07/2006
Action: Soil and Water Investigation Workplan

Global Id: T0603739186
Action Type: RESPONSE
Date: 07/16/2009
Action: Soil and Water Investigation Report

Global Id: T0603739186
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603739186
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603739186
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603739186
Action Type: ENFORCEMENT
Date: 11/19/2009
Action: Closure/No Further Action Letter

Global Id: T0603739186
Action Type: RESPONSE

76 STATION #3739 (Continued) **S106916450**

Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603739186
Action Type: REMEDIATION
Date: 06/23/2004
Action: Other (Use Description Field)

Global Id: T0603739186
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603739186
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603739186
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603739186
Action Type: ENFORCEMENT
Date: 12/22/2008
Action: Staff Letter

Global Id: T0603739186
Action Type: RESPONSE
Date: 07/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603739186
Action Type: RESPONSE
Date: 10/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603739186
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603739186
Action Type: ENFORCEMENT
Date: 05/23/2005
Action: Staff Letter

Global Id: T0603739186
Action Type: Other
Date: 06/23/2004
Action: Leak Discovery

Global Id: T0603739186
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

76 STATION #3739 (Continued) **S106916450**

Global Id: T0603739186
Action Type: RESPONSE
Date: 08/01/2005
Action: Other Report / Document

Global Id: T0603739186
Action Type: RESPONSE
Date: 05/04/2007
Action: Soil and Water Investigation Report

Global Id: T0603739186
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603739186
Action Type: RESPONSE
Date: 01/11/2007
Action: Other Report / Document

Global Id: T0603739186
Action Type: ENFORCEMENT
Date: 11/05/2009
Action: Site Visit / Inspection / Sampling

LUST:
Global Id: T0603739186
Status: Open - Case Begin Date
Status Date: 10/01/1997

Global Id: T0603739186
Status: Open - Remediation
Status Date: 10/01/1997

Global Id: T0603739186
Status: Open - Site Assessment
Status Date: 01/12/2005

Global Id: T0603739186
Status: Open - Site Assessment
Status Date: 03/07/2006

Global Id: T0603739186
Status: Open - Site Assessment
Status Date: 11/28/2006

Global Id: T0603739186
Status: Open - Verification Monitoring
Status Date: 02/02/2009

Global Id: T0603739186
Status: Completed - Case Closed
Status Date: 11/19/2009

P73 **CALTRANS** **LUST** **S105051354**
South **1260 SAINT ANDREWS PL N** **N/A**
1/4-1/2 **HOLLYWOOD, CA 90038**
0.428 mi.
2259 ft. **Site 1 of 3 in cluster P**

Relative:
Lower

Actual:
342 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700928
Global Id:	T0603700928
Latitude:	34.094366885489
Longitude:	-118.310802597223
Status:	Completed - Case Closed
Status Date:	09/03/1996
Case Worker:	YR
RB Case Number:	900380170
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603700928
Contact Type:	Local Agency Caseworker
Contact Name:	ELOY LUNA
Organization Name:	LOS ANGELES, CITY OF
Address:	200 North Main Street, Suite 1780
City:	LOS ANGELES
Email:	eloy.luna@lacity.org
Phone Number:	Not reported

Global Id:	T0603700928
Contact Type:	Regional Board Caseworker
Contact Name:	YUE RONG
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W. 4TH ST., SUITE 200
City:	Los Angeles
Email:	yrong@waterboards.ca.gov
Phone Number:	Not reported

LUST:

Global Id:	T0603700928
Action Type:	ENFORCEMENT
Date:	09/03/1996
Action:	Closure/No Further Action Letter

Global Id:	T0603700928
Action Type:	Other
Date:	02/01/1990
Action:	Leak Reported

LUST:

Global Id:	T0603700928
Status:	Open - Case Begin Date
Status Date:	02/01/1990

CALTRANS (Continued) **S105051354**

Global Id: T0603700928
Status: Open - Site Assessment
Status Date: 06/18/1990

Global Id: T0603700928
Status: Open - Site Assessment
Status Date: 06/28/1991

Global Id: T0603700928
Status: Completed - Case Closed
Status Date: 09/03/1996

LUST REG 4:

Region:	4
Regional Board:	04
County:	Los Angeles
Facility Id:	900380170
Status:	Case Closed
Substance:	Gasoline
Substance Quantity:	Not reported
Local Case No:	Not reported
Case Type:	Groundwater
Abatement Method Used at the Site:	Not reported
Global ID:	T0603700928
W Global ID:	Not reported
Staff:	UNK
Local Agency:	19050
Cross Street:	Not reported
Enforcement Type:	Not reported
Date Leak Discovered:	Not reported
Date Leak First Reported:	2/1/1990
Date Leak Record Entered:	4/3/1990
Date Confirmation Began:	Not reported
Date Leak Stopped:	Not reported
Date Case Last Changed on Database:	6/1/1990
Date the Case was Closed:	9/3/1996
How Leak Discovered:	Not reported
How Leak Stopped:	Not reported
Cause of Leak:	Not reported
Leak Source:	Not reported
Operator:	Not reported
Water System:	Not reported
Well Name:	Not reported
Approx. Dist To Production Well (ft):	8808.659748783415116313912938
Source of Cleanup Funding:	Not reported
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	6/18/1990
Pollution Characterization Began:	6/28/1991
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Yes

CALTRANS (Continued) **S105051354**

GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	CA DEPT. OF TRANSPORTATION
RP Address:	120 S SPRING ST., LOS ANGELES CA 90012
Program:	LUST
Lat/Long:	34.0940985 / -1
Local Agency Staff:	PEJ
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	ASSIGNE CASE TO GN

P74 **CALTRANS** **HIST CORTESE** **S110060399**
South **1260 SAINT ANDREWS** **N/A**
1/4-1/2 **LOS ANGELES, CA 90038**
0.428 mi.
2259 ft. **Site 2 of 3 in cluster P**

Relative: HIST CORTESE:
Lower

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900380170

Actual:
342 ft.

P75 **CALTRANS PUMPING STATION** **LUST** **S121132512**
South **1260 SAINT ANDREWS PLACE N.** **N/A**
1/4-1/2 **LOS ANGELES, CA 90038**
0.428 mi.
2259 ft. **Site 3 of 3 in cluster P**

Relative: LUST:
Lower

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000010304
Global Id:	T10000010304
Latitude:	34.0943741354948
Longitude:	-118.310822624502
Status:	Open - Active
Status Date:	04/07/2017
Case Worker:	DMB
RB Case Number:	900380170A
Local Agency:	Not reported
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Not reported
Potential Contaminants of Concern:	Gasoline
Site History:	Caltrans had maintained a 100-gallon gasoline UST for this stormwater pumping station for about 30 years until its removal in 1989. Gasoline was observed to be leaking from small holes in the bottom of the UST when it was removed. Soil sampling in September 1989 identified petroleum impacts directly beneath the UST, while three deeper soil borings in January 1990 detected petroleum impacts

Actual:
342 ft.

CALTRANS PUMPING STATION (Continued) **S121132512**

especially at 15 feet below ground surface (bgs), which was just above the groundwater table of 16-17 feet bgs that was encountered when the three borings were drilled. The maximum concentrations of total petroleum hydrocarbons as gasoline (TPHG), benzene, toluene, ethylbenzene, and xylenes in the ten soil samples collected in September 1989 and January 1990 were 3,040 milligrams per kilogram (mg/kg) (TPHG), 55.7 mg/kg (benzene), 434 mg/kg (toluene), 120 mg/kg (ethylbenzene), and 740 mg/kg (xylenes), respectively. Caltrans and their consultant submitted a work plan in May 1990 for installation of three groundwater monitoring wells and associated soil sampling, and the Regional Board approved the work plan on June 1, 1990; however, Caltrans never installed these groundwater monitoring wells. The Regional Board closure form incorrectly stated that the soil contamination was highest at 5-10 feet bgs, but concentrations in soil at 15 feet bgs were higher than at 5 or 10 feet bgs. The Former Gas-To-Go UST case (1353 Western Ave) found free product in monitoring wells MW-23, located just 50 feet away from the former Caltrans pumping station, so this historical case was re-opened.

LUST:
Global Id: T10000010304
Contact Type: Regional Board Caseworker
Contact Name: DAVID M. BJOSTAD
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4th Street, Suite 200
City: Los Angeles
Email: dave.bjostad@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T10000010304
Action Type: Other
Date: 04/07/2017
Action: Leak Reported

Global Id: T10000010304
Action Type: ENFORCEMENT
Date: 04/07/2017
Action: Health and Safety Code Section 25296.10(c)

Global Id: T10000010304
Action Type: RESPONSE
Date: 09/15/2017
Action: Monitoring Report - Semi-Annually

Global Id: T10000010304
Action Type: ENFORCEMENT
Date: 11/16/2017
Action: Site Visit / Inspection / Sampling

Global Id: T10000010304
Action Type: ENFORCEMENT
Date: 07/26/2017
Action: Health and Safety Code Section 25296.10(c)

Global Id: T10000010304
Action Type: ENFORCEMENT

CALTRANS PUMPING STATION (Continued) **S121132512**

Date: 11/17/2017
Action: Email Correspondence

Global Id: T10000010304
Action Type: RESPONSE
Date: 09/15/2017
Action: Soil and Water Investigation Workplan

Global Id: T10000010304
Action Type: Other
Date: 04/07/2017
Action: Leak Began

Global Id: T10000010304
Action Type: RESPONSE
Date: 04/13/2017
Action: Other Report / Document

Global Id: T10000010304
Action Type: ENFORCEMENT
Date: 11/16/2017
Action: Email Correspondence

Global Id: T10000010304
Action Type: ENFORCEMENT
Date: 02/08/2018
Action: Email Correspondence

Global Id: T10000010304
Action Type: Other
Date: 04/07/2017
Action: Leak Discovery

LUST:
Global Id: T10000010304
Status: Open - Active
Status Date: 04/07/2017

Global Id: T10000010304
Status: Open - Case Begin Date
Status Date: 04/07/2017

O76 **MOBIL #18-H5D** **LUST S106116267**
SSE **1277 WESTERN AVE. N.** **N/A**
1/4-1/2 **LOS ANGELES, CA 90029**
0.428 mi.
2262 ft. **Site 2 of 3 in cluster O**

Relative: **Lower**

Actual: **344 ft.**

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603729935
Global Id: T0603729935
Latitude: 34.0946943907339
Longitude: -118.309428691864
Status: Completed - Case Closed

MOBIL #18-H5D (Continued) **S106116267**

Status Date: 07/02/2012
Case Worker: DMB
RB Case Number: 900290207
Local Agency: LOS ANGELES, CITY OF
File Location: Regional Board
Local Case Number: 10714
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603729935
Contact Type: Regional Board Caseworker
Contact Name: DAVID M. BJOSTAD
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4th Street, Suite 200
City: Los Angeles
Email: dave.bjostad@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603729935
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

LUST:
Global Id: T0603729935
Action Type: RESPONSE
Date: 04/15/2010
Action: Conceptual Site Model

Global Id: T0603729935
Action Type: RESPONSE
Date: 04/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603729935
Action Type: RESPONSE
Date: 01/15/2010
Action: Conceptual Site Model

Global Id: T0603729935
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603729935
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE

MOBIL #18-H5D (Continued) **S106116267**

Date: 10/15/2005
Action: Soil and Water Investigation Workplan

Global Id: T0603729935
Action Type: RESPONSE
Date: 10/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603729935
Action Type: RESPONSE
Date: 10/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603729935
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE
Date: 10/15/2010
Action: Conceptual Site Model

Global Id: T0603729935
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE
Date: 01/15/2009
Action: Conceptual Site Model

Global Id: T0603729935
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE
Date: 04/15/2008
Action: Conceptual Site Model

Global Id: T0603729935
Action Type: ENFORCEMENT
Date: 08/10/2005
Action: 13267 Requirement

Global Id: T0603729935
Action Type: Other
Date: 11/26/2002
Action: Leak Reported

MOBIL #18-H5D (Continued) **S106116267**

Global Id: T0603729935
Action Type: ENFORCEMENT
Date: 09/26/2003
Action: Staff Letter

Global Id: T0603729935
Action Type: ENFORCEMENT
Date: 04/21/2009
Action: Technical Correspondence / Assistance / Other

Global Id: T0603729935
Action Type: ENFORCEMENT
Date: 01/30/2006
Action: Staff Letter

Global Id: T0603729935
Action Type: ENFORCEMENT
Date: 10/26/2010
Action: Staff Letter

Global Id: T0603729935
Action Type: RESPONSE
Date: 07/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603729935
Action Type: RESPONSE
Date: 02/28/2006
Action: Soil and Water Investigation Workplan

Global Id: T0603729935
Action Type: RESPONSE
Date: 04/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603729935
Action Type: RESPONSE
Date: 07/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603729935
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE
Date: 07/15/2006
Action: Well Installation Report

Global Id: T0603729935
Action Type: RESPONSE
Date: 10/15/2012
Action: Well Destruction Report

Global Id: T0603729935
Action Type: RESPONSE

MOBIL #18-H5D (Continued) **S106116267**

Date: 07/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603729935
Action Type: REMEDIATION
Date: 08/30/2005
Action: In Situ Physical/Chemical Treatment (other than SVE)

Global Id: T0603729935
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE
Date: 10/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603729935
Action Type: RESPONSE
Date: 01/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603729935
Action Type: RESPONSE
Date: 07/15/2010
Action: Soil and Water Investigation Workplan

Global Id: T0603729935
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603729935
Action Type: RESPONSE
Date: 04/15/2009
Action: Conceptual Site Model

Global Id: T0603729935
Action Type: RESPONSE
Date: 04/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603729935
Action Type: Other
Date: 11/21/2002
Action: Leak Stopped

Global Id: T0603729935
Action Type: RESPONSE
Date: 07/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603729935
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

MOBIL #18-H5D (Continued) **S106116267**

Global Id: T0603729935
Action Type: RESPONSE
Date: 04/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603729935
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: REMEDIATION
Date: 07/01/2007
Action: Soil Vapor Extraction (SVE)

Global Id: T0603729935
Action Type: REMEDIATION
Date: 01/01/2003
Action: Soil Vapor Extraction (SVE)

Global Id: T0603729935
Action Type: ENFORCEMENT
Date: 04/19/2006
Action: Staff Letter

Global Id: T0603729935
Action Type: RESPONSE
Date: 12/31/2005
Action: Interim Remedial Action Plan

Global Id: T0603729935
Action Type: RESPONSE
Date: 10/31/2003
Action: Other Report / Document

Global Id: T0603729935
Action Type: RESPONSE
Date: 03/08/2004
Action: Soil and Water Investigation Workplan

Global Id: T0603729935
Action Type: RESPONSE
Date: 01/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603729935
Action Type: RESPONSE
Date: 07/15/2010
Action: Conceptual Site Model

Global Id: T0603729935
Action Type: RESPONSE
Date: 10/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE

MOBIL #18-H5D (Continued) **S106116267**

Date: 01/15/2011
Action: Conceptual Site Model

Global Id: T0603729935
Action Type: RESPONSE
Date: 01/15/2008
Action: Soil and Water Investigation Report

Global Id: T0603729935
Action Type: ENFORCEMENT
Date: 07/02/2012
Action: Closure/No Further Action Letter

Global Id: T0603729935
Action Type: RESPONSE
Date: 03/15/2011
Action: Well Installation Report

Global Id: T0603729935
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE
Date: 10/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603729935
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE
Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE
Date: 07/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE
Date: 01/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603729935
Action Type: ENFORCEMENT
Date: 07/22/2004
Action: Staff Letter

Global Id: T0603729935
Action Type: RESPONSE
Date: 07/15/2009
Action: Conceptual Site Model

MOBIL #18-H5D (Continued) **S106116267**

Global Id: T0603729935
Action Type: Other
Date: 11/21/2002
Action: Leak Discovery

Global Id: T0603729935
Action Type: ENFORCEMENT
Date: 12/02/2010
Action: Staff Letter

Global Id: T0603729935
Action Type: ENFORCEMENT
Date: 08/09/2010
Action: Staff Letter

Global Id: T0603729935
Action Type: RESPONSE
Date: 10/15/2008
Action: Conceptual Site Model

Global Id: T0603729935
Action Type: REMEDIATION
Date: 08/30/2005
Action: In Situ Physical/Chemical Treatment (other than SVE)

Global Id: T0603729935
Action Type: ENFORCEMENT
Date: 04/10/2012
Action: Notification - Preclosure

Global Id: T0603729935
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603729935
Action Type: RESPONSE
Date: 10/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603729935
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE
Date: 10/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE
Date: 10/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603729935
Action Type: RESPONSE

MOBIL #18-H5D (Continued) **S106116267**

Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE
Date: 04/15/2011
Action: Conceptual Site Model

Global Id: T0603729935
Action Type: RESPONSE
Date: 07/15/2011
Action: Conceptual Site Model

Global Id: T0603729935
Action Type: RESPONSE
Date: 01/15/2012
Action: Conceptual Site Model

Global Id: T0603729935
Action Type: RESPONSE
Date: 07/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603729935
Action Type: RESPONSE
Date: 12/15/2010
Action: Well Installation Workplan

Global Id: T0603729935
Action Type: REMEDIATION
Date: 03/12/2008
Action: Pump & Treat (P&T) Groundwater

Global Id: T0603729935
Action Type: REMEDIATION
Date: 08/15/2007
Action: Soil Vapor Extraction (SVE)

Global Id: T0603729935
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE
Date: 01/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603729935
Action Type: RESPONSE
Date: 01/06/2012
Action: Request for Closure

Global Id: T0603729935
Action Type: RESPONSE
Date: 01/15/2010
Action: Remedial Progress Report

MOBIL #18-H5D (Continued) **S106116267**

LUST:

Global Id:	T0603729935
Status:	Open - Case Begin Date
Status Date:	11/21/2002
Global Id:	T0603729935
Status:	Open - Site Assessment
Status Date:	11/26/2002
Global Id:	T0603729935
Status:	Open - Site Assessment
Status Date:	07/22/2004
Global Id:	T0603729935
Status:	Open - Site Assessment
Status Date:	12/23/2005
Global Id:	T0603729935
Status:	Open - Verification Monitoring
Status Date:	01/30/2006
Global Id:	T0603729935
Status:	Open - Site Assessment
Status Date:	03/29/2006
Global Id:	T0603729935
Status:	Open - Remediation
Status Date:	03/12/2008
Global Id:	T0603729935
Status:	Open - Verification Monitoring
Status Date:	09/13/2011
Global Id:	T0603729935
Status:	Completed - Case Closed
Status Date:	07/02/2012

LUST REG 4:

Region:	4
Regional Board:	04
County:	Los Angeles
Facility Id:	900290207
Status:	Pollution Characterization
Substance:	Gasoline
Substance Quantity:	Not reported
Local Case No:	10714
Case Type:	Groundwater
Abatement Method Used at the Site:	Not reported
Global ID:	T0603729935
W Global ID:	Not reported
Staff:	TCS
Local Agency:	19050
Cross Street:	FOUNTAIN AVE.
Enforcement Type:	DLSEL
Date Leak Discovered:	11/21/2002

MOBIL #18-H5D (Continued) **S106116267**

Date Leak First Reported:		11/26/2002
Date Leak Record Entered:	Not reported	
Date Confirmation Began:	11/26/2002	
Date Leak Stopped:	11/21/2002	
Date Case Last Changed on Database:		Not reported
Date the Case was Closed:		Not reported
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Other Source	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		Not reported
Source of Cleanup Funding:		Other Source
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		11/26/2002
Pollution Characterization Began:		3/8/2004
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	JENEE BRIGGS	
RP Address:	3700 W. 190TH ST., TPT-2	
Program:	LUST	
Lat/Long:	0 / 0	
Local Agency Staff:	Not reported	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	Not reported	

O77 **CHEVRON 98723** **RCRA-SQG** **1000597284**
SSE **1276 N WESTERN AVE** **LUST** **CAD983612870**
1/4-1/2 **LOS ANGELES, CA 90029** **FINDS**
0.434 mi. **ECHO**
2292 ft. **Site 3 of 3 in cluster O** **HIST CORTESE**

Relative:
Lower

Actual:
345 ft.

RCRA-SQG:

Date form received by agency:	02/16/2006
Facility name:	CHEVRON 98723
Facility address:	1276 N WESTERN AVE. LOS ANGELES, CA 90029
EPA ID:	CAD983612870
Mailing address:	PO BOX 6004 SAN RAMON, CA 94583
Contact:	KATHY L NORRIS
Contact address:	Not reported

CHEVRON 98723 (Continued) **1000597284**

Not reported
Contact country: US
Contact telephone: 925-842-5931
Contact email: KNORRIS@CHEVRON.COM
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: CHEVRON USA INC.
Owner/operator address: PO BOX 6004
SAN RAMON, CA 94583
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 04/30/1984
Owner/Op end date: Not reported

Owner/operator name: CHEVRON USA INC.
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 04/30/1984
Owner/Op end date: Not reported

Owner/operator name: CHEVRON PRODUCTS CO
Owner/operator address: P O BOX 6004
SAN RAMON, CA 94583
Owner/operator country: Not reported
Owner/operator telephone: 925-842-5931
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No

CHEVRON 98723 (Continued) **1000597284**

Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 02/16/2006
Site name: CHEVRON 98723
Classification: Large Quantity Generator

. Waste code: 223
. Waste name: Unspecified oil-containing waste

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D018
. Waste name: BENZENE

Date form received by agency: 06/17/2002
Site name: CHEVRON STATION NO 98723
Classification: Small Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D018
. Waste name: BENZENE

Violation Status: No violations found

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603766903
Global Id: T0603766903
Latitude: 34.0946
Longitude: -118.3090595
Status: Completed - Case Closed
Status Date: 01/30/2009
Case Worker: DMB
RB Case Number: 900290052A
Local Agency: LOS ANGELES, CITY OF
File Location: Regional Board
Local Case Number: 212
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Tetrachloroethylene (PCE)
Site History: Not reported

CHEVRON 98723 (Continued) **1000597284**

LUST:
Global Id: T0603766903
Contact Type: Regional Board Caseworker
Contact Name: DAVID M. BJOSTAD
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4th Street, Suite 200
City: Los Angeles
Email: dave.bjostad@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603766903
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

LUST:
Global Id: T0603766903
Action Type: RESPONSE
Date: 04/15/2008
Action: Other Workplan

Global Id: T0603766903
Action Type: RESPONSE
Date: 10/15/2008
Action: Soil and Water Investigation Report

Global Id: T0603766903
Action Type: Other
Date: 06/13/2005
Action: Leak Reported

Global Id: T0603766903
Action Type: ENFORCEMENT
Date: 10/12/2007
Action: Staff Letter

Global Id: T0603766903
Action Type: ENFORCEMENT
Date: 09/12/2007
Action: Verbal Communication

Global Id: T0603766903
Action Type: ENFORCEMENT
Date: 07/06/2007
Action: Meeting

Global Id: T0603766903
Action Type: RESPONSE
Date: 08/30/2006
Action: Other Report / Document

Global Id: T0603766903

CHEVRON 98723 (Continued) **1000597284**

Action Type: ENFORCEMENT
Date: 03/28/2008
Action: Staff Letter

Global Id: T0603766903
Action Type: ENFORCEMENT
Date: 01/30/2009
Action: Closure/No Further Action Letter

Global Id: T0603766903
Action Type: ENFORCEMENT
Date: 01/15/2009
Action: Notification - Preclosure

Global Id: T0603766903
Action Type: RESPONSE
Date: 11/30/2007
Action: Soil and Water Investigation Workplan

Global Id: T0603766903
Action Type: ENFORCEMENT
Date: 07/31/2006
Action: Staff Letter

Global Id: T0603766903
Action Type: REMEDIATION
Date: 06/13/2005
Action: Not reported

Global Id: T0603766903
Action Type: Other
Date: 06/13/2005
Action: Leak Discovery

Global Id: T0603766903
Action Type: ENFORCEMENT
Date: 01/23/2009
Action: Site Visit / Inspection / Sampling

LUST:
Global Id: T0603766903
Status: Open - Case Begin Date
Status Date: 06/13/2005

Global Id: T0603766903
Status: Open - Site Assessment
Status Date: 06/13/2005

Global Id: T0603766903
Status: Open - Site Assessment
Status Date: 12/12/2005

Global Id: T0603766903
Status: Open - Site Assessment
Status Date: 02/11/2008

Global Id: T0603766903

CHEVRON 98723 (Continued) **1000597284**

Status: Completed - Case Closed
Status Date: 01/30/2009

Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700768
Global Id: T0603700768
Latitude: 34.094757886
Longitude: -118.309122
Status: Completed - Case Closed
Status Date: 09/18/1996
Case Worker: YR
RB Case Number: 900290052
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700768
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603700768
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0603700768
Action Type: Other
Date: 10/07/1987
Action: Leak Stopped

Global Id: T0603700768
Action Type: Other
Date: 10/07/1987
Action: Leak Reported

Global Id: T0603700768
Action Type: Other
Date: 10/07/1987
Action: Leak Discovery

CHEVRON 98723 (Continued) **1000597284**

LUST:

Global Id:	T0603700768
Status:	Open - Case Begin Date
Status Date:	10/07/1987
Global Id:	T0603700768
Status:	Open - Remediation
Status Date:	10/07/1987
Global Id:	T0603700768
Status:	Open - Verification Monitoring
Status Date:	06/27/1996
Global Id:	T0603700768
Status:	Open - Remediation
Status Date:	07/07/1996
Global Id:	T0603700768
Status:	Completed - Case Closed
Status Date:	09/18/1996

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900290052	
Status:	Case Closed	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		FPVE
Global ID:	T0603700768	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	FOUNTAIN	
Enforcement Type:	Not reported	
Date Leak Discovered:	10/7/1987	
Date Leak First Reported:		10/7/1987
Date Leak Record Entered:	11/16/1987	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	10/7/1987	
Date Case Last Changed on Database:		11/21/1996
Date the Case was Closed:		9/18/1996
How Leak Discovered:	OM	
How Leak Stopped:	Not reported	
Cause of Leak:	Corrosion	
Leak Source:	Piping	
Operator:	MORALES, FERNANDO	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		8895.13679184286792232442366
Source of Cleanup Funding:		Piping
Preliminary Site Assessment Workplan Submitted:		Not reported

CHEVRON 98723 (Continued) **1000597284**

Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	Not reported
Remediation Plan Submitted:	10/7/1987
Remedial Action Underway:	7/7/1996
Post Remedial Action Monitoring Began:	6/27/1996
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Yes
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	CHEVRON U.S.A.
RP Address:	PO BOX 2833, LA HABRA, CA 90632-2833
Program:	LUST
Lat/Long:	34.0945365 / -1
Local Agency Staff:	PEJ
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	AMOUNT LOST PER OPERATOR'S INVENTORY RECONCILIATION. DIESEL SPILL REPORTED 01/21/88, OCCURRED DURING TESTING. LAST REPORT 06/15/88 11/21/96 - WELL ABANDONMENT

FINDS:

Registry ID: 110002864678

Environmental Interest/Information System

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZARDOUS WASTE BIENNIAL REPORTER

STATE MASTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1000597284
Registry ID:	110002864678

CHEVRON 98723 (Continued) **1000597284**

DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002864678

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900290052

78
SSW
1/4-1/2
0.443 mi.
2340 ft.

SANTA MONICA/VINE PRIMARY SITE NO. 10 **ENVIROSTOR** **S105840741**
FOUNTAIN AVE/VAN NESS AVE/WILTON PLACE **SCH** **N/A**
LOS ANGELES, CA 90028

Relative:
Lower

Actual:
338 ft.

ENVIROSTOR:
Facility ID: 19880057
Status: Inactive - Withdrawn
Status Date: 02/20/2013
Site Code: 304122
Site Type: School Investigation
Site Type Detailed: School
Acres: 2.7
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 43
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.09464
Longitude: -118.3148
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #10/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #10/VCA
Alias Type: Alternate Name
Alias Name: SANTA MONICA/VINE PRIMARY SITE #10
Alias Type: Alternate Name
Alias Name: 304053
Alias Type: Project Code (Site Code)
Alias Name: 304122
Alias Type: Project Code (Site Code)
Alias Name: 19880057
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo

SANTA MONICA/VINE PRIMARY SITE NO. 10 (Continued) **S105840741**

Completed Date:	08/20/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Facility ID:	19880057
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	2.7
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304122
Assembly:	43
Senate:	24
Special Program Status:	Not reported
Status:	Inactive - Withdrawn
Status Date:	02/20/2013
Restricted Use:	NO
Funding:	School District
Latitude:	34.09464
Longitude:	-118.3148
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #10/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #10/VCA

SANTA MONICA/VINE PRIMARY SITE NO. 10 (Continued) **S105840741**

Alias Type:	Alternate Name
Alias Name:	SANTA MONICA/VINE PRIMARY SITE #10
Alias Type:	Alternate Name
Alias Name:	304053
Alias Type:	Project Code (Site Code)
Alias Name:	304122
Alias Type:	Project Code (Site Code)
Alias Name:	19880057
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

79
SSE
1/4-1/2
0.454 mi.
2398 ft.

CENTRAL REGION MIDDLE SCHOOL #5 **ENVIROSTOR** **S107736109**
FOUNTAIN AVENUE/SERRANO AVENUE **SCH** **N/A**
LOS ANGELES, CA 90029

Relative:
Lower

Actual:
346 ft.

ENVIROSTOR:

Facility ID:	60000058
Status:	Inactive - Action Required
Status Date:	01/18/2006
Site Code:	304488
Site Type:	School Cleanup
Site Type Detailed:	School
Acres:	4.64
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Javier Hinojosa

CENTRAL REGION MIDDLE SCHOOL #5 (Continued) **S107736109**

Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 43
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.09454
Longitude: -118.3084
APN: 5537-002-005, 5537-002-015-022, 5537-002-025-026, 5537-005-00, 5537-005-001-002, 5537002005
Past Use: RESIDENTIAL AREA
Potential COC: Benzene Lead Methyl tertbutyl ether (MTBE Polychlorinated biphenyls (PCBs Tetrachloroethylene (PCE
Confirmed COC: NONE SPECIFIED
Potential Description: IA, SOIL, SV
Alias Name: LAUSD-PRPSD CENTRAL REGION MID SCL #5
Alias Type: Alternate Name
Alias Name: 5537-002-005
Alias Type: APN
Alias Name: 5537-002-015-022
Alias Type: APN
Alias Name: 5537-002-025-026
Alias Type: APN
Alias Name: 5537-005-00
Alias Type: APN
Alias Name: 5537-005-001-002
Alias Type: APN
Alias Name: 5537002005
Alias Type: APN
Alias Name: 110033619421
Alias Type: EPA (FRS #)
Alias Name: 304488
Alias Type: Project Code (Site Code)
Alias Name: 60000058
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 01/18/2006
Comments: DTSC issued Further Action determination for a Supplemental Site Investigation to address soil gas from off-site migration and lead from Lead-Based Paint. District considering dropping project.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 03/15/2005
Comments: Concurrence with SOW.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

CENTRAL REGION MIDDLE SCHOOL #5 (Continued) **S107736109**

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Facility ID:	60000058
Site Type:	School Cleanup
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	4.64
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304488
Assembly:	43
Senate:	24
Special Program Status:	Not reported
Status:	Inactive - Action Required
Status Date:	01/18/2006
Restricted Use:	NO
Funding:	School District
Latitude:	34.09454
Longitude:	-118.3084
APN:	5537-002-005, 5537-002-015-022, 5537-002-025-026, 5537-005-00, 5537-005-001-002, 5537002005
Past Use:	RESIDENTIAL AREA
Potential COC:	Benzene, Lead, Methyl tertbutyl ether (MTBE, Polychlorinated biphenyls (PCBs, Tetrachloroethylene (PCE
Confirmed COC:	NONE SPECIFIED
Potential Description:	IA, SOIL, SV
Alias Name:	LAUSD-PRPSD CENTRAL REGION MID SCL #5
Alias Type:	Alternate Name
Alias Name:	5537-002-005
Alias Type:	APN
Alias Name:	5537-002-015-022
Alias Type:	APN
Alias Name:	5537-002-025-026
Alias Type:	APN
Alias Name:	5537-005-00
Alias Type:	APN
Alias Name:	5537-005-001-002
Alias Type:	APN
Alias Name:	5537002005
Alias Type:	APN
Alias Name:	110033619421
Alias Type:	EPA (FRS #)

CENTRAL REGION MIDDLE SCHOOL #5 (Continued) **S107736109**

Alias Name: 304488
Alias Type: Project Code (Site Code)
Alias Name: 60000058
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 01/18/2006
Comments: DTSC issued Further Action determination for a Supplemental Site Investigation to address soil gas from off-site migration and lead from Lead-Based Paint. District considering dropping project.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 03/15/2005
Comments: Concurrence with SOW.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

80
South
1/2-1
0.545 mi.
2880 ft.

SANTA MONICA/VINE PRIMARY SITE NO. 3 **ENVIROSTOR SCH** **S107737284 N/A**
LA MIRADA AVE/LEXINGTON AVE/WILTON PLACE
LOS ANGELES, CA 90038

Relative: Lower

Actual: 333 ft.

ENVIROSTOR:
Facility ID: 19880059
Status: Inactive - Withdrawn
Status Date: 08/20/2002
Site Code: 304120
Site Type: School Investigation
Site Type Detailed: School
Acres: 1.7
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 43
Senate: 24

SANTA MONICA/VINE PRIMARY SITE NO. 3 (Continued) **S107737284**

Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.09270
Longitude: -118.3126
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LAUSD-SANTA MONICA PRIMARY SITE #3/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-SANTA MONICA PRIMARY SITE #3/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: SANTA MONICA/VINE PRIMARY SITE #3
Alias Type: Alternate Name
Alias Name: 304049
Alias Type: Project Code (Site Code)
Alias Name: 304120
Alias Type: Project Code (Site Code)
Alias Name: 19880059
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Facility ID: 19880060
Status: Inactive - Withdrawn
Status Date: 08/20/2002

SANTA MONICA/VINE PRIMARY SITE NO. 3 (Continued) **S107737284**

Site Code: 304126
Site Type: School Investigation
Site Type Detailed: School
Acres: 2.4
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 43
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.09270
Longitude: -118.3126
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #3A/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #3A/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: SANTA MONICA/VINE PRIMARY SITE #3A
Alias Type: Alternate Name
Alias Name: 304050
Alias Type: Project Code (Site Code)
Alias Name: 304126
Alias Type: Project Code (Site Code)
Alias Name: 19880060
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported

SANTA MONICA/VINE PRIMARY SITE NO. 3 (Continued) **S107737284**

Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Facility ID:	19880059
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	1.7
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304120
Assembly:	43
Senate:	24
Special Program Status:	Not reported
Status:	Inactive - Withdrawn
Status Date:	08/20/2002
Restricted Use:	NO
Funding:	School District
Latitude:	34.09270
Longitude:	-118.3126
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	LAUSD-SANTA MONICA PRIMARY SITE #3/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-SANTA MONICA PRIMARY SITE #3/VCA
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	SANTA MONICA/VINE PRIMARY SITE #3
Alias Type:	Alternate Name
Alias Name:	304049
Alias Type:	Project Code (Site Code)
Alias Name:	304120
Alias Type:	Project Code (Site Code)
Alias Name:	19880059
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo

SANTA MONICA/VINE PRIMARY SITE NO. 3 (Continued) **S107737284**

Completed Date:	08/20/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported
Facility ID:	19880060
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	2.4
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Mark Malinowski
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304126
Assembly:	43
Senate:	24
Special Program Status:	Not reported
Status:	Inactive - Withdrawn
Status Date:	08/20/2002
Restricted Use:	NO
Funding:	School District
Latitude:	34.09270
Longitude:	-118.3126
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #3A/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #3A/VCA
Alias Type:	Alternate Name

SANTA MONICA/VINE PRIMARY SITE NO. 3 (Continued) **S107737284**

Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: SANTA MONICA/VINE PRIMARY SITE #3A
Alias Type: Alternate Name
Alias Name: 304050
Alias Type: Project Code (Site Code)
Alias Name: 304126
Alias Type: Project Code (Site Code)
Alias Name: 19880060
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

81
SE
1/2-1
0.566 mi.
2989 ft.

BELMONT/HOLLYWOOD NO. 3 **ENVIROSTOR** **S107735908**
LA MIRADA AVENUE/SERRANO AVENUE **SCH** **N/A**
LOS ANGELES, CA 90029

Relative:
Lower

Actual:
349 ft.

ENVIROSTOR:
Facility ID: 19880049
Status: Inactive - Needs Evaluation
Status Date: 02/11/2000
Site Code: 304135
Site Type: School Investigation
Site Type Detailed: School
Acres: 1.3
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported

BELMONT/HOLLYWOOD NO. 3 (Continued) **S107735908**

Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 43
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.09385
Longitude: -118.3059
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: BELMONT/HOLLYWOOD #3
Alias Type: Alternate Name
Alias Name: LAUSD
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT/HOLLYWOOD #3/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT/HOLLYWOOD #3/VCA
Alias Type: Alternate Name
Alias Name: 304046
Alias Type: Project Code (Site Code)
Alias Name: 304135
Alias Type: Project Code (Site Code)
Alias Name: 19880049
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 04/22/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported

BELMONT/HOLLYWOOD NO. 3 (Continued) **S107735908**

Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Facility ID:	19880049
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	1.3
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304135
Assembly:	43
Senate:	24
Special Program Status:	Not reported
Status:	Inactive - Needs Evaluation
Status Date:	02/11/2000
Restricted Use:	NO
Funding:	School District
Latitude:	34.09385
Longitude:	-118.3059
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	BELMONT/HOLLYWOOD #3
Alias Type:	Alternate Name
Alias Name:	LAUSD
Alias Type:	Alternate Name
Alias Name:	LAUSD-BELMONT/HOLLYWOOD #3/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-BELMONT/HOLLYWOOD #3/VCA
Alias Type:	Alternate Name
Alias Name:	304046
Alias Type:	Project Code (Site Code)
Alias Name:	304135
Alias Type:	Project Code (Site Code)
Alias Name:	19880049
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported

BELMONT/HOLLYWOOD NO. 3 (Continued) **S107735908**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	04/22/2003
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

82
SE
1/2-1
0.592 mi.
3126 ft.

RAMONA PRIMARY SITE NO. 1 **ENVIROSTOR** **S107737125**
HOBART BOULEVARD/FOUNTAIN AVENUE/HARVARD BLVD. **SCH** **N/A**
LOS ANGELES, CA 90029

Relative:
Lower

Actual:
359 ft.

ENVIROSTOR:

Facility ID:	19820083
Status:	Inactive - Withdrawn
Status Date:	02/10/2000
Site Code:	404039
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	1.9
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Mark Malinowski
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	43
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.09500
Longitude:	-118.3037
APN:	NONE SPECIFIED
Past Use:	* EDUCATIONAL SERVICES

RAMONA PRIMARY SITE NO. 1 (Continued) **S107737125**

Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LA USD-RAMONA PRIMARY SITE #1/VCA
Alias Type: Alternate Name
Alias Name: LAUSD
Alias Type: Alternate Name
Alias Name: LAUSD-RAMONA PRIMARY SITE #1/CDE
Alias Type: Alternate Name
Alias Name: RAMONA PRIMARY SITE #1
Alias Type: Alternate Name
Alias Name: RAMONA PRIMARY SITE#1
Alias Type: Alternate Name
Alias Name: 304098
Alias Type: Project Code (Site Code)
Alias Name: 404039
Alias Type: Project Code (Site Code)
Alias Name: 19820083
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 01/13/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19820083
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.9
National Priorities List: NO

RAMONA PRIMARY SITE NO. 1 (Continued) **S107737125**

Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Mark Malinowski
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	404039
Assembly:	43
Senate:	24
Special Program Status:	Not reported
Status:	Inactive - Withdrawn
Status Date:	02/10/2000
Restricted Use:	NO
Funding:	School District
Latitude:	34.09500
Longitude:	-118.3037
APN:	NONE SPECIFIED
Past Use:	* EDUCATIONAL SERVICES
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	LA USD-RAMONA PRIMARY SITE #1/VCA
Alias Type:	Alternate Name
Alias Name:	LAUSD
Alias Type:	Alternate Name
Alias Name:	LAUSD-RAMONA PRIMARY SITE #1/CDE
Alias Type:	Alternate Name
Alias Name:	RAMONA PRIMARY SITE #1
Alias Type:	Alternate Name
Alias Name:	RAMONA PRIMARY SITE#1
Alias Type:	Alternate Name
Alias Name:	304098
Alias Type:	Project Code (Site Code)
Alias Name:	404039
Alias Type:	Project Code (Site Code)
Alias Name:	19820083
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	01/13/2015
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported
Future Area Name:	Not reported

RAMONA PRIMARY SITE NO. 1 (Continued) **S107737125**

Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

83
SW
1/2-1
0.698 mi.
3683 ft.

SANTA MONICA/VINE PRIMARY SITE NO. 1 **ENVIROSTOR** **S107737282**
GORDON ST/LEXINGTON AVE/TAMARIND AVE **SCH** **N/A**
LOS ANGELES, CA 90038

Relative:
Lower

Actual:
324 ft.

ENVIROSTOR:

Facility ID:	19880063
Status:	Inactive - Withdrawn
Status Date:	08/20/2002
Site Code:	304121
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	1.5
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Mark Malinowski
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	50
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.09251
Longitude:	-118.3192
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #1/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #1/VCA
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	SANTA MONICA/VINE PRIMARY SITE #1
Alias Type:	Alternate Name
Alias Name:	304057
Alias Type:	Project Code (Site Code)
Alias Name:	304121
Alias Type:	Project Code (Site Code)
Alias Name:	19880063
Alias Type:	Envirostor ID Number

Completed Info:

SANTA MONICA/VINE PRIMARY SITE NO. 1 (Continued) **S107737282**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19880063
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.5
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304121
Assembly: 50
Senate: 24
Special Program Status: Not reported
Status: Inactive - Withdrawn
Status Date: 08/20/2002
Restricted Use: NO
Funding: School District
Latitude: 34.09251
Longitude: -118.3192
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED

SANTA MONICA/VINE PRIMARY SITE NO. 1 (Continued) **S107737282**

Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #1/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #1/VCA
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	SANTA MONICA/VINE PRIMARY SITE #1
Alias Type:	Alternate Name
Alias Name:	304057
Alias Type:	Project Code (Site Code)
Alias Name:	304121
Alias Type:	Project Code (Site Code)
Alias Name:	19880063
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

84
SW
1/2-1
0.734 mi.
3878 ft.

SANTA MONICA/VINE PRIMARY SITE NO. 2 **ENVIROSTOR** **S107737283**
GORDON ST/LEXINGTON AVE/BEACHWOOD DRIVE **SCH** **N/A**
LOS ANGELES, CA 90038

Relative:
Lower

Actual:
323 ft.

ENVIROSTOR:

Facility ID:	19880064
Status:	Inactive - Withdrawn
Status Date:	08/20/2002
Site Code:	304123
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	1.5

SANTA MONICA/VINE PRIMARY SITE NO. 2 (Continued) **S107737283**

NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 50
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.09249
Longitude: -118.3202
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #2/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #2/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: SANTA MONICA/VINE PRIMARY SITE #2
Alias Type: Alternate Name
Alias Name: 304058
Alias Type: Project Code (Site Code)
Alias Name: 304123
Alias Type: Project Code (Site Code)
Alias Name: 19880064
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported

SANTA MONICA/VINE PRIMARY SITE NO. 2 (Continued) **S107737283**

Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19880064
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.5
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304123
Assembly: 50
Senate: 24
Special Program Status: Not reported
Status: Inactive - Withdrawn
Status Date: 08/20/2002
Restricted Use: NO
Funding: School District
Latitude: 34.09249
Longitude: -118.3202
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #2/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #2/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: SANTA MONICA/VINE PRIMARY SITE #2
Alias Type: Alternate Name
Alias Name: 304058
Alias Type: Project Code (Site Code)
Alias Name: 304123
Alias Type: Project Code (Site Code)
Alias Name: 19880064
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE

SANTA MONICA/VINE PRIMARY SITE NO. 2 (Continued) **S107737283**

Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

85
SSW
1/2-1
0.759 mi.
4008 ft.

SANTA MONICA NEW PRIMARY CENTER **ENVIROSTOR** **S105628638**
SANTA MONICA BLVD/GORDON ST/LEXINGTON AVE **SCH** **N/A**
LOS ANGELES, CA 90038

Relative:
Lower

Actual:
319 ft.

ENVIROSTOR:
Facility ID: 19880035
Status: No Further Action
Status Date: 04/15/2004
Site Code: 304317
Site Type: School Investigation
Site Type Detailed: School
Acres: 1.83
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Yolanda Garza
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 30
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.05227
Longitude: -118.2527
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: Lead Formaldehyde
Confirmed COC: 30295-NO 30013-NO
Potential Description: SOIL
Alias Name: LAUSD-SANTA MONICA NEW PC
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name

SANTA MONICA NEW PRIMARY CENTER (Continued) **S105628638**

Alias Name: SANTA MONICA NEW PRIMARY CENTER
Alias Type: Alternate Name
Alias Name: 304317
Alias Type: Project Code (Site Code)
Alias Name: 19880035
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Demand
Completed Date: 03/23/2012
Comments: 2nd Collection Letter sent for Inv. 03SM1854.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 04/15/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Demand
Completed Date: 02/16/2012
Comments: First Collection Letter 03SM1854

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 03/29/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 07/11/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 01/13/2004
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported

SANTA MONICA NEW PRIMARY CENTER (Continued) **S105628638**

Schedule Revised Date: Not reported

SCH:

Facility ID:	19880035
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	1.83
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Yolanda Garza
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304317
Assembly:	53
Senate:	30
Special Program Status:	Not reported
Status:	No Further Action
Status Date:	04/15/2004
Restricted Use:	NO
Funding:	School District
Latitude:	34.05227
Longitude:	-118.2527
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	Lead, Formaldehyde
Confirmed COC:	30295-NO, 30013-NO
Potential Description:	SOIL
Alias Name:	LAUSD-SANTA MONICA NEW PC
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	SANTA MONICA NEW PRIMARY CENTER
Alias Type:	Alternate Name
Alias Name:	304317
Alias Type:	Project Code (Site Code)
Alias Name:	19880035
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Letter - Demand
Completed Date:	03/23/2012
Comments:	2nd Collection Letter sent for Inv. 03SM1854.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	04/15/2004
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported

SANTA MONICA NEW PRIMARY CENTER (Continued) **S105628638**

Completed Document Type: Letter - Demand
Completed Date: 02/16/2012
Comments: First Collection Letter 03SM1854

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 03/29/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 07/11/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 01/13/2004
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

86
South
1/2-1
0.792 mi.
4184 ft.

PROPOSED CFA RESTAURANT 3798
1011 N. WESTERN AVENUE
LOS ANGELES, CA 90029

ENVIROSTOR **S120714319**
VCP **N/A**

Relative:
Lower

Actual:
323 ft.

ENVIROSTOR:
Facility ID: 60002458
Status: Active
Status Date: 12/07/2016
Site Code: 401769
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 0.87
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Chia Rin Yen
Supervisor: Yolanda Garza
Division Branch: Southern California Schools & Brownfields Outreach

PROPOSED CFA RESTAURANT 3798 (Continued) **S120714319**

Assembly: , 53
Senate: , 24
Special Program: Voluntary Cleanup Program
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.08907
Longitude: -118.3094
APN: 5536-021-024
Past Use: DRY CLEANING
Potential COC: Tetrachloroethylene (PCE Vinyl chloride
Confirmed COC: Tetrachloroethylene (PCE Vinyl chloride
Potential Description: SV, UE
Alias Name: 5536-021-024
Alias Type: APN
Alias Name: 401769
Alias Type: Project Code (Site Code)
Alias Name: 60002458
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 03/20/2017
Comments: Community survey mailed on 3/20/2017

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/20/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Prospective Purchaser Agreement
Completed Date: 11/17/2017
Comments: The PPA & Covenant Not to Sue was fully executed on 11/17/2017

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pre-HARP Form
Completed Date: 09/12/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 07/27/2017
Comments: The document was submitted for informational purposes only. No comment was provided by DTSC.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 09/11/2017
Comments: Not reported

PROPOSED CFA RESTAURANT 3798 (Continued) **S120714319**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Public Notice
Completed Date:	10/27/2017
Comments:	Notice published on 10/27/2017, Register No. 2017, 43-Z
Future Area Name:	PROJECT WIDE
Future Sub Area Name:	Not reported
Future Document Type:	Remedial Action Completion Report
Future Due Date:	2019
Future Area Name:	PROJECT WIDE
Future Sub Area Name:	Not reported
Future Document Type:	AB 389 Response Plan
Future Due Date:	2018
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Remedial Investigation Report
Schedule Due Date:	11/12/2017
Schedule Revised Date:	Not reported
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Public Notice
Schedule Due Date:	06/09/2018
Schedule Revised Date:	Not reported
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	CEQA - Notice of Exemption
Schedule Due Date:	05/04/2018
Schedule Revised Date:	Not reported

VCP:

Facility ID:	60002458
Site Type:	Voluntary Cleanup
Site Type Detail:	Voluntary Cleanup
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	0.87
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Chia Rin Yen
Supervisor:	Yolanda Garza
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	401769
Assembly:	, 53
Senate:	, 24
Special Programs Code:	Voluntary Cleanup Program
Status:	Active
Status Date:	12/07/2016
Restricted Use:	NO
Funding:	Responsible Party
Lat/Long:	34.08907 / -118.3094
APN:	5536-021-024
Past Use:	DRY CLEANING
Potential COC:	30022, 30028
Confirmed COC:	30022,30028
Potential Description:	SV, UE

PROPOSED CFA RESTAURANT 3798 (Continued) **S120714319**

Alias Name: 5536-021-024
Alias Type: APN
Alias Name: 401769
Alias Type: Project Code (Site Code)
Alias Name: 60002458
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 03/20/2017
Comments: Community survey mailed on 3/20/2017

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/20/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Prospective Purchaser Agreement
Completed Date: 11/17/2017
Comments: The PPA & Covenant Not to Sue was fully executed on 11/17/2017

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pre-HARP Form
Completed Date: 09/12/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 07/27/2017
Comments: The document was submitted for informational purposes only. No comment was provided by DTSC.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 09/11/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 10/27/2017
Comments: Notice published on 10/27/2017, Register No. 2017, 43-Z

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Remedial Action Completion Report
Future Due Date: 2019
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: AB 389 Response Plan

PROPOSED CFA RESTAURANT 3798 (Continued) **S120714319**

Future Due Date:	2018
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Remedial Investigation Report
Schedule Due Date:	11/12/2017
Schedule Revised Date:	Not reported
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Public Notice
Schedule Due Date:	06/09/2018
Schedule Revised Date:	Not reported
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	CEQA - Notice of Exemption
Schedule Due Date:	05/04/2018
Schedule Revised Date:	Not reported

87
SE
1/2-1
0.851 mi.
4495 ft.

RAMONA NEW PC AKA BOWLING ALLEY **ENVIROSTOR** **S105628556**
SANTA MONICA BOULEVARD/KINGSLEY DRIVE **SCH** **N/A**
LOS ANGELES, CA 90029

Relative:
Lower

Actual:
332 ft.

ENVIROSTOR:

Facility ID:	19790003
Status:	No Further Action
Status Date:	05/17/2002
Site Code:	304005
Site Type:	School Cleanup
Site Type Detailed:	School
Acres:	3
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	53
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.09078
Longitude:	-118.3032
APN:	NONE SPECIFIED
Past Use:	RECREATION SERVICES
Potential COC:	Cobalt Chloroform Dichlorodifluoromethane Tetrachloroethylene (PCE * Methylphenol 1,2,4-Trimethylbenzene Ethylbenzene Xylenes Toluene 1,3,5-Trimethylbenzene Chloromethane (methyl chloride Molybdenum Benzene
Confirmed COC:	NONE SPECIFIED
Potential Description:	SOIL
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	RAMONA NEW PC AKA BOWLING ALLEY
Alias Type:	Alternate Name
Alias Name:	RAMONA PRIMARY CENTER AKA LAUSD BELMONT

RAMONA NEW PC AKA BOWLING ALLEY (Continued) **S105628556**

Alias Type: Alternate Name
Alias Name: 110033612776
Alias Type: EPA (FRS #)
Alias Name: 304005
Alias Type: Project Code (Site Code)
Alias Name: 19790003
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 05/17/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 10/18/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 10/18/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 08/22/2001
Comments: Public participation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 08/09/2001
Comments: Initial Study Report Only

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 04/29/2003
Comments: Tech Memo - Lead Assessment Report

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported

RAMONA NEW PC AKA BOWLING ALLEY (Continued) **S105628556**

Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19790003
Site Type: School Cleanup
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 3
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304005
Assembly: 53
Senate: 24
Special Program Status: Not reported
Status: No Further Action
Status Date: 05/17/2002
Restricted Use: NO
Funding: School District
Latitude: 34.09078
Longitude: -118.3032
APN: NONE SPECIFIED
Past Use: RECREATION SERVICES
Potential COC: Cobalt, Cobalt, Chloroform, Dichlorodifluoromethane, Tetrachloroethylene (PCE, * Methylphenol, 1,2,4-Trimethylbenzene, Ethylbenzene, Xylenes, Toluene, 1,3,5-Trimethylbenzene, Chloromethane (methyl chloride, Molybdenum, Benzene
Confirmed COC: NONE SPECIFIED
Potential Description: SOIL
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: RAMONA NEW PC AKA BOWLING ALLEY
Alias Type: Alternate Name
Alias Name: RAMONA PRIMARY CENTER AKA LAUSD BELMONT
Alias Type: Alternate Name
Alias Name: 110033612776
Alias Type: EPA (FRS #)
Alias Name: 304005
Alias Type: Project Code (Site Code)
Alias Name: 19790003
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

RAMONA NEW PC AKA BOWLING ALLEY (Continued) **S105628556**

Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 05/17/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 10/18/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 10/18/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 08/22/2001
Comments: Public participation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 08/09/2001
Comments: Initial Study Report Only

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 04/29/2003
Comments: Tech Memo - Lead Assessment Report

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

88
SW
1/2-1
0.871 mi.
4597 ft.

SANTA MONICA/VINE PRIMARY SITE NO. 9
FOUNTAIN AVENUE/LA MIRADA AVENUE
LOS ANGELES, CA 90038

ENVIROSTOR **S107737287**
SCH **N/A**

Relative:
Lower

Actual:
320 ft.

ENVIROSTOR:
Facility ID: 19880062
Status: Inactive - Withdrawn
Status Date: 08/20/2002
Site Code: 304128
Site Type: School Investigation
Site Type Detailed: School
Acres: 2.7

SANTA MONICA/VINE PRIMARY SITE NO. 9 (Continued) **S107737287**

NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 50
Senate: 26
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.09357
Longitude: -118.3245
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #9/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #9/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: SANTA MONICA/VINE PRIMARY SITE #9
Alias Type: Alternate Name
Alias Name: 304052
Alias Type: Project Code (Site Code)
Alias Name: 304128
Alias Type: Project Code (Site Code)
Alias Name: 19880062
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported

SANTA MONICA/VINE PRIMARY SITE NO. 9 (Continued) **S107737287**

Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19880062
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 2.7
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304128
Assembly: 50
Senate: 26
Special Program Status: Not reported
Status: Inactive - Withdrawn
Status Date: 08/20/2002
Restricted Use: NO
Funding: School District
Latitude: 34.09357
Longitude: -118.3245
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #9/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #9/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: SANTA MONICA/VINE PRIMARY SITE #9
Alias Type: Alternate Name
Alias Name: 304052
Alias Type: Project Code (Site Code)
Alias Name: 304128
Alias Type: Project Code (Site Code)
Alias Name: 19880062
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE

SANTA MONICA/VINE PRIMARY SITE NO. 9 (Continued) **S107737287**

Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Q89 **RAMONA PRIMARY SITE NO. 3** **ENVIROSTOR** **S107737127**
SSE **OXFORD AVENUE/ROMAINE AVENUE/SERRANO AVE** **SCH** **N/A**
1/2-1 **LOS ANGELES, CA 90029**
0.878 mi.
4636 ft. **Site 1 of 2 in cluster Q**

Relative:
Lower

Actual:
319 ft.

ENVIROSTOR:
Facility ID: 19880046
Status: Inactive - Withdrawn
Status Date: 02/10/2000
Site Code: 404041
Site Type: School Investigation
Site Type Detailed: School
Acres: 1.5
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.08845
Longitude: -118.3069
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LA USD-RAMONA PRIMARY SITE #3/VCA
Alias Type: Alternate Name
Alias Name: LAUSD
Alias Type: Alternate Name

RAMONA PRIMARY SITE NO. 3 (Continued) **S107737127**

Alias Name: LAUSD-RAMONA PRIMARY SITE #3/CDE
Alias Type: Alternate Name
Alias Name: RAMONA PRIMARY SITE #3
Alias Type: Alternate Name
Alias Name: 304100
Alias Type: Project Code (Site Code)
Alias Name: 404041
Alias Type: Project Code (Site Code)
Alias Name: 19880046
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 01/13/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19880046
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.5
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 404041
Assembly: 53
Senate: 24

RAMONA PRIMARY SITE NO. 3 (Continued) **S107737127**

Special Program Status:	Not reported
Status:	Inactive - Withdrawn
Status Date:	02/10/2000
Restricted Use:	NO
Funding:	School District
Latitude:	34.08845
Longitude:	-118.3069
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	LA USD-RAMONA PRIMARY SITE #3/VCA
Alias Type:	Alternate Name
Alias Name:	LAUSD
Alias Type:	Alternate Name
Alias Name:	LAUSD-RAMONA PRIMARY SITE #3/CDE
Alias Type:	Alternate Name
Alias Name:	RAMONA PRIMARY SITE #3
Alias Type:	Alternate Name
Alias Name:	304100
Alias Type:	Project Code (Site Code)
Alias Name:	404041
Alias Type:	Project Code (Site Code)
Alias Name:	19880046
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	01/13/2015
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

Q90 **RAMONA PRIMARY SITE NO. 6** **ENVIROSTOR** **S107737128**
SSE **OXFORD AVENUE/ROMAINE AVENUE/SERRANO AVE** **SCH** **N/A**
1/2-1 **LOS ANGELES, CA 90029**
0.878 mi.
4636 ft. **Site 2 of 2 in cluster Q**

Relative: **Lower**

Actual: **319 ft.**

ENVIROSTOR:

Facility ID:	19880070
Status:	Inactive - Withdrawn
Status Date:	02/20/2013
Site Code:	304119
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	1.58
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	53
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.08845
Longitude:	-118.3069
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	Under Investigation
Confirmed COC:	NONE SPECIFIED
Potential Description:	SOIL
Alias Name:	LAUSD-RAMONA PRIMARY #6/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-RAMONA PRIMARY #6/VCA
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	RAMONA PRIMARY SITE #6
Alias Type:	Alternate Name
Alias Name:	304069
Alias Type:	Project Code (Site Code)
Alias Name:	304119
Alias Type:	Project Code (Site Code)
Alias Name:	19880070
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	Confirmed with Los Angeles Unified School District the project was dropped.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000

RAMONA PRIMARY SITE NO. 6 (Continued) **S107737128**

Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Facility ID:	19880070
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	1.58
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304119
Assembly:	53
Senate:	24
Special Program Status:	Not reported
Status:	Inactive - Withdrawn
Status Date:	02/20/2013
Restricted Use:	NO
Funding:	School District
Latitude:	34.08845
Longitude:	-118.3069
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	Under Investigation
Confirmed COC:	NONE SPECIFIED
Potential Description:	SOIL
Alias Name:	LAUSD-RAMONA PRIMARY #6/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-RAMONA PRIMARY #6/VCA
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	RAMONA PRIMARY SITE #6
Alias Type:	Alternate Name
Alias Name:	304069
Alias Type:	Project Code (Site Code)

RAMONA PRIMARY SITE NO. 6 (Continued) **S107737128**

Alias Name: 304119
Alias Type: Project Code (Site Code)
Alias Name: 19880070
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Confirmed with Los Angeles Unified School District the project was dropped.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

91
WSW
1/2-1
0.947 mi.
4999 ft.

SNOW WHITE CLEANERS **ENVIROSTOR** **S109348548**
1246 NORTH VINE STREET, LOS ANGELES, CA **VCP** **N/A**
LOS ANGELES, CA 90038 **DEED**

Relative:
Lower

Actual:
319 ft.

ENVIROSTOR:
Facility ID: 60000967
Status: Certified O&M - Land Use Restrictions Only
Status Date: 08/07/2013
Site Code: 301397
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 1.49
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Manjul Bose
Supervisor: Juli Propes
Division Branch: Cleanup Chatsworth
Assembly: 50
Senate: 26
Special Program: Voluntary Cleanup Program

SNOW WHITE CLEANERS (Continued) **S109348548**

Restricted Use: YES
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.09369
Longitude: -118.3265
APN: 5534-001-400, 5534001400
Past Use: DRY CLEANING
Potential COC: Tetrachloroethylene (PCE
Confirmed COC: Tetrachloroethylene (PCE
Potential Description: IA, SOIL, SV
Alias Name: 5534-001-400
Alias Type: APN
Alias Name: 5534001400
Alias Type: APN
Alias Name: 301397
Alias Type: Project Code (Site Code)
Alias Name: 60000967
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 05/15/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 06/22/2009
Comments: Fieldwork completed. Preliminary results received.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 07/22/2009
Comments: ESA workplan approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 02/25/2010
Comments: No more revisions on SCR, GW monitoring well installation workplan approved as of 2/25/2010.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Correspondence - Received
Completed Date: 09/16/2009
Comments: Sent out DTSC response.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Installation Workplan
Completed Date: 02/25/2010
Comments: No More Revisions on document. Workplan approved.

Completed Area Name: PROJECT WIDE

SNOW WHITE CLEANERS (Continued) **S109348548**

Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 07/31/2010
Comments: GW wells have been installed and sampled by RP. DTSC was not present at sampling event.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Correspondence - Received
Completed Date: 08/10/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 10/14/2010
Comments: Completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 02/15/2011
Comments: Comments Issued on November 2010 GWMR

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/17/2011
Comments: Groundwater monitoring report received. NO comments issued. Single comment verbally mentioned to RP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/17/2011
Comments: Groundwater monitoring approved with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 01/20/2012
Comments: Approved after meeting with RP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 09/25/2012
Comments: Site determined for NFA approval, to be issued.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Risk Assessment Report
Completed Date: 09/25/2012
Comments: Pre-NFA Letter issued.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

SNOW WHITE CLEANERS (Continued) **S109348548**

Completed Document Type: Monitoring Report
Completed Date: 09/25/2012
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Demand
Completed Date: 07/20/2012
Comments: 1st demand letter sent out

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/07/2013
Comments: CRU Memo Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 08/01/2013
Comments: LUC Filed with County on 7/25/2013, received by DTSC 8/1/2013

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: No Further Action Letter
Completed Date: 08/07/2013
Comments: NFA Letter Issued

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 02/21/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight/Voluntary Cleanup Agreement
Completed Date: 09/17/2008
Comments: VCA Agreement was signed off by Tedd Yargeau.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 02/04/2010
Comments: Letter sent with billing package.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SNOW WHITE CLEANERS (Continued) **S109348548**

VCP:

Facility ID:	60000967
Site Type:	Voluntary Cleanup
Site Type Detail:	Voluntary Cleanup
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	1.49
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Manjul Bose
Supervisor:	Juli Propes
Division Branch:	Cleanup Chatsworth
Site Code:	301397
Assembly:	50
Senate:	26
Special Programs Code:	Voluntary Cleanup Program
Status:	Certified O&M - Land Use Restrictions Only
Status Date:	08/07/2013
Restricted Use:	YES
Funding:	Responsible Party
Lat/Long:	34.09369 / -118.3265
APN:	5534-001-400, 5534001400
Past Use:	DRY CLEANING
Potential COC:	30022
Confirmed COC:	30022
Potential Description:	IA, SOIL, SV
Alias Name:	5534-001-400
Alias Type:	APN
Alias Name:	5534001400
Alias Type:	APN
Alias Name:	301397
Alias Type:	Project Code (Site Code)
Alias Name:	60000967
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	05/15/2009
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Fieldwork
Completed Date:	06/22/2009
Comments:	Fieldwork completed. Preliminary results received.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Characterization Workplan
Completed Date:	07/22/2009
Comments:	ESA workplan approved.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported

SNOW WHITE CLEANERS (Continued) **S109348548**

Completed Document Type: Site Characterization Report
Completed Date: 02/25/2010
Comments: No more revisions on SCR, GW monitoring well installation workplan approved as of 2/25/2010.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Correspondence - Received
Completed Date: 09/16/2009
Comments: Sent out DTSC response.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Installation Workplan
Completed Date: 02/25/2010
Comments: No More Revisions on document. Workplan approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 07/31/2010
Comments: GW wells have been installed and sampled by RP. DTSC was not present at sampling event.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Correspondence - Received
Completed Date: 08/10/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 10/14/2010
Comments: Completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 02/15/2011
Comments: Comments Issued on November 2010 GWMR

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/17/2011
Comments: Groundwater monitoring report received. NO comments issued. Single comment verbally mentioned to RP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/17/2011
Comments: Groundwater monitoring approved with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

SNOW WHITE CLEANERS (Continued) **S109348548**

Completed Document Type: Monitoring Report
Completed Date: 01/20/2012
Comments: Approved after meeting with RP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 09/25/2012
Comments: Site determined for NFA approval, to be issued.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Risk Assessment Report
Completed Date: 09/25/2012
Comments: Pre-NFA Letter issued.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/25/2012
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Demand
Completed Date: 07/20/2012
Comments: 1st demand letter sent out

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/07/2013
Comments: CRU Memo Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 08/01/2013
Comments: LUC Filed with County on 7/25/2013, received by DTSC 8/1/2013

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: No Further Action Letter
Completed Date: 08/07/2013
Comments: NFA Letter Issued

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 02/21/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight/Voluntary Cleanup Agreement
Completed Date: 09/17/2008
Comments: VCA Agreement was signed off by Tedd Yargeau.

SNOW WHITE CLEANERS (Continued) **S109348548**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 02/04/2010
Comments: Letter sent with billing package.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

DEED:
Envirostor ID: 60000967
Area: PROJECT WIDE
Sub Area: Not reported
Site Type: VOLUNTARY CLEANUP
Status: CERTIFIED O&M - LAND USE RESTRICTIONS ONLY
Agency: Not reported
Covenant Uploaded: Not reported
Deed Date(s): 08/01/2013
File Name: Envirostor Land Use Restrictions

92
SW
1/2-1
0.959 mi.
5066 ft.

SANTA MONICA HOLDINGS
6150 SANTA MONICA BLVD
LOS ANGELES, CA 90038

ENVIROSTOR **S106797551**
LA Co. Site Mitigation **N/A**

Relative:
Lower

Actual:
309 ft.

ENVIROSTOR:
Facility ID: 19000032
Status: Refer: 1248 Local Agency
Status Date: 04/09/2001
Site Code: Not reported
Site Type: Evaluation
Site Type Detailed: Evaluation
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Referred - Not Assigned
Division Branch: Cleanup Cypress
Assembly: 50
Senate: 26
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not Applicable
Latitude: 34.09045
Longitude: -118.3233
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED

SANTA MONICA HOLDINGS (Continued) **S106797551**

Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 19000032
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: SB 1248 Notification
Completed Date: 04/09/2001
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

LA Co. Site Mitigation:
Facility ID: Not reported
Status: Not reported
Site ID: SD0010017
Jurisdiction: State
Case ID: RO0000528
Abated: Yes
Assigned To: Don Thompson
Entered Date: 05/11/2004
Abated Date: 03/20/2002

R93 **BELMONT/HOLLYWOOD NO. 2** **ENVIROSTOR** **S107735907**
SSE **HARVARD BOULEVARD/ROMAINE STREET/KINGSLEY DRIVE** **SCH** **N/A**
1/2-1 **LOS ANGELES, CA 90029**
0.967 mi.
5107 ft. **Site 1 of 2 in cluster R**

Relative: **Lower**

Actual: **321 ft.**

ENVIROSTOR:
Facility ID: 19880048
Status: Inactive - Needs Evaluation
Status Date: 02/11/2000
Site Code: 304134
Site Type: School Investigation
Site Type Detailed: School
Acres: 1.6
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 43
Senate: 24
Special Program: Not reported
Restricted Use: NO

BELMONT/HOLLYWOOD NO. 2 (Continued) **S107735907**

Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.08844
Longitude: -118.3031
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: BELMONT/HOLLYWOOD #2
Alias Type: Alternate Name
Alias Name: LAUSD
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT/HOLLYWOOD #2/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT/HOLLYWOOD #2/VCA
Alias Type: Alternate Name
Alias Name: 304045
Alias Type: Project Code (Site Code)
Alias Name: 304134
Alias Type: Project Code (Site Code)
Alias Name: 19880048
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 04/22/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

BELMONT/HOLLYWOOD NO. 2 (Continued) **S107735907**

SCH:

Facility ID:	19880048
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	1.6
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304134
Assembly:	43
Senate:	24
Special Program Status:	Not reported
Status:	Inactive - Needs Evaluation
Status Date:	02/11/2000
Restricted Use:	NO
Funding:	School District
Latitude:	34.08844
Longitude:	-118.3031
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	BELMONT/HOLLYWOOD #2
Alias Type:	Alternate Name
Alias Name:	LAUSD
Alias Type:	Alternate Name
Alias Name:	LAUSD-BELMONT/HOLLYWOOD #2/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-BELMONT/HOLLYWOOD #2/VCA
Alias Type:	Alternate Name
Alias Name:	304045
Alias Type:	Project Code (Site Code)
Alias Name:	304134
Alias Type:	Project Code (Site Code)
Alias Name:	19880048
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	04/22/2003
Comments:	Not reported

BELMONT/HOLLYWOOD NO. 2 (Continued) **S107735907**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

R94 **RAMONA PRIMARY SITE NO. 2** **ENVIROSTOR** **S107737126**
SSE **KINGSLEY DRIVE/ROMAINE AVENUE/ARDMORE AVE** **SCH** **N/A**
1/2-1 **LOS ANGELES, CA 90029**
0.991 mi.
5232 ft. **Site 2 of 2 in cluster R**

Relative: **Lower**

Actual: **322 ft.**

ENVIROSTOR:

Facility ID:	19880045
Status:	Inactive - Withdrawn
Status Date:	02/10/2000
Site Code:	404040
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	1.5
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Mark Malinowski
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	43
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.08844
Longitude:	-118.3023
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	LA USD-RAMONA PRIMARY SITE #2/VCA
Alias Type:	Alternate Name
Alias Name:	LAUSD

RAMONA PRIMARY SITE NO. 2 (Continued) **S107737126**

Alias Type:	Alternate Name
Alias Name:	LAUSD-RAMONA PRIMARY SITE #2/CDE
Alias Type:	Alternate Name
Alias Name:	RAMONA PRIMARY SITE #2
Alias Type:	Alternate Name
Alias Name:	304099
Alias Type:	Project Code (Site Code)
Alias Name:	404040
Alias Type:	Project Code (Site Code)
Alias Name:	19880045
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Facility ID:	19880045
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	1.5
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Mark Malinowski
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	404040
Assembly:	43
Senate:	24
Special Program Status:	Not reported
Status:	Inactive - Withdrawn
Status Date:	02/10/2000
Restricted Use:	NO
Funding:	School District

RAMONA PRIMARY SITE NO. 2 (Continued) **S107737126**

Latitude:	34.08844
Longitude:	-118.3023
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	LA USD-RAMONA PRIMARY SITE #2/VCA
Alias Type:	Alternate Name
Alias Name:	LAUSD
Alias Type:	Alternate Name
Alias Name:	LAUSD-RAMONA PRIMARY SITE #2/CDE
Alias Type:	Alternate Name
Alias Name:	RAMONA PRIMARY SITE #2
Alias Type:	Alternate Name
Alias Name:	304099
Alias Type:	Project Code (Site Code)
Alias Name:	404040
Alias Type:	Project Code (Site Code)
Alias Name:	19880045
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/22/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 14

Source: EPA
Telephone: N/A
Last EDR Contact: 04/06/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/22/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 14

Source: EPA
Telephone: N/A
Last EDR Contact: 04/06/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/22/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 14

Source: EPA
Telephone: N/A
Last EDR Contact: 04/06/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/07/2016
Date Data Arrived at EDR: 01/05/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 92

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 04/06/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 01/09/2018
Date Data Arrived at EDR: 02/06/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 66

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 04/20/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 01/09/2018
Date Data Arrived at EDR: 02/06/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 66

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 04/20/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/26/2017
Date Made Active in Reports: 02/09/2018
Number of Days to Update: 45

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/28/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/26/2017
Date Made Active in Reports: 02/09/2018
Number of Days to Update: 45

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/28/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/26/2017
Date Made Active in Reports: 02/09/2018
Number of Days to Update: 45

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/28/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/26/2017
Date Made Active in Reports: 02/09/2018
Number of Days to Update: 45

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/28/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/26/2017
Date Made Active in Reports: 02/09/2018
Number of Days to Update: 45

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/28/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/22/2017
Date Data Arrived at EDR: 06/13/2017
Date Made Active in Reports: 09/15/2017
Number of Days to Update: 94

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 02/09/2018
Next Scheduled EDR Contact: 05/28/2018
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 11/13/2017
Date Data Arrived at EDR: 11/27/2017
Date Made Active in Reports: 02/09/2018
Number of Days to Update: 74

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/27/2018
Next Scheduled EDR Contact: 06/11/2018
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 11/13/2017
Date Data Arrived at EDR: 11/27/2017
Date Made Active in Reports: 02/09/2018
Number of Days to Update: 74

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/27/2018
Next Scheduled EDR Contact: 06/11/2018
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 01/16/2018
Date Data Arrived at EDR: 01/19/2018
Date Made Active in Reports: 03/23/2018
Number of Days to Update: 63

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 03/27/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 01/30/2018
Date Data Arrived at EDR: 01/31/2018
Date Made Active in Reports: 03/19/2018
Number of Days to Update: 47

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/31/2018
Next Scheduled EDR Contact: 05/14/2018
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 01/30/2018
Date Data Arrived at EDR: 01/31/2018
Date Made Active in Reports: 03/19/2018
Number of Days to Update: 47

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/31/2018
Next Scheduled EDR Contact: 05/14/2018
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 02/12/2018
Date Data Arrived at EDR: 02/14/2018
Date Made Active in Reports: 04/03/2018
Number of Days to Update: 48

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 02/14/2018
Next Scheduled EDR Contact: 05/28/2018
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)
Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 03/21/2018
Number of Days to Update: 7

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 03/14/2018
Next Scheduled EDR Contact: 06/25/2018
Data Release Frequency: Quarterly

LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Varies

LUST REG 6L: Leaking Underground Storage Tank Case Listing
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/12/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 01/23/2018
Next Scheduled EDR Contact: 05/07/2018
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/12/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/23/2018
Next Scheduled EDR Contact: 05/07/2018
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 10/14/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 01/19/2018
Next Scheduled EDR Contact: 05/07/2018
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/16/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 01/23/2018
Next Scheduled EDR Contact: 05/07/2018
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/14/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/23/2018
Next Scheduled EDR Contact: 05/07/2018
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 01/23/2018
Next Scheduled EDR Contact: 05/07/2018
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 10/24/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/23/2018
Next Scheduled EDR Contact: 05/07/2018
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 01/06/2018
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 01/23/2018
Next Scheduled EDR Contact: 05/07/2018
Data Release Frequency: Varies

SLIC: Statewide SLIC Cases (GEOTRACKER)
Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 03/21/2018
Number of Days to Update: 7
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 06/25/2018
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35
Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36
Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11
Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17
Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Annually

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 05/15/2017
Date Data Arrived at EDR: 05/30/2017
Date Made Active in Reports: 10/13/2017
Number of Days to Update: 136
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 04/13/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Varies

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 03/29/2018
Number of Days to Update: 15
Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 03/14/2018
Next Scheduled EDR Contact: 06/25/2018
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69
Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 03/21/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 10/14/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 01/19/2018
Next Scheduled EDR Contact: 05/07/2018
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/24/2017
Date Data Arrived at EDR: 07/27/2017
Date Made Active in Reports: 12/08/2017
Number of Days to Update: 134
Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 01/23/2018
Next Scheduled EDR Contact: 05/07/2018
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/12/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/23/2018
Next Scheduled EDR Contact: 05/07/2018
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 10/24/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/23/2018
Next Scheduled EDR Contact: 05/07/2018
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/14/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/23/2018
Next Scheduled EDR Contact: 05/07/2018
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 10/16/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 01/23/2018
Next Scheduled EDR Contact: 05/07/2018
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 01/13/2018
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/23/2018
Next Scheduled EDR Contact: 05/07/2018
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 01/23/2018
Next Scheduled EDR Contact: 05/07/2018
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 01/30/2018
Date Data Arrived at EDR: 01/31/2018
Date Made Active in Reports: 03/19/2018
Number of Days to Update: 47

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/31/2018
Next Scheduled EDR Contact: 05/14/2018
Data Release Frequency: Quarterly

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 03/21/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfieds Sites Listing
A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 12/22/2017
Date Data Arrived at EDR: 12/26/2017
Date Made Active in Reports: 01/31/2018
Number of Days to Update: 36
Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 03/27/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 01/19/2018
Date Data Arrived at EDR: 01/19/2018
Date Made Active in Reports: 02/09/2018
Number of Days to Update: 21
Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/21/2018
Next Scheduled EDR Contact: 07/02/2018
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database
Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30
Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 01/31/2018
Next Scheduled EDR Contact: 05/21/2018
Data Release Frequency: No Update Planned

SWRCY: Recycler Database
A listing of recycling facilities in California.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/12/2017
Date Made Active in Reports: 01/17/2018
Number of Days to Update: 36
Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 03/14/2018
Next Scheduled EDR Contact: 06/25/2018
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing
A listing of registered waste tire haulers.

Date of Government Version: 02/08/2018
Date Data Arrived at EDR: 02/09/2018
Date Made Active in Reports: 03/20/2018
Number of Days to Update: 39

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 02/09/2018
Next Scheduled EDR Contact: 02/26/2018
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 01/30/2018
Next Scheduled EDR Contact: 05/14/2018
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 02/02/2018
Next Scheduled EDR Contact: 05/14/2018
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 01/19/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 02/09/2018
Number of Days to Update: 16

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/27/2018
Next Scheduled EDR Contact: 06/11/2018
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 01/30/2018
Date Data Arrived at EDR: 01/31/2018
Date Made Active in Reports: 03/19/2018
Number of Days to Update: 47

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/31/2018
Next Scheduled EDR Contact: 05/14/2018
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 06/30/2017
Date Data Arrived at EDR: 08/18/2017
Date Made Active in Reports: 09/21/2017
Number of Days to Update: 34

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 01/09/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 02/09/2018
Number of Days to Update: 16

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/27/2018
Next Scheduled EDR Contact: 06/11/2018
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 02/28/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 03/28/2018
Number of Days to Update: 27

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 02/22/2018
Next Scheduled EDR Contact: 06/11/2018
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database
The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CA FID UST: Facility Inventory Database
The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing
A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 01/28/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 04/16/2018
Number of Days to Update: 46

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/28/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information
A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/22/2017
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 21

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 02/06/2018
Next Scheduled EDR Contact: 05/21/2018
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 02/08/2018
Date Data Arrived at EDR: 02/08/2018
Date Made Active in Reports: 02/08/2018
Number of Days to Update: 0

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 03/06/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 01/19/2018
Date Data Arrived at EDR: 01/19/2018
Date Made Active in Reports: 03/23/2018
Number of Days to Update: 63

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/27/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 02/15/2018
Date Data Arrived at EDR: 02/20/2018
Date Made Active in Reports: 04/03/2018
Number of Days to Update: 42

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 02/20/2018
Next Scheduled EDR Contact: 05/07/2018
Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 03/21/2018
Number of Days to Update: 7

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 06/25/2018
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 03/21/2018
Number of Days to Update: 7

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 06/25/2018
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/26/2017
Date Made Active in Reports: 02/09/2018
Number of Days to Update: 45

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/28/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015
Date Data Arrived at EDR: 07/08/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 97

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 02/21/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/13/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/11/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63
Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 02/16/2018
Next Scheduled EDR Contact: 05/28/2018
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 01/11/2018
Date Data Arrived at EDR: 01/19/2018
Date Made Active in Reports: 03/02/2018
Number of Days to Update: 42
Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 03/27/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88
Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 01/31/2018
Next Scheduled EDR Contact: 05/21/2018
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 6
Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 02/08/2018
Next Scheduled EDR Contact: 05/21/2018
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/21/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 198
Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/23/2018
Next Scheduled EDR Contact: 07/02/2018
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 01/10/2018
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 2

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/23/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/09/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/22/2017
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 21

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 03/09/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 11/02/2017
Date Data Arrived at EDR: 11/17/2017
Date Made Active in Reports: 12/08/2017
Number of Days to Update: 21

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/20/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 10/17/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 3
Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 02/06/2018
Next Scheduled EDR Contact: 05/21/2018
Data Release Frequency: Quarterly

PADS: PCB Activity Database System
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 06/01/2017
Date Data Arrived at EDR: 06/09/2017
Date Made Active in Reports: 10/13/2017
Number of Days to Update: 126
Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/13/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 04/09/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/30/2016
Date Data Arrived at EDR: 09/08/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 43
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 01/19/2018
Next Scheduled EDR Contact: 05/21/2018
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 03/09/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 03/06/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 05/24/2017
Date Data Arrived at EDR: 11/30/2017
Date Made Active in Reports: 12/15/2017
Number of Days to Update: 15
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 01/26/2018
Next Scheduled EDR Contact: 05/07/2018
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 01/03/2018
Date Data Arrived at EDR: 01/04/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 99
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 04/05/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 01/19/2018
Next Scheduled EDR Contact: 05/14/2018
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 79

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 04/06/2018
Next Scheduled EDR Contact: 07/02/2018
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 02/23/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/11/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 12/23/2016
Date Data Arrived at EDR: 12/27/2016
Date Made Active in Reports: 02/17/2017
Number of Days to Update: 52

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 01/19/2018
Next Scheduled EDR Contact: 05/21/2018
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 06/23/2017
Date Data Arrived at EDR: 10/11/2017
Date Made Active in Reports: 11/03/2017
Number of Days to Update: 23

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/23/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 01/09/2018
Date Data Arrived at EDR: 02/06/2018
Date Made Active in Reports: 03/02/2018
Number of Days to Update: 24

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 04/06/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 10/29/2017
Date Data Arrived at EDR: 11/28/2017
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 45

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/28/2018
Next Scheduled EDR Contact: 06/11/2018
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 03/02/2018
Next Scheduled EDR Contact: 06/11/2018
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 03/02/2018
Next Scheduled EDR Contact: 06/11/2018
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 12/20/2017
Date Data Arrived at EDR: 12/21/2017
Date Made Active in Reports: 03/23/2018
Number of Days to Update: 92

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 03/07/2018
Next Scheduled EDR Contact: 06/25/2018
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 02/21/2018
Date Data Arrived at EDR: 02/23/2018
Date Made Active in Reports: 03/23/2018
Number of Days to Update: 28

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 02/23/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 01/13/2018
Date Data Arrived at EDR: 01/19/2018
Date Made Active in Reports: 03/02/2018
Number of Days to Update: 42

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 03/07/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/30/2016
Date Data Arrived at EDR: 10/31/2017
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 73

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 04/13/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 01/04/2018
Date Data Arrived at EDR: 01/19/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 03/02/2018
Next Scheduled EDR Contact: 06/11/2018
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/20/2018
Date Data Arrived at EDR: 02/21/2018
Date Made Active in Reports: 03/23/2018
Number of Days to Update: 30

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 02/21/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 02/08/2018
Date Data Arrived at EDR: 02/08/2018
Date Made Active in Reports: 02/08/2018
Number of Days to Update: 0

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 03/27/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 12/01/2017
Date Data Arrived at EDR: 02/02/2018
Date Made Active in Reports: 03/16/2018
Number of Days to Update: 42

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 02/28/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Annually

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 03/21/2017
Date Made Active in Reports: 08/15/2017
Number of Days to Update: 147

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 03/23/2018
Next Scheduled EDR Contact: 07/02/2018
Data Release Frequency: Varies

ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/19/2018
Number of Days to Update: 54

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/20/2018
Number of Days to Update: 55

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 02/14/2018
Date Data Arrived at EDR: 02/16/2018
Date Made Active in Reports: 04/03/2018
Number of Days to Update: 46

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 02/08/2018
Next Scheduled EDR Contact: 05/28/2018
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 07/12/2017
Date Made Active in Reports: 10/17/2017
Number of Days to Update: 97

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 04/12/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Annually

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 02/20/2018
Date Data Arrived at EDR: 02/21/2018
Date Made Active in Reports: 04/03/2018
Number of Days to Update: 41

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 02/21/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing
Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 02/20/2018
Date Data Arrived at EDR: 02/21/2018
Date Made Active in Reports: 04/03/2018
Number of Days to Update: 41
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/21/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database
A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 01/08/2018
Date Data Arrived at EDR: 01/09/2018
Date Made Active in Reports: 02/06/2018
Number of Days to Update: 28
Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 04/11/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing
A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/12/2017
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 31
Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 03/14/2018
Next Scheduled EDR Contact: 06/25/2018
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing
The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 02/27/2018
Date Data Arrived at EDR: 03/05/2018
Date Made Active in Reports: 04/16/2018
Number of Days to Update: 42
Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 03/06/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Varies

NPDES: NPDES Permits Listing
A listing of NPDES permits, including stormwater.

Date of Government Version: 02/14/2018
Date Data Arrived at EDR: 02/14/2018
Date Made Active in Reports: 03/15/2018
Number of Days to Update: 29
Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 03/14/2018
Next Scheduled EDR Contact: 05/28/2018
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing
A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 03/05/2018
Date Data Arrived at EDR: 03/05/2018
Date Made Active in Reports: 04/19/2018
Number of Days to Update: 45
Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 03/05/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Quarterly

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/12/2017
Date Made Active in Reports: 01/16/2018
Number of Days to Update: 35
Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 03/14/2018
Next Scheduled EDR Contact: 06/25/2018
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records
Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 12/14/2017
Date Data Arrived at EDR: 12/15/2017
Date Made Active in Reports: 01/16/2018
Number of Days to Update: 32
Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 03/14/2018
Next Scheduled EDR Contact: 07/02/2018
Data Release Frequency: No Update Planned

UIC: UIC Listing
A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/12/2017
Date Made Active in Reports: 01/17/2018
Number of Days to Update: 36
Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 03/14/2018
Next Scheduled EDR Contact: 06/25/2018
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing
Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water board?s review found that more than one-third of the region?s active disposal pits are operating without permission.

Date of Government Version: 04/15/2015
Date Data Arrived at EDR: 04/17/2015
Date Made Active in Reports: 06/23/2015
Number of Days to Update: 67
Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 04/13/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Varies

WDS: Waste Discharge System
Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9
Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 02/15/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Quarterly

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13
Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 03/21/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2018
Date Data Arrived at EDR: 01/11/2018
Date Made Active in Reports: 02/22/2018
Number of Days to Update: 42

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 04/05/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Semi-Annually

Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/28/2018
Number of Days to Update: 63

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 04/05/2018
Next Scheduled EDR Contact: 04/24/2047
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA Facility List

Cupa Facility List

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/05/2018
Date Made Active in Reports: 03/15/2018
Number of Days to Update: 10

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 02/28/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA Facility Listing

Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 04/05/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 01/25/2018
Date Data Arrived at EDR: 01/26/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 47

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 03/26/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 02/26/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 03/15/2018
Number of Days to Update: 14

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 02/14/2018
Next Scheduled EDR Contact: 05/21/2018
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 02/22/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 04/16/2018
Number of Days to Update: 48

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 01/29/2018
Next Scheduled EDR Contact: 05/14/2018
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA Facility List
Cupa Facility list

Date of Government Version: 01/05/2018
Date Data Arrived at EDR: 02/02/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 40

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 01/29/2018
Next Scheduled EDR Contact: 05/14/2018
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 03/05/2018
Date Data Arrived at EDR: 03/08/2018
Date Made Active in Reports: 04/16/2018
Number of Days to Update: 39

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 01/29/2018
Next Scheduled EDR Contact: 05/14/2018
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/05/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 9

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 03/06/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

HUMBOLDT COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 08/03/2017
Date Data Arrived at EDR: 08/08/2017
Date Made Active in Reports: 10/16/2017
Number of Days to Update: 69

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 02/05/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA Facility List

Cupa facility list.

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/26/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 47

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INYO COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 06/08/2017
Date Data Arrived at EDR: 06/09/2017
Date Made Active in Reports: 08/04/2017
Number of Days to Update: 56

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 03/28/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Varies

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 02/02/2018
Date Data Arrived at EDR: 02/02/2018
Date Made Active in Reports: 03/28/2018
Number of Days to Update: 54

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 02/01/2018
Next Scheduled EDR Contact: 05/21/2018
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 11/14/2017
Date Data Arrived at EDR: 11/17/2017
Date Made Active in Reports: 12/15/2017
Number of Days to Update: 28

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 03/14/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Varies

LAKE COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 02/06/2018
Date Data Arrived at EDR: 02/09/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 33

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 04/16/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

LOS ANGELES COUNTY:

San Gabriel Valley Areas of Concern
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206
Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 03/14/2018
Next Scheduled EDR Contact: 07/02/2018
Data Release Frequency: No Update Planned

HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 01/16/2018
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 03/20/2018
Number of Days to Update: 56
Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 04/05/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 01/16/2018
Date Data Arrived at EDR: 01/16/2018
Date Made Active in Reports: 02/14/2018
Number of Days to Update: 29
Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 04/17/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Varies

City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 04/21/2017
Date Made Active in Reports: 10/09/2017
Number of Days to Update: 171
Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 04/11/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Varies

Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 01/01/2018
Date Data Arrived at EDR: 01/17/2018
Date Made Active in Reports: 02/14/2018
Number of Days to Update: 28
Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 04/17/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21
Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 04/11/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/09/2017
Date Data Arrived at EDR: 03/10/2017
Date Made Active in Reports: 05/03/2017
Number of Days to Update: 54
Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Annually

City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 01/04/2018
Date Data Arrived at EDR: 01/05/2018
Date Made Active in Reports: 01/18/2018
Number of Days to Update: 13

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 04/05/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 02/21/2018
Date Data Arrived at EDR: 02/22/2018
Date Made Active in Reports: 04/03/2018
Number of Days to Update: 40

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 02/14/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Varies

MARIN COUNTY:

Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 01/02/2018
Date Data Arrived at EDR: 01/05/2018
Date Made Active in Reports: 01/17/2018
Number of Days to Update: 12

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 03/29/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 01/11/2018
Date Data Arrived at EDR: 01/12/2018
Date Made Active in Reports: 02/08/2018
Number of Days to Update: 27

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 02/14/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Varies

MONO COUNTY:

CUPA Facility List
CUPA Facility List

Date of Government Version: 02/22/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 15

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 02/22/2018
Next Scheduled EDR Contact: 06/11/2018
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 03/27/2018
Date Data Arrived at EDR: 03/29/2018
Date Made Active in Reports: 04/16/2018
Number of Days to Update: 18
Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 02/20/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Varies

NAPA COUNTY:

Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50
Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 02/22/2018
Next Scheduled EDR Contact: 06/11/2018
Data Release Frequency: No Update Planned

Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 02/22/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 03/29/2018
Number of Days to Update: 30
Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 02/22/2018
Next Scheduled EDR Contact: 06/11/2018
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 01/31/2018
Date Data Arrived at EDR: 02/01/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 41
Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 01/29/2018
Next Scheduled EDR Contact: 05/14/2018
Data Release Frequency: Varies

ORANGE COUNTY:

List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 02/05/2018
Date Data Arrived at EDR: 02/13/2018
Date Made Active in Reports: 04/03/2018
Number of Days to Update: 49
Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/05/2018
Next Scheduled EDR Contact: 05/21/2018
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 02/05/2018
Date Data Arrived at EDR: 02/13/2018
Date Made Active in Reports: 03/20/2018
Number of Days to Update: 35
Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/05/2018
Next Scheduled EDR Contact: 05/21/2018
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 01/02/2018
Date Data Arrived at EDR: 02/07/2018
Date Made Active in Reports: 03/28/2018
Number of Days to Update: 49

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/07/2018
Next Scheduled EDR Contact: 05/21/2018
Data Release Frequency: Quarterly

PLACER COUNTY:

Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 12/08/2017
Date Data Arrived at EDR: 12/12/2017
Date Made Active in Reports: 01/31/2018
Number of Days to Update: 50

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 03/15/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/15/2018
Number of Days to Update: 50

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 01/18/2018
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 03/20/2018
Number of Days to Update: 56

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 03/19/2018
Next Scheduled EDR Contact: 07/02/2018
Data Release Frequency: Quarterly

Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 01/18/2018
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 03/28/2018
Number of Days to Update: 64

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 03/19/2018
Next Scheduled EDR Contact: 07/02/2018
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 11/02/2017
Date Data Arrived at EDR: 01/03/2018
Date Made Active in Reports: 02/05/2018
Number of Days to Update: 33

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 04/04/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Quarterly

Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 11/02/2017
Date Data Arrived at EDR: 01/03/2018
Date Made Active in Reports: 02/14/2018
Number of Days to Update: 42

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 04/04/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 11/01/2017
Date Data Arrived at EDR: 11/03/2017
Date Made Active in Reports: 11/17/2017
Number of Days to Update: 14

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 02/15/2018
Next Scheduled EDR Contact: 05/21/2018
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 11/30/2017
Date Data Arrived at EDR: 12/01/2017
Date Made Active in Reports: 01/16/2018
Number of Days to Update: 46

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 04/06/2018
Next Scheduled EDR Contact: 05/21/2018
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 03/05/2018
Date Data Arrived at EDR: 03/07/2018
Date Made Active in Reports: 04/16/2018
Number of Days to Update: 40

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 03/07/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Quarterly

Solid Waste Facilities
San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2015
Date Data Arrived at EDR: 11/07/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 58
Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

Environmental Case Listing
The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24
Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 02/28/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10
Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 02/01/2018
Next Scheduled EDR Contact: 05/21/2018
Data Release Frequency: Quarterly

Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/02/2017
Date Data Arrived at EDR: 11/07/2017
Date Made Active in Reports: 12/19/2017
Number of Days to Update: 42
Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 04/02/2018
Next Scheduled EDR Contact: 05/21/2018
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 12/20/2017
Date Data Arrived at EDR: 12/21/2017
Date Made Active in Reports: 02/01/2018
Number of Days to Update: 42
Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 03/14/2018
Next Scheduled EDR Contact: 07/02/2018
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 11/16/2017
Date Data Arrived at EDR: 11/17/2017
Date Made Active in Reports: 12/18/2017
Number of Days to Update: 31
Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 02/15/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Varies

SAN MATEO COUNTY:

Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 12/12/2017
Date Data Arrived at EDR: 12/14/2017
Date Made Active in Reports: 01/11/2018
Number of Days to Update: 28
Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 03/07/2018
Next Scheduled EDR Contact: 06/25/2018
Data Release Frequency: Annually

Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/11/2018
Number of Days to Update: 78
Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 03/07/2018
Next Scheduled EDR Contact: 06/25/2018
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28
Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 02/15/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Varies

SANTA CLARA COUNTY:

Cupa Facility List
Cupa facility list

Date of Government Version: 02/20/2018
Date Data Arrived at EDR: 02/20/2018
Date Made Active in Reports: 03/19/2018
Number of Days to Update: 27
Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 02/15/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Varies

HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22
Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13
Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 02/22/2018
Next Scheduled EDR Contact: 06/11/2018
Data Release Frequency: Annually

Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 02/04/2018
Date Data Arrived at EDR: 02/06/2018
Date Made Active in Reports: 03/20/2018
Number of Days to Update: 42

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 02/01/2018
Next Scheduled EDR Contact: 05/21/2018
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 02/15/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 02/15/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Varies

SOLANO COUNTY:

Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 12/14/2017
Date Data Arrived at EDR: 12/15/2017
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 28

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 02/28/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Quarterly

Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 03/08/2018
Date Data Arrived at EDR: 03/13/2018
Date Made Active in Reports: 03/29/2018
Number of Days to Update: 16

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 02/28/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Quarterly

SONOMA COUNTY:

Cupa Facility List
Cupa Facility list

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 04/16/2018
Number of Days to Update: 20

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 03/22/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Varies

Leaking Underground Storage Tank Sites

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 01/04/2018
Date Data Arrived at EDR: 01/09/2018
Date Made Active in Reports: 02/06/2018
Number of Days to Update: 28

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 03/22/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 02/06/2018
Date Data Arrived at EDR: 02/07/2018
Date Made Active in Reports: 03/16/2018
Number of Days to Update: 37

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 04/16/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Varies

SUTTER COUNTY:

Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 01/08/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 03/30/2018
Number of Days to Update: 29

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 02/28/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA Facility List

Cupa facilities

Date of Government Version: 01/26/2018
Date Data Arrived at EDR: 02/02/2018
Date Made Active in Reports: 03/21/2018
Number of Days to Update: 47

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 02/01/2018
Next Scheduled EDR Contact: 05/21/2018
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/25/2018
Date Made Active in Reports: 03/19/2018
Number of Days to Update: 53

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

TULARE COUNTY:

CUPA Facility List
Cupa program facilities

Date of Government Version: 03/19/2018
Date Data Arrived at EDR: 03/22/2018
Date Made Active in Reports: 04/17/2018
Number of Days to Update: 26

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 03/06/2018
Next Scheduled EDR Contact: 05/21/2018
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/25/2018
Date Made Active in Reports: 03/16/2018
Number of Days to Update: 50

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

VENTURA COUNTY:

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 12/26/2017
Date Data Arrived at EDR: 01/25/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 48

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 01/22/2018
Next Scheduled EDR Contact: 05/07/2018
Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/29/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 02/08/2018
Next Scheduled EDR Contact: 05/28/2018
Data Release Frequency: Quarterly

Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 12/26/2017
Date Data Arrived at EDR: 01/25/2018
Date Made Active in Reports: 03/20/2018
Number of Days to Update: 54

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 01/22/2018
Next Scheduled EDR Contact: 05/07/2018
Data Release Frequency: Quarterly

Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 02/28/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 03/30/2018
Number of Days to Update: 16
Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/14/2018
Next Scheduled EDR Contact: 06/25/2018
Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 01/02/2018
Date Data Arrived at EDR: 01/09/2018
Date Made Active in Reports: 01/19/2018
Number of Days to Update: 10
Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 03/29/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Annually

YUBA COUNTY:

CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 02/01/2018
Date Data Arrived at EDR: 02/02/2018
Date Made Active in Reports: 03/21/2018
Number of Days to Update: 47
Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 01/29/2018
Next Scheduled EDR Contact: 05/14/2018
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 01/03/2018
Date Data Arrived at EDR: 02/14/2018
Date Made Active in Reports: 03/22/2018
Number of Days to Update: 36
Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/14/2018
Next Scheduled EDR Contact: 05/28/2018
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 04/11/2017
Date Made Active in Reports: 07/27/2017
Number of Days to Update: 107
Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 04/10/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 01/31/2018
Date Made Active in Reports: 03/09/2018
Number of Days to Update: 37

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 01/31/2018
Next Scheduled EDR Contact: 05/14/2018
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 07/25/2017
Date Made Active in Reports: 09/25/2017
Number of Days to Update: 62

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/12/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 02/23/2018
Date Made Active in Reports: 04/09/2018
Number of Days to Update: 45

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/21/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 04/13/2017
Date Made Active in Reports: 07/14/2017
Number of Days to Update: 92

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 03/08/2018
Next Scheduled EDR Contact: 06/25/2018
Data Release Frequency: Annually

Oil/Gas Pipelines

Source: PennWell Corporation

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data

Source: PennWell Corporation

This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.
Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.
Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.
Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish & Game
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

9836003407_5607 CARLTON WAY AND 1655 ST ANDREWS PL
5607 W CARLTON WAY AND 1655 N ST. ANDREWS PLACE
LOS ANGELES, CA 90028

TARGET PROPERTY COORDINATES

Latitude (North):	34.100835 - 34° 6' 3.01''
Longitude (West):	118.311713 - 118° 18' 42.17''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	379002.8
UTM Y (Meters):	3773918.2
Elevation:	382 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5630741 HOLLYWOOD, CA
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

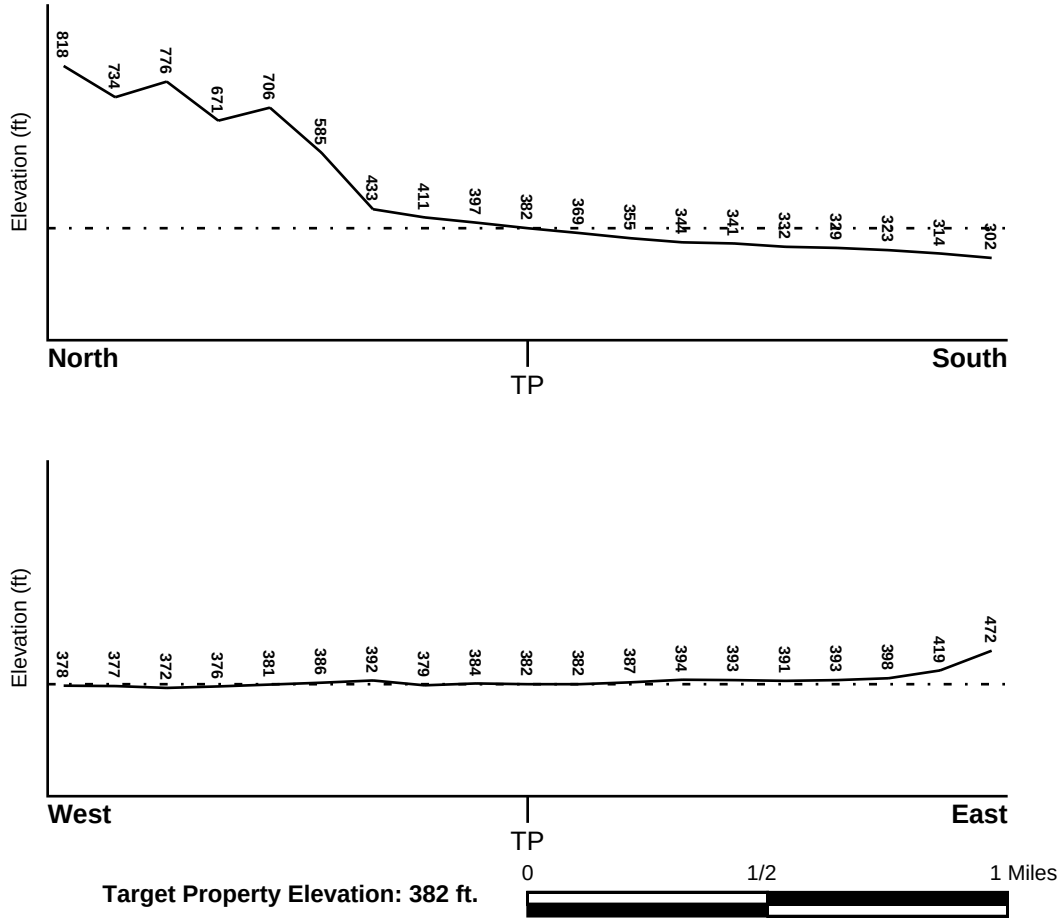
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SSW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Target Property Elevation: 382 ft.

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06037C1610F	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
06037C1605F	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
HOLLYWOOD	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
1	1/2 - 1 Mile ESE	S
1G	1/2 - 1 Mile ESE	S

For additional site information, refer to Physical Setting Source Map Findings.

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Cenozoic
System:	Tertiary
Series:	Miocene
Code:	Tm *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: URBAN LAND

Soil Surface Texture: variable

Hydrologic Group: Not reported

Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 10 inches

Depth to Bedrock Max: > 10 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures:
loam
clay
silt loam
loamy sand
sandy loam
fine sand
clay loam
gravelly - sandy loam
coarse sand
gravelly - sand
sand

Surficial Soil Types:
loam
clay
silt loam
loamy sand
sandy loam
fine sand
clay loam
gravelly - sandy loam
coarse sand
gravelly - sand
sand

Shallow Soil Types:
fine sandy loam
gravelly - loam
sand
silty clay

Deeper Soil Types:
stratified
clay loam
silty clay loam
gravelly - sandy loam
coarse sand
sand
weathered bedrock
very fine sandy loam

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

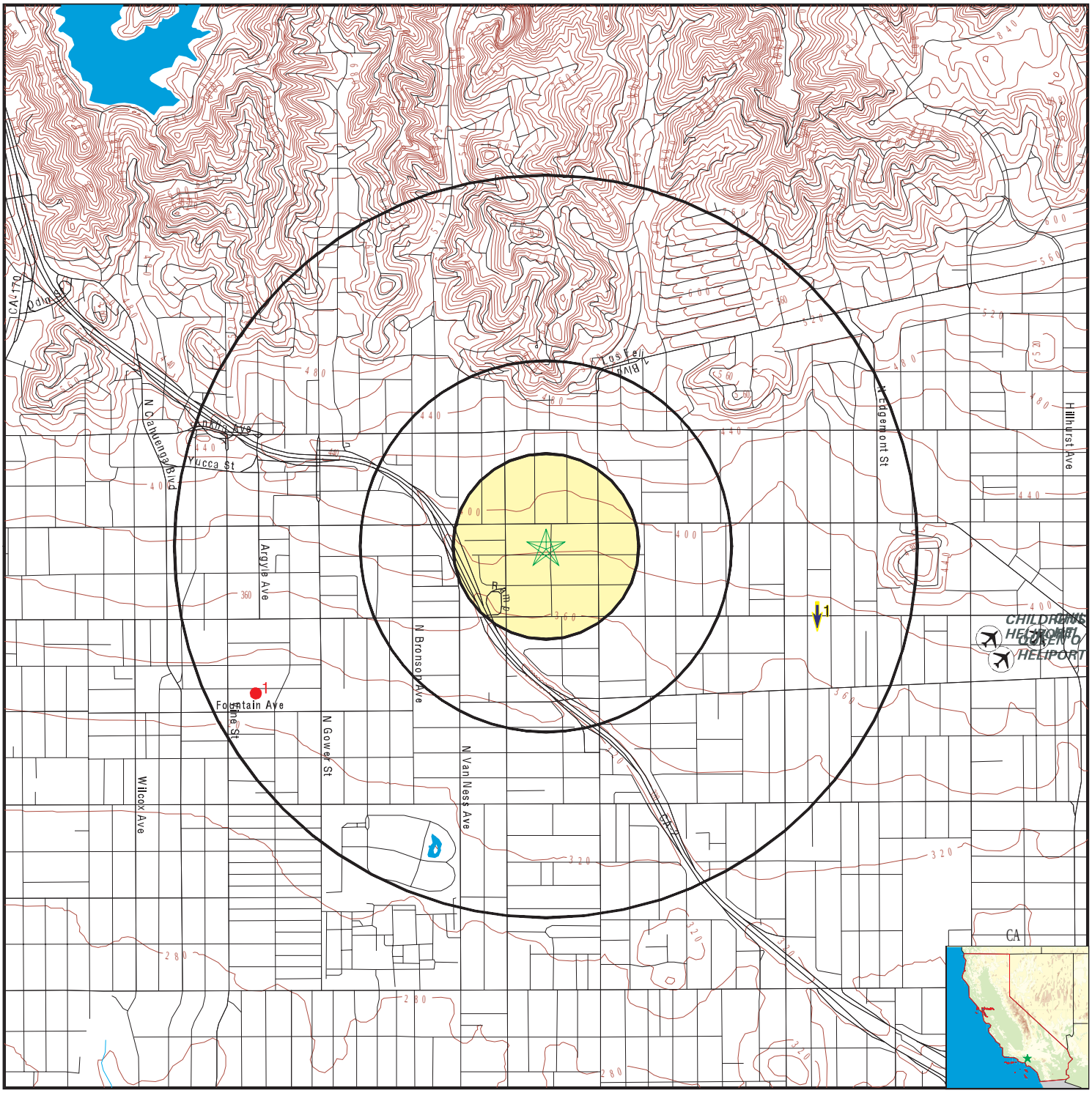
MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	CAOG11000214303	1/2 - 1 Mile WSW

PHYSICAL SETTING SOURCE MAP - 5268103.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME:	9836003407_5607 Carlton Way and 1655 St Andrews Pl	CLIENT:	EFI Global Inc.
ADDRESS:	5607 W Carlton Way and 1655 N St. Andrews Place Los Angeles CA 90028	CONTACT:	Daniel Casas
		INQUIRY #:	5268103.2s
LAT/LONG:	34.100835 / 118.311713	DATE:	April 23, 2018 3:14 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation			Database	EDR ID Number
1 **ESE** **1/2 - 1 Mile** **Lower**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	900270061 S Not Reported Not Reported 18.6 06/28/1991	**AQUIFLOW**	**70467**
1G **ESE** **1/2 - 1 Mile** **Lower**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	900270061 S Not Reported Not Reported 18.6 06/28/1991	**AQUIFLOW**	**70467**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database | EDR ID Number

1
WSW
1/2 - 1 Mile

OIL_GAS | **CAOG11000214303**

District nun:	1	Api number:	03720765
Blm well:	N	Redrill can:	Not Reported
Dryhole:	Y	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Any Field
Area name:	Any Area	Section:	11
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Hollywood Corehole	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	PDH
Site id:	CAOG11000214303		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
90028	13	0

Federal EPA Radon Zone for LOS ANGELES County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for LOS ANGELES COUNTY, CA

Number of sites tested: 63

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.711 pCi/L	98%	2%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.933 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish & Game
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations
Source: Department of Conservation
Telephone: 916-323-1779
Oil and Gas well locations in the state.

RADON

State Database: CA Radon
Source: Department of Health Services
Telephone: 916-324-2208
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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APPENDIX III

SUPPORTING DOCUMENTATION

9836003407_5607 Carlton Way and 1655 St Andrews Pl

5607 W Carlton Way and 1655 N St. Andrews Place

Los Angeles, CA 90028

Inquiry Number: 5268103.3

April 23, 2018

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

04/23/18

Site Name:

9836003407_5607 Carlton Wa
5607 W Carlton Way and 1655
Los Angeles, CA 90028
EDR Inquiry # 5268103.3

Client Name:

EFI Global Inc.
5261 West Imperial Highway
Los Angeles, CA 90045
Contact: Daniel Casas

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by EFI Global Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 240C-4487-9B52

PO # NA

Project 9836003407

Maps Provided:

1970	1955
1969	1950
1968	1919
1966	1913
1962	1907
1961	
1960	
1957	

Sanborn® Library search results

Certification #: 240C-4487-9B52

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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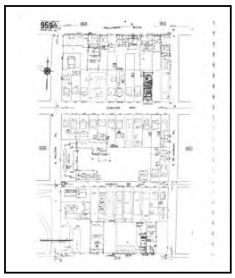
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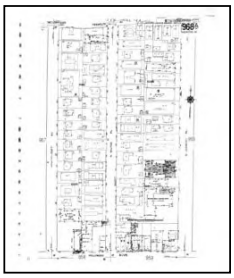
Sanborn Sheet Key

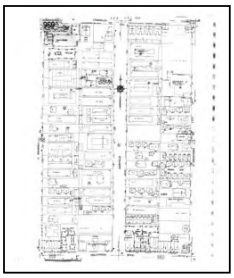
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Volume 9A, Sheet 959a
1970

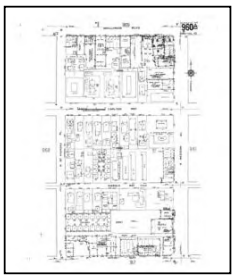

Volume 9A, Sheet 960a
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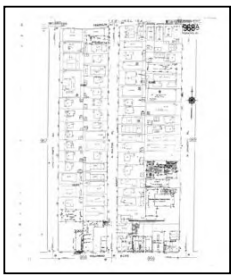

Volume 9A, Sheet 968a
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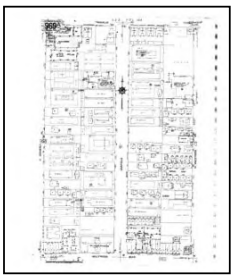

Volume 9A, Sheet 969a
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1969 Source Sheets


Volume 9A, Sheet 959a
1969


Volume 9A, Sheet 960a
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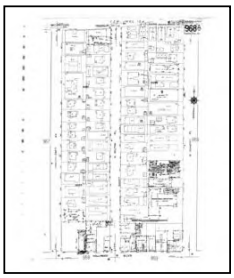

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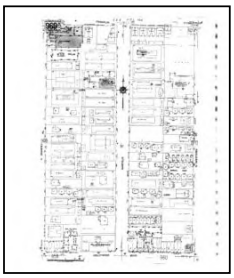

Volume 9A, Sheet 969a
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1968 Source Sheets

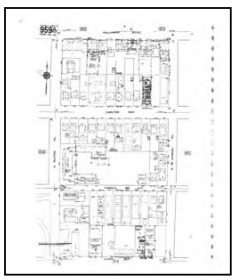

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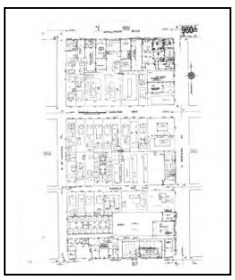

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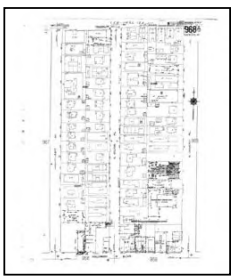

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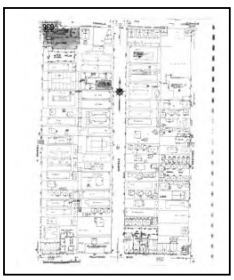

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1966 Source Sheets


Volume 9A, Sheet 959a
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Volume 9A, Sheet 960a
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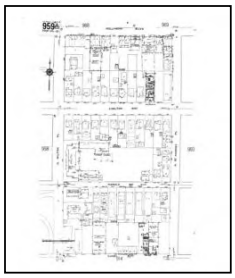

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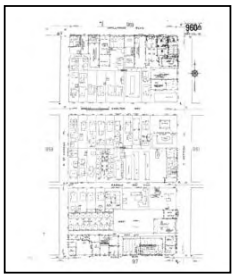

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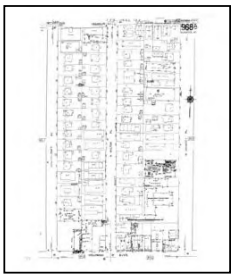
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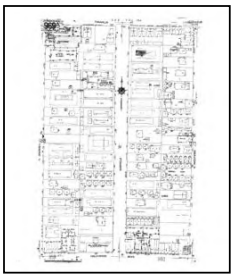
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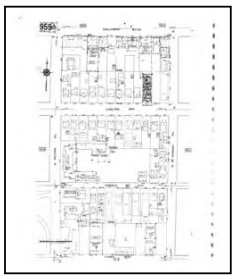

Volume 9A, Sheet 959a
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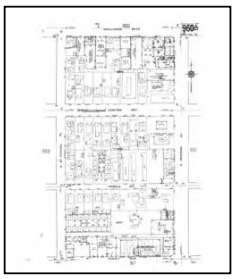

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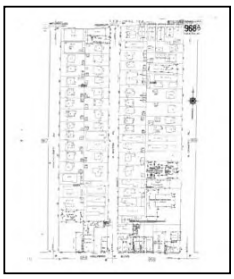

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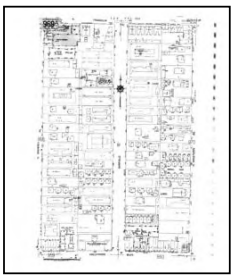

Volume 9A, Sheet 969a
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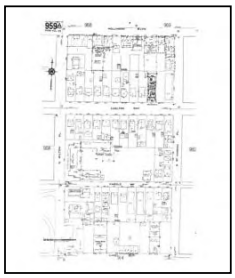

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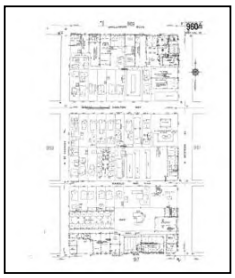

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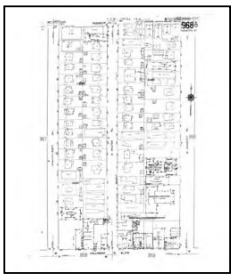

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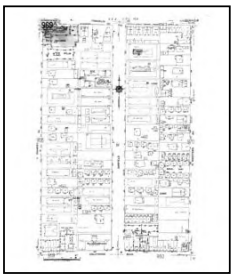

Volume 9A, Sheet 969a
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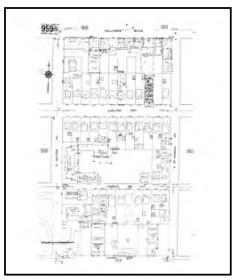

Volume 9A, Sheet 959a
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Volume 9A, Sheet 960a
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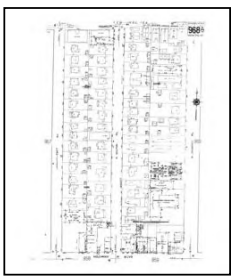

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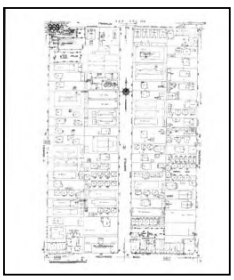

Volume 9A, Sheet 969a
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1957 Source Sheets


Volume 9A, Sheet 959a
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Volume 9A, Sheet 960a
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Volume 9A, Sheet 968a
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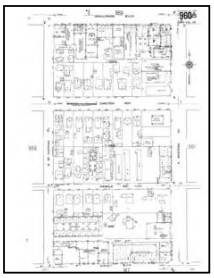

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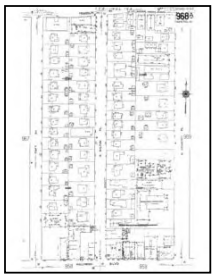
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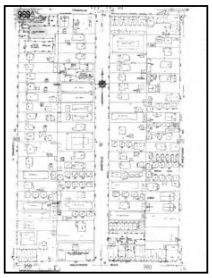
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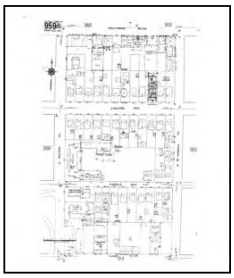
1955 Source Sheets

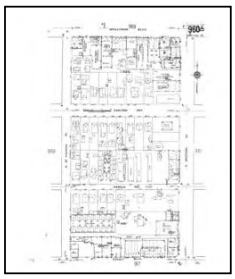

Volume 9A, Sheet 959a
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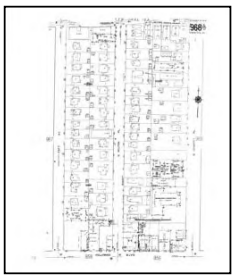

Volume 9A, Sheet 960a
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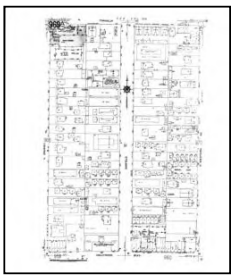

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Volume 9A, Sheet 969a
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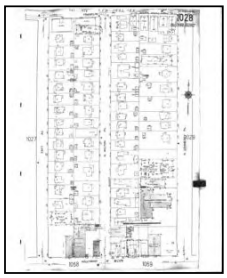

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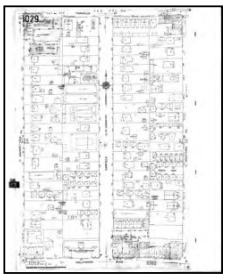

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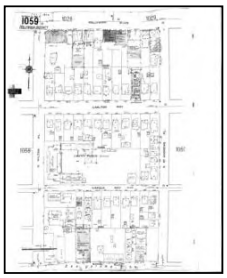

Volume 9A, Sheet 968a
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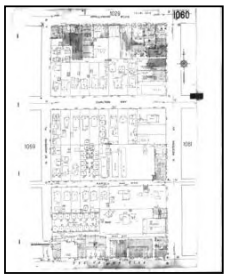

Volume 9A, Sheet 969a
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1950 Source Sheets

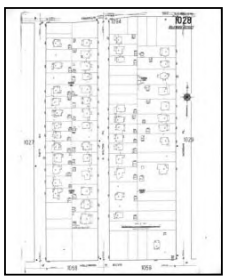

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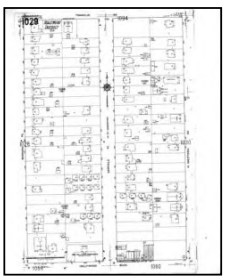

Volume 10, Sheet 1029
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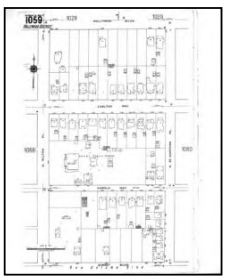

Volume 10, Sheet 1059
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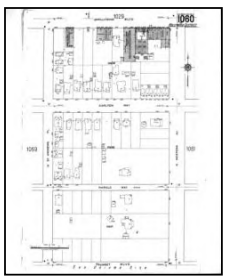

Volume 10, Sheet 1060
1950

1919 Source Sheets


Volume 10, Sheet 1028
1919


Volume 10, Sheet 1029
1919

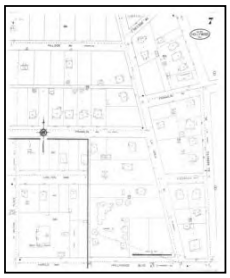

Volume 10, Sheet 1059
1919


Volume 10, Sheet 1060
1919

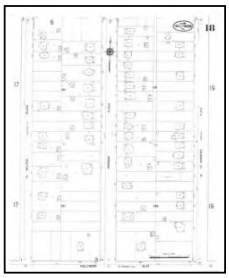
Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

1913 Source Sheets

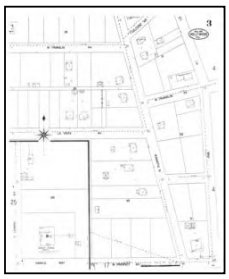


Volume 1, Sheet 7
1913

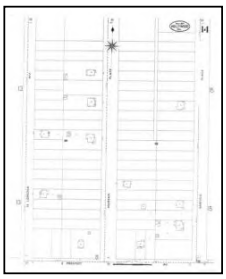


Volume 1, Sheet 18
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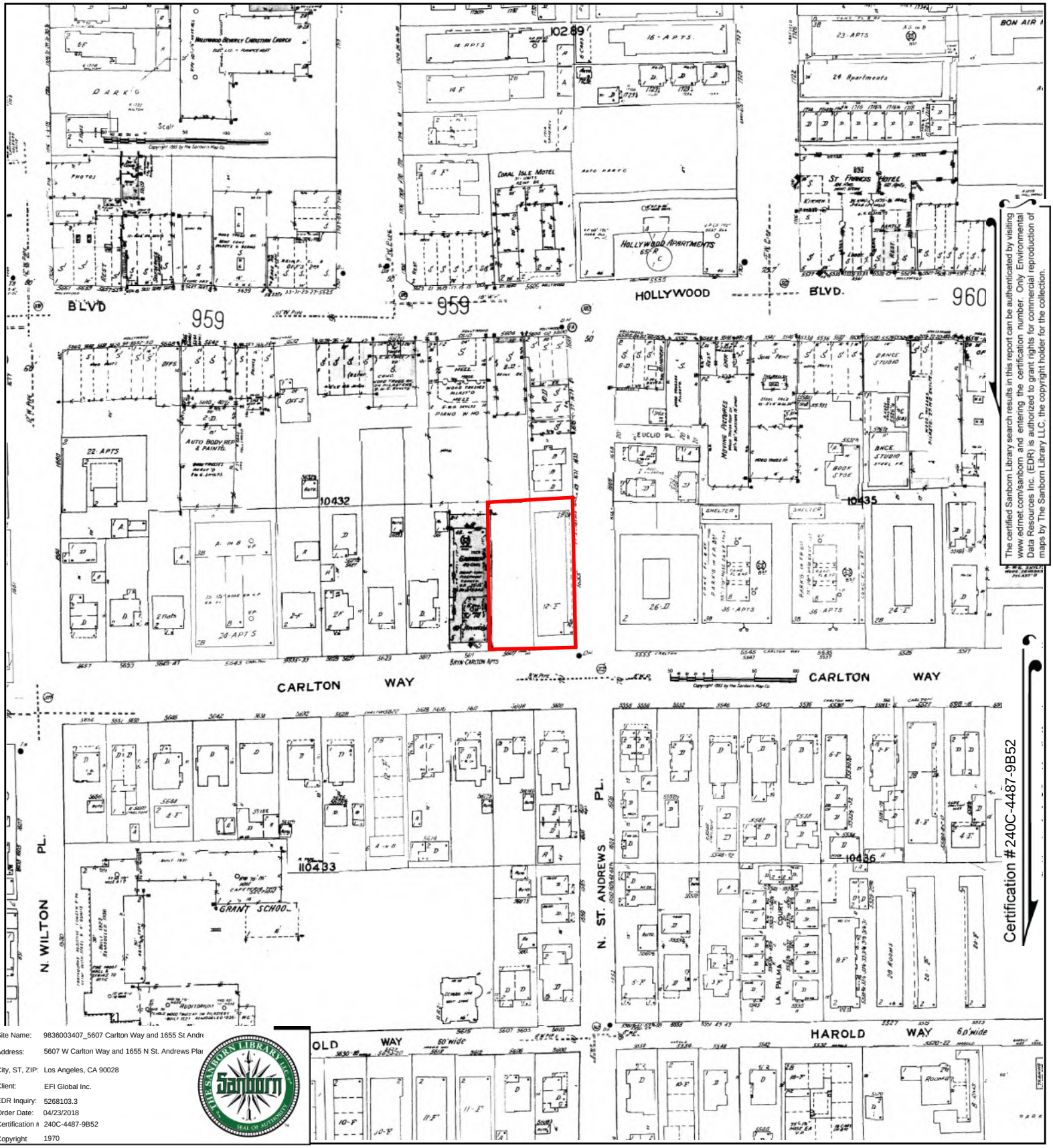
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Volume 1, Sheet 3
1907



Volume 1, Sheet 14
1907

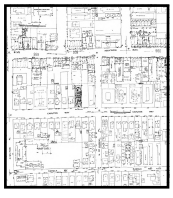


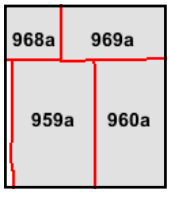
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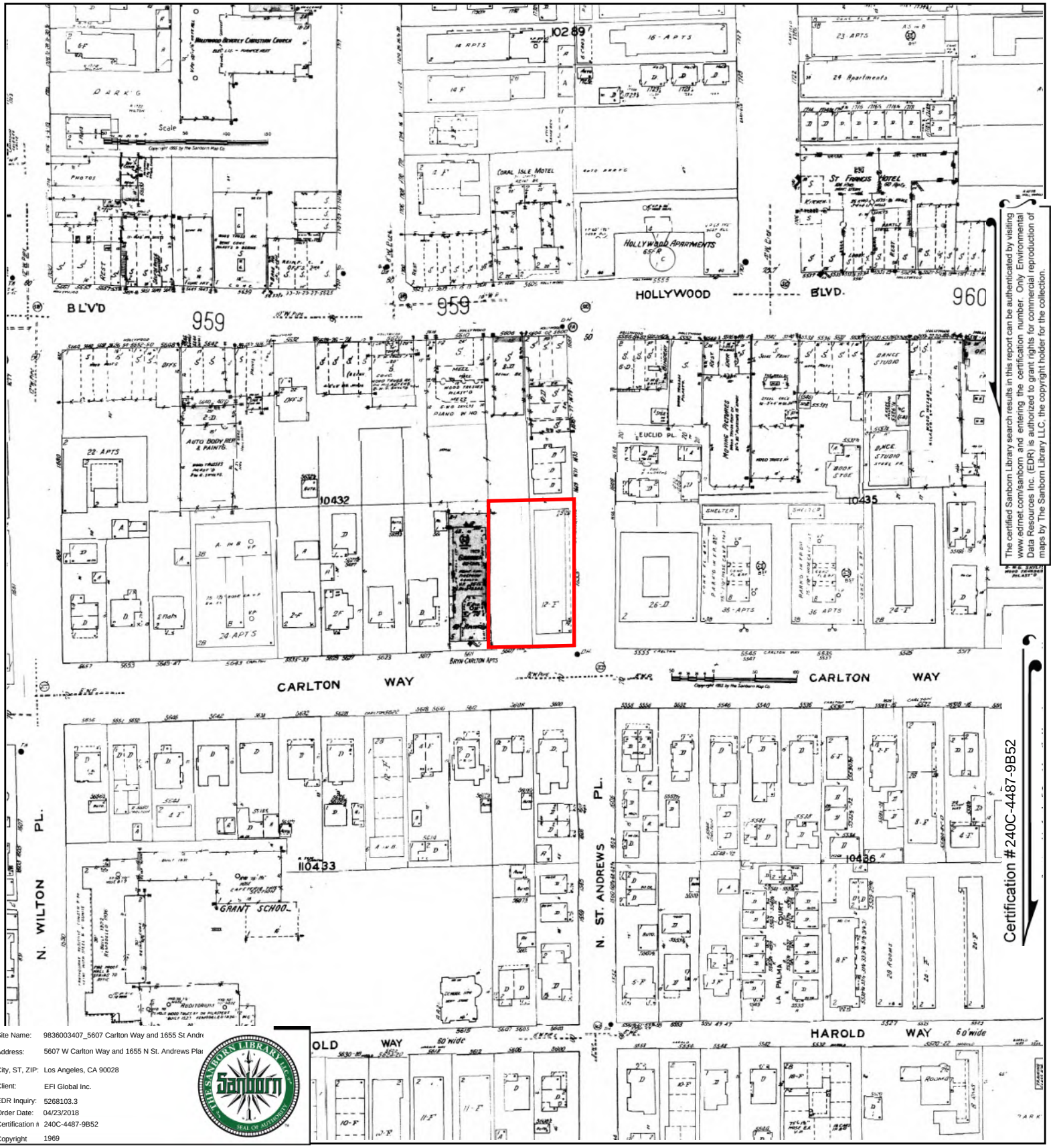
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Volume 9A, Sheet 969a
Volume 9A, Sheet 968a
Volume 9A, Sheet 960a
Volume 9A, Sheet 959a

N



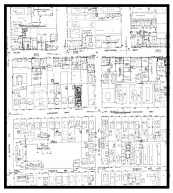
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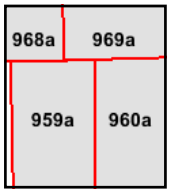
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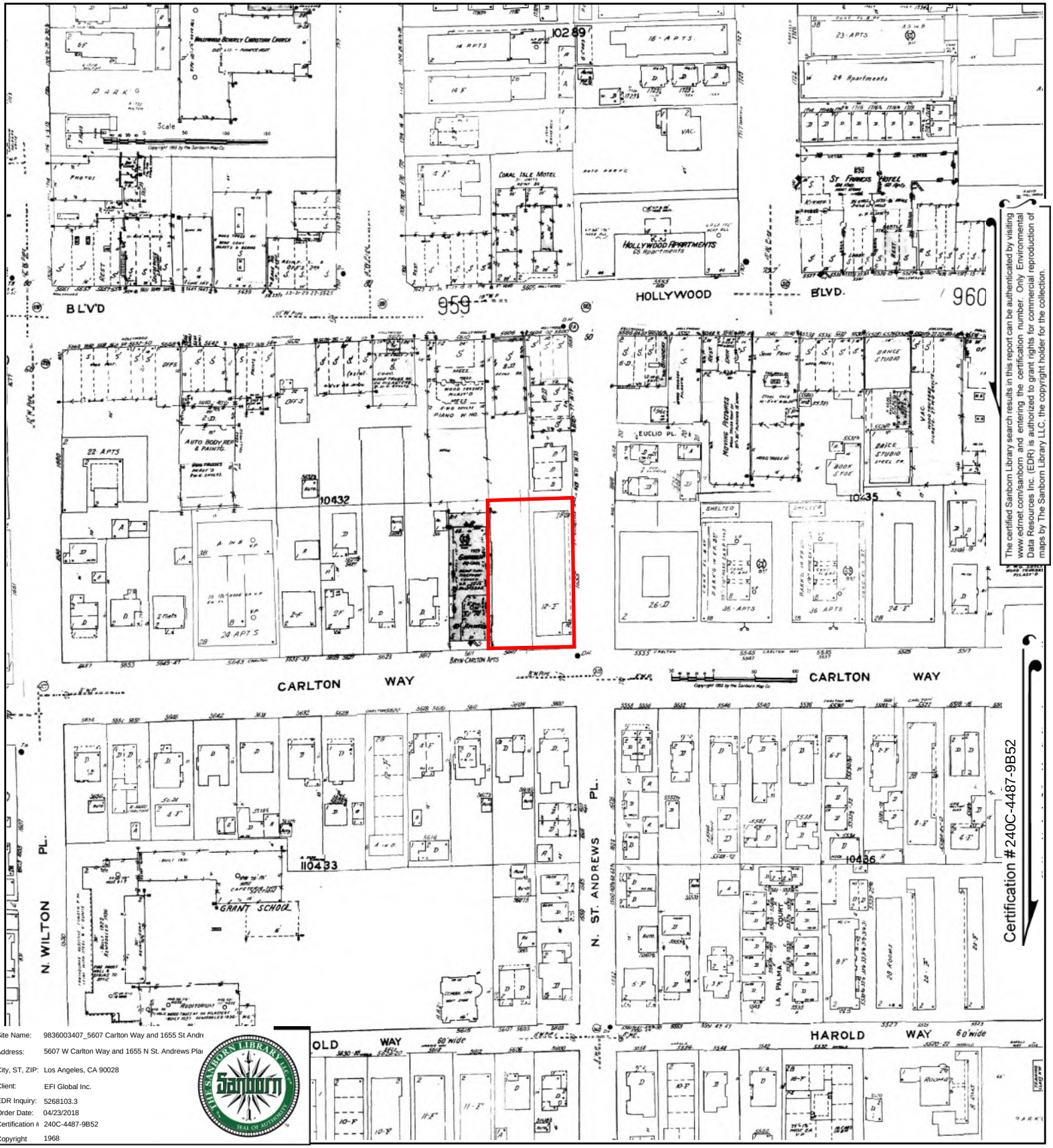
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Volume 9A, Sheet 960a
Volume 9A, Sheet 959a

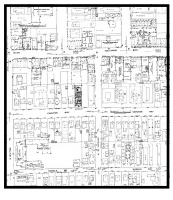
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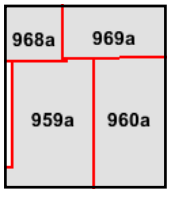


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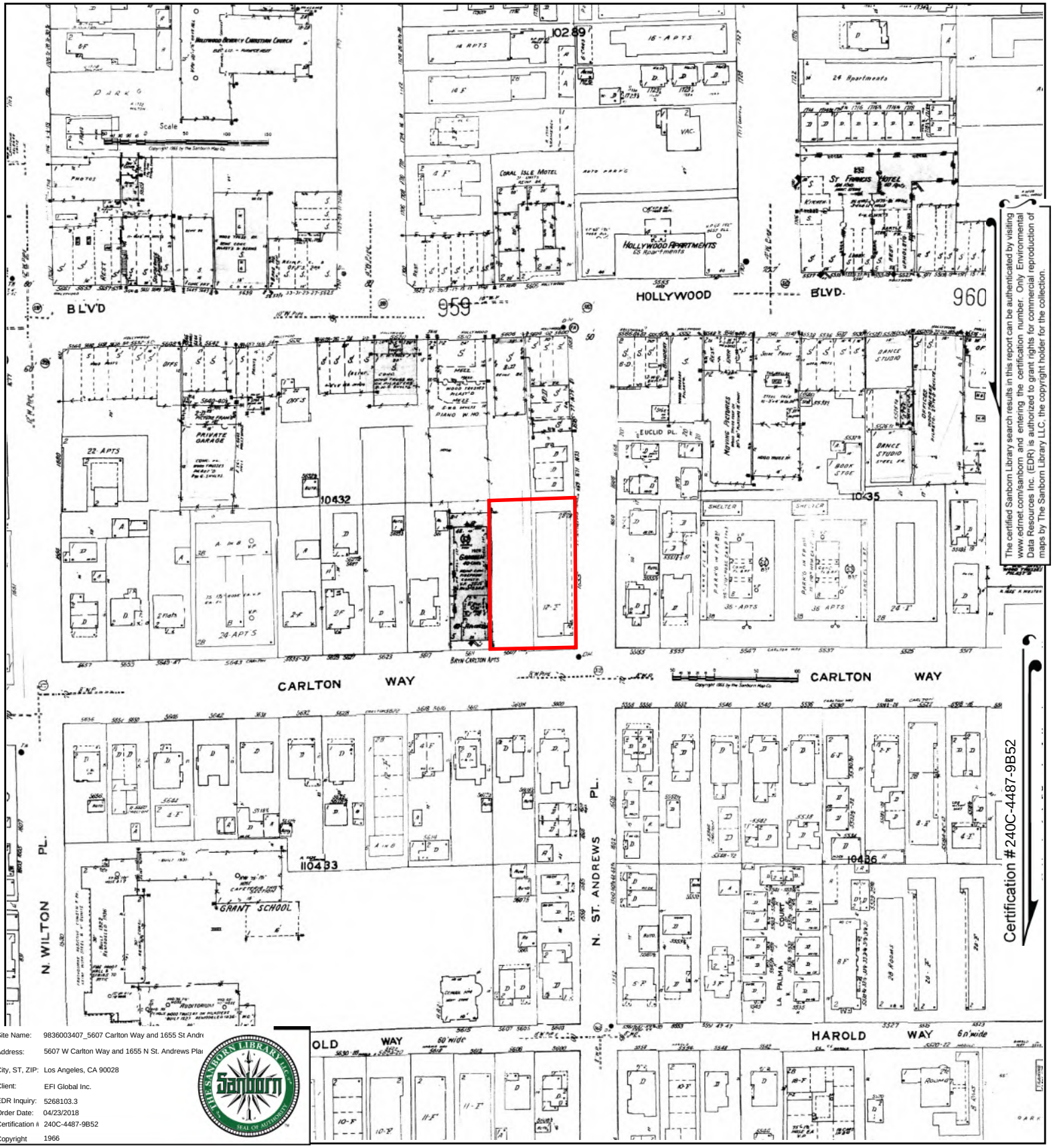




Volume 9A, Sheet 969a
Volume 9A, Sheet 968a
Volume 9A, Sheet 960a
Volume 9A, Sheet 959a

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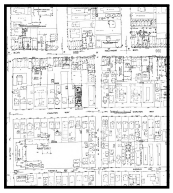


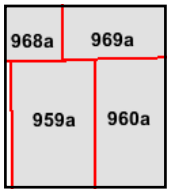
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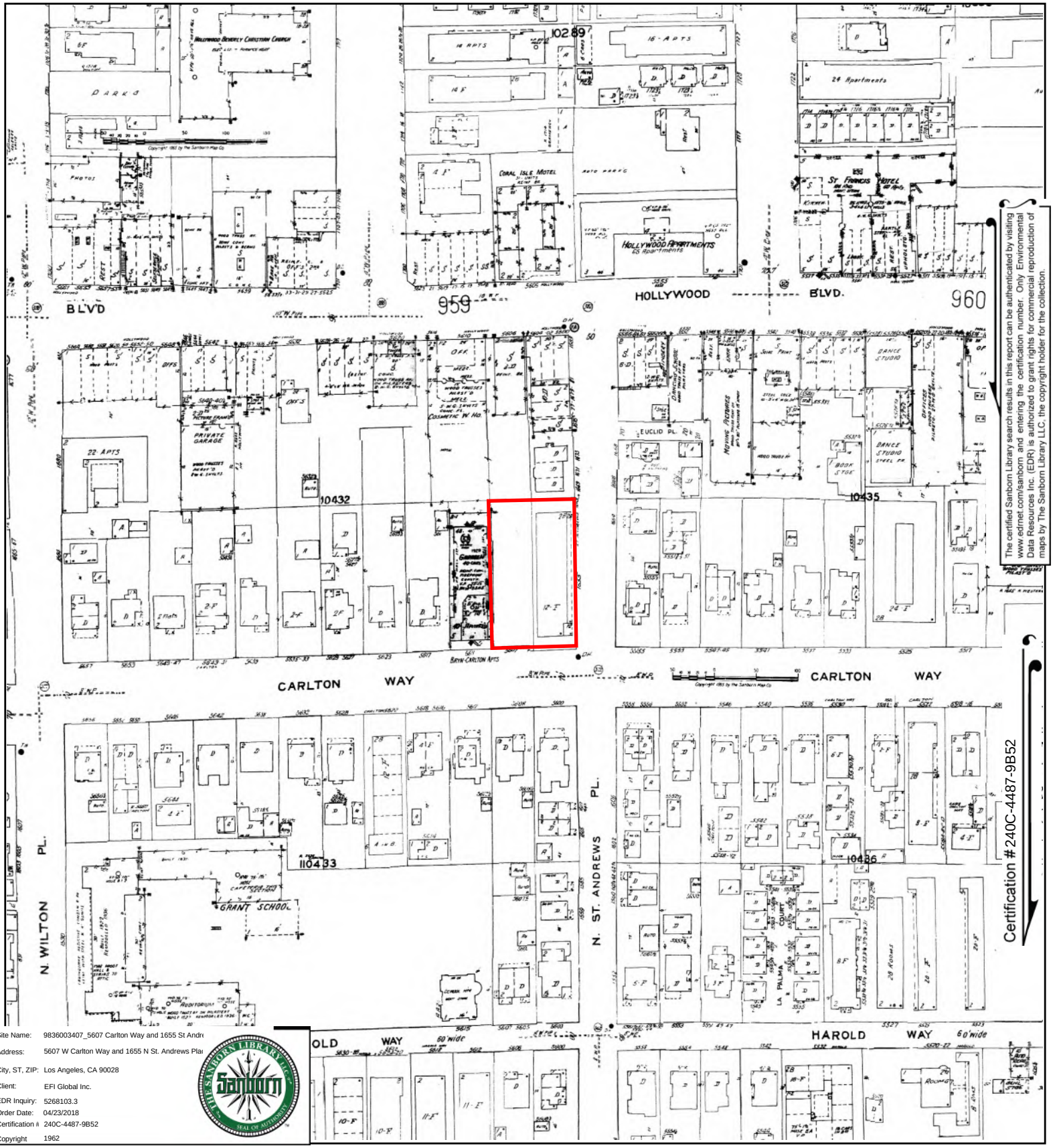
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Volume 9A, Sheet 968a
Volume 9A, Sheet 960a
Volume 9A, Sheet 959a

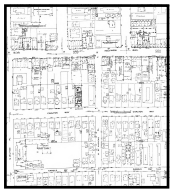
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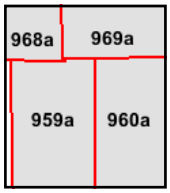


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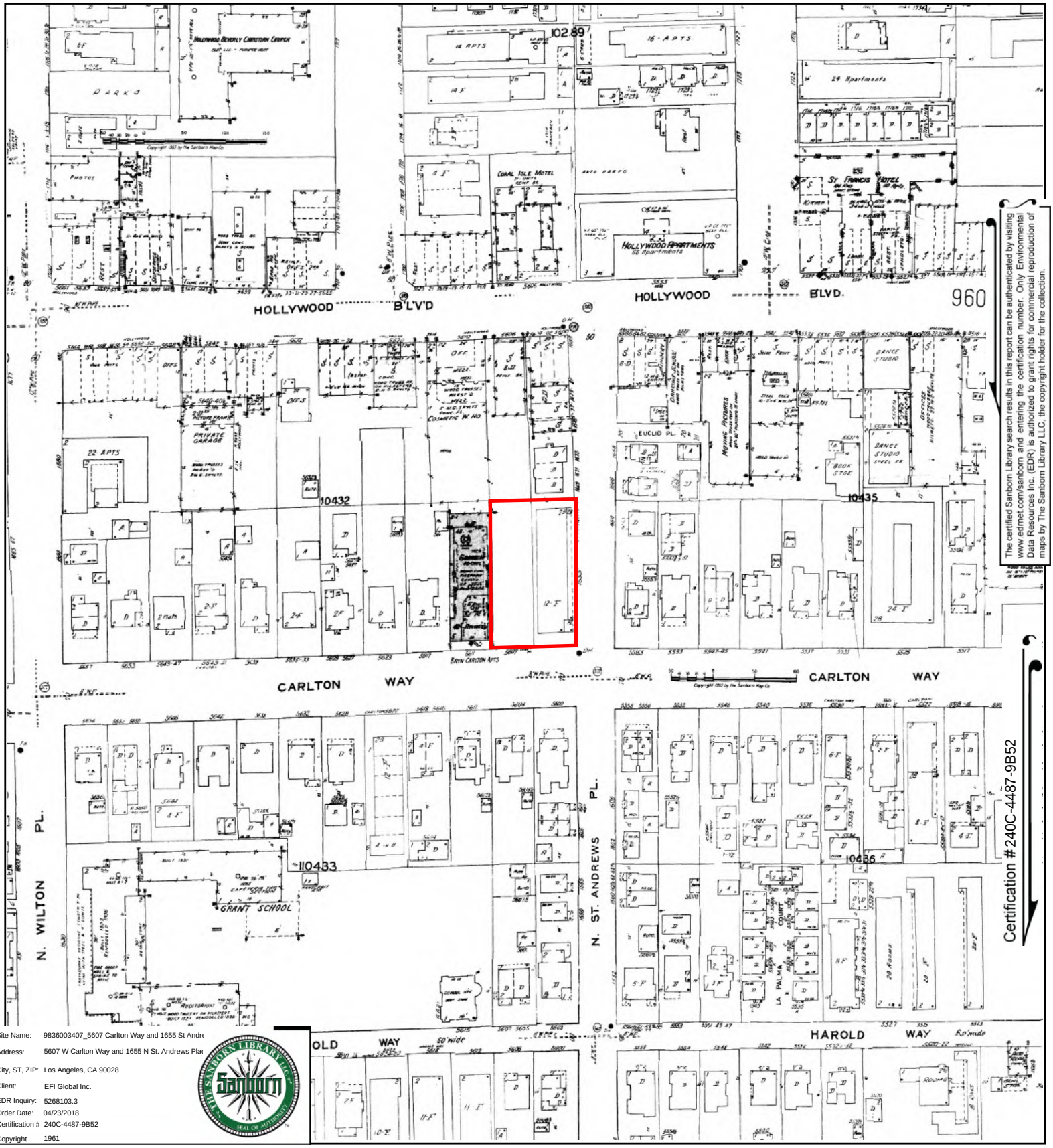




Volume 9A, Sheet 969a
Volume 9A, Sheet 968a
Volume 9A, Sheet 960a
Volume 9A, Sheet 959a

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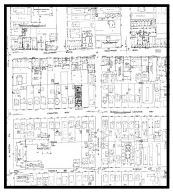
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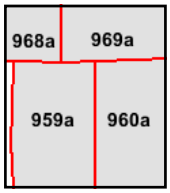


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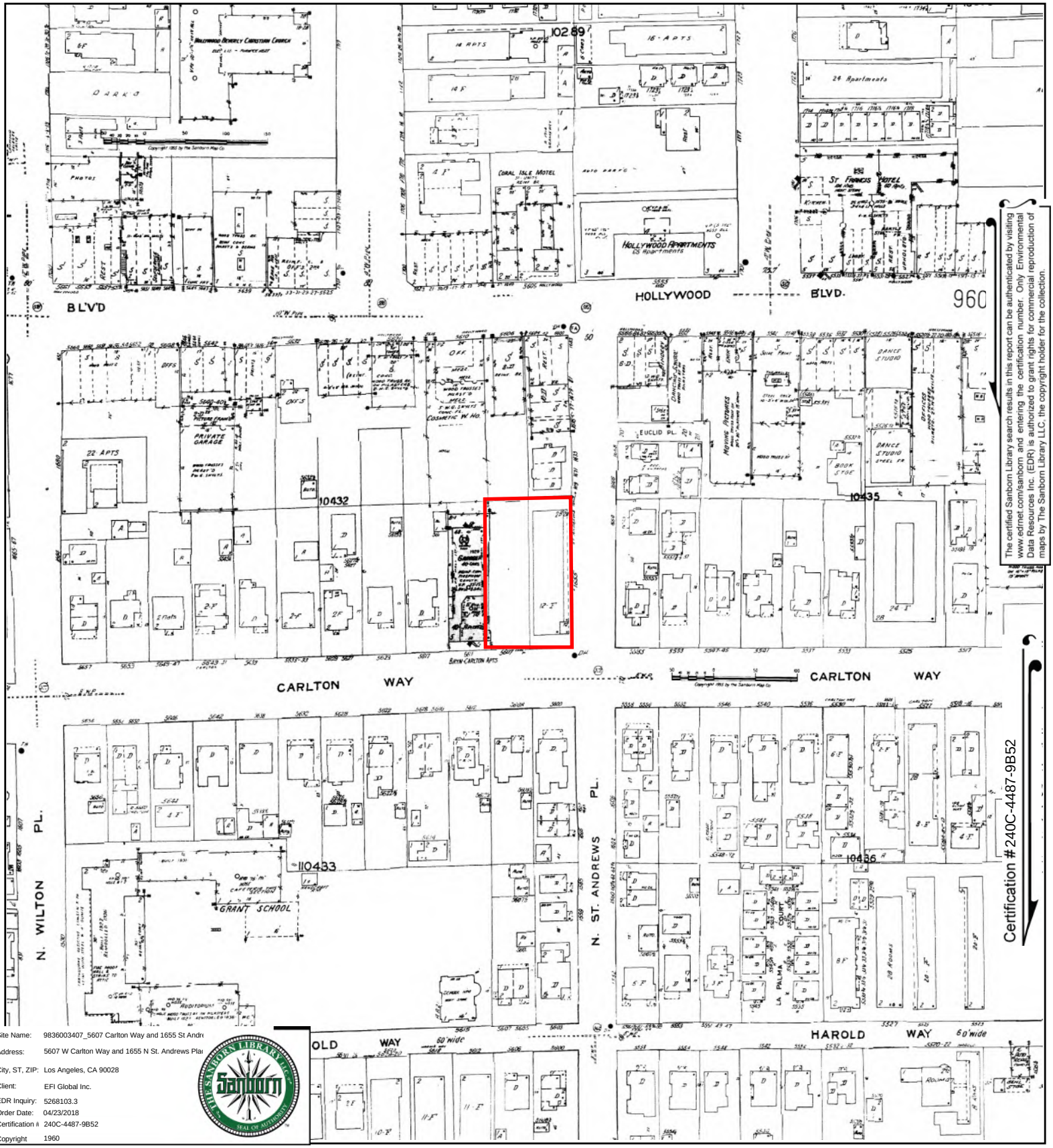




Volume 9A, Sheet 969a
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Volume 9A, Sheet 960a
Volume 9A, Sheet 959a

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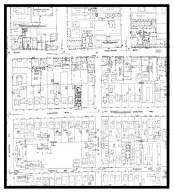


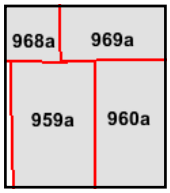
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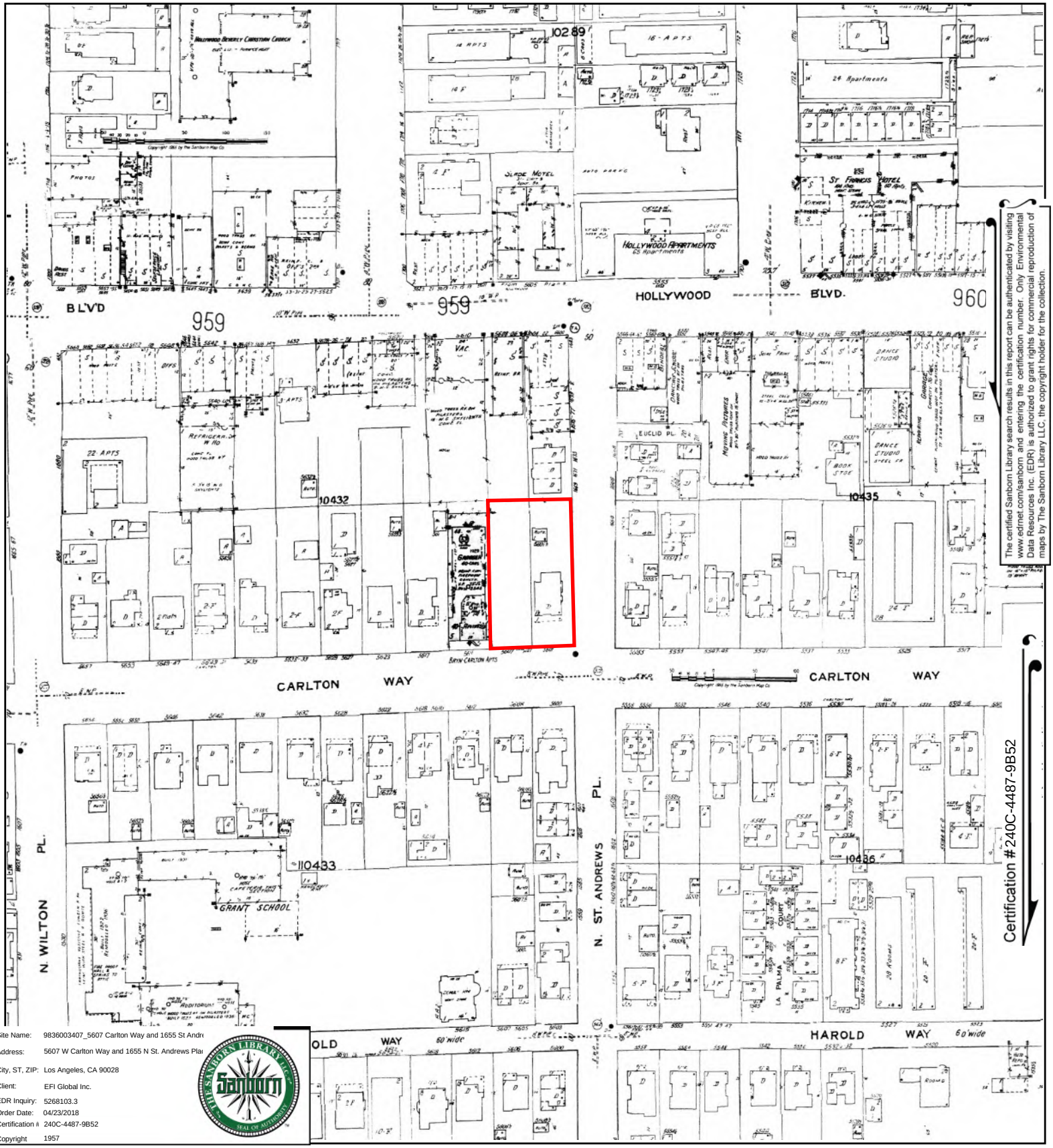
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Volume 9A, Sheet 968a
Volume 9A, Sheet 960a
Volume 9A, Sheet 959a

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Certified Sanborn® Map

1957



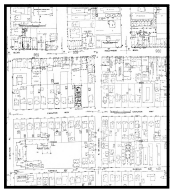
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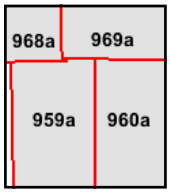
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Copyright	1957

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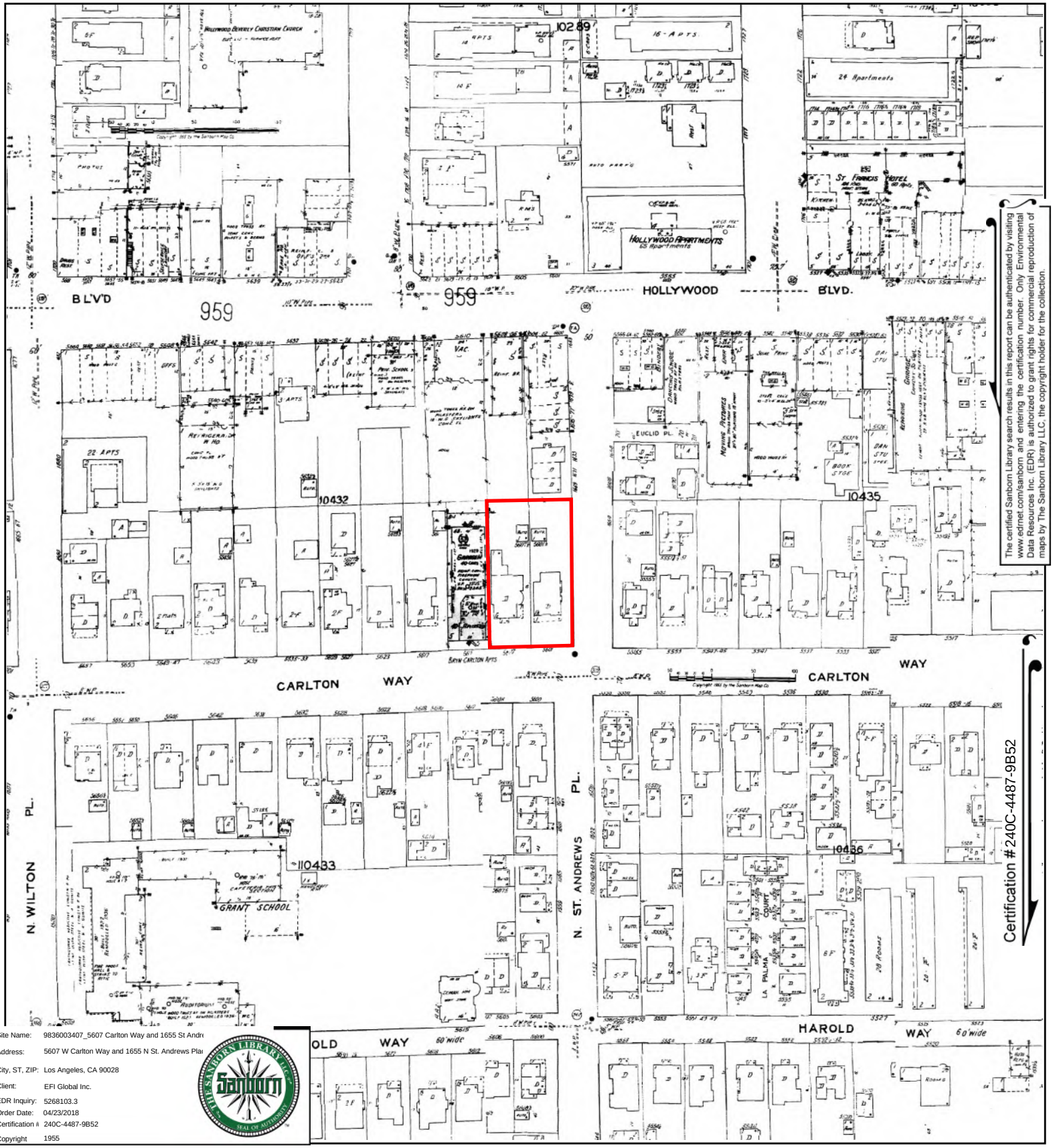
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Volume 9A, Sheet 968a
Volume 9A, Sheet 960a
Volume 9A, Sheet 959a

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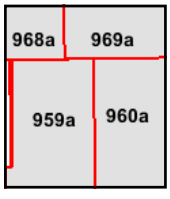
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Copyright	1955

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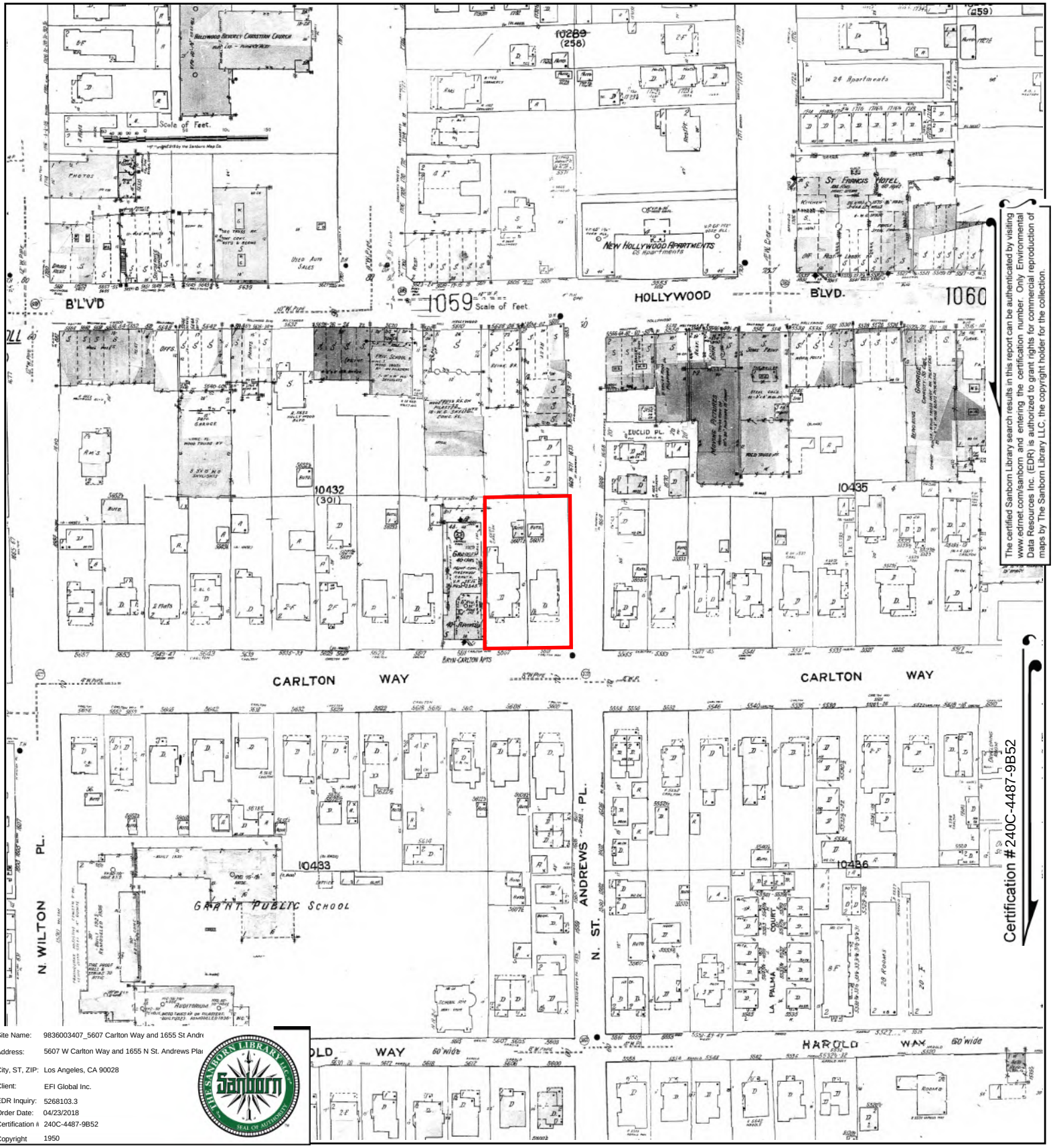




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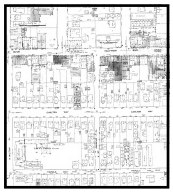


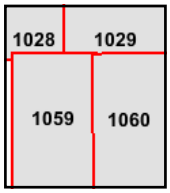
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Certification #:	240C-4487-9B52
Copyright	1950

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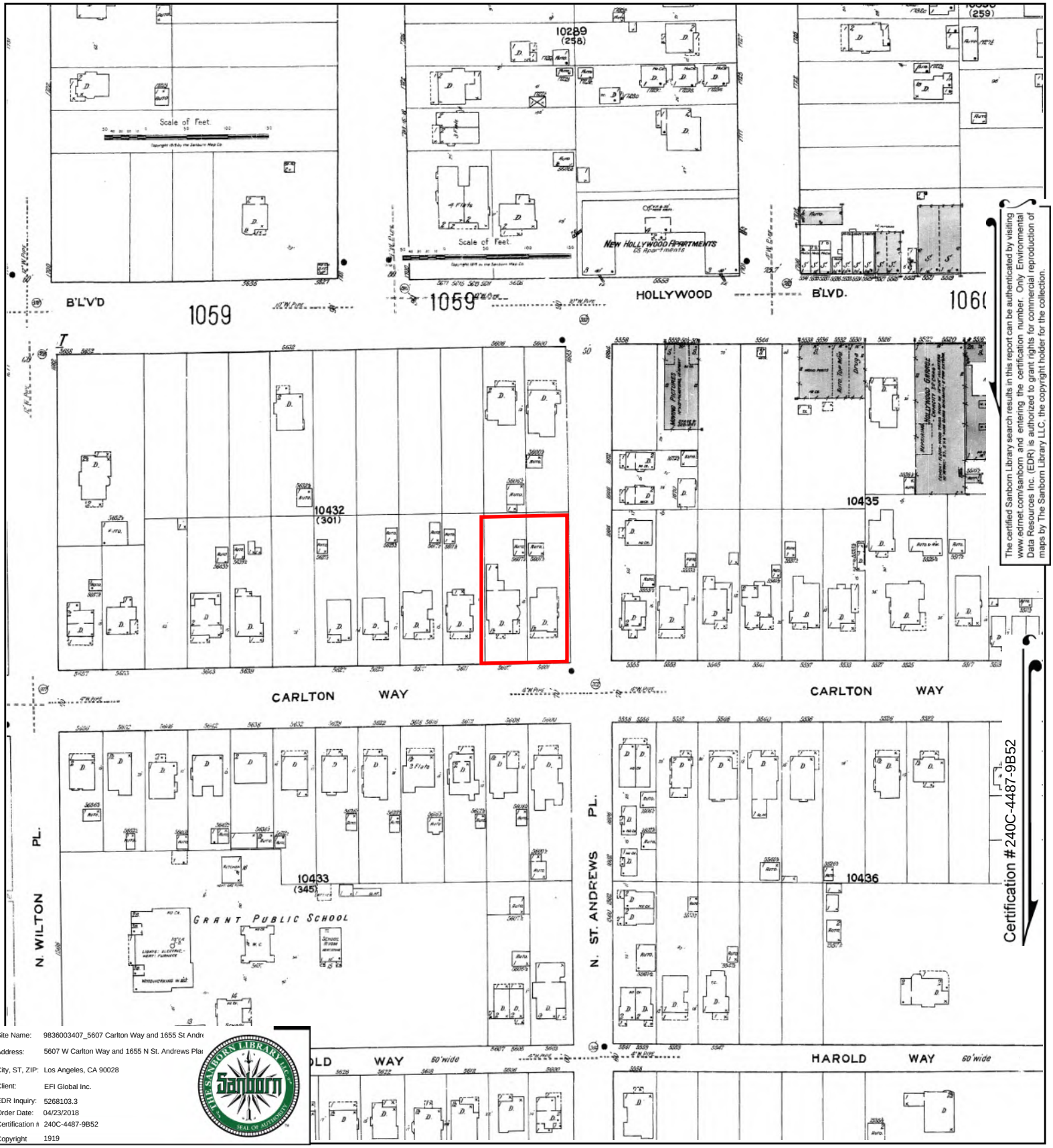




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0 Feet 150 300 600

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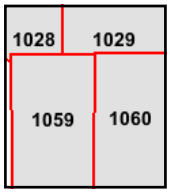
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EDR Inquiry: 5268103.3
Order Date: 04/23/2018
Certification #: 240C-4487-9B52
Copyright: 1919

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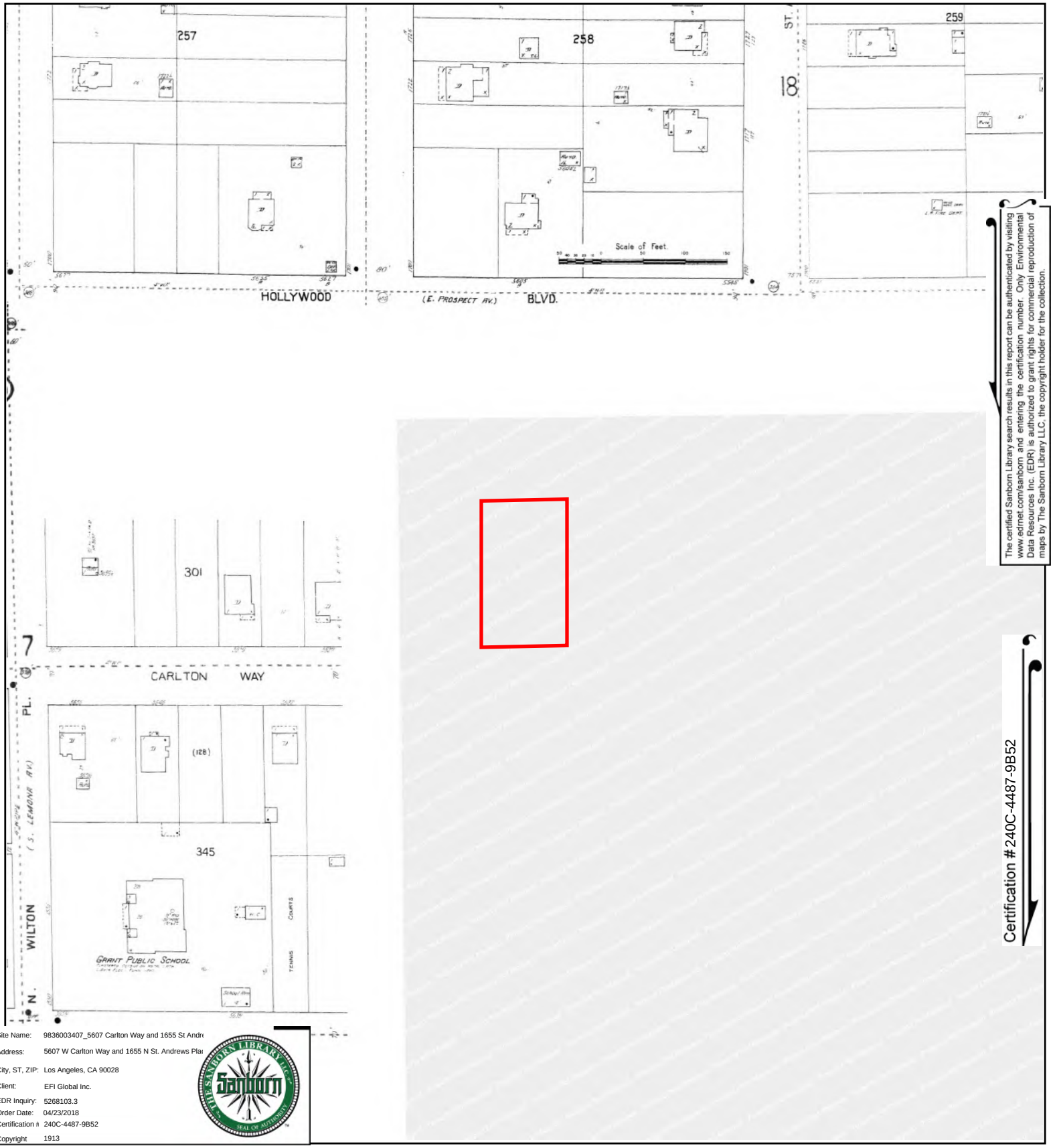
0 Feet 150 300 600





Volume 10, Sheet 1060
Volume 10, Sheet 1059
Volume 10, Sheet 1029
Volume 10, Sheet 1028

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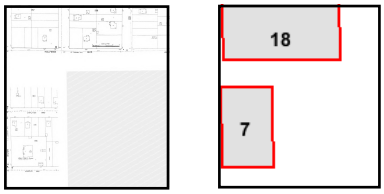
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Certification #240C-4487-9B52

Site Name: 9836003407_5607 Carlton Way and 1655 St Andr
Address: 5607 W Carlton Way and 1655 N St. Andrews Pla
City, ST, ZIP: Los Angeles, CA 90028
Client: EFI Global Inc.
EDR Inquiry: 5268103.3
Order Date: 04/23/2018
Certification #: 240C-4487-9B52
Copyright: 1913

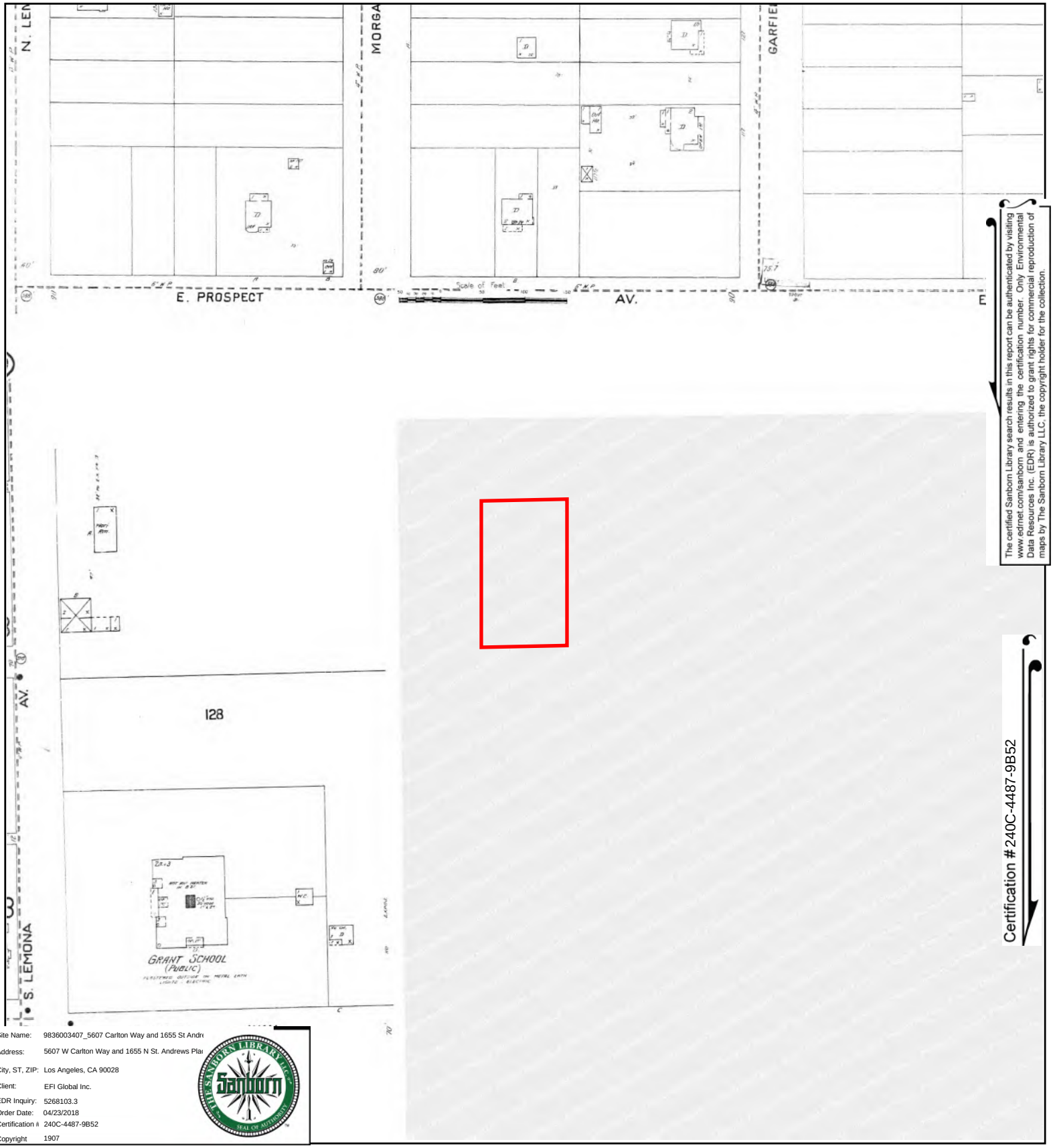
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Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600



Volume 1, Sheet 18
Volume 1, Sheet 7

N



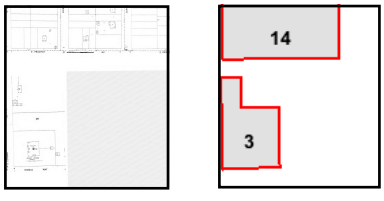
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Certification #240C-4487-9B52

Site Name: 9836003407_5607 Carlton Way and 1655 St Andr
Address: 5607 W Carlton Way and 1655 N St. Andrews Pla
City, ST, ZIP: Los Angeles, CA 90028
Client: EFI Global Inc.
EDR Inquiry: 5268103.3
Order Date: 04/23/2018
Certification #: 240C-4487-9B52
Copyright: 1907

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600



Volume 1, Sheet 14
Volume 1, Sheet 3

N

9836003407_5607 Carlton Way and 1655 St Andrews Pl
5607 W Carlton Way and 1655 N St. Andrews Place
Los Angeles, CA 90028

Inquiry Number: 5268103.5
April 24, 2018

The EDR-City Directory Abstract

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

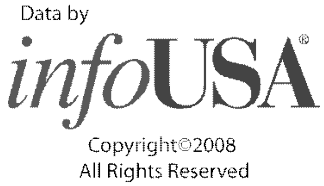
Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through 2014. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 332 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Year	Source	TP	Adjoining	Text Abstract	Source Image
2014	EDR Digital Archive	-	-	-	-
	EDR Digital Archive	-	X	X	-
2010	EDR Digital Archive	-	X	X	-
	EDR Digital Archive	X	X	X	-
2006	Haines Company, Inc.	-	X	X	-
2004	Haines Company	-	-	-	-
2003	Haines & Company	-	-	-	-
2001	Haines Company, Inc.	-	-	-	-
2000	Haines & Company	-	X	X	-
	Haines & Company	X	X	X	-
1999	Haines Company	-	-	-	-
1996	GTE	-	-	-	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1995	Pacific Bell	-	-	-	-
1992	PACIFIC BELL WHITE PAGES	-	-	-	-
1991	Pacific Bell	-	X	X	-
1990	Pacific Bell	-	X	X	-
1986	Pacific Bell	-	X	X	-
1985	Pacific Bell	-	X	X	-
1981	Pacific Telephone	-	X	X	-
1980	Pacific Telephone	-	X	X	-
1976	Pacific Telephone	-	X	X	-
1975	Pacific Telephone	-	X	X	-
1972	R. L. Polk & Co.	-	-	-	-
1971	Pacific Telephone	-	X	X	-
1970	Pacific Telephone	-	-	-	-
1969	Pacific Telephone	-	-	-	-
1967	Pacific Telephone	-	X	X	-
1966	Pacific Telephone	-	X	X	-
1965	Pacific Telephone	-	X	X	-
1964	Pacific Telephone	-	-	-	-
1963	Pacific Telephone	-	-	-	-
1962	Pacific Telephone	-	X	X	-
1961	R. L. Polk & Co.	-	-	-	-
1960	Pacific Telephone	-	-	-	-
1958	Pacific Telephone	-	X	X	-
1957	Pacific Telephone	-	X	X	-
1956	Pacific Telephone	-	-	-	-
1955	R. L. Polk & Co.	-	-	-	-
1954	R. L. Polk & Co.	-	X	X	-
1952	Los Angeles Directory Co.	-	-	-	-
1951	Pacific Telephone & Telegraph Co.	-	X	X	-
	Pacific Telephone & Telegraph Co.	X	X	X	-
1950	Pacific Telephone	-	X	X	-
1949	Los Angeles Directory Co.	-	-	-	-
1948	Associated Telephone Company, Ltd.	-	-	-	-
1947	Pacific Directory Co.	-	-	-	-
1946	Southern California Telephone Co	-	-	-	-
1945	R. L. Polk & Co.	-	-	-	-
1944	R. L. Polk & Co.	-	-	-	-
1942	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1940	Los Angeles Directory Co.	-	-	-	-
1939	Los Angeles Directory Co.	-	-	-	-
1938	Los Angeles Directory Company Publishers	-	-	-	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1937	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1936	Los Angeles Directory Co.	-	-	-	-
1935	Los Angeles Directory Co.	-	-	-	-
1934	Los Angeles Directory Co.	-	-	-	-
1933	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1932	Los Angeles Directory Co.	-	-	-	-
1931	TRIBUNE-NEWS PUBLISHING CO.	-	-	-	-
1930	Los Angeles Directory Co.	-	-	-	-
1929	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1928	Los Angeles Directory Co.	-	-	-	-
1927	Los Angeles Directory Co.	-	-	-	-
1926	Los Angeles Directory Co.	-	-	-	-
1925	Los Angeles Directory Co.	-	-	-	-
1924	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1923	Los Angeles Directory Co.	-	-	-	-
1921	Los Angeles Directory Co.	-	-	-	-
1920	Los Angeles Directory Co.	-	-	-	-

EXECUTIVE SUMMARY

SELECTED ADDRESSES

The following addresses were selected by the client, for EDR to research. An "X" indicates where information was identified.

Address	*Type*	*Findings*
5607 W Carlton Way	Client Entered	X
1655 N St. Andrews Place	Client Entered	
5600 Hollywood Blvd	Client Entered	X
5604 1/2 Hollywood Blvd	Client Entered	
5610 Hollywood Blvd	Client Entered	X
5611 Carlton Way	Client Entered	X
1530 N Wilton Pl	Client Entered	X
5552 Carlton Way	Client Entered	X
5555 Carlton Way	Client Entered	X

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

5607 W Carlton Way and 1655 N St. Andrews Place
Los Angeles, CA 90028

FINDINGS DETAIL

Target Property research detail.

N Saint Andrews Pl

1655 N Saint Andrews Pl

Year	*Uses*	*Source*
2010	VALDERRAVANO RICARDO	EDR Digital Archive

N St. Andrews Place

1655 N St. Andrews Place

Year	*Uses*	*Source*

ST ANDREWS PL N

1655 ST ANDREWS PL N

Year	*Uses*	*Source*
2000	APARTMENTS CRISTO Sandra Haydee	Haines & Company
	FREEDMAN Lourya	Haines & Company
	GALEAS Lizette C	Haines & Company
	JIMENEZ Dora A	Haines & Company
	JUAREGUI Carla	Haines & Company
	WEALTH CODE	Haines & Company
	ZAVALA Guadalupe	Haines & Company

W CARLTON WAY

5607 W CARLTON WAY

Year	*Uses*	*Source*
1951	Carltn Wy Faulkner Wm r	Pacific Telephone & Telegraph Co.

FINDINGS

W Carlton Way

5607 W Carlton Way

Year	*Uses*	*Source*
1951	Carltn Wy Faulkner Wm r	Pacific Telephone & Telegraph Co.

W CARLTON WAY

5607 W CARLTON WAY

Year	*Uses*	*Source*
1942	FAULKNER Genevieve	Los Angeles Directory Co.

W Carlton Way

5607 W Carlton Way

Year	*Uses*	*Source*
1942	FAULKNER Genevieve	Los Angeles Directory Co.

W CARLTON WAY

5607 W CARLTON WAY

Year	*Uses*	*Source*
1937	FAULKNER Emma J	Los Angeles Directory Co.
	FAULKNER Genevieve C	Los Angeles Directory Co.

W Carlton Way

5607 W Carlton Way

Year	*Uses*	*Source*
1937	FAULKNER Emma J	Los Angeles Directory Co.
	FAULKNER Genevieve C	Los Angeles Directory Co.

W CARLTON WAY

5607 W CARLTON WAY

Year	*Uses*	*Source*
1933	FAULKNER Emma J	Los Angeles Directory Co.
	FAULKNER Genevieve	Los Angeles Directory Co.

FINDINGS

W Carlton Way

5607 W Carlton Way

Year	*Uses*	*Source*
1933	FAULKNER Emma J	Los Angeles Directory Co.
	FAULKNER Genevieve	Los Angeles Directory Co.

W CARLTON WAY

5607 W CARLTON WAY

Year	*Uses*	*Source*
1929	FAULKNER Emma	Los Angeles Directory Co.
	FAULKNER Genevieve C	Los Angeles Directory Co.
	LUND Josephine wid Herman	Los Angeles Directory Co.

W Carlton Way

5607 W Carlton Way

Year	*Uses*	*Source*
1929	FAULKNER Emma	Los Angeles Directory Co.
	FAULKNER Genevieve C	Los Angeles Directory Co.
	LUND Josephine wid Herman	Los Angeles Directory Co.

W CARLTON WAY

5607 W CARLTON WAY

Year	*Uses*	*Source*
1924	FAULKNER Emma J h	Los Angeles Directory Co.
	FAULKNER Genevieve r	Los Angeles Directory Co.

W Carlton Way

5607 W Carlton Way

Year	*Uses*	*Source*
1924	FAULKNER Emma J h	Los Angeles Directory Co.
	FAULKNER Genevieve r	Los Angeles Directory Co.

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

Carlton Way

5552 Carlton Way

Year	*Uses*	*Source*
2006	CHERKEZYAN Varo	Haines Company, Inc.
	B OLIVARES Alejandra	Haines Company, Inc.
2000	ARUTYUNYAN Mariam	Haines & Company
1990	GORDON PAUL	Pacific Bell
1986	GORDON PAUL	Pacific Bell
	WEISS KIRK	Pacific Bell
1976	Kenney Maria	Pacific Telephone
	Washington ington ington Geo	Pacific Telephone
1962	Rath Newcomb	Pacific Telephone
	Harnack Peter	Pacific Telephone
1958	Small Ernest	Pacific Telephone
	Biaggi Angelo	Pacific Telephone
1951	Carltn Wy Cummings Helen F	Pacific Telephone & Telegraph Co.
	Carltn Wy Sherman V R	Pacific Telephone & Telegraph Co.
1942	ELLSWORTH Elmer E Carrie K	Los Angeles Directory Co.
	KENNEDY Emery F Caroline B	Los Angeles Directory Co.
	BOYNTON Ruth Mrs	Los Angeles Directory Co.
1937	ELLSWORTH Theo R studrowkr	Los Angeles Directory Co.
	MILLER Mary E wid A C	Los Angeles Directory Co.
	STANTON Edna M Mrs	Los Angeles Directory Co.
	WOOD Clara	Los Angeles Directory Co.
1933	ELLSWORTH Theo clk	Los Angeles Directory Co.
	YOUNG Paul R M Willa N music tchr	Los Angeles Directory Co.
	ELLSWORTH Elmer E jr studiowkr	Los Angeles Directory Co.
1929	ELLSWORTH Elmer B Carrie Ellsworth Co	Los Angeles Directory Co.
	ELLSWORTH Elmer E jr photog	Los Angeles Directory Co.
	ELLSWORTH Kennedy	Los Angeles Directory Co.
	ELLSWORTH Theo	Los Angeles Directory Co.
1924	ELLSWORTH Elmer cinema photo r	Los Angeles Directory Co.
	ELLSWORTH Elmer E aud United Theatres h	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1924	ELLSWORTH Kennedy D br mgr Geo L Eastman Co r	Los Angeles Directory Co.
	ELLSWORTH Philip printer r	Los Angeles Directory Co.
	Mac DONALD Robt M clk r	Los Angeles Directory Co.
	SMITH Saml L r	Los Angeles Directory Co.
	ELLSWORTH Carrie E r	Los Angeles Directory Co.

5555 Carlton Way

Year	Uses	Source
2014	SIMITRIO MILLAN	EDR Digital Archive
2006	ARREOLAMaria	Haines Company, Inc.
	APARTMENTS	Haines Company, Inc.
	ALTAMIRANO	Haines Company, Inc.
	Lorenza	Haines Company, Inc.
	CAMPOS Mario	Haines Company, Inc.
	DIAZClaudla	Haines Company, Inc.
	DIAZTomas	Haines Company, Inc.
	GARCIAHemrmelinda	Haines Company, Inc.
	GARCIASIBAJAAna	Haines Company, Inc.
	LINARES Elisa	Haines Company, Inc.
	ORDONEZEsteban	Haines Company, Inc.
	ORDONEZ M Esteban	Haines Company, Inc.
	RAMIREZMORALES	Haines Company, Inc.
	Albertno	Haines Company, Inc.
	RENTERIAJorge	Haines Company, Inc.
	SANCHEZ Gerardo A	Haines Company, Inc.
	SANTAMARIA Sandra	Haines Company, Inc.
2000	HERNANDEZ Rosendo Dejesus	Haines & Company
	ORDONEZ Es	Haines & Company
	RAMIREZMORALES Alberto	Haines & Company
	RENTERIA Jorge	Haines & Company
	APARTMENTS ARROYO Angel Sa	Haines & Company
1990	ALFARO MARIA LUZ	Pacific Bell
	AGUILAR PEDRO	Pacific Bell
	GONZALEZ LUIS H	Pacific Bell
	SOLTERO FRANCISCO	Pacific Bell
	PEREZ JOSE ESQUIVIAS	Pacific Bell
	RODRIGUEZ JOSEFINA	Pacific Bell
	DRAMMEH OMARU	Pacific Bell

FINDINGS

Year	Uses	Source
1990	VEGA CARLOS W	Pacific Bell
1986	LEE SANG	Pacific Bell
	SOLTERO FRANCISCO	Pacific Bell
	RIOS ANNA	Pacific Bell
	RO HEE G	Pacific Bell
	TSAMAKYAN ZHIRAYR	Pacific Bell
	RICO GUILLERMO	Pacific Bell
	NGUYEN THIEN D	Pacific Bell
	ALONSO ROBERTO	Pacific Bell
	ALLEN JANE	Pacific Bell
	CHUNG YANG	Pacific Bell
	CHUNG KHUN SONG	Pacific Bell
	PAEK CHONG KU	Pacific Bell
1981	GUTIERREZ SIMPLICIO Z	Pacific Telephone
	SHULDMAN DONNA & CHAIM	Pacific Telephone
	YI SANG HON	Pacific Telephone
	TSAMAKYAN ZHIRAYR	Pacific Telephone
	LEE MYONG	Pacific Telephone
	DE VINNEY BOB	Pacific Telephone
	PAIK EUI-NAM	Pacific Telephone
	SU CHARLIE	Pacific Telephone
	DINAY GARVRIEL	Pacific Telephone
	JIMENEZ GERMAN R	Pacific Telephone
	PROVENCIO JOE L	Pacific Telephone
	CHUN YOUNG HEE	Pacific Telephone
	CHO YOUNG OK	Pacific Telephone
	KIM KYO YOUNG	Pacific Telephone
	ROJAS DAVID M	Pacific Telephone
1976	Thepkuichon Peerasuk	Pacific Telephone
	Tucker E A	Pacific Telephone
	Woodson Jas	Pacific Telephone
	Carter Vicky	Pacific Telephone
	Dunning Jack	Pacific Telephone
	Deval Industries Inc	Pacific Telephone
	de Valenzuela N	Pacific Telephone
	Dougherty Stan	Pacific Telephone
	Lowdermilk Steven H	Pacific Telephone
	Smith Ron	Pacific Telephone

Year	Uses	Source
1976	Mandle Kim Palmer	Pacific Telephone
1971	Madrigal Coralia	Pacific Telephone
	Goldblatt Benjamin	Pacific Telephone
	Moore Dennis M	Pacific Telephone
	Balta Laszlo	Pacific Telephone
	Barthalos Edmund	Pacific Telephone
	Greco Paolo	Pacific Telephone
	Enhelder Eve	Pacific Telephone
1967	Ripley Ada	Pacific Telephone
1962	Grohman Ben	Pacific Telephone
1951	Carltn Wy Kalna John M r	Pacific Telephone & Telegraph Co.
1942	SNYDER Minnie wid J G	Los Angeles Directory Co.
1937	KEMPER Vivian Mrs office asst Edw Sterling	Los Angeles Directory Co.
	KEMPER Jas M Vivian radios	Los Angeles Directory Co.
	SNYDER Minnie wid Jos	Los Angeles Directory Co.
	Ter Bush Harvey auto mech	Los Angeles Directory Co.
1929	SNYDER Jos G Minnie h	Los Angeles Directory Co.
1924	SNYDER Jos G h	Los Angeles Directory Co.

CARLTON WAY

5562 CARLTON WAY

Year	Uses	Source
1929	Grandstrom G R slsmn Universal Film Erchanges	Los Angeles Directory Co.

5568 CARLTON WAY

Year	Uses	Source
1924	STEWART Robt F slsmn h	Los Angeles Directory Co.

5585 CARLTON WAY

Year	Uses	Source
1942	EVANS Rosemary	Los Angeles Directory Co.

5586 CARLTON WAY

Year	Uses	Source
1942	Lescault Theo V Berenice refrig eng	Los Angeles Directory Co.

FINDINGS

5600 CARLTON WAY

Year	Uses	Source
1986	OTA N	Pacific Bell
	OTA ICHIRO	Pacific Bell
1981	OTA ICHOIRO	Pacific Telephone
	OTA N	Pacific Telephone
1976	Ota Ichiro	Pacific Telephone
	Ota N	Pacific Telephone
1971	Ota Ichiro	Pacific Telephone
1967	Ota Ichiro	Pacific Telephone
1962	Lachance F R	Pacific Telephone
1958	Lachance F R	Pacific Telephone
1951	Carltn Wy Kinscherff Hilda r	Pacific Telephone & Telegraph Co.
1942	Merrills Budd N Ida L ins agt	Los Angeles Directory Co.
	De Angelis Regina fctwkr	Los Angeles Directory Co.
1937	Mintz Nathan artist	Los Angeles Directory Co.
	Kellet Jos A lawyer	Los Angeles Directory Co.
	Kellet Isaac D Eva cameramn	Los Angeles Directory Co.
	Kellet Harriet S artist	Los Angeles Directory Co.
1933	MERRILLS BUDD N Ida Claim Adjuster Life Insurance Co Hartford Conn	Los Angeles Directory Co.
1929	MERRILLS BUDD N Irene Claim Adjuster Aetna Life Insurance Co Hartford Conn	Los Angeles Directory Co.
1924	Ramsay Wm J h	Los Angeles Directory Co.
	Seyring Harold A engrav Castle Co r	Los Angeles Directory Co.

5601 CARLTON WAY

Year	Uses	Source
1951	Carltn Wy Vogel Walter G r	Pacific Telephone & Telegraph Co.
1929	GIUSTI JOHN J Minnie L Dentist	Los Angeles Directory Co.
1924	Sprowls Ralph M h	Los Angeles Directory Co.

5608 CARLTON WAY

Year	Uses	Source
2000	XXXX	Haines & Company
1971	Grantham Donald J	Pacific Telephone
1967	Grantham Donald J	Pacific Telephone
1962	Grantham Donald J	Pacific Telephone
1958	Sullivan Thomas R	Pacific Telephone
1951	Carltn Wy Sullivan Thomas R r	Pacific Telephone & Telegraph Co.
1942	SULLIVAN Thos R Mary dep Co Assesor	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1937	SULLIVAN Thos R Mary dep County Assessor	Los Angeles Directory Co.
1933	Turton Wm C	Los Angeles Directory Co.
1929	Turton Wm C real est	Los Angeles Directory Co.
	Hamall Theresa	Los Angeles Directory Co.
1924	Turton Wm C real est h	Los Angeles Directory Co.
	Hamall Arthur r	Los Angeles Directory Co.

Carlton Way

5611 Carlton Way

Year	Uses	Source
2014	DURAN APPRAISAL SERVICE	EDR Digital Archive
	GOLDEN ERA LOFTS LLC	EDR Digital Archive
2010	GOLDEN ERA LOFTS LLC	EDR Digital Archive
	DURAN APPRAISAL SERVICE	EDR Digital Archive
2006	HUARACHI Juan	Haines Company, Inc.
	ROYAL CARLTON APTS	Haines Company, Inc.
	BART Helen	Haines Company, Inc.
	BENZAQUEN Renee	Haines Company, Inc.
	EILERS Timothy	Haines Company, Inc.
	HUBBARD D	Haines Company, Inc.
	JAMES TUGGLE	Haines Company, Inc.
	SANTANA Eleanor	Haines Company, Inc.
	TIALENTO Igor	Haines Company, Inc.
	TOBAR Ronald F	Haines Company, Inc.
	TUGGLE James	Haines Company, Inc.
	TUGGLEJAMES	Haines Company, Inc.
	LAW OFFICES	Haines Company, Inc.
	TUGGLEJAMES	Haines Company, Inc.
	LAW OFFICES	Haines Company, Inc.
	YOUNGREN Herbert	Haines Company, Inc.
	ZERVO Emil	Haines Company, Inc.
	CHITWOOD Danielle	Haines Company, Inc.
	MEDRANO Clara M	Haines Company, Inc.
2000	ROYAL CARLTON APTS	Haines & Company
	ALFONSO Judith	Haines & Company
	APREALLA Funk	Haines & Company
	FERNANDEZ Zenaida	Haines & Company

FINDINGS

Year	Uses	Source
2000	GHEE P	Haines & Company
	HOFFERMAN Jon	Haines & Company
	ORTIZ Aura	Haines & Company
	RAMIREZ Mario	Haines & Company
	SANTANA Eleanor	Haines & Company
	AMBARTSUMYAN Zograk	Haines & Company
1990	GINSBERG R	Pacific Bell
	LAURIDA BOOKS PUBLISHING CO	Pacific Bell
	SMITH SCOTT & AMY	Pacific Bell
	PHILLIPS BILL	Pacific Bell
	FIELD DOUGLAS	Pacific Bell
	HOFFERMAN JON	Pacific Bell
	POSPOSIL FRANTISEK	Pacific Bell
	TRASKELL DANIEL	Pacific Bell
	FRAZIER DAN R	Pacific Bell
1986	STURDIVANT GERARDO H	Pacific Bell
	TEJASINDHU PHURI	Pacific Bell
	SHIRASAKI HARUE	Pacific Bell
	GINSBERG R	Pacific Bell
	PETHYBRIDGE B A	Pacific Bell
	TRASKELL DANIEL	Pacific Bell
	RUBIN RICHARD	Pacific Bell
	ABBEY MALCOLM	Pacific Bell
1981	SHIRASAKI HARUE	Pacific Telephone
	ORBIT INDUSTRIES	Pacific Telephone
	SMITH GREGORY	Pacific Telephone
	PETHYBRIDGE B A	Pacific Telephone
	SPELL B W	Pacific Telephone
	HERNANDEZ NATALIO	Pacific Telephone
	MAYO RICHARD	Pacific Telephone
	CASTRO MARIA	Pacific Telephone
	GIBBINS C V	Pacific Telephone
	GINSBERG R	Pacific Telephone
	ROBERTS SEAN	Pacific Telephone
	ROYAL CARLTON APTS	Pacific Telephone
	RUIZ MARINA	Pacific Telephone
	CORDOBA MOISES	Pacific Telephone
	LAURIDA BOOKS PUBLISHING CO	Pacific Telephone

FINDINGS

Year	Uses	Source
1981	NORMAN F	Pacific Telephone
1976	Gibbins C V	Pacific Telephone
	Ginsberg R	Pacific Telephone
	Moody Gordon C	Pacific Telephone
	Valdez Francisco Cortez	Pacific Telephone
	King R B	Pacific Telephone
	Royal Carlton Apts	Pacific Telephone
	White V L	Pacific Telephone
	Laurida Books Publishing Co	Pacific Telephone
	Frank Sam	Pacific Telephone
	Daniel David	Pacific Telephone
	Doyle Richard	Pacific Telephone
	Pethybridge B A	Pacific Telephone
	Bubb Jas	Pacific Telephone
	Horak Chas	Pacific Telephone
	Stafford A	Pacific Telephone
1971	Frederick Chas	Pacific Telephone
	Ragone Tony	Pacific Telephone
	Quinlen D M	Pacific Telephone
	Story John J	Pacific Telephone
	King Ruth B	Pacific Telephone
	Roentgen A	Pacific Telephone
	Roa Mario	Pacific Telephone
	Grant Howard John	Pacific Telephone
	Valdez Dennis Lee	Pacific Telephone
	Royal Carlton Apartments	Pacific Telephone
	Doyle Richard	Pacific Telephone
	Habla Jos	Pacific Telephone
	Le Roux M E	Pacific Telephone
	Laurida Books Publishing Co	Pacific Telephone
	Sands Philip H	Pacific Telephone
	Edelstein Walter	Pacific Telephone
	Heinl Geo	Pacific Telephone
	Searle Marian	Pacific Telephone
	Horak Chas	Pacific Telephone
	Marks Clarence J	Pacific Telephone
1967	Dodge Richard K	Pacific Telephone
	Edelstein Walter	Pacific Telephone

FINDINGS

Year	Uses	Source
1967	Royal Carlton Apts	Pacific Telephone
	Sands Philip H	Pacific Telephone
	Nilsson Ivar	Pacific Telephone
	Oclair Leonard	Pacific Telephone
	Marks Clarence J	Pacific Telephone
	Beczo Istvan	Pacific Telephone
	Baron Dick	Pacific Telephone
	Kaldor John L	Pacific Telephone
	Rachuy Dene	Pacific Telephone
	Wood Doris L	Pacific Telephone
	Habla Jos	Pacific Telephone
	Goolden E Burwell	Pacific Telephone
	Quinlen Dorothy M	Pacific Telephone
	Coleman Richard H	Pacific Telephone
	Grant Howard John	Pacific Telephone
	King Ruth B	Pacific Telephone
	Roentgen Annegritt	Pacific Telephone
1962	Quinlen Dorothy M	Pacific Telephone
	Grant Howard John	Pacific Telephone
	King Ruth B	Pacific Telephone
	Murphey Ray A	Pacific Telephone
	Bryn Carlton Apts	Pacific Telephone
	Scholz Signa	Pacific Telephone
	Cohen Cecilia	Pacific Telephone
	Marks Clarence J	Pacific Telephone
	Marstin Richard	Pacific Telephone
	Smith A E	Pacific Telephone
	Turk Alma A	Pacific Telephone
	Wood Doris L	Pacific Telephone
	Goolden E Burwell	Pacific Telephone
	Keller Jos C	Pacific Telephone
	Kaldor John L	Pacific Telephone
	Haeberle Richard E	Pacific Telephone
	Edelstein Walter	Pacific Telephone
	Van Riter Fred A	Pacific Telephone
1958	Schenk Casper	Pacific Telephone
	Marks Clarence J	Pacific Telephone
	Spencer Maryn G Mrs	Pacific Telephone

FINDINGS

Year	Uses	Source
1958	Smith A E	Pacific Telephone
	Smith Ira J	Pacific Telephone
	Turk Alma A	Pacific Telephone
	Kaldor John L	Pacific Telephone
	Mc Ilwain Ella	Pacific Telephone
	Yancey Annette M	Pacific Telephone
	Zechowy Max	Pacific Telephone
	Blodgett Ivy E	Pacific Telephone
	Quinlen Dorothy M	Pacific Telephone
	Van Riter Fied A	Pacific Telephone
	Goolden E Burwell	Pacific Telephone
	Grant Howard John	Pacific Telephone
	Bryn Carlton Apts	Pacific Telephone
	Harkins Wm A	Pacific Telephone
	Boyle Alan	Pacific Telephone
	Greenwood Wm W	Pacific Telephone
	King Ruth B	Pacific Telephone
	Brauninger Ethel S	Pacific Telephone
	Knapp Esther	Pacific Telephone
	Edelstein Walter	Pacific Telephone
	Murphey Pauline E Mrs	Pacific Telephone
1951	Chabot E O r	Pacific Telephone & Telegraph Co.
	Tooke S J r	Pacific Telephone & Telegraph Co.
	Carltn Wy Bryn Carlton Apts	Pacific Telephone & Telegraph Co.
	Toroek Louis r	Pacific Telephone & Telegraph Co.
	McFadden Leon L r	Pacific Telephone & Telegraph Co.
	Howard Doris r	Pacific Telephone & Telegraph Co.
	Smith A E r	Pacific Telephone & Telegraph Co.
	Shelton Dorothy A r	Pacific Telephone & Telegraph Co.
	Edelstein Walter r	Pacific Telephone & Telegraph Co.
	Stewart Betty r	Pacific Telephone & Telegraph Co.
	Claggett J H r	Pacific Telephone & Telegraph Co.
	Ball Ruth A r	Pacific Telephone & Telegraph Co.
	Parmenter Faye r	Pacific Telephone & Telegraph Co.
	Goolden E Burwell r	Pacific Telephone & Telegraph Co.
	Cox Zelma r	Pacific Telephone & Telegraph Co.
	La Haye Judson Jr	Pacific Telephone & Telegraph Co.
	Broussard Mayo r	Pacific Telephone & Telegraph Co.

FINDINGS

Year	Uses	Source
1951	Walker Elbert	Pacific Telephone & Telegraph Co.
	Stovall Gertrude r	Pacific Telephone & Telegraph Co.
	Weston Audrey r	Pacific Telephone & Telegraph Co.
	King Lawrence A r	Pacific Telephone & Telegraph Co.
1942	Hyman Geo	Los Angeles Directory Co.
	CARPENTER Thos L	Los Angeles Directory Co.
	Jasper Wm	Los Angeles Directory Co.
	Bare Richd	Los Angeles Directory Co.
	JOHNSTON Robt	Los Angeles Directory Co.
	ORR Hallie	Los Angeles Directory Co.
	REYNOLDS Fred	Los Angeles Directory Co.
	Oglesbee Wm	Los Angeles Directory Co.
	PARKINSON Roy	Los Angeles Directory Co.
	RHINEHART Florence E emp SCT Co	Los Angeles Directory Co.
	RHINEHART Margot M serv rep SCT Co	Los Angeles Directory Co.
	Proctor Cath	Los Angeles Directory Co.
	ROOT Jas C trainmn UPRR Co	Los Angeles Directory Co.
	ST JOHN Theo	Los Angeles Directory Co.
	Sieburg John	Los Angeles Directory Co.
	Bertois Theo A slsmn D E Sanford	Los Angeles Directory Co.
	CHURCHILL Frank	Los Angeles Directory Co.
	Faltis Virginia	Los Angeles Directory Co.
	Marks Clarence J	Los Angeles Directory Co.
	THOMPSON Wm H	Los Angeles Directory Co.
	Townes Jack	Los Angeles Directory Co.
	Fergusson Harvey	Los Angeles Directory Co.
	KING Lawrence A civ eng City Eng	Los Angeles Directory Co.
	STEWART Betty	Los Angeles Directory Co.
	STEWART D H	Los Angeles Directory Co.
	Wray Richd G	Los Angeles Directory Co.
	Bonnee Donald	Los Angeles Directory Co.
	Freihofer Albt J	Los Angeles Directory Co.
	WHEELER Eleanor	Los Angeles Directory Co.
	WHEELER Marion	Los Angeles Directory Co.
	Adams John	Los Angeles Directory Co.
	REYNOLDS Thos E purch agt Sontag Chain Stores Ltd	Los Angeles Directory Co.
	Richter A J	Los Angeles Directory Co.
	CARTER Ollie	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1942	HOLLIDAY Wm USA	Los Angeles Directory Co.
	HOPE Geo	Los Angeles Directory Co.
	Avitt Gco	Los Angeles Directory Co.
	Brode Herman mgr Mock Judson Voehringer of Cal	Los Angeles Directory Co.
	Bryn Carlton Apartments	Los Angeles Directory Co.
	DICKENSON John W	Los Angeles Directory Co.
1937	BRODIE Herman mgr Mock Judson Voehringer Co of Calif Inc	Los Angeles Directory Co.
	Gardner Ethel R Mrs mgr Bryn Carlton Apts	Los Angeles Directory Co.
	Gardner Frank D Ethel R mech	Los Angeles Directory Co.
	Madison Leslie golf tchr	Los Angeles Directory Co.
	Freihofer Albt J Helen	Los Angeles Directory Co.
	Bryn Carlton Apartments	Los Angeles Directory Co.
	Marks Clarence studiowkr	Los Angeles Directory Co.
	OBRIEN Margt	Los Angeles Directory Co.
	OBRIEN Margt Mrs	Los Angeles Directory Co.
	DIgalo Jos cartoonist	Los Angeles Directory Co.
	Alvarado Don actor	Los Angeles Directory Co.
	ALLEN Robt Marie studiowkr	Los Angeles Directory Co.
	ANDERSON E S Irene slsmn	Los Angeles Directory Co.
	Green Richd studiowkr	Los Angeles Directory Co.
	Pagett Ann O clk	Los Angeles Directory Co.
	HARRISON Marguerite writer	Los Angeles Directory Co.
	HARPER Jack Donna acct	Los Angeles Directory Co.
	HARMON Walker cartoonist	Los Angeles Directory Co.
	Hammons Floyd O slsmn	Los Angeles Directory Co.
	MILLER Bert C slsmn Schwabacher & Co	Los Angeles Directory Co.
	CASE Helen Mrs bkpr	Los Angeles Directory Co.
	HANNA Violet clk	Los Angeles Directory Co.
	Roshkova Tatiana	Los Angeles Directory Co.
	Cotter Vernon eng	Los Angeles Directory Co.
	FLYNN Thos J mining eng	Los Angeles Directory Co.
	Hollins Mary F tchr City Sch	Los Angeles Directory Co.
	TAYLOR A S slsmn	Los Angeles Directory Co.
	Sieberz John mining	Los Angeles Directory Co.
	Stept Sol Eva tailor	Los Angeles Directory Co.
	CURTIS Lucile bkpr	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1937	HUBER Ray H v pres Van Tage Medicine Co	Los Angeles Directory Co.
	Thurber Floyd phys	Los Angeles Directory Co.
	Bovee Beatrice Mrs	Los Angeles Directory Co.
	COOLEY Hallam Doris pres Hallam Cooley Agey Inc	Los Angeles Directory Co.
	Blake Arth N Marguerite actor	Los Angeles Directory Co.
	BRODE S Herman	Los Angeles Directory Co.
	Candland Lois E Mrs tchr City Sch	Los Angeles Directory Co.
1933	Freihoger Albt J Helen	Los Angeles Directory Co.
	Serviss Reine studiowkr	Los Angeles Directory Co.
	Valasco Carlos writer	Los Angeles Directory Co.
	Weisberger Isaac Bertha br mgr Safeway Stores	Los Angeles Directory Co.
	BLUM Blanche sten	Los Angeles Directory Co.
	De Nat Jos Ida musician	Los Angeles Directory Co.
	THOMAS Mary E wid Wm	Los Angeles Directory Co.
	Trent Wm auto mach	Los Angeles Directory Co.
	STRONG Theresa Mrs beauty opr	Los Angeles Directory Co.
	PITTMAN Wm L	Los Angeles Directory Co.
	MC COOL Shelby Lila clk	Los Angeles Directory Co.
	Marking I P meat ctr	Los Angeles Directory Co.
	MARCUS Sidney cartoonist	Los Angeles Directory Co.
	MARKS Abr studiowkr	Los Angeles Directory Co.
	WRIGHT Larry studio wkr	Los Angeles Directory Co.
	Bronis Jas studiowkr	Los Angeles Directory Co.
	BRIGGS Irene Mrs	Los Angeles Directory Co.
	Bryer Blanche studiowkr	Los Angeles Directory Co.
	Bryn Carlton Apartments	Los Angeles Directory Co.
	BRYSON Jos E Josephine studiowkr	Los Angeles Directory Co.
	Grantzow Carrie Mrs	Los Angeles Directory Co.
	Akimoff Alex musician	Los Angeles Directory Co.
	Burdman Evelyn J sten	Los Angeles Directory Co.
	PIERSON Julia A Mrs	Los Angeles Directory Co.
	Mock Jack Blanche	Los Angeles Directory Co.
	FORBES Therese O socialwkr	Los Angeles Directory Co.
	LEVITT Henry D Rosa slsmn	Los Angeles Directory Co.
	MOORE Marcia M	Los Angeles Directory Co.
	Soule Anna Mrs mgr Bryn Carlton Apts	Los Angeles Directory Co.
	Ronn Gail actor	Los Angeles Directory Co.

Year	Uses	Source
1933	Seiberg John W	Los Angeles Directory Co.
	Sieberg John M pres Sieberg Minerals	Los Angeles Directory Co.
1929	OBREIN John B slsmn J C Howard Inc	Los Angeles Directory Co.
	Lupo Rudolph Rev Anna rabbi Temple Beth El	Los Angeles Directory Co.
1924	OBrien Harold A r	Los Angeles Directory Co.
	OBrien John B mot pict dir r	Los Angeles Directory Co.
	OBrien John J h	Los Angeles Directory Co.
	OBrien Raymond J r	Los Angeles Directory Co.

CARLTON WAY

5612 CARLTON WAY

Year	Uses	Source
2000	XXXX	Haines & Company
1971	Stewart E L Mrs	Pacific Telephone
1967	Stewart E L Mrs	Pacific Telephone
1962	Stewart E L Mrs	Pacific Telephone
1958	Stewart E L Mrs	Pacific Telephone
1951	Carltn Wy Stewart E L r	Pacific Telephone & Telegraph Co.
1942	STEWART Earl	Los Angeles Directory Co.
	STEWART Edw L Le Ann br mgr Ralphs Gro Co	Los Angeles Directory Co.
1937	STEWART Edw L Le Ann store mgr Halphs Gro Co	Los Angeles Directory Co.
	STEWART Lee Elaine	Los Angeles Directory Co.
1933	ROBERTSON Wesley musician	Los Angeles Directory Co.
	SMITH Welford B bkpr	Los Angeles Directory Co.
	SMITH Wilfred T supvr Sou Cal Gas Co	Los Angeles Directory Co.
	Stankovitch Slavo Virginia musician	Los Angeles Directory Co.
	STEWART Edw L Le Ann br mgr Ralphs Gro Co	Los Angeles Directory Co.
1929	Gilchrist Nella L clk	Los Angeles Directory Co.
	Gilchrist Nellis R Ella	Los Angeles Directory Co.
	Gilchrist Ralph R auto mech	Los Angeles Directory Co.
1924	Gilchrist Nelia L steno r	Los Angeles Directory Co.
	Gilchrist Nellis R watchmn h	Los Angeles Directory Co.

5614 CARLTON WAY

Year	Uses	Source
2000	XXXX	Haines & Company

FINDINGS

Year	Uses	Source
1986	HEKIMIAN JERRY	Pacific Bell
1958	ODay Barney	Pacific Telephone
1951	Carltn Wy Kiger Robt C r	Pacific Telephone & Telegraph Co.
1942	ANTHONY W O	Los Angeles Directory Co.

5616 CARLTON WAY

Year	Uses	Source
1981	MARJANIAN MOUSES	Pacific Telephone
1971	Robbins Herold E	Pacific Telephone
1967	Dorr Lester	Pacific Telephone
	Florentine Rudolph	Pacific Telephone
	Robbins Harold E	Pacific Telephone
1962	Dorr Lester	Pacific Telephone
	Robbins Harold E	Pacific Telephone
1958	Dorr Lester	Pacific Telephone
	Robbins Harold E	Pacific Telephone
1951	Carltn Wy Robbins Harold E r	Pacific Telephone & Telegraph Co.
1942	DORR Lester H Grace actor	Los Angeles Directory Co.
	PAUL Marie Mrs	Los Angeles Directory Co.
1937	Hennebold Aug B Shirlie auto mech	Los Angeles Directory Co.
1933	Hennebold Aug B Shirlie C auto mech	Los Angeles Directory Co.
1929	Mc DONALD Isabella	Los Angeles Directory Co.
	Marinho Larmatina Ercilia publicitymn	Los Angeles Directory Co.
	Portanova Paulo Rossana actor r	Los Angeles Directory Co.
1924	Lovell Frank r	Los Angeles Directory Co.
	LLOYD Humphrey E h	Los Angeles Directory Co.

Carlton Way

5617 Carlton Way

Year	Uses	Source
2014	BARKARROO BAKERY	EDR Digital Archive

CARLTON WAY

5617 CARLTON WAY

Year	Uses	Source
2006	CHACONN Juan	Haines Company, Inc.
	RUSEJust Un	Haines Company, Inc.
	WOOD Sara	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2000	KABBA Bahoreh	Haines & Company
	PEREZ Oracio Pabel	Haines & Company
	RYU Jin Soon	Haines & Company
	SEYED Aree	Haines & Company
	TOURAY Alhaji S	Haines & Company
	APARTMENTS	Haines & Company
	BUNYAKETU Sutanal	Haines & Company
1967	Fernandez Faustino	Pacific Telephone
1962	Ragone Clara	Pacific Telephone
1958	Ragone Clara	Pacific Telephone
1951	Carltn Wy Cox David F r	Pacific Telephone & Telegraph Co.
1942	Covert Paul Hazel	Los Angeles Directory Co.
	COX David F Mildred	Los Angeles Directory Co.
1937	COX David F Mildred asst cash S F N Bank	Los Angeles Directory Co.
	COX Eliz wid J F	Los Angeles Directory Co.
1933	MURPHY Wm G Anna M brk contr	Los Angeles Directory Co.
1929	WILSON R Lee h	Los Angeles Directory Co.
1924	Funk Clara B Mrs h	Los Angeles Directory Co.
	Pellow A G slsmn Waters Nash Co r	Los Angeles Directory Co.

5618 CARLTON WAY

Year	Uses	Source
2000	XXXX	Haines & Company
	VIGIL Justo B	Haines & Company
1986	DEDEYAN PIRUZ	Pacific Bell
1981	FURUNDZHYAN SARKIS	Pacific Telephone
1976	Cruz Priscilla	Pacific Telephone
	Son Juanito	Pacific Telephone
1971	Blitzer P	Pacific Telephone
1967	Finnegan J J	Pacific Telephone
1962	Finnegan J J	Pacific Telephone
	Hatlen Ragna	Pacific Telephone
1958	Ioppini Virgil P	Pacific Telephone
	Finnegan J J	Pacific Telephone
1951	Carltn Wy Finnegan J J r	Pacific Telephone & Telegraph Co.
	Carltn Wy Rosefelt Noel r	Pacific Telephone & Telegraph Co.
1942	Whitted R W	Los Angeles Directory Co.
	Mc Andrews John H	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1942	Corcoran Chester Eleanor	Los Angeles Directory Co.
	APPLEGATE Calvin	Los Angeles Directory Co.
1929	Knaft Carl chauf	Los Angeles Directory Co.
	Knaft Cecile Mrs	Los Angeles Directory Co.
1924	ALLEN Josephine J wid E W h	Los Angeles Directory Co.

5620 CARLTON WAY

Year	Uses	Source
1962	Klein Adolph	Pacific Telephone
1942	MEREDITH Jos mach	Los Angeles Directory Co.
1937	WINKLER Elisa Mrs	Los Angeles Directory Co.
1929	WHITE Opal mmr r rear	Los Angeles Directory Co.

5622 CARLTON WAY

Year	Uses	Source
1986	ANDONIAN BERNARD	Pacific Bell
	KALADJIAN MANOUK	Pacific Bell
	ORANTES ANA MARIA	Pacific Bell
	PROUDIAN A	Pacific Bell
1981	ANDONIAN BERNARD	Pacific Telephone
	BOSTINELOS ANNE	Pacific Telephone
	BROUTIAN A	Pacific Telephone
	FARRANT DENIS	Pacific Telephone
	KALADJIAN MANOUK	Pacific Telephone
	MOUINA YOLANDA	Pacific Telephone
1976	Farrant Denis	Pacific Telephone
	Golbad Ali	Pacific Telephone
	Guirguis Fouad	Pacific Telephone
	Surovey Pokcha	Pacific Telephone
1971	Ebeling Richard M	Pacific Telephone
	Fanous Michael	Pacific Telephone
	Farrant Denis	Pacific Telephone
	King Belle	Pacific Telephone
	Klein Adolph	Pacific Telephone
	Klein Harriet	Pacific Telephone
	OSullivan Eileen	Pacific Telephone
	Parker J F	Pacific Telephone
	Wiese Albert W	Pacific Telephone
1967	Eisenberg Sheldon	Pacific Telephone

FINDINGS

Year	Uses	Source
1967	Goldhamer Wilbur A	Pacific Telephone
	Klein Adolph	Pacific Telephone
	Klein Harriet	Pacific Telephone
	Monell Carmella A	Pacific Telephone
	Parker J F	Pacific Telephone
	Rojas Odette	Pacific Telephone
1962	Boe Leonard C	Pacific Telephone
	Dixon Joan M	Pacific Telephone
	Johnson J H	Pacific Telephone
	Klein Elmer	Pacific Telephone
	Nelson Harold	Pacific Telephone
1958	Scanlon Edw F	Pacific Telephone
1951	Carltn Wy Scanlon Blanche Whelan r	Pacific Telephone & Telegraph Co.
1942	Bayless Robt Caroline	Los Angeles Directory Co.
	Bayless Robt J	Los Angeles Directory Co.
	PUGH Jos H	Los Angeles Directory Co.
	SCANLAN Blanche W Mrs	Los Angeles Directory Co.
	SCANLAN Edw	Los Angeles Directory Co.
1937	Pugh Jos E	Los Angeles Directory Co.
	SCANLON Blanche W Mrs	Los Angeles Directory Co.
	SCANLON Edw F	Los Angeles Directory Co.
	SPENCER Wynona Mrs	Los Angeles Directory Co.
	Whelan Minnie Mrs	Los Angeles Directory Co.
1933	BROOKS Julia A wid J H	Los Angeles Directory Co.
	SCANLAN Branche wid E F	Los Angeles Directory Co.
	SCANLAN Edw E	Los Angeles Directory Co.
	WHELAN Minnie wid J E	Los Angeles Directory Co.
1929	Matzen Dorothy	Los Angeles Directory Co.
	Matzen Madeline writer	Los Angeles Directory Co.
	Scanlon Blanche Mrs r	Los Angeles Directory Co.
	Scanlon Edw F r	Los Angeles Directory Co.
	WHELAN Minnie L h	Los Angeles Directory Co.
	BROOKS Julia A Mrs	Los Angeles Directory Co.
1924	Lay Hiram F serv sta opr r	Los Angeles Directory Co.

FINDINGS

Carlton Way

5623 Carlton Way

Year	Uses	Source
2014	INFOBRIDGE	EDR Digital Archive
	FIESTA GRILL AND ROTISSERIE	EDR Digital Archive
	LION APPLIANCE	EDR Digital Archive
	5624 CARLTON PARTNERS LP	EDR Digital Archive
2010	5624 CARLTON PARTNERS LP	EDR Digital Archive
	PAPOOSE MOOSE PRODUCTIONS LLC	EDR Digital Archive
	LIGHT ACCOUNTING	EDR Digital Archive
	INFOBRIDGE	EDR Digital Archive
	AFRICAN ARTS WHOLESALE	EDR Digital Archive

CARLTON WAY

5623 CARLTON WAY

Year	Uses	Source
2006	GROGANAsa	Haines Company, Inc.
	APARTMENTS	Haines Company, Inc.
	BOYD HARGROVE	Haines Company, Inc.
	Annie	Haines Company, Inc.
	CASTILLO Pera	Haines Company, Inc.
	EVANS Scot	Haines Company, Inc.
	FIGUEROAJudith	Haines Company, Inc.
	GIRGORYAN Ruben	Haines Company, Inc.
	GROGAN Rives	Haines Company, Inc.
	LATRICE Daniels	Haines Company, Inc.
	Ni MAGAMuhamadou	Haines Company, Inc.
	PHILLIPS Brandon	Haines Company, Inc.
	RUZER iosif	Haines Company, Inc.
	SALDANA Elia	Haines Company, Inc.
	TOURAYA	Haines Company, Inc.
	TOURAYE	Haines Company, Inc.
	UMPHRESSNaomi	Haines Company, Inc.
	VASQUEZAmalia	Haines Company, Inc.
2000	ATANESIAN Arcshak	Haines & Company
	DAVAZIAN Rozanna	Haines & Company
	GASLAKYAN Katchik	Haines & Company
	GAZARYAN Sve	Haines & Company

FINDINGS

Year	Uses	Source
2000	GEVORKYAN Benyamin	Haines & Company
	KEGEYAN	Haines & Company
	MARKARYAN Matevos	Haines & Company
	MESROBIAN Sariks	Haines & Company
	NURBEKIANTS Inna	Haines & Company
	YEGIAZARIAN Rasik	Haines & Company
	YEGIAZARIAN Rasik	Haines & Company
	ALEKSANIAN Artur	Haines & Company
	APARTMENTS	Haines & Company
1990	SEPETJIAN VASKEN	Pacific Bell
1986	SEPETJIAN VASKEN	Pacific Bell
1981	SEPETJIAN VASKEN	Pacific Telephone
1976	Salguero Margaret	Pacific Telephone
1971	Salguero Margaret	Pacific Telephone
1967	Salguero Diane	Pacific Telephone
	Salguero John	Pacific Telephone
	Salguero Margaret	Pacific Telephone
1962	Salguero Diane	Pacific Telephone
	Salguero John	Pacific Telephone
	Salguero Margaret	Pacific Telephone
1958	Salguero John	Pacific Telephone
1951	Carltn Wy Knight Dale r	Pacific Telephone & Telegraph Co.
1942	BUCHNER Paltiel	Los Angeles Directory Co.
1937	Rudolph Edwin F Lillian struct eng	Los Angeles Directory Co.
	GODDARD John L dept mar Broadway Hollywood	Los Angeles Directory Co.
1933	Mc Kinley Edwin B bkpr E Broox Randall & Sons	Los Angeles Directory Co.
1924	Emerson David David Emerson Co r	Los Angeles Directory Co.

5624 CARLTON WAY

Year	Uses	Source
1924	Kreutzer Celia Mrs h	Los Angeles Directory Co.
	BROWN Fannie r	Los Angeles Directory Co.

5626 CARLTON WAY

Year	Uses	Source
1924	WHELAN Minnie Mrs r	Los Angeles Directory Co.
	Scanlon Blancbe wid Edwd r	Los Angeles Directory Co.

FINDINGS

5627 CARLTON WAY

Year	Uses	Source
2000	MESROBIAN Sarkis	Haines & Company
1958	Kasth Ona H	Pacific Telephone
1951	Carltn Wy Kriegler Philip r	Pacific Telephone & Telegraph Co.
	Carltn Wy Suthann Annette r	Pacific Telephone & Telegraph Co.
1942	Suthann Robt A with Acrotorque Co	Los Angeles Directory Co.
	Suthann Geo H Annette	Los Angeles Directory Co.
	Kriegier Phlip Sylvia agt MLI Co	Los Angeles Directory Co.
1937	Suthann Geo H Annette barber	Los Angeles Directory Co.
	THOMSON Horace L Charlotte M metallurgist	Los Angeles Directory Co.
1933	Middleton Kent paymaster Broadway Hollywood	Los Angeles Directory Co.
	MIDDLETON Sara Mrs	Los Angeles Directory Co.
	Suthann Geo H Annette barber	Los Angeles Directory Co.
1929	Suthann Geo H Cath barber	Los Angeles Directory Co.
	h	Los Angeles Directory Co.
	BARTH Louise J sec Western Aero Club	Los Angeles Directory Co.
	MORRIS Cath J mgr Angelus Temple Book Shop	Los Angeles Directory Co.
	MORRIS Kath	Los Angeles Directory Co.
1924	ALLEN Celia r	Los Angeles Directory Co.
	ALLEN Isador R gro r	Los Angeles Directory Co.
	Koolish Philip H real est	Los Angeles Directory Co.

5628 CARLTON WAY

Year	Uses	Source
2000	XXXX	Haines & Company
1986	KOUYOUNDJIAN HAKOP	Pacific Bell
1981	NORASHKHARYAN NSHAN	Pacific Telephone
1976	Bretz Carl	Pacific Telephone
1971	Asparagus Cosmic	Pacific Telephone
	Keeney Scott	Pacific Telephone
	Kokemoor Richard H	Pacific Telephone
1958	Jones R F	Pacific Telephone
1951	Carltn Wy Jones R F r	Pacific Telephone & Telegraph Co.
	Carltn Wy Wentz John H r	Pacific Telephone & Telegraph Co.
1942	JOINER Thos Charlotte lawyer	Los Angeles Directory Co.
	Joyner Thos A lawyer	Los Angeles Directory Co.
	SCHULTZ Fredk W tel instlr	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1942	Trinca John	Los Angeles Directory Co.
1937	JONES Edith	Los Angeles Directory Co.
	Krams Sydney C Edith	Los Angeles Directory Co.
1933	Galli Aug Rosina actor	Los Angeles Directory Co.
	Menshih Mary Mrs womens furngs	Los Angeles Directory Co.
1929	WARREN Cecil C slsmn B H Dyes h	Los Angeles Directory Co.
	ANDERSON Frank S slsmn	Los Angeles Directory Co.
	BICKEL Hattie F Mrs h rear	Los Angeles Directory Co.
	HAMILTON Otella Mrs	Los Angeles Directory Co.
	Nix John A br mgr E A Morrison Inc	Los Angeles Directory Co.
	Twitchell Carroll W slsmn Thor Corp r	Los Angeles Directory Co.
1924	JONES Edith A artist h	Los Angeles Directory Co.

5629 CARLTON WAY

Year	Uses	Source
1991	New Hope For Animals Foundation	Pacific Bell
	NEW HOPE FOR ANIMALS FOUNDATION	Pacific Bell
1986	DYER BILL	Pacific Bell
1981	DYER BILL	Pacific Telephone
1976	Dyer Bill	Pacific Telephone
1967	Frank Annie	Pacific Telephone
	Geenberger Milton	Pacific Telephone
1962	Frank Annie	Pacific Telephone
	Kellogg Alfred D	Pacific Telephone
1958	Schulz Yvonne N	Pacific Telephone
1951	Carltn Wy Morris Catherine J r	Pacific Telephone & Telegraph Co.
1942	MORRIS Cath J dept mar Angelus Temple	Los Angeles Directory Co.
	MORRIS Kath J	Los Angeles Directory Co.
1937	MORRIS Cath J	Los Angeles Directory Co.
1933	MORRIS Cath	Los Angeles Directory Co.
	WILLIAMS Mary drsmkr	Los Angeles Directory Co.

5631 CARLTON WAY

Year	Uses	Source
2000	HERNANDEZ Jaime	Haines & Company
	XXXX	Haines & Company
1990	COVE JEFF	Pacific Bell
1986	PETERSON M	Pacific Bell

Year	Uses	Source
1981	MOHOFF OLGA	Pacific Telephone
1971	Mohoff Olga	Pacific Telephone

5632 CARLTON WAY

Year	Uses	Source
2000	XXXX	Haines & Company
1986	ROUBIAN GREGOR	Pacific Bell
1981	YALENKATTAN GEO	Pacific Telephone
1976	Molyneaux Geo M	Pacific Telephone
1971	Molyneaux Geo M	Pacific Telephone
1967	Molyneaux Geo N	Pacific Telephone
1962	Molyneaux Geo M	Pacific Telephone
1958	Molyneaux Geo N	Pacific Telephone
1951	Carltn Wy Molyneaux Geo M r	Pacific Telephone & Telegraph Co.
1942	Molyneux Mabel tchr	Los Angeles Directory Co.
	Molyneux Henry B Rev	Los Angeles Directory Co.
	Molyneux Geo M slsmn	Los Angeles Directory Co.
1937	Molyneaux Mabel tchr	Los Angeles Directory Co.
	Molyneaux Henry B	Los Angeles Directory Co.
	Molyneaux Geo M clk	Los Angeles Directory Co.
	Molyneaux Amos N slsmn	Los Angeles Directory Co.
1933	Molyneaux Henry V Mary E	Los Angeles Directory Co.
	Molyneaux Geo M	Los Angeles Directory Co.
	Molyneaux Amos N real est	Los Angeles Directory Co.
1929	Molyneau Mable	Los Angeles Directory Co.
	Molyneau Henry B Mary E	Los Angeles Directory Co.
	Molyneau Geo M	Los Angeles Directory Co.
	Molyneau Amos N	Los Angeles Directory Co.
1924	Molyneaux Amas N ins h	Los Angeles Directory Co.
	Molyneaux Geo M r	Los Angeles Directory Co.
	Molyneaux Mabel tchr r	Los Angeles Directory Co.
	SULLIVAN E J h	Los Angeles Directory Co.

5633 CARLTON WAY

Year	Uses	Source
1990	BOUADZHYAN SARKIS	Pacific Bell
1986	BOUADZHYAN SARKIS	Pacific Bell
1976	Demirdjian Marie	Pacific Telephone
1971	Mc Grew Evelyn	Pacific Telephone

FINDINGS

Year	Uses	Source
1967	McGrew Evelyn	Pacific Telephone
1958	Mc Grew Evelyn	Pacific Telephone
1951	Carltn Wy McGrew Wm r	Pacific Telephone & Telegraph Co.
1942	MCGrew Mary wid J M	Los Angeles Directory Co.
	MCGrew Evelyn	Los Angeles Directory Co.
1937	Mc GREW Wm	Los Angeles Directory Co.
	Mc GREW Evelyn	Los Angeles Directory Co.
1933	Mc GREW Wm Mc Grew & Frank	Los Angeles Directory Co.
	Mc Grew Mary Mrs	Los Angeles Directory Co.
1929	Mc Grew Eveline sten	Los Angeles Directory Co.
	Mc GREW J Milton Mary G	Los Angeles Directory Co.
	Mc GREW Wm Mc Grew & Frank	Los Angeles Directory Co.
1924	Mc GREW Wm mfrs agt h	Los Angeles Directory Co.

5635 CARLTON WAY

Year	Uses	Source
2006	No Current Listing	Haines Company, Inc.
1990	MINASIAN AVETIS	Pacific Bell
1981	SHIRIKJIAN GERARD L	Pacific Telephone
1976	Nazarian Nazareth A	Pacific Telephone
1971	Murphy Amos C Barstow Rev	Pacific Telephone
1962	Res	Pacific Telephone
	Harker Bernice Dr	Pacific Telephone
1958	Harker Bernice Dr	Pacific Telephone
	Res	Pacific Telephone
	Hoge Jessie Miss	Pacific Telephone
1951	Carltn Wy Holmberg Earl L r	Pacific Telephone & Telegraph Co.
1942	Steinhauer Walter D Clara aud SDE	Los Angeles Directory Co.
1937	Farlow Harry B Nell electn	Los Angeles Directory Co.
1933	Trumbull Victor H slsmn Lancaster Inc	Los Angeles Directory Co.
1924	Felix Winslow B Winslow B Felix Co h	Los Angeles Directory Co.

5638 CARLTON WAY

Year	Uses	Source
1986	RILEY RICHARD & JODY	Pacific Bell
	MISSAKIAN ARPIAR	Pacific Bell
1981	MELVOIN MICHAEL	Pacific Telephone
	MELVOIN MICHAEL	Pacific Telephone
	MISSAKIAN ARPIAR	Pacific Telephone

Year	Uses	Source
1981	RILEY RICHARD & JODY	Pacific Telephone
1976	Melvoin Michael	Pacific Telephone
	Missakian Arpiar	Pacific Telephone
1971	Kelleher Maurice F	Pacific Telephone
	Missakian Arpiar	Pacific Telephone
	Shiraishi Shizuko	Pacific Telephone
1967	Malone Justin D Mrs	Pacific Telephone
1962	Malone Justin D	Pacific Telephone
1958	Malone Justin D	Pacific Telephone
1951	Carltn Wy Malone Justin D r	Pacific Telephone & Telegraph Co.
1942	MALONE WM R Helen Pres Postal Union Life Insurance Co Postal Union Life Bldg	Los Angeles Directory Co.
	MALONE Justin D mech	Los Angeles Directory Co.
1937	MALONE WM R Helen Pres Postal Union Life Insurance Co	Los Angeles Directory Co.
	MALONE Justin D electn	Los Angeles Directory Co.
1933	STERLING Ford actor	Los Angeles Directory Co.
1929	STERLING Ford actor h	Los Angeles Directory Co.
1924	STERLING Ford photoplayer h	Los Angeles Directory Co.

5639 CARLTON WAY

Year	Uses	Source
1962	Boyle John M	Pacific Telephone
1958	Boyle John M tax consltnt	Pacific Telephone
	Res	Pacific Telephone
1951	Carltn Wy Boyle John M r	Pacific Telephone & Telegraph Co.
1942	BOYLE John M M Bernadette Boyle & Wood	Los Angeles Directory Co.
1937	OHara Mildred C Mrs	Los Angeles Directory Co.
1933	OHARA Martin H Mildred slsmn Sec First Natl Co	Los Angeles Directory Co.
1929	OHARA MARTIN H Asst Mgr Security Go	Los Angeles Directory Co.
1924	STEWART Wm A h	Los Angeles Directory Co.

5641 CARLTON WAY

Year	Uses	Source
1951	Carltn Wy Lounsberry L L Mrs	Pacific Telephone & Telegraph Co.

5642 CARLTON WAY

Year	Uses	Source
1981	ZAZA HAXHI	Pacific Telephone

Year	Uses	Source
1976	Zaza Haxhi	Pacific Telephone
1971	Zaza Haxhi	Pacific Telephone
1962	Woskow Peter	Pacific Telephone
1958	Woskow Jacob R	Pacific Telephone
1951	Carltn Wy Woskow Jacob R	Pacific Telephone & Telegraph Co.
1942	Anders Geo J	Los Angeles Directory Co.
	Stames John	Los Angeles Directory Co.
	THOMSON Charlotte M tchr Pub Sch	Los Angeles Directory Co.
1937	Eckert Alvena L wid G W	Los Angeles Directory Co.
1933	ECKERT Alvena wid Geo	Los Angeles Directory Co.
	ECKERT Robt M mech eng	Los Angeles Directory Co.
1929	ECKERT Geo W Alvene	Los Angeles Directory Co.
1924	Eckert Alvena L wid G W h	Los Angeles Directory Co.
	Eckert Robt M mech eng r	Los Angeles Directory Co.

Carlton Way

5643 Carlton Way

Year	Uses	Source
2014	PRATT JUDSON T	EDR Digital Archive
2010	GOLDEN WEST TRANSPORTATION	EDR Digital Archive

CARLTON WAY

5643 CARLTON WAY

Year	Uses	Source
2006	APARTMENTS	Haines Company, Inc.
	ALEKSANYAN Mariam	Haines Company, Inc.
	AMBERG Rich	Haines Company, Inc.
	PROFESSIONAL	Haines Company, Inc.
	GYULNAZARYAN	Haines Company, Inc.
	Ripsime	Haines Company, Inc.
	KHANShah Alam	Haines Company, Inc.
	KHARATIANAsmik	Haines Company, Inc.
	MARKARYAN	Haines Company, Inc.
	Matevos	Haines Company, Inc.
	MIRZOIAN Edward	Haines Company, Inc.
	MIRZOYAN Anna	Haines Company, Inc.
	TARAKCHYAN	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2006	Abraham	Haines Company, Inc.
	TER Hovhannisyan	Haines Company, Inc.
	WILSONJack	Haines Company, Inc.
2000	MIRZOYAN Anna	Haines & Company
	NADARIAN S	Haines & Company
	PAPAZYAN Aspetuhi	Haines & Company
	SARKISYAN Anart	Haines & Company
	TARAKCHYAN Abraham	Haines & Company
	TER Hovhannsyan Granles	Haines & Company
	APARTMENTS	Haines & Company
	ALEKSANYAN Manam	Haines & Company
	BARUTYAN S	Haines & Company
	DARBINIAN Hegina	Haines & Company
	GRIGORYAN Arega	Haines & Company
	HAM Young	Haines & Company
	MARPIROUSYAN Karine	Haines & Company
	MIRZOIAN E	Haines & Company
	TONOYAN Raisa	Haines & Company
1990	ALVARADO EDDIE G	Pacific Bell
	GEVORKYAN BENYAMIN	Pacific Bell
	KESABLIAN MINAS	Pacific Bell
	KHRAYAM GEVORG	Pacific Bell
	KIM YONG TAE	Pacific Bell
	MIRAKYAN GRIGOR	Pacific Bell
	MURAWSKI JAMES	Pacific Bell
	OGANESYAN SARKIS	Pacific Bell
	SETANYAN MELIK	Pacific Bell
	TER-KAZARYAN HAKOP	Pacific Bell
	TOROSYAN VARDKES	Pacific Bell
	VILLAGRAN JASON	Pacific Bell
1986	TOPOREK TED	Pacific Bell
	VILLAGRAN JASON	Pacific Bell
	AIDINIAN ARUTUNE	Pacific Bell
	ALVARADO EDDIE G	Pacific Bell
	GASPARIAN OGANES	Pacific Bell
	GEVORKIAN GEVORK	Pacific Bell
	HOVHANNISYAN YOURIK	Pacific Bell
	KARAMANUKYAN ARUTYUN	Pacific Bell

FINDINGS

Year	Uses	Source
1986	KHIEWVICHIT NIPA & CHANA	Pacific Bell
	MURAWSKI JAMES	Pacific Bell
	OGANESYAN SARKIS	Pacific Bell
	SMITH MICHAEL R	Pacific Bell
	SULAHIAN LEVON	Pacific Bell
1981	AIDINIAN ARUTUNE	Pacific Telephone
	ALVARADO EDDIE G	Pacific Telephone
	BENVENUTO K	Pacific Telephone
	CHEWNING A A	Pacific Telephone
	GEVORKIAN GEVORK	Pacific Telephone
	KARAMANUKYAN ARUTYUN	Pacific Telephone
	OGANESYAN SARKIS	Pacific Telephone
	PEAY MARTA	Pacific Telephone
	SOWDER MARSHALL	Pacific Telephone
	SULAHIAN LEVON	Pacific Telephone
	TOPOREK TED	Pacific Telephone
1976	Benvenuto K	Pacific Telephone
	Benvenuto T	Pacific Telephone
	Davis Geo M	Pacific Telephone
	Rahimi Mohamad	Pacific Telephone
	Roberts Jean	Pacific Telephone
	Sowder Marshall	Pacific Telephone
	Tisanapunya Anuchit	Pacific Telephone
	Toporek Ted	Pacific Telephone
	Warner Eric	Pacific Telephone
1971	Amato S	Pacific Telephone
	Bell Ethel	Pacific Telephone
	Cannata Dorothy Mrs	Pacific Telephone
	Dalton Billy	Pacific Telephone
	Dalton Robt C	Pacific Telephone
	Farnham Cindy Karen	Pacific Telephone
	Frye Rae	Pacific Telephone
	Galyon Heddy	Pacific Telephone
	Hanson V	Pacific Telephone
	Herbin A	Pacific Telephone
	Kluse S	Pacific Telephone
	Manion Michael	Pacific Telephone
	Marquez Toby	Pacific Telephone

FINDINGS

Year	Uses	Source
1971	MOBIL CLEAN CO	Pacific Telephone
	Nolan John A III	Pacific Telephone
	Otzen Peter	Pacific Telephone
	Somers Patricia	Pacific Telephone
	Sowder Marshall	Pacific Telephone
	Steven S D	Pacific Telephone
	Stough Othelia J	Pacific Telephone
	Stout Jas W Jr	Pacific Telephone
	Teller Jack	Pacific Telephone
	Toporek Ted	Pacific Telephone
1967	Larry M Katherine	Pacific Telephone
	Mathe Jerome T	Pacific Telephone
	Pyron Virginia	Pacific Telephone
	Rowans Marian Thos Mrs chr scl prs	Pacific Telephone
	Ruiz Robt	Pacific Telephone
	Stough Othelia J	Pacific Telephone
	Toporek Ted	Pacific Telephone
	Walther Harry J	Pacific Telephone
	Wrigley Geo	Pacific Telephone
	Amato S	Pacific Telephone
	Auslander Andor	Pacific Telephone
	Bekhor Solomon	Pacific Telephone
	Hindman Vera A	Pacific Telephone
	Huntoon E Warner	Pacific Telephone
	Jernigan Gayle	Pacific Telephone
	Johnston Alma R	Pacific Telephone
	Klein Elmer	Pacific Telephone
1962	Kostan H S	Pacific Telephone
1958	Kostan H S	Pacific Telephone
1951	Carltn Wy McGill Margaret Lockhart r	Pacific Telephone & Telegraph Co.
1937	TURNER Steve L Willis C	Los Angeles Directory Co.
1933	Meade F Griffith bond trader Pacific Co	Los Angeles Directory Co.
	TURNER Steve L Willie C	Los Angeles Directory Co.
1929	TURNER Mary K r	Los Angeles Directory Co.
	TURNER Steph L Willie C slsmn Cal Co h	Los Angeles Directory Co.
1924	TURNER Stephen L h	Los Angeles Directory Co.

FINDINGS

5644 CARLTON WAY

Year	Uses	Source
2000	XXXX	Haines & Company
1976	Weston Morris	Pacific Telephone
	Kelly John Chas	Pacific Telephone
	Caceres John	Pacific Telephone
1971	Kelly John Chas	Pacific Telephone
	Klein Juliana	Pacific Telephone
	Weston Morris	Pacific Telephone
1967	Bahamou Brahim	Pacific Telephone
	Weston Morris	Pacific Telephone
1962	De Caro Donni	Pacific Telephone
	Lincoln Gloria	Pacific Telephone
	Ross Jane C	Pacific Telephone
1958	Faur R	Pacific Telephone
	Senesac Lucette	Pacific Telephone
	Damon Mary	Pacific Telephone
	Dolinszky Tibor	Pacific Telephone

5646 CARLTON WAY

Year	Uses	Source
2000	XXXX	Haines & Company
1981	HERMINA	Pacific Telephone
1976	Dolinsky Hermina	Pacific Telephone
1971	Dolinsky Hermina	Pacific Telephone
1967	Dolinsky Hermina	Pacific Telephone
1962	Dolinsky Hermina	Pacific Telephone
1958	Dolinsky Hermina	Pacific Telephone
1951	Carltn Wy Van Arsdale H D r	Pacific Telephone & Telegraph Co.
1942	Eakland Geo W Eliz slsmn	Los Angeles Directory Co.
	Kapitanoff Abr	Los Angeles Directory Co.
1937	EASTON Helen C Mrs sten	Los Angeles Directory Co.
	NAGLE Arth H	Los Angeles Directory Co.
	NAGLE Ethel E Mrs	Los Angeles Directory Co.
1933	Rasche Albt G carp	Los Angeles Directory Co.
	Rasche Dietrich L Marjorie E carp	Los Angeles Directory Co.
1929	Rasch Albt carp r	Los Angeles Directory Co.
	Rasche Dietrich carp r	Los Angeles Directory Co.
	Rasche Fred H h	Los Angeles Directory Co.
1924	Rasche Albt carp r	Los Angeles Directory Co.

Year	Uses	Source
1924	Rasche Fred H h	Los Angeles Directory Co.

5647 CARLTON WAY

Year	Uses	Source
2000	XXXX	Haines & Company
1986	DEMIRALAKIAN LEVON FLORA	Pacific Bell
1981	DEMIRAIAKIAN LEVON FLORA	Pacific Telephone
1976	Demiraiakian Levon Flora	Pacific Telephone
1962	Jackson Martin	Pacific Telephone
1958	Jackson Martin	Pacific Telephone
1951	Carltn Wy Evans W D Jr r	Pacific Telephone & Telegraph Co.
1942	Brier Mary B wid C C nurse	Los Angeles Directory Co.
	WEST	Los Angeles Directory Co.
1937	WEST Lucy M wid J I	Los Angeles Directory Co.
1933	WEST Lucy M Mrs	Los Angeles Directory Co.
1929	Moria Emma	Los Angeles Directory Co.
	WEST Lucy M wid J I h	Los Angeles Directory Co.
1924	Morin Emma r	Los Angeles Directory Co.
	WEST J I Mrs h	Los Angeles Directory Co.

5648 CARLTON WAY

Year	Uses	Source
1942	TURNER Steve L Willie C	Los Angeles Directory Co.

5649 CARLTON WAY

Year	Uses	Source
1986	CHIVIJIAN GARO	Pacific Bell
1981	CHIVIJIAN GARD	Pacific Telephone
1976	Chivijian Gard	Pacific Telephone
1971	Chivijian Gard	Pacific Telephone
1967	Martella S A	Pacific Telephone
1958	Kissinger Lillian E	Pacific Telephone
1951	Carltn Wy West Edna F r	Pacific Telephone & Telegraph Co.
1937	WEST Edna F	Los Angeles Directory Co.
	WEST Lorin Mary B	Los Angeles Directory Co.
1933	NAGLE Arth H	Los Angeles Directory Co.
	NAGLE Ethel wid J C	Los Angeles Directory Co.
	NAGLE Helen C typist	Los Angeles Directory Co.
1929	BEATTY Sarah A Mrs	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1929	HARVEY Jane M wid Wesley	Los Angeles Directory Co.
1924	DICKSON Thos jr write r	Los Angeles Directory Co.
	Fearn Jennie B wid T H h	Los Angeles Directory Co.

5650 CARLTON WAY

Year	Uses	Source
1981	EREMIAN EDOUARD	Pacific Telephone
1962	Benson Olga V	Pacific Telephone
1958	Klein Elmer	Pacific Telephone
1942	Shattuck Truly actor	Los Angeles Directory Co.
	DOUGLAS Truly S Mrs	Los Angeles Directory Co.
	ATKINS Violet C Mrs	Los Angeles Directory Co.
1937	ATKINS Violet C Mrs	Los Angeles Directory Co.
1933	SHANE Mabel Mrs	Los Angeles Directory Co.

5651 CARLTON WAY

Year	Uses	Source
1962	Archer Dee Jay	Pacific Telephone

5652 CARLTON WAY

Year	Uses	Source
1951	Carltn Wy Sampson Marcella r	Pacific Telephone & Telegraph Co.
	Carltn Wy Stokey Clarence A r	Pacific Telephone & Telegraph Co.
	Carltn Wy Teichrow Carolyn L r	Pacific Telephone & Telegraph Co.
	Carltn Wy Hol Vineyard Elizabeth J r	Pacific Telephone & Telegraph Co.
1942	Marlowe Robt mgr M M Brill	Los Angeles Directory Co.
	Nelson Abr	Los Angeles Directory Co.
	NELSON Eta tchr Western Jewish Inst	Los Angeles Directory Co.
	NELSON Sol Sarah watchmkr	Los Angeles Directory Co.
1937	Gross Robt pntr	Los Angeles Directory Co.
	MORSE Hamilton	Los Angeles Directory Co.
	STONE Earl C Isabel electn	Los Angeles Directory Co.
1933	MINER Viola C Mrs	Los Angeles Directory Co.
	JOHNSON Ima Mrs	Los Angeles Directory Co.
1929	Winder Howard L jan h	Los Angeles Directory Co.
	CHURCH Isabell	Los Angeles Directory Co.
	Church Alma M Mrs	Los Angeles Directory Co.
	Linder Martha hairdrsr	Los Angeles Directory Co.
1924	Winder Howard L serv sta opr h	Los Angeles Directory Co.

Year	Uses	Source
1924	CHURCH Jas O clk r	Los Angeles Directory Co.
	CHURCH Hiram L electr r	Los Angeles Directory Co.

5653 CARLTON WAY

Year	Uses	Source
1986	GERVAIS JOHN L	Pacific Bell
1981	GERVAIS JOHN L	Pacific Telephone
1971	Scott Tony	Pacific Telephone
1967	Jackson A W	Pacific Telephone
1962	Jackson A W	Pacific Telephone
1958	Atwood Rhoda A Mrs	Pacific Telephone
	Jackson A W	Pacific Telephone
1951	Carltn Wy Jackson A W r	Pacific Telephone & Telegraph Co.
1942	JACKSON Augustus W Ethel S	Los Angeles Directory Co.
1937	CLARK Doris S	Los Angeles Directory Co.
	Jackson Augustus W Ethel	Los Angeles Directory Co.
1933	JACKSON Augustus W Ethel pres Jackson Iron Wks	Los Angeles Directory Co.
1929	JACKSON Augustus W Ethel Jackson Iron Works	Los Angeles Directory Co.
1924	JACKSON AUGUSTUS W Sec Treas Jackson Iron Works h	Los Angeles Directory Co.

5655 CARLTON WAY

Year	Uses	Source
1967	Andrews Robt	Pacific Telephone

5656 CARLTON WAY

Year	Uses	Source
1986	TRIPPON GEAO W	Pacific Bell
1981	TRIPPON GEO W	Pacific Telephone
1976	Trippon Ceo W	Pacific Telephone
1971	Trippon Geo W	Pacific Telephone
1967	Trippon Geo W	Pacific Telephone
1962	Trippon Geo W	Pacific Telephone
1958	Lee Richard	Pacific Telephone
	Bond Mimi	Pacific Telephone
1951	Carltn Wy Grean Robt K r	Pacific Telephone & Telegraph Co.
1942	HOLLADAY Chas E barber	Los Angeles Directory Co.
1937	Ratner Isaac Minna gro	Los Angeles Directory Co.
1933	von Feldman Weidamar actor	Los Angeles Directory Co.

Year	Uses	Source
1933	Stienow Arth Justine slsmn	Los Angeles Directory Co.
	Grabler Nancy H Mrs	Los Angeles Directory Co.
	GENTRY Wm R clk	Los Angeles Directory Co.
	CHAPMAN Donald clk	Los Angeles Directory Co.
1924	Rimpau Jas A mgr Rimpau Estate Co h	Los Angeles Directory Co.

5657 CARLTON WAY

Year	Uses	Source
1986	LATHROP DON L	Pacific Bell
1967	Daut Willard D	Pacific Telephone
1962	Thornbury Richard	Pacific Telephone
1958	Thornbury Richard	Pacific Telephone
1951	Carltn Wy Turner Mabel A r	Pacific Telephone & Telegraph Co.
1942	TURNER Janice C typist	Los Angeles Directory Co.
	TURNER Mabel A wid Arth	Los Angeles Directory Co.
	Turner Doris G sten SCECo	Los Angeles Directory Co.
	BOWEN Effie Mrs hskpr	Los Angeles Directory Co.
1937	TURNER Doris sten	Los Angeles Directory Co.
	Turner Arth Mabel A	Los Angeles Directory Co.
1933	Turner Arth Mabel A slsmn E W Reynolds Co	Los Angeles Directory Co.
	Henkie Clara	Los Angeles Directory Co.
1929	TURNER Arth Mabel slsm E W Reynolds Co r	Los Angeles Directory Co.
	BENSON Evelyn sten	Los Angeles Directory Co.
1924	TURNER Arthur slsmn E W Reynolds Co h	Los Angeles Directory Co.

5616 1/2 CARLTON WAY

Year	Uses	Source
1986	HUNANIAN SAML H	Pacific Bell
	HUNANIAN S	Pacific Bell

5618 1/2 CARLTON WAY

Year	Uses	Source
1986	GRIGORIAN HAKOP	Pacific Bell

5628 1/2 CARLTON WAY

Year	Uses	Source
1986	AGDAIAN A	Pacific Bell
1981	AGDAIAN A	Pacific Telephone

5638 1/2 CARLTON WAY

Year	Uses	Source
1981	KARABOGOSIAN RUBEN	Pacific Telephone

5644 1/2 CARLTON WAY

Year	Uses	Source
1981	WESTON MORRIS	Pacific Telephone

5644 1/4 CARLTON WAY

Year	Uses	Source
1986	KOUREDJIAN HAROUTON	Pacific Bell
1981	MGRDICHIAN YEVKINE S	Pacific Telephone

5644 3/4 CARLTON WAY

Year	Uses	Source
1986	PURCAREA LOAN	Pacific Bell

CORLTON WAY

5614 CORLTON WAY

Year	Uses	Source
1981	HEKIMIAN JERRY	Pacific Telephone

GARFIELD PL

1701 GARFIELD PL

Year	Uses	Source
1975	NEWCOM FRANCES	Pacific Telephone
1966	LIUZZA NICK	Pacific Telephone
1957	MILOS MATIC	Pacific Telephone
1950	HEDGES NELL R	Pacific Telephone
	HEDGES NELL R	Pacific Telephone

HOLLYWOOD BLVD

5560 HOLLYWOOD BLVD

Year	Uses	Source
2006	WEST SIDE STORE	Haines Company, Inc.
2000	WEST SIDE STORE	Haines & Company
1990	KAREN S FASHIONS	Pacific Bell
1986	ADRIANA S	Pacific Bell
1981	FREEMAN KEN TV SERVICE	Pacific Telephone

FINDINGS

Year	Uses	Source
1942	Ippolito Thersa Mrs draperies	Los Angeles Directory Co.
1937	CHAN Wm H lndy	Los Angeles Directory Co.
1933	Chin D R lndy	Los Angeles Directory Co.
1929	MOORE Emily V Alpha Floral Co	Los Angeles Directory Co.
	Alpha Floral Co Emily V Moore S D Mills	Los Angeles Directory Co.
1924	THOMPSON Harriet millinery	Los Angeles Directory Co.

5562 HOLLYWOOD BLVD

Year	Uses	Source
2006	G & N GLASS AND	Haines Company, Inc.
	SCREEN	Haines Company, Inc.
2000	G & N GLASS & SCREEN	Haines & Company
1990	B & B DESIGN	Pacific Bell
1986	B & B DESIGN	Pacific Bell
1981	PARDO JESUS	Pacific Telephone
1951	Hollywd Bl Levy Harry Custom Tailor	Pacific Telephone & Telegraph Co.
1942	Fawkes Geo W baker	Los Angeles Directory Co.
1937	Fawkes Geo W Jennie baker	Los Angeles Directory Co.

5564 HOLLYWOOD BLVD

Year	Uses	Source
2000	XXXX	Haines & Company
1981	C H FASHIONS	Pacific Telephone
1951	Hollywd Prizant Elec	Pacific Telephone & Telegraph Co.
1942	THOMPSON Celeste beauty shop	Los Angeles Directory Co.
1937	Drake Celeste L beauty shop	Los Angeles Directory Co.
1933	STEPHENS Ian restr	Los Angeles Directory Co.

5566 HOLLYWOOD BLVD

Year	Uses	Source
2006	UQUOR	Haines Company, Inc.
	SAN ANDREWS	Haines Company, Inc.
2000	ST ANDREWS LIQUOR STORE	Haines & Company
1990	ST ANDREWS LIQUOR STORE	Pacific Bell
1986	ST ANDREWS LIQUOR STORE	Pacific Bell
1981	ST ANDREWS LIQUOR STORE	Pacific Telephone
1951	Hollywd Pacurar Thos A	Pacific Telephone & Telegraph Co.
1942	HENDERSON Vernon J Carrie E clo clnr	Los Angeles Directory Co.
1937	Fienberg Edw liquors	Los Angeles Directory Co.

FINDINGS

5600 HOLLYWOOD BLVD

Year	Uses	Source
2000	XXXX	Haines & Company

Hollywood Blvd

5600 Hollywood Blvd

Year	Uses	Source
2000	XXXX	Haines & Company
1990	KEVIN S PRINTING	Pacific Bell

HOLLYWOOD BLVD

5600 HOLLYWOOD BLVD

Year	Uses	Source
1990	KEVIN S PRINTING	Pacific Bell
1986	BRUFA	Pacific Bell
	NIB PRINTING	Pacific Bell

Hollywood Blvd

5600 Hollywood Blvd

Year	Uses	Source
1986	BRUFA	Pacific Bell
	NIB PRINTING	Pacific Bell
1981	NIB PRINTING	Pacific Telephone

HOLLYWOOD BLVD

5600 HOLLYWOOD BLVD

Year	Uses	Source
1981	NIB PRINTING	Pacific Telephone
1958	COAST CREDIT CORP	Pacific Telephone

Hollywood Blvd

5600 Hollywood Blvd

Year	Uses	Source
1958	COAST CREDIT CORP	Pacific Telephone
1951	Hollywd Lewin Record Outlet	Pacific Telephone & Telegraph Co.

FINDINGS

HOLLYWOOD BLVD

5600 HOLLYWOOD BLVD

Year	*Uses*	*Source*
1951	Hollywd Lewin Record Outlet	Pacific Telephone & Telegraph Co.
1942	OTIS Jos Belle furn	Los Angeles Directory Co.

Hollywood Blvd

5600 Hollywood Blvd

Year	*Uses*	*Source*
1942	OTIS Jos Belle furn	Los Angeles Directory Co.
1937	Ottenheimer Jos Belle furn	Los Angeles Directory Co.

HOLLYWOOD BLVD

5600 HOLLYWOOD BLVD

Year	*Uses*	*Source*
1937	Ottenheimer Jos Belle furn	Los Angeles Directory Co.
1933	MYERS Valle T drugs	Los Angeles Directory Co.

Hollywood Blvd

5600 Hollywood Blvd

Year	*Uses*	*Source*
1933	MYERS Valle T drugs	Los Angeles Directory Co.
1929	HOLLYWOOD DRUG CO C W Peters Prescription Druggists	Los Angeles Directory Co.

HOLLYWOOD BLVD

5600 HOLLYWOOD BLVD

Year	*Uses*	*Source*
1929	HOLLYWOOD DRUG CO C W Peters Prescription Druggists	Los Angeles Directory Co.
1924	HOLLYWOOD DRUG CO C W Peters Prescription Druggists	Los Angeles Directory Co.

FINDINGS

Hollywood Blvd

5600 Hollywood Blvd

Year	Uses	Source
1924	HOLLYWOOD DRUG CO C W Peters Prescription Druggists	Los Angeles Directory Co.

HOLLYWOOD BLVD

5601 HOLLYWOOD BLVD

Year	Uses	Source
2006	HOLLYWD	Haines Company, Inc.
	DOWNTOWNER	Haines Company, Inc.
	MOTEL	Haines Company, Inc.
2000	HOLLYWD DWNTWNR MTL	Haines & Company
	HECHT Karl	Haines & Company
	DOWNTOWNER MOTEL	Haines & Company
	HOLLYWD DWNTWNR MTL	Haines & Company
	MAZA America	Haines & Company
1990	DOWNTOWNER MOTEL HOLLYWOOD	Pacific Bell
	HECHT KARL	Pacific Bell
	HOLLYWOOD DOWNTOWNER MOTEL	Pacific Bell
1986	DOWNTOWNER MOTEL-HOLLYWOOD	Pacific Bell
	HECHT KARL	Pacific Bell
	HOLLYWOOD DOWNTOWNER MOTEL	Pacific Bell
1981	DOWNTOWNER MOTEL-HOLLYWOOD	Pacific Telephone
	HECHT KARL	Pacific Telephone
	HOLLYWOOD DOWNTOWNER MOTEL	Pacific Telephone
1951	Hollywd Forler E V & Co bus opportunities	Pacific Telephone & Telegraph Co.

5602 HOLLYWOOD BLVD

Year	Uses	Source
2000	XXXX	Haines & Company
1990	BOULEVARD INN	Pacific Bell
1986	BOULEVARD INN	Pacific Bell
1981	BOULEVARD INN	Pacific Telephone
1951	Hollywd Boulevard Cafe	Pacific Telephone & Telegraph Co.
1942	PEARLMAN Alex Ida restr	Los Angeles Directory Co.
1937	PEARLMAN Alex liquors	Los Angeles Directory Co.
1929	DOGGETT Guy L Opal auto loans	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1924	Griffis Calvin C musical mdse	Los Angeles Directory Co.

5604 HOLLYWOOD BLVD

Year	Uses	Source
2000	PAPAZIAN Avedis	Haines & Company
1986	MAS PAINTING & REMODELING	Pacific Bell
1981	CLINE GENE	Pacific Telephone
	PEAR FASHION DESIGN	Pacific Telephone
1951	Hollywd	Pacific Telephone & Telegraph Co.
	Olson John W r	Pacific Telephone & Telegraph Co.
	Nye Carroll r	Pacific Telephone & Telegraph Co.
	Capps Jewell	Pacific Telephone & Telegraph Co.
	Liss Jos r	Pacific Telephone & Telegraph Co.
	Olson O B rl est	Pacific Telephone & Telegraph Co.
1942	Yat Sun Indy	Los Angeles Directory Co.
1937	COLLINS Nellie J Mrs restr	Los Angeles Directory Co.
1933	Gruver F Roy Helen clo clnr	Los Angeles Directory Co.
	TAYLOR Cath Mrs br mgr F R Gruver	Los Angeles Directory Co.

5605 HOLLYWOOD BLVD

Year	Uses	Source
1951	Hollywd Lester Harry r	Pacific Telephone & Telegraph Co.
1942	Cordell Ray aircrftwkr	Los Angeles Directory Co.
	GOFF Blanche A Mrs	Los Angeles Directory Co.
	ODAY Peter clk	Los Angeles Directory Co.
	Vranack Edw waiter	Los Angeles Directory Co.
1937	DILLARD Wirt A waiter Allen English	Los Angeles Directory Co.
	Goff Blanche A Mrs	Los Angeles Directory Co.
	Hartz Paul E clk	Los Angeles Directory Co.
	Schroter G Austin	Los Angeles Directory Co.
	Street Thos H clk	Los Angeles Directory Co.
1933	Cleary Frank P	Los Angeles Directory Co.
	GOFF Blanche A Mrs	Los Angeles Directory Co.
	Schroter G Austin geologist	Los Angeles Directory Co.
1929	Nature Music School Mrs Maud M Falconer dir	Los Angeles Directory Co.
	HAZELTON Marie Mrs brmgr Nature Music School	Los Angeles Directory Co.
	HAZELTON Harry H Marie slsmn	Los Angeles Directory Co.
	WAGGONER Hattie housekpr	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1924	r	Los Angeles Directory Co.
	BALL Sue adv solr r	Los Angeles Directory Co.
	Brasseur Raymond clk r	Los Angeles Directory Co.
	Lans Francis J J Lans Bros r	Los Angeles Directory Co.
	Mac Arthur Ezra h	Los Angeles Directory Co.

5606 HOLLYWOOD BLVD

Year	Uses	Source
2000	XXXX	Haines & Company
1990	FILM CITY PAWNBROKERS	Pacific Bell
	FILM CITY LOAN & JEWELRY CO	Pacific Bell
1986	FILM CITY LOAN & JEWELRY CO	Pacific Bell
	FILM CITY PAWNBROKERS	Pacific Bell
1981	FILM CITY LOAN & JEWELRY CO	Pacific Telephone
1951	Hollywd Hollywd Radio Supply Inc	Pacific Telephone & Telegraph Co.
1924	r	Los Angeles Directory Co.
	MORTON Robt h	Los Angeles Directory Co.

5608 HOLLYWOOD BLVD

Year	Uses	Source
1942	LEONARD Frank shoe shiner	Los Angeles Directory Co.

Hollywood Blvd

5610 Hollywood Blvd

Year	Uses	Source
2014	PRECISE AUTO BODY	EDR Digital Archive
2010	PRECISE AUTO BODY	EDR Digital Archive
2006	PRECISEAUTO	Haines Company, Inc.
2000	PAPAZIAN Avedis PRECISE AUTO BODY	Haines & Company
	HOLLYWOOD BLVD Contd	Haines & Company
1990	LANNA TRADING INC	Pacific Bell
1986	LANNA TRADING INC	Pacific Bell
1981	DICK UTZ & ASSOCIATES	Pacific Telephone
	CLASSROOM FILM DISTRIBUTERS INC	Pacific Telephone
	KALART VICTOR FCTRY DISTR & SERV	Pacific Telephone
	COAST VISUAL EDUCATION CO	Pacific Telephone
	UTZ DICK & ASSOCIATES	Pacific Telephone
1976	COAST VISUAL EDUCATION CO	Pacific Telephone

Year	Uses	Source
1975	Coast Visual Education Co	Pacific Telephone
	COAST VISUAL EDUCATION CO	Pacific Telephone
1951	Hollywd Bl Standard Radio Transcription Services	Pacific Telephone & Telegraph Co.
1942	FAULKNER Ralph B Edith J dancinag sch	Los Angeles Directory Co.
	YORK Pierce B S III clk Pub Library	Los Angeles Directory Co.
1933	Marco John D restr	Los Angeles Directory Co.
1929	HOLLYWOOD Durant Star Motors Inc Milton Preluszky pres treas Jos Cohen sec	Los Angeles Directory Co.

HOLLYWOOD BLVD

5613 HOLLYWOOD BLVD

Year	Uses	Source
2006	URBAN LEDGER	Haines Company, Inc.
	TAX SERVICE	Haines Company, Inc.
2000	SAMMYS HAIRDO	Haines & Company
1990	CHOL BEAUTY SALON	Pacific Bell
	VIDEO RENTAL	Pacific Bell
1986	CHOL BEAUTY SALON	Pacific Bell
	KONI INC	Pacific Bell
1981	EDDIE S BARBER SHOP	Pacific Telephone
	EDDIE S HAIR STYLING	Pacific Telephone
	SPARTAN SPA ROCK STM BATH	Pacific Telephone
1951	Hollywd Aladdin Beauty Salon	Pacific Telephone & Telegraph Co.
	Hollywd Manuels Barber Shop	Pacific Telephone & Telegraph Co.
1942	Factor Frank beauty shop	Los Angeles Directory Co.
1937	Factor Frank beauty shop	Los Angeles Directory Co.
1933	Factor Frank Sybil beauty shop	Los Angeles Directory Co.
1929	Stack Ada Mrs beauty shop	Los Angeles Directory Co.

5614 HOLLYWOOD BLVD

Year	Uses	Source
1924	EMERSON DAVID COMPANY David Emerson Real Estate and Insurance Hollywood and Wilshire Realty Our Specialty	Los Angeles Directory Co.

5615 HOLLYWOOD BLVD

Year	Uses	Source
2006	JAOKATHAI	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2006	CUISINE	Haines Company, Inc.
2000	THAI SEAFOOD	Haines & Company
1990	CHALERMSRI	Pacific Bell
1986	CHALERMSRI	Pacific Bell
1942	MURPHY Era D baker	Los Angeles Directory Co.
1937	Kettenburg Chas F Louise gift shop	Los Angeles Directory Co.
1933	BROWN Virgil A clo clnr	Los Angeles Directory Co.
	Pragal Jennie Mrs mlnr	Los Angeles Directory Co.
1924	Sansiper Leo H Cooper & Sansiper h	Los Angeles Directory Co.
	COOPER John E Cooper & Sansiper h	Los Angeles Directory Co.
	COOPER & Sansiper J E Cooper Leo Sansiper clo clnrs	Los Angeles Directory Co.

5617 HOLLYWOOD BLVD

Year	Uses	Source
2006	BALTAZARARA	Haines Company, Inc.
	KARL HECHT	Haines Company, Inc.
	NETWORKCENTRAL	Haines Company, Inc.
	ORSTEN L A&	Haines Company, Inc.
	ASSOC	Haines Company, Inc.
	T & N MEDICAL	Haines Company, Inc.
	TRANSPORTINC	Haines Company, Inc.
2000	BALTAZAR ARA	Haines & Company
	CHRISTIANSEN TYRONE	Haines & Company
	MEGUERIAN BOOKKEEPING SERVICE	Haines & Company
	OHANESIAN GAIZAG J	Haines & Company
	ORSTEN L A & ASSOC	Haines & Company
1991	NATIONAL RECORD NEWSPAPER	Pacific Bell
	National Record Newspaper	Pacific Bell
	National Record Newspaper	Pacific Bell
1990	BALTAZAR ARA	Pacific Bell
	C & P CERAMIC TILE CO	Pacific Bell
	CHRISTIANSEN TYRONE	Pacific Bell
	FOUNDATION FOR MAKING A DIFFERNCE THE	Pacific Bell
	JAGME FOUNDATION	Pacific Bell
	NATIONAL RECORD NEWSPAPER	Pacific Bell
	OHANESIAN GAIZAG JACQUE ACCTNG	Pacific Bell
	ORSTEN L A & ASSOCIATES RL EST	Pacific Bell
	PHILRUMA INC	Pacific Bell

FINDINGS

Year	Uses	Source
1990	RECORD NEWSPAPERS THE PUBLSHRS	Pacific Bell
	SERJIO S ALOHA MOTORS	Pacific Bell
	WALTER CHRISTOPHER R	Pacific Bell
1986	BEIGE CAVE	Pacific Bell
	BEST REALTY	Pacific Bell
	C & P CERAMIC TILE CO	Pacific Bell
	CHRISTIANSEN TYRONE	Pacific Bell
	CORLEONE INTERNATIONAL TRADERS INC	Pacific Bell
	INDUSTRIAL EQUITY SECURITY	Pacific Bell
	JAGME FOUNDATION	Pacific Bell
	NATIONAL RECORD NEWSPAPER	Pacific Bell
	OHANESIAN G & BALTAZAR A ACCTNG	Pacific Bell
	ORSTEN L A & ASSOCIATES RL EST	Pacific Bell
	POLSKY C & P	Pacific Bell
	RECORD NEWSPAPERS THE PUBLSHRS	Pacific Bell
	WALTER CHRISTOPHER R	Pacific Bell
1981	BEST REALTY	Pacific Telephone
	CHRISTIANSEN TYRONE	Pacific Telephone
	FOUNDATION	Pacific Telephone
	ORSTEN L A & ASSOCIATES RL EST	Pacific Telephone
	RECORD BOOK PUBLISHING CO THE PUBLSHRS PERODCT	Pacific Telephone
	RECORD NEWSPAPERS THE PUBLSHRS	Pacific Telephone
	SHO U WRIGHT PRODUCTIONS	Pacific Telephone
	W E S P O BUYERS GUILD	Pacific Telephone
	WIN ALL TURF PUBLICATIONS	Pacific Telephone
1980	A Atlas Rent A Car	Pacific Telephone
1958	Allan James P Hollywood Art Book Bindery	Pacific Telephone
1951	Hollywd Marion Bldg	Pacific Telephone & Telegraph Co.
	Life Line Inc	Pacific Telephone & Telegraph Co.
	Progressive Sales Corp	Pacific Telephone & Telegraph Co.
	Sequoia University	Pacific Telephone & Telegraph Co.
	Continer Anthony publcty	Pacific Telephone & Telegraph Co.
	Continer Publicity	Pacific Telephone & Telegraph Co.
	Hy Ex Products Co	Pacific Telephone & Telegraph Co.
	Paramount Sales Co	Pacific Telephone & Telegraph Co.

FINDINGS

Year	Uses	Source
1951	A C Sales & Mfg Co	Pacific Telephone & Telegraph Co.
	Rost Nicholas G A C Sales & Mfg Co	Pacific Telephone & Telegraph Co.
	Wolfson Bros Co Wolfson & Son Rlty Co	Pacific Telephone & Telegraph Co.
	Wolfson & Son Rlty Co	Pacific Telephone & Telegraph Co.
	Allan James P Hollywd Art Book Bindery	Pacific Telephone & Telegraph Co.
	Hollywd Art Book Bindery	Pacific Telephone & Telegraph Co.
	Wolfson Byron L Rlty Co	Pacific Telephone & Telegraph Co.
	Wolfson Rlty Co Byron L	Pacific Telephone & Telegraph Co.
	Hollywd Ketell H R	Pacific Telephone & Telegraph Co.
1942	Academy Building	Los Angeles Directory Co.
	ALLAN Jas P bkbndr	Los Angeles Directory Co.
	Musical Courier R D Saunders mgr magazine	Los Angeles Directory Co.
1937	FITZPATRICK Loretta M booking agt	Los Angeles Directory Co.
	Marion Building	Los Angeles Directory Co.
	Rubin Leo Kate phys	Los Angeles Directory Co.
	Rudolph Edwin F Lillian struct eng	Los Angeles Directory Co.
	SAUNDERS Richd D Laurel N music pblr	Los Angeles Directory Co.
	SMITH Wm A Jessie real est	Los Angeles Directory Co.
	WEST Alvin M writer	Los Angeles Directory Co.
1933	ALLAN Jas P bkbndr	Los Angeles Directory Co.
	AMERICAN Dancer Publishing Co Ruth E Howard publr	Los Angeles Directory Co.
	FITZPATRICK Loretta M emp accy	Los Angeles Directory Co.
	Marion Building	Los Angeles Directory Co.
	SAUNDERS PUBLICATIONS Richd D Saunders Publsher Hollywoods First Music Publisher	Los Angeles Directory Co.
1929	BAGLEY FRED H Ethel M Public Accountant Income Tax Specialists and General Insurance	Los Angeles Directory Co.
	Exhibitors Herald Douglas Hodges mgr publrs agt	Los Angeles Directory Co.
	FITZPATRICK Loretia emp agcy	Los Angeles Directory Co.
	GREENE Chas A Lucile office	Los Angeles Directory Co.
	Marion Building	Los Angeles Directory Co.
	Marion Co Inc H E Cronenweth pres A M Ratigan v pres treas Mrs Geneva Garson sec real est	Los Angeles Directory Co.
1924	Creighton John A gen contr	Los Angeles Directory Co.
	Emmett Jas F real est	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1924	HOLLYWOOD Scenario Exchange Lauretta M Fitzpatrick mgr	Los Angeles Directory Co.
	Mc KAY Engineering Co N H Mc Kary pres F E Pelton v pres Geo Schilling sec treas	Los Angeles Directory Co.
	Marion Building	Los Angeles Directory Co.
	Midland Realty Co	Los Angeles Directory Co.
	MOSS Saml B dentist	Los Angeles Directory Co.
	NEWTON LEE Real Estate Loans and Insurance	Los Angeles Directory Co.
	Our Own Motion Picture Magazine	Los Angeles Directory Co.
	Our Own Publishing Co Jack Collins pres W W Gardiner v pres publishers Our Owr Motion Picture Magazine	Los Angeles Directory Co.
	SCHILLING Geo sec treas Mc Kay Engineering Co r	Los Angeles Directory Co.
	Waska Orrea Mrs dancing tchr	Los Angeles Directory Co.

5619 HOLLYWOOD BLVD

Year	Uses	Source
2006	FEROOSI Tamanna	Haines Company, Inc.
	NARONG WATCH	Haines Company, Inc.
2000	CENTER POINT CELLULAR	Haines & Company
1990	THAI MAGAZINE	Pacific Bell
1986	THAI MAGAZINE	Pacific Bell
1981	CUSTOM DARKROOM SERVICES	Pacific Telephone
1942	BERNS Isidor Ella clo clnr	Los Angeles Directory Co.
1937	BERNS Isidor Ella clo clnr	Los Angeles Directory Co.
1924	DAVIS Nellie W dry gds	Los Angeles Directory Co.

5620 HOLLYWOOD BLVD

Year	Uses	Source
2000	PICTURE MILL THE	Haines & Company
1990	MOUGIN CLAUDE	Pacific Bell
1986	MOUGIN CLAUDE	Pacific Bell
1981	SCHLESINGER MARK R	Pacific Telephone
	MOUGIN CLAUDE	Pacific Telephone
1965	COAST VISUAL EDUCATION CO	Pacific Telephone
1962	COAST VISUAL EDUCATION CO	Pacific Telephone
1958	COAST VISUAL EDUCATION CO	Pacific Telephone
1951	Hollywd Coast Visual Education Co	Pacific Telephone & Telegraph Co.

FINDINGS

Year	Uses	Source
1951	Hollywd Victor Animatograph Corp Fctry Distr & Serv	Pacific Telephone & Telegraph Co.
1933	CALIFORNIA BANK HOLLYWOOD GRAMMERCY OFFICE H L Holland Mar	Los Angeles Directory Co.

5621 HOLLYWOOD BLVD

Year	Uses	Source
2006	PAILIN THAI CUISINE	Haines Company, Inc.
2000	PAILIN THAI CUISINE	Haines & Company
	PAILING THAI CSNE	Haines & Company
1990	ARADAR RESTAURANT	Pacific Bell
1986	ARADAR RESTAURANT	Pacific Bell
1951	Hollywd Becker Alex carpt & linens	Pacific Telephone & Telegraph Co.
1942	Valles Ethel Mrs gift shop	Los Angeles Directory Co.
1933	Matyko R Wm furrier	Los Angeles Directory Co.
1929	CAMPBELL & Hanna G A Campbell G R Hanna real est	Los Angeles Directory Co.
1924	Metzner A Mrs dietitian	Los Angeles Directory Co.

5622 HOLLYWOOD BLVD

Year	Uses	Source
1986	KATO TELEVISION SALES & SERVICE	Pacific Bell
1951	Hollywd Smith Marcel E Dr	Pacific Telephone & Telegraph Co.
	Hollywd Schmid Marcel E Dr	Pacific Telephone & Telegraph Co.
1933	Stept Sol tailor	Los Angeles Directory Co.

5623 HOLLYWOOD BLVD

Year	Uses	Source
2006	RODDED	Haines Company, Inc.
2000	RODDED RESTAURANT	Haines & Company
	RODDED	Haines & Company
1990	RODED RESTAURANT	Pacific Bell
1986	LEE S THAI & CHINESE FOOD	Pacific Bell
1981	LEE S THAI & CHINESE FOOD	Pacific Telephone
1951	Hollywd Danish Kitchen restrnt	Pacific Telephone & Telegraph Co.
	Hollywd Danish Kitchen	Pacific Telephone & Telegraph Co.
1937	HOLLY Gram Drug Co Inc Jos Schlyen pres Mrs S J Schlyen sec treas	Los Angeles Directory Co.
	ENGLISH Allen Clara lunch	Los Angeles Directory Co.
1933	Schlyen Jos drugs	Los Angeles Directory Co.
1929	Marion Drug Co Harold Cohon mgr	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1924	Tarrant & Murphy W J Tarrant R J Murphy Ice cream mfrs	Los Angeles Directory Co.

5624 HOLLYWOOD BLVD

Year	Uses	Source
2000	XXXX	Haines & Company
1986	SUMA B M	Pacific Bell
1981	SUMA B M	Pacific Telephone
1937	Stack Ada E Mrs beauty shop	Los Angeles Directory Co.
1933	Stack Ada beauty shop	Los Angeles Directory Co.

5625 HOLLYWOOD BLVD

Year	Uses	Source
2006	HOLIDAYINN	Haines Company, Inc.
	EXPRESS	Haines Company, Inc.
	SABOR Y CULTURA	Haines Company, Inc.
2000	ASZKENAZY Severyn ESPRESSO MI CULTURA BKS & COFFEE	Haines & Company
	MILK & HONEY FILMS	Haines & Company
1990	HOVSEPIAN HRANT	Pacific Bell
1986	HOVSEPIAN HRANT	Pacific Bell
1985	Films Incorporated	Pacific Bell
	FILMS INCORPORATED	Pacific Bell
1981	FILMS INCORPORATED	Pacific Telephone
1980	i Films Incorporated	Pacific Telephone
1975	FILMS INCORPORATED	Pacific Telephone
1965	FILMS INCORPORATED	Pacific Telephone
1962	FILMS INCORPORATED	Pacific Telephone
1958	FILMS INCORPORATED	Pacific Telephone
1954	FILMS INCORPORATED	R. L. Polk & Co.
1929	Mauss Peter B meats	Los Angeles Directory Co.

5627 HOLLYWOOD BLVD

Year	Uses	Source
1933	SMITH Wm A real est	Los Angeles Directory Co.
	POLLOCK Wm L Anna C real est	Los Angeles Directory Co.
1929	POLLOCK Wm L Annie real est	Los Angeles Directory Co.
	Morgan Alfonso Henrietta real est	Los Angeles Directory Co.
1924	MORGAN Jeremiah J real est	Los Angeles Directory Co.

FINDINGS

5629 HOLLYWOOD BLVD

Year	Uses	Source
2000	STANS ANTIQUES	Haines & Company
1951	Hollywd Bl Nat Nass Exclusive Tailor	Pacific Telephone & Telegraph Co.

5631 HOLLYWOOD BLVD

Year	Uses	Source
1962	QUAD SERVICES INC	Pacific Telephone

5604 1/2 HOLLYWOOD BLVD

Year	Uses	Source
1986	CLINE GENE	Pacific Bell

HOLLYWOOD BLVD R SAN FERNDO

5624 HOLLYWOOD BLVD R SAN FERNDO

Year	Uses	Source
1942	Knickerbocker Evelyn beauty shop	Los Angeles Directory Co.

N WILTON PL

1530 N WILTON PL

Year	Uses	Source
2014	LOS ANGELES UNIFIED SCHOOL DST	EDR Digital Archive
2010	MAGNOLIA SCIENCE ACADEMY	EDR Digital Archive
	LOS ANGELES UNIFIED SCHL DIST	EDR Digital Archive

N Wilton Pl

1530 N Wilton Pl

Year	Uses	Source
2006	GRANT	Haines Company, Inc.
	ELEMENTARY SC	Haines Company, Inc.
2000	GRANT ELEMENTARY SC	Haines & Company
1990	GRANT ELEMENTARY SCHOOL	Pacific Bell
1986	GRANT ELEMENTARY SCHOOL	Pacific Bell
1981	GRANT ELEMENTARY SCHOOL	Pacific Telephone
1976	Grant Elementary School	Pacific Telephone
1971	Grant Elementary School	Pacific Telephone
	Grant Childrens Center	Pacific Telephone
1967	Grant Childrens Center	Pacific Telephone

Year	Uses	Source
1967	Grant Elementary School	Pacific Telephone
1962	Grant Elementary School	Pacific Telephone
	Grant Extended Day Care Center	Pacific Telephone
1958	Grant Elementary School	Pacific Telephone
	Grant Extended Day Care Center	Pacific Telephone
1951	N Wiltn Pl Los Angeles City Board of Education elementary schools Grant	Pacific Telephone & Telegraph Co.
1942	Grant School	Los Angeles Directory Co.
1937	GRANT School	Los Angeles Directory Co.
1933	GRANT School	Los Angeles Directory Co.
1929	GRANT School	Los Angeles Directory Co.
1924	GRANT School	Los Angeles Directory Co.

ST ANDREWS PL N

1602 ST ANDREWS PL N

Year	Uses	Source
2000	XXXX	Haines & Company

FINDINGS

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched	Address Not Identified in Research Source
5607 W Carlton Way and 1655 N St. Andrews Place	2014, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched	Address Not Identified in Research Source
1530 N Wilton Pl	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1530 N WILTON PL	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1602 ST ANDREWS PL N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1701 GARFIELD PL	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5552 Carlton Way	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5555 Carlton Way	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5555 Carlton Way	2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
5560 HOLLYWOOD BLVD	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5562 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5562 HOLLYWOOD BLVD	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5564 HOLLYWOOD BLVD	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5566 HOLLYWOOD BLVD	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5568 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5585 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5586 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5600 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5600 HOLLYWOOD BLVD	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5600 Hollywood Blvd	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
5601 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5601 HOLLYWOOD BLVD	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5602 HOLLYWOOD BLVD	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5604 1/2 Hollywood Blvd	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5604 1/2 HOLLYWOOD BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5604 HOLLYWOOD BLVD	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5605 HOLLYWOOD BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5606 HOLLYWOOD BLVD	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5608 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5608 HOLLYWOOD BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
5610 Hollywood Blvd	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5610 Hollywood Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5611 Carlton Way	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5611 Carlton Way	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5612 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5613 HOLLYWOOD BLVD	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5614 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5614 CORLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5614 HOLLYWOOD BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5615 HOLLYWOOD BLVD	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5616 1/2 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5616 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5617 CARLTON WAY	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5617 Carlton Way	2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5617 HOLLYWOOD BLVD	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1985, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5618 1/2 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5618 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5619 HOLLYWOOD BLVD	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5620 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5620 HOLLYWOOD BLVD	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5621 HOLLYWOOD BLVD	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5622 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5622 HOLLYWOOD BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5623 CARLTON WAY	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5623 Carlton Way	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5623 HOLLYWOOD BLVD	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5624 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5624 HOLLYWOOD BLVD	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5624 HOLLYWOOD BLVD R SAN FERNDO	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5625 HOLLYWOOD BLVD	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5626 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5627 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5627 HOLLYWOOD BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5628 1/2 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5628 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5629 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5629 HOLLYWOOD BLVD	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5631 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5631 HOLLYWOOD BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5632 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5633 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5635 CARLTON WAY	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5638 1/2 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5638 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5639 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5641 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5642 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5643 CARLTON WAY	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5643 Carlton Way	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5644 1/2 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5644 1/4 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5644 3/4 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5644 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5646 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5647 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
5648 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5649 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5650 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5651 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5652 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5653 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1976, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5655 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5656 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5657 CARLTON WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

9836003407_5607 Carlton Way and 1655 St Andrews Pl

5607 W Carlton Way and 1655 N St. Andrews Place

Los Angeles, CA 90028

Inquiry Number: 5268103.9

April 24, 2018

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Shelton, CT 06484
Toll Free: 800.352.0050
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04/24/18

Site Name:

9836003407_5607 Carlton Wa
5607 W Carlton Way and 1655
Los Angeles, CA 90028
EDR Inquiry # 5268103.9

Client Name:

EFI Global Inc.
5261 West Imperial Highway
Los Angeles, CA 90045
Contact: Daniel Casas

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Search Results:

Year	Scale	Details	Source
2014	1"=500'	Flight Year: 2014	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
2002	1"=500'	Flight Date: June 06, 2002	USDA
1994	1"=500'	Acquisition Date: May 31, 1994	USGS/DOQQ
1989	1"=500'	Flight Date: August 22, 1989	USDA
1981	1"=500'	Flight Date: February 17, 1981	USGS
1979	1"=500'	Flight Date: February 05, 1979	USGS
1977	1"=500'	Flight Date: April 25, 1977	USGS
1964	1"=500'	Flight Date: August 15, 1964	USGS
1954	1"=500'	Flight Date: October 27, 1954	USDA
1952	1"=500'	Flight Date: August 02, 1952	USGS
1948	1"=500'	Flight Date: July 10, 1948	USGS
1938	1"=500'	Flight Date: May 22, 1938	USDA
1928	1"=500'	Flight Date: January 01, 1928	USGS

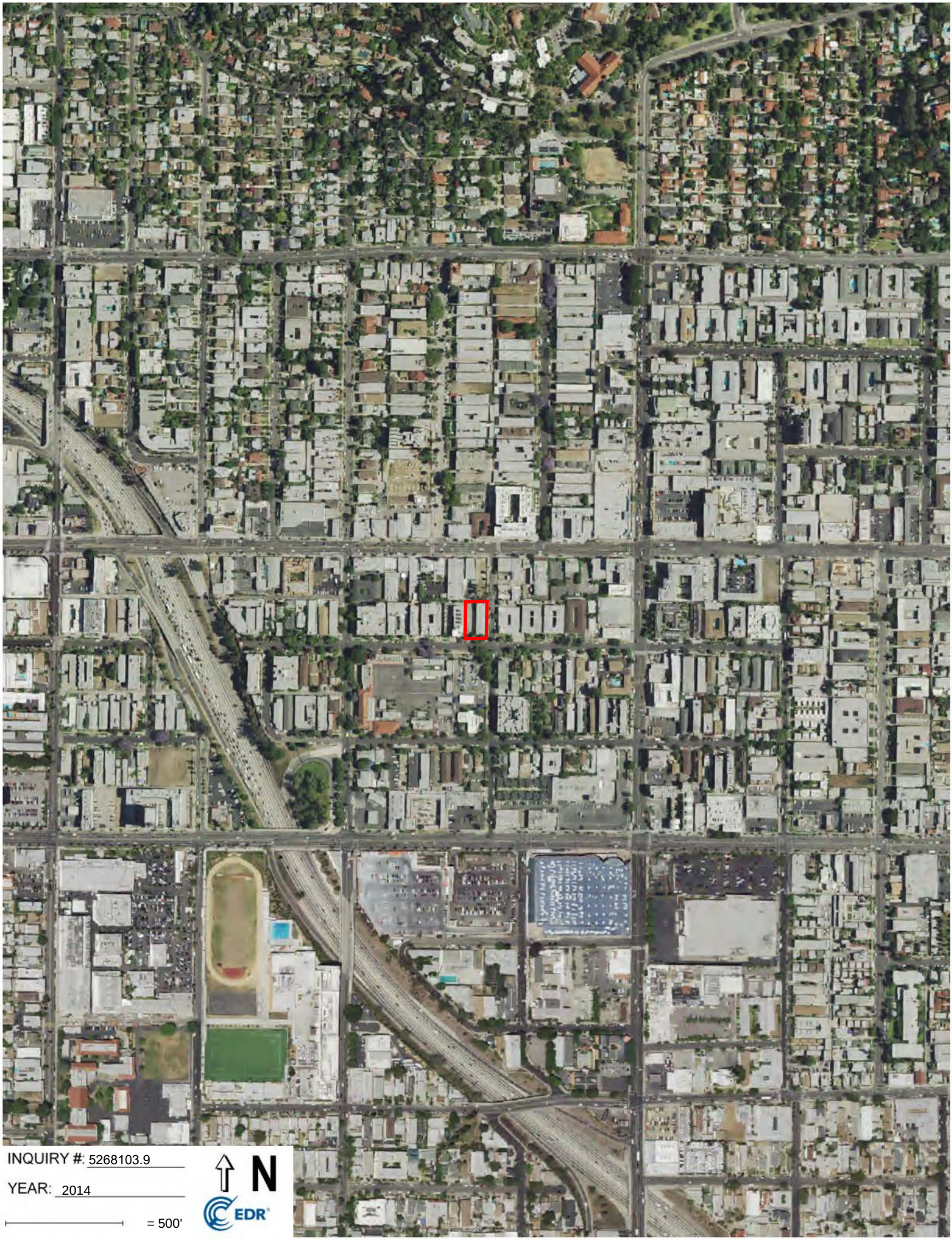
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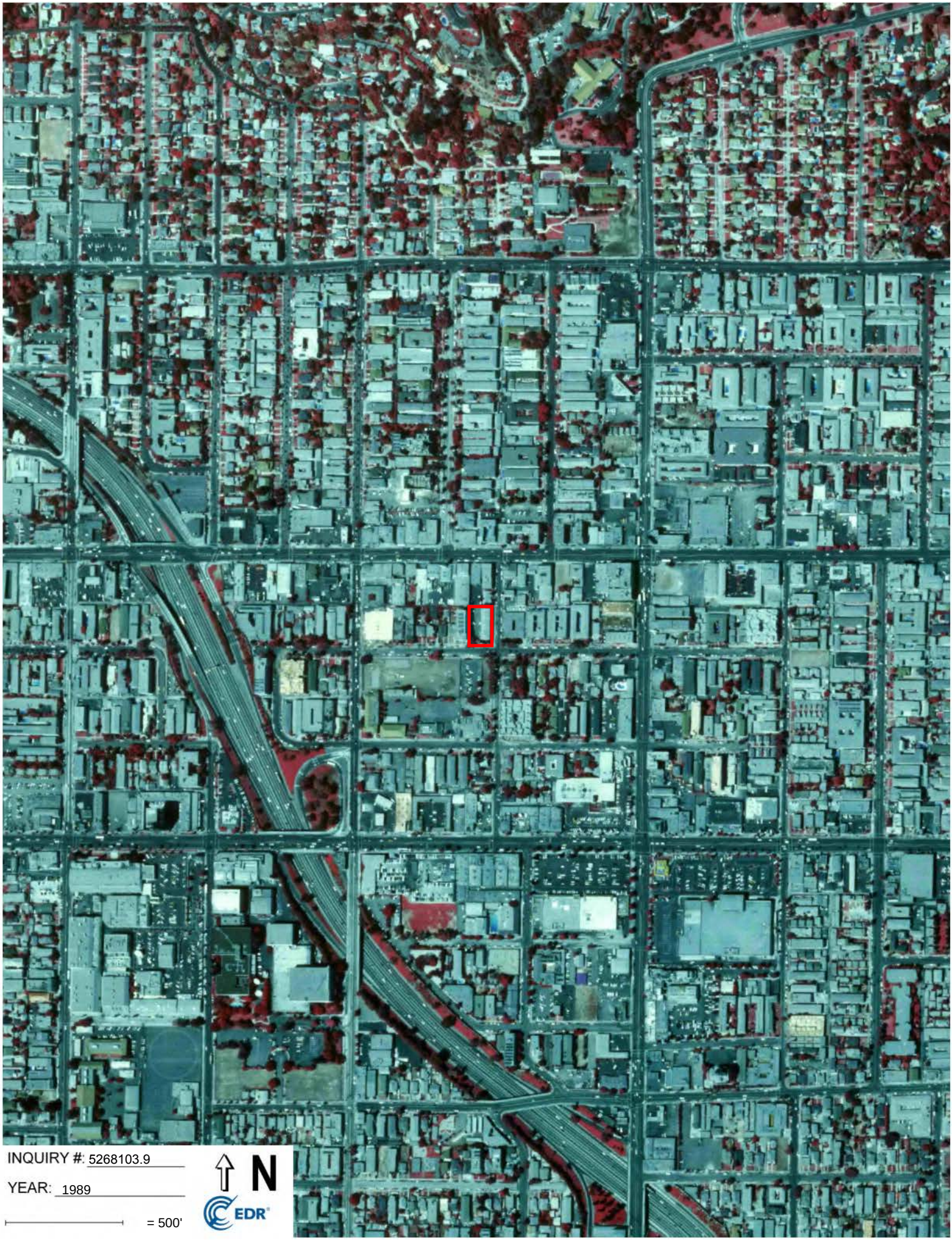

INQUIRY #: 5268103.9
YEAR: 2014
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N
EDR






INQUIRY #: 5268103.9
YEAR: 2002
= 500'
N
EDR




INQUIRY #: 5268103.9
YEAR: 1989
= 500'
N
EDR





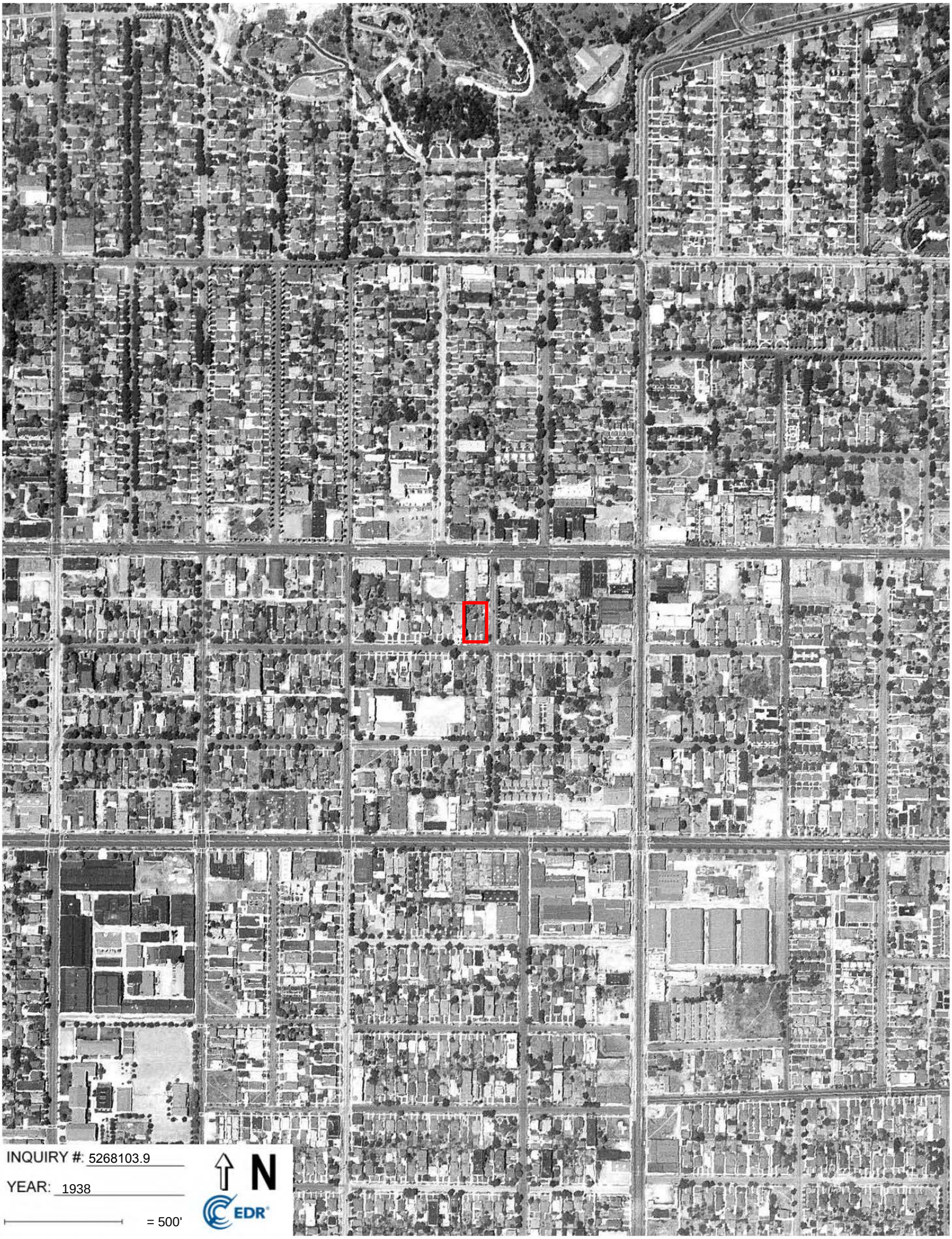





INQUIRY #: 5268103.9
YEAR: 1954
= 500'
N
EDR






INQUIRY #: 5268103.9
YEAR: 1938
= 500'
N
EDR



PermitReport™

Permit Report
13400 Riverside Drive
Suite 202
Sherman Oaks, CA 91423

(800) 607-0544
info@permitreport.com

Report Date: 5/8/2018
Invoice Number: 12575-107
Subject Property: 1655 North Saint Andrews Place, Los A
APN: 5544026010

Subject Property:
1655 North Saint Andrews Place, Los Angeles, CA 900
Los Angeles, CA 90028
APN#: 5544026010

Ordered By:
Daniel Casas
EFI Global
(310) 854-6300

Bill To:
Daniel Casas
EFI Global
(310) 854-6300

Product Description	Quantity	Unit Price ($)	Line Total ($)
Commercial Permit Report (up to 20 pages of permit documentation) Included In Report: *-Building Permit(s)* *-Certificate(s) of Occupancy*	1	79.95	79.95

Billing Terms:	Bill Check	**Invoice Total ($):**	**79.95**
Make Checks Payable to:		**Discount ($):**	**20.00**
Permit Report **13400 Riverside Drive, #202** **Sherman Oaks, CA 91423**	**Invoice Number: 12575-107** **Amount Due: $59.95**	**Amount Received ($):**	**0.00**
		Balance Due ($):	**59.95**

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PERMIT DEFINITIONS

Building Permit

A permit is required to build, remodel, repair, demolish, remove or move any building or structure. A separate permit is required for each separate building or structure. Examples of work that requires a permit: roofing, stucco, window, and door change-out, drywall replacement, installation of security bars, fire damage repairs, chimney repairs, and anchor bolting/bracing foundation (Los Angeles Municipal Code Section 91.106).

Certificate of Occupancy

A Certificate of Occupancy is issued pursuant to a building permit for new construction, additions, and changes of occupancy after all the necessary construction has been approved by the inspector. It is evidence that the Department of Building and Safety has determined that the construction was done according to the requirements of the code for the given occupancy to be housed in the building. Not all construction work receives a C of O, only when square footage is being added. For new construction, the C of O is automatically issued following the final inspection. For older construction, a C of O may not be on file and would require special attention (http://www.ladbs.org/faq/faq.htm).

Prior to 1930

Certificates were NOT issued for any structure or building

In 1930

The Department started issuing Certificates of Compliance for all theatres, hospital, schools, and garages.

In 1943

The Municipal Code was changed so as to require that a Certificates of Occupancy be issued for all categories with the exception of dwellings.

In 1946

In compliance with zoning regulations, the code was again changed to require all new buildings and existing buildings with new occupancy designation, except R-1 Occupancies & accessory buildings

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Mechanical (HVAC) Permit*
An HVAC permit is required to install, alter, repair, relocate, replace or add any heating, ventilating, or air-conditioning equipment. A permit shall be obtained for all heating, ventilating, air-conditioning or refrigeration equipment or other miscellaneous heat-producing appliances moved with, or installed in, a relocated building in the City (Los Angeles Municipal Code Section 95.0112).

Electrical Permit*
An electrical permit is required for electrical wiring. No person shall install, alter, reconstruct or repair any electrical wiring unless a permit has been obtained from the Department except as provided by your local city code (Los Angeles Municipal Code Section 93.0201).

Plumbing Permit*
A plumbing permit is required to add, alter, construct, install, move, relocate, remove, reconstruct, repair, or replace any plumbing, rainwater piping, subsurface drainage piping, swimming pool piping, reclaimed, water piping, or greywater piping. A permit shall be required where the Department has determined that the gas piping shall be retested for the following:

1. The system has been out of service for a period of one year
2. Where the Department had determined there is system leakage creating an immediate hazard to persons or property (Los Angeles Municipal Code Section 94.103.1).

Sewer Permit
Sewer Permits are issued to private individuals or contractors to connect to an existing house connection sewer or to facilitate the construction of a house connection sewer.

There are two types of sewer connection:

1. Property Line Connection: (requires Building & Safety inspection). This may be a new connection or reconnection to a house connection sewer located at the property line.
2. Main Line Connection: (requires Public Works inspection). This type of connection is required when the house connection sewer extending to the property line does not exist. To extend a sewer line from the property line to the City's main sewer, a bonded sewer contractor must perform the work (Los Angeles City - Department of Public Works - Bureau of Engineering).

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Grading Permit
A grading permit is required to import or export any earth material to or from any grading site. A grading permit is also required to perform any grading within areas designated "hillside" (Los Angeles Municipal Code Section 91.106).

Plot Plans
A plot plan is a scale drawing of your property that shows the size and configuration of your property and the size and location of manmade features (building, driveways, and sidewalks) on the property. Plot plans show what currently exists on your property as well as physical changes you wish to make.

Who Governs Construction Standards?
The International Conference of Building Officials publishes a set of uniform codes to help assure that the buildings in which we live and work are built appropriately. These codes establish minimum standards to help safeguard life, limb, health and public welfare by regulating and controlling the design, construction, materials and location of buildings.

The previous sections contain some general background information on certain subjects that can help you better comprehend the process involved. Because the permit process varies among jurisdictions, the information provided is generalized and not specific to a particular situation.

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Potential Limitations of Permits

There are hundreds of county and city level jurisdictions in California. Each tends to use slightly different methods of requiring, processing, storing, and making permits available. Jurisdictional records may be incomplete because permits were not obtained, are filed in a different department, were lost, misplaced or even discarded. Therefore, the absence of a building permit does not necessarily mean that construction was done without a permit. The mere presence of a building permit does not necessarily mean that construction took place or was properly accomplished either.

If permits are found, they must be examined and analyzed. It's not uncommon for property owners to obtain permits and then simply not build. Such permits may give the impression that remodeling or changes were made to property that was never done. Sometimes permits are obtained and owners do not have proper inspections. In some cases, permits are not "sign-offs". Sometimes a passing final inspection may be recorded on the back of the permit. When the permit is microfilmed for storage, the back of the permit may not be included. In those cases, we have no information as to whether the permit was finalized or not.

When analyzing a permit, remember that older homes may not "conform" to current codes and building requirements, but this does not necessarily mean that the home is in "non-compliance". Minimum building and construction standards are revised and changed over time as new information, materials, and methods of construction are developed. An older home, addition, or remodel may have been built in compliance with an older set of building standards. In this case, the home is said to be "non-conforming". It does not necessarily mean there is anything wrong with the quality of the home. If a construction project or home is said to be in "non-compliance", it means the work was not done according to the minimum code that was current when the work was undertaken.

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The Permit Report ("Report") was prepared by The Permit Report, LLC., a California limited liability company solely for and may be used only in connection with the transaction presently contemplated between this buyer and this seller relating to the property address ("Property") and assessor's parcel number ("APN") furnished to The Permit Report as shown on page 1 of the Report. This Report is subject to these terms, conditions and limitations of liability. The Seller or seller's agent is responsible for verifying the accuracy of the property address and APN within five (5) days of receipt of this Report. Upon notification of an inaccurate address or APN within said 5-day period, The Permit Report will issue a replacement report. The information contained in this Report is based on those documents available on the date shown on page 1 of this Report and is valid only as of the date shown on page 1 of this Report. The Permit Report will not be liable for documents which are not contained in the governmental or public files and records for the Property on the date of the Report.

GOVERNMENTAL OR PUBLIC FILES MAY NOT CONTAIN ALL PERMITS PERTAINING TO THAT SUBJECT PROPERTY AT THE TIME OF THE SEARCH, THEREFOR THE PERMIT REPORT, INC. IS NOT RESPONSIBLE OR LIABLE FOR ANY PERMIT THAT CAN NOT BE FOUND AT THE TIME OF THE PERMIT SEARCH.

This Report is for the exclusive use and reliance of the buyer, seller, listing agent/broker and selling agent/broker, if any, involved in the current transaction. This Report is not intended to be and may not be used for any other purposes, including but not limited to appraisal or valuation of the Property or a certificate that the Property complies with current laws, statutes, regulations and codes. This Report may not be used by or relied upon by any other parties, including but not limited to lenders or subsequent buyers of the Property. There shall be no third party beneficiaries to this Report regardless of their relationship with or to the buyer, the seller, the listing agent/broker, the selling agent/broker or the Property. The Permit Report makes no representations, promises or covenants as to the Report's effect on the value of the Property as a result of the various items contained in this Report.

The information provided in this Report is time-sensitive and may be considered accurate only as of the date shown on page 1 of this Report. Governmental actions occurring after the date shown on page 1 of this Report are not disclosed. Additional items, including but not limited to permits, applications, violations and/or city approved changes, not available from governmental agencies or public records as of the date shown on page 1 of this Report are not disclosed. The Permit Report shall have no duty or obligation to inform the buyer, the seller or their respective agents/brokers of any changes or governmental actions pertaining to or affecting the Property which become effective after the date shown on page 1 of this Report.

The Permit Report has relied solely upon records, statutes and information specifically referred to in this Report for preparation of this Report. The records and information were supplied by various governmental or public agencies. The Permit Report has assumed that the records and information supplied by various governmental and public agencies are complete and accurate. Consequently, The Permit Report shall not be responsible for any inaccuracies or omissions in governmental or public records or in information reported by various governmental or public agencies. No physical inspection of the Property has been made for purposes of preparing this Report.

Under no circumstances will The Permit Report be responsible for errors in the data obtained from governmental or public agencies. The Permit Report recommends that if any party to this transaction has any concerns or questions regarding information contained in this Report, they contact the appropriate governmental, public, local or state agencies.

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Document Type	Sub Type	Document Date	Document Number	Reel Batch Frame	
BUILDING PERMIT	ALTERATION	12/10/1972	1972LA63360	HIST: P1806 001 0095	✓
BUILDING PERMIT	BLDG-NEW	5/23/1957	1957LA72562	HIST: P1660 002 0934	✓

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Assessor Number: BOOK NUMBER: 5544 PAGE NUMBER: 026 PARCEL NUMBER: 011

Document Type	Sub Type	Document Date	Document Number	Reel Batch Frame	
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BUILDING PERMIT	BLDG-NEW	4/22/1913	1913LA05516	HIST: P1031 002 2482	✓
BUILDING PERMIT	BLDG-ALTER/REPAIR	5/11/1956	1956LA42881	HIST: P1647 001 0391	✓

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2) In person. Bring the following summary to one of the following Records counters.
3) If you have any questions, please visit one of our Records Counters.

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Metro	Van Nuys
201, N. Figueroa St. 1st Floor, Room 110 Record Counter Los Angeles,CA 90012	6262 Van Nuys Blvd Record Counter Van Nuys,CA 91401

Address: 1655 N ST ANDREWS PL

Document Type	Sub Type	Document Date	Document Number	Reel Batch Frame	
BUILDING PERMIT	BLDG-NEW	5/23/1957	1957LA72562	HIST: P1660 002 0934	
BUILDING PERMIT	NEW CONSTRUCTION	5/23/1957	1957LA72562	IDIS: P5764 02524 0000 thru P5764 0001 HIST: P1660 002 0934	✓
BUILDING PERMIT	ALTERATION	12/10/1972	1972LA63360	HIST: P1806 001 0095	
BUILDING PERMIT	BLDG-ALTER/REPAIR	12/29/1972	1972LA63360	IDIS: P5932 01131 0000 thru P5932 0001 HIST: P1806 001 0095	✓

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☑ All (Note: Historical addresses are in red text)

	Beg Nbr	End Nbr	Dir	Str Name	Str Type
☑	5607			CARLTON	WAY
☑	5607		W	CARLTON	WAY

Additional address:

Continue

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- Address
- Legal Description
- Assessor Number
- Document Number
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RECORDS COUNTER HOURS

MONDAY, TUESDAY, THURSDAY, FRIDAY: 7:30 AM to 4:30 PM
WEDNESDAY: 9:00 AM to 4:30 PM

Metro	Van Nuys
201, N. Figueroa St. 1st Floor, Room 110 Record Counter Los Angeles,CA 90012	6262 Van Nuys Blvd Record Counter Van Nuys,CA 91401

Address: 5607 CARLTON

Document Type	Sub Type	Document Date	Document Number	Reel Batch Frame	
BUILDING PERMIT	BLDG-NEW	4/22/1913	1913LA05515	HIST: P1031 002 2480	✓
BUILDING PERMIT	BLDG-NEW	4/22/1913	1913LA05516	HIST: P1031 002 2482	✓
~~BUILDING PERMIT~~	~~NEW CONSTRUCTION~~	~~4/22/1913~~	1913LA05515	IDIS: P5057 02711 0000 thru P5057 0001 HIST: P1031 002 2480	✓
BUILDING PERMIT	NEW CONSTRUCTION	4/22/1913	1913LA05516	IDIS: P5057 02712 0000 thru P5057 0001 HIST: P1031 002 2482	✓
BUILDING PERMIT	BLDG-ALTER/REPAIR	5/11/1956	1956LA42881	HIST: P1647 001 0391	
BUILDING PERMIT	BLDG-DEMOLITION	5/11/1956	1956LA42881	IDIS: P5752 02570 0000 thru P5752 0001 HIST: P1647 001 0391	✓

All applications must be filled out by applicant

USE INK OR INDELIBLE PENCIL

WARD 2

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2 Application for the Erection of Frame Building

CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be, prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

(SIGN HERE) Adolph H. Gottschalk (Applicant)

TAKE TO ROOM NO. 6 FIRST FLOOR

ASSESSOR PLEASE VERIFY

Lot No. 14 Block

Irving Park

District No. 37 M. B. page 20-21 F. B. Page 125

O. K. City Assessor By Deputy

TAKE TO ROOM NO 34 THIRD FLOOR

ENGINEER PLEASE VERIFY

No. 5607 Carlton Way Street

O. K. City Engineer By Deputy

1. PURPOSE OF BUILDING Residence Number of rooms 6
2. OWNER'S NAME Louise H. C. Ashmore
3. Owner's address 1941 E. Glendale Ave.
4. Architect's name Adolph H. Gottschalk
5. CONTRACTOR'S NAME
6. Contractor's address
7. ENTIRE COST OF PROPOSED BUILDING, $ 2500
8. Size of lot 50 x 171 Size of Building 27 x 56
9. Will building be erected on front or rear of lot? Front
10. NUMBER OF STORIES IN HEIGHT 1 Height to highest point of roof
11. Height of first floor joist above curb level, or surface
12. Character of ground; rock, clay, sand, filled, etc. Clay
13. Of what material will FOUNDATION and cellar walls be built? Cement
14. GIVE depth of FOUNDATION below the surface of ground 6"
15. GIVE dimensions of FOUNDATION and cellar wall FOOTINGS 12"
16. GIVE width of FOUNDATION and cellar wall at top 6"
17. NUMBER and KIND of chimneys X Number of flues 2
18. Number of inlets to each flue 1 Interior size of flues 8 x 8
19. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4

EXTERIOR studs 2 x 3 INTERIOR BEARING studs 2 x 3 Interior Non-bearing studs 2 x 3

Ceiling joist 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6

SECOND FLOOR JOIST x Third floor joist x Fourth floor joist x

Date issued APR 22 1913 191

PERMIT NO. 5515

Application Received

OVER

20. Specify material of roofing.....

21. Specify material of partitions.....

22. Specify material of floors.....

23. Specify how many thicknesses of floor.....

24. How will halls and soffits of stairs be plastered?.....

25. Will cellar or basement ceiling be plastered?.....

26. Specify size of vent shafts to water closet compartments .....

27. What means of access to roof?.....

28. How many fire escapes will be provided?.....where placed? .....

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REMARKS:

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Application Received..... Time..... Returned.....

All applications must be filled out by applicant

USE INK OR INDELIBLE PENCIL

WARD 2

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Building

CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be, prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

(SIGN HERE) Alma F. Gottschalk (Applicant)

TAKE TO ROOM NO. 6 FIRST FLOOR

ASSESSOR PLEASE VERIFY

Lot No. 14 Block

Sunny Park

District No. 32 M. B. page 26-24 F. B. Page 125

O. K. City Assessor By Deputy

TAKE TO ROOM NO 34 THIRD FLOOR

ENGINEER PLEASE VERIFY

No. 5607 Carlton Way

Street

O. K. City Engineer By Deputy

1. PURPOSE OF BUILDING Garage. Number of rooms
2. OWNER'S NAME Louise A. E. Oshamer
3. Owner's address 1941 Glendale Av
4. Architect's name Alma F. Gottschalk
5. CONTRACTOR'S NAME
6. Contractor's address
7. ENTIRE COST OF PROPOSED BUILDING, $ 60
8. Size of lot x Size of Building 14 x 18
9. Will building be erected on front or rear of lot? Rear
10. NUMBER OF STORIES IN HEIGHT 1 Height to highest point of roof
11. Height of first floor joist above curb level, or surface
12. Character of ground; rock, clay, sand, filled, etc.
13. Of what material will FOUNDATION and cellar walls be built?
14. GIVE depth of FOUNDATION below the surface of ground
15. GIVE dimensions of FOUNDATION and cellar wall FOOTINGS
16. GIVE width of FOUNDATION and cellar wall at top
17. NUMBER and KIND of chimneys Number of flues
18. Number of inlets to each flue Interior size of flues x
19. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders x

EXTERIOR studs x INTERIOR BEARING studs x Interior Non-bearing studs x

Ceiling joist x Roof rafters 2 x 3 FIRST FLOOR JOISTS cement floor

SECOND FLOOR JOIST x Third floor joist x Fourth floor joist x

Date issued APR 22 1913 191

PERMIT NO. 5516

Application Received RGJ

OVER

20. Specify material of roofing.....

21. Specify material of partitions.....

22. Specify material of floors.....

23. Specify how many thicknesses of floor.....

24. How will halls and soffits of stairs be plastered?.....

25. Will cellar or basement ceiling be plastered?.....

26. Specify size of vent shafts to water closet compartments .....

27. What means of access to roof?.....

28. How many fire escapes will be provided?.....where placed? .....

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REMARKS:

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Application Received..... Time..... Returned.....

3 054-1

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

DIST. MAP 147B193	1. LEGAL LOT 14	BLK.	TRACT Irving Park
ZONE R-4	2. BLDG. ADDRESS 5607 Carlton Way		APPROVED
FIRE DIST.	3. BETWEEN CROSS STS. St. Andrews AND Wiltern		
INSIDE XXX KEY	4. PRESENT USE OF BLDG. Dwelling	NEW USE OF BLDG. Demolish	
COR. LOT REV. COR.	5. OWNER A.J. Sherman		
LOT SIZE 50x172	6. OWNER'S ADDRESS 14037 Proctor Ave. Puente ED:64970		
REAR ALLEY SIDE ALLEY	7. CERT. ARCH.	STATE LICENSE NUMBER	
BLDG. LINE	8. LIC. ENG.	STATE LICENSE NUMBER	
AFFIDAVITS	9. CONTRACTOR Owner	STATE LICENSE NUMBER	
BLDG. AREA	10. SIZE OF EX. BLDG. 40 x 50 STORIES 1 HEIGHT 20		
SPRINKLERS REQ'D. SPECIFIED	11. MATERIAL EXT. WALLS: ☒ WOOD ☐ METAL ☐ CONC. BLOCK ☐ STUCCO ☐ BRICK ☐ CONCRETE	ROOF CONST: ☒ WOOD ☒ STEEL Compo ☐ CONC. ☐ OTHER	

3 5607 Carlton Way

VALIDATION LA 42881

TYPE	GROUP	MAX. OCC.			
V	R		MAY-11-56	50511	B — 1 CS 2.00

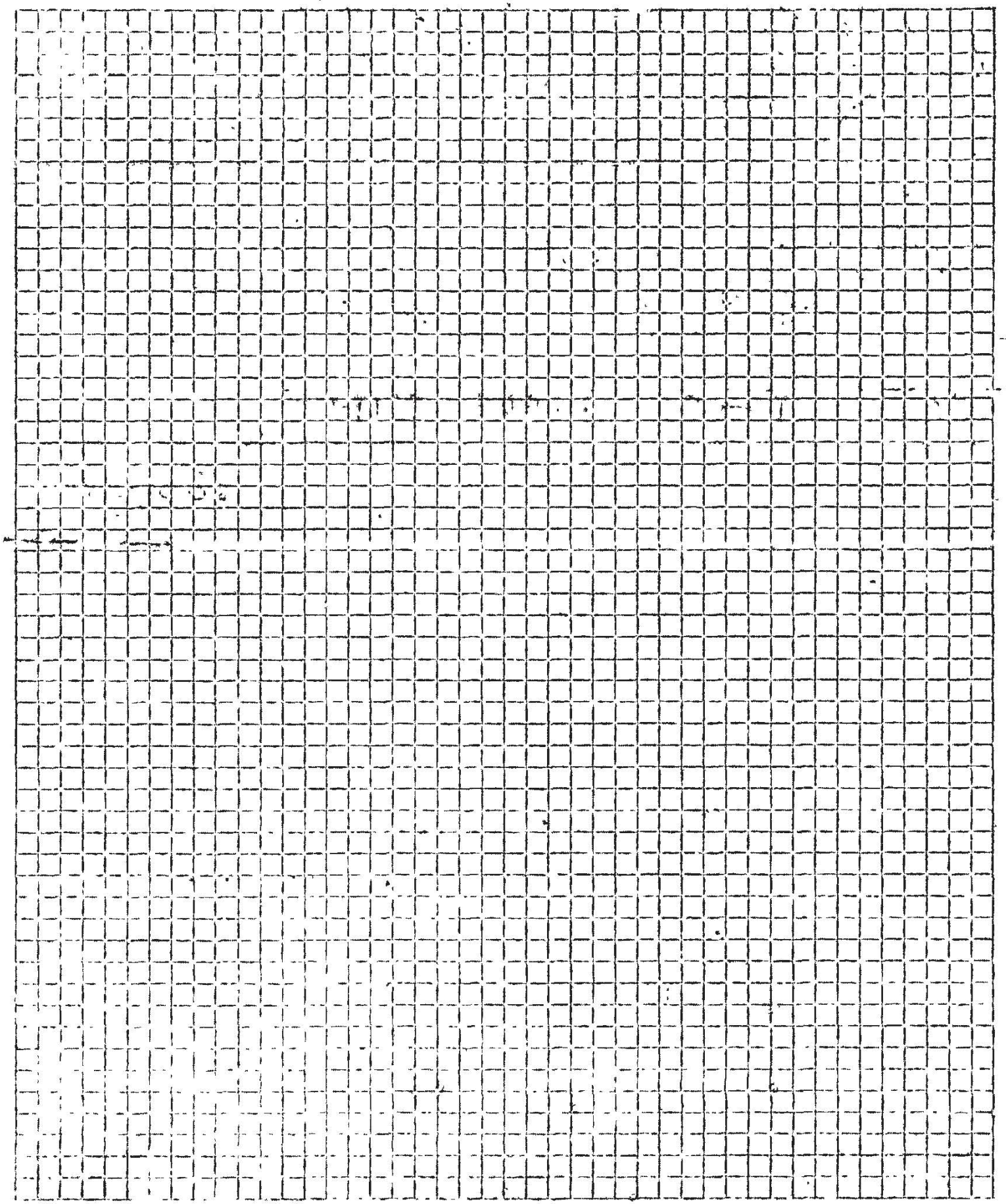
DIST. OFFICE

C. OF O. ISSUED Mpc BP 200

DWELL. UNITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. $200.00	VALUATION APPROVED R.W. Bendick
PARKING SPACES	13. SIZE OF ADDITION x STORIES HEIGHT	APPLICATION CHECKED
GUEST ROOMS	14. NEW WORK: Demolish as per M-10 file X44063 MATERIAL EXT. WALLS MATERIAL ROOF	PLANS CHECKED X
FILE WITH	I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.	CORRECTIONS VERIFIED
CONT. INSP.	A.J. Sherman SIGNED	PLANS APPROVED R.W. Bendick
X-44063 R97256	This form when properly validated is a permit to do the work described.	APPLICATION APPROVED Grading no pre-insp. HOUSING REHAB.

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

Form 8-3—75M Sets—11-54



On Plot Plan Show all Buildings on Lot and Use of Each

3

APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

B&S B-3—R12-72

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

AP. 1

1. LEGAL DESCR. LOT: 13	BLK:	TRACT: Irving Park		CENSUS TRACT: 1905
2. PRESENT USE OF BUILDING: 05 apartment	NEW USE OF BUILDING: 05, apartment			DIST. MAP: 147-193
3. JOB ADDRESS: 1655 No. St. Andrews Pl.				ZONE: R4-2
4. BETWEEN CROSS STREETS: Hollywood Blvd.	AND: Carlton Way			FIRE DIST: /
5. OWNER'S NAME: William Fertig	PHONE: 651-0546			LOT (TYPE): cor
6. OWNER'S ADDRESS: 516 No. Croft	CITY: LA	ZIP:		LOT SIZE: 50x171.58
7. ARCHITECT OR DESIGNER: /	STATE LICENSE No:	PHONE:		
8. ENGINEER: / Lewis K. Osborn	STATE LICENSE No:	PHONE: 651-3302		ALLEY: /
9. CONTRACTOR: Hadgard Protection Co.	STATE LICENSE No.: 246574	PHONE: 232-5251		BLDG. LINE: /
10. LENDER	BRANCH	ADDRESS		AFFIDAVITS: /

11. SIZE OF EXISTING BLDG. LENGTH / WIDTH	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE

12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG →	EXT. WALLS	ROOF	FLOOR
	wd	wd	conc

3

13. JOB ADDRESS: 1655 No. St. Andrews Pl.

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ 2400 ~

15. NEW WORK (Describe): replace old railings 2nd & 3rd floor Balconies.

DISTRICT OFFICE: LA

GRADING: /

CRIT. SOIL: /

HIGHWAY DED: /

FLOOD: /

CONS.: /

ZONED BY: Johnson

FILE WITH:

INSPECTOR:

NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT
05 Same	none	/	/

TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED	INSPECTION ACTIVITY: COMB	GEN. XX	MAJ. S	CONS
V	H-2	/				

BLDG. AREA	MAX. OCC.	TOTAL	PLANS CHECKED
n/c	n/c		

DWELL. UNITS	GUEST ROOMS	PARKING REQ'D SPACES	PROVIDED	PLANS APPROVED
H/C	/	n/c		

P.C. No.	CONT. INSP.	APPLICATION APPROVED
	none	

P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O	TYPIST
15.72			18.50	/			kg

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

DEC-29-72	71815 S	•63360	V — 6 CK	15.72
DEC-29-72	71816 S	•63360	V — 1 CK	18.50

STATEMENT OF RESPONSIBILITY

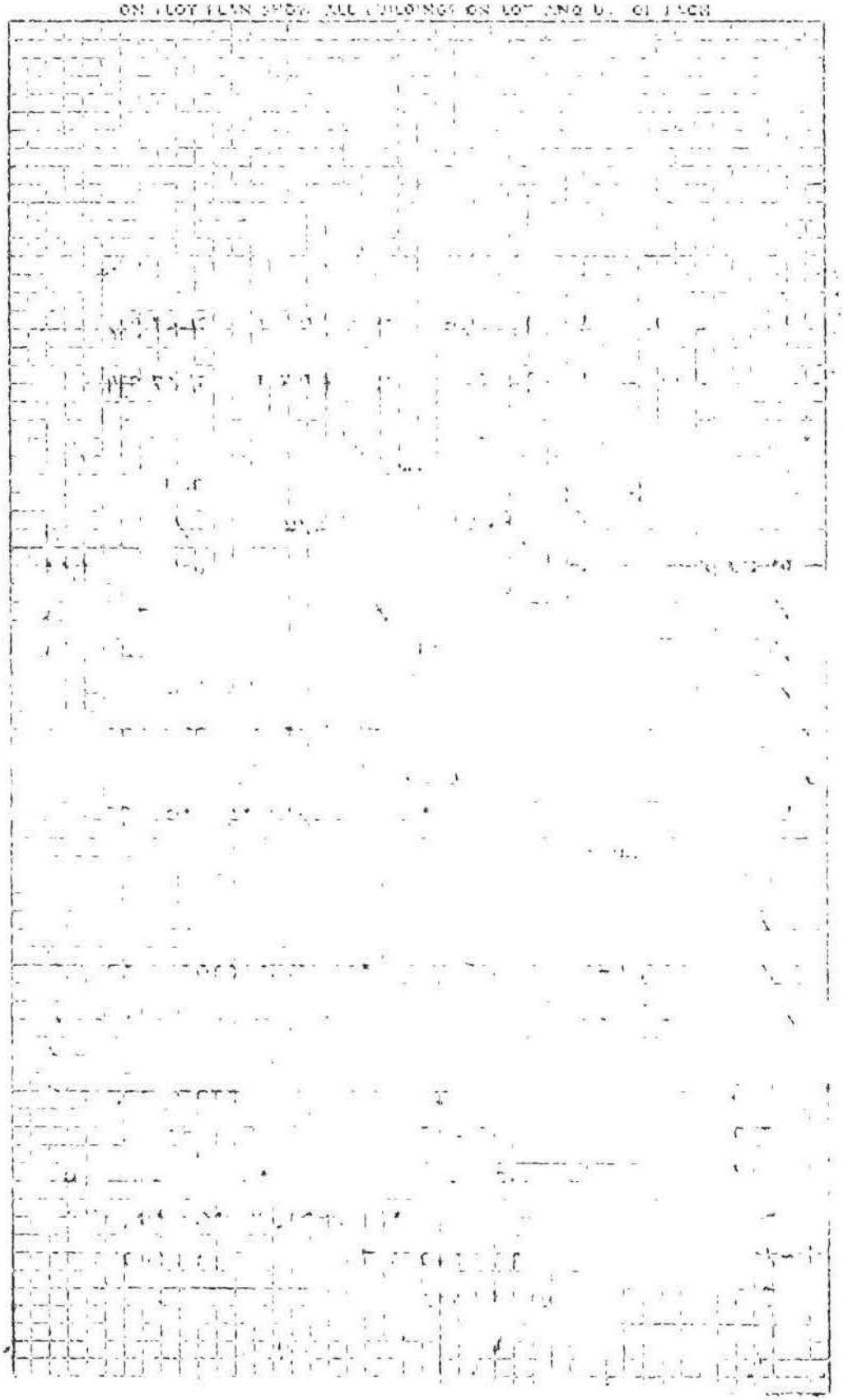
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed _____ (Owner or Agent)

		Name	Date
Bureau of Engineering	ADDRESS APPROVED	Thoil	12-26-72
	SEWERS AVAILABLE / NOT AVAILABLE		
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED / COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)		
Traffic	APPROVED FOR		

ON LOT PLAN SHOW ALL BUILDINGS ON LOT AND D. OF EACH



1 054+14

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT: 13	BLK.	TRACT: Irving Park		DIST. MAP: 147-193
JOB ADDRESS: 1655 No. St. Andrews Place Apt. 1-14			APPROVED: RB	ZONE: R-4
2. BETWEEN CROSS STREETS: Hollywood Blvd. AND Carlton Way				FIRE DIST. X
3. PURPOSE OF BUILDING: Apartments (14 UNITS) & GARAGE				INSIDE X
4. OWNER: Carlton Co.		PHONE: WE 5-4671		KEY — COR. LOT X
5. OWNER'S ADDRESS: 5766 W. Adams Blvd.		P.O. L.A.	ZONE z16	REV. COR. — LOT SIZE 50x171.58
6. CERT. ARCH.: J. Van Der Kar		STATE LICENSE C 10811	PHONE OL 43080	
7. LIC. ENGR.: Paul Toien		STATE LICENSE SE 658	PHONE WE 97706	REAR ALLEY — SIDE ALLEY
8. CONTRACTOR: San Art Const. Co.		STATE LICENSE 106046	PHONE WE 54671	BLDG LINE X
9. CONTRACTOR'S ADDRESS: 5766 W. Adams Blvd.		P.O. L.A.	ZONE z16	AFFIDAVITS X
10. SIZE OF NEW BLDG.: 32' x 142'	STORIES: 2	HEIGHT: 30'	NO. OF EXISTING BUILDINGS ON LOT AND USE: None	BLDG. AREA 6180

11. MATERIAL EXT. WALLS: ☐ WOOD ☒ STUCCO ☐ METAL ☐ BRICK ☐ CONC. BLOCK ☐ CONCRETE — ROOF CONST. ☐ WOOD ☐ CONC. ☒ STEEL ☐ OTHER — ROOFING rock — SPRINKLERS REQ'D. SPECIFIED

1 1655 No. St. Andrews Place Apt. 1-14 — DISTRICT OFFICE L.A.

VALIDATION LA22562 — JAN-22-57 04205 CASHIER'S USE ONLY C — 2 CK 100.00

TYPE V — GROUP H-2 — MAX. OCC — JAN-23-57 29890 B — 1 CK 180.00

C. OF O. ISSUED — J-1

INSPECTOR

P.C.	S.P.C.	B.P.	U.F.	O.S.	C/O
100.00		180.00			

12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 88,000.00

VALUATION APPROVED: Matsuhara

APPLICATION CHECKED: Yoshizawa

PLANS CHECKED: Matsuhara

CORRECTIONS VERIFIED: Matsuhara

PLANS APPROVED: [signature]

APPLICATION APPROVED: [signature]

DWELL. UNITS 14

PARKING SPACES Garage 9

GUEST ROOMS —

FILE WITH —

CONT. INSP. —

GRADING

PREINSPT.

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

Sam Kurtz
SIGNED

This Form When Properly Validated is a Permit to Do the Work Described.

PUBLIC SEWER AVAILABLE

Form B-1a M-6485 **INSTRUCTIONS:** 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

LEGAL DESCRIPTION

Lot 13
Irving Park Tract

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

PROPOSED FOR USE
DATED: 2-27-Yearly
CARLTON WAY

1" = 40' SCALE

8' Parkway
5' walk
15' Set back
Sidewalk
Driveway
Building Set Back Line
Sewer Connection
Street Design
Property Line
Driveway applied for 30 ft. in Dist.

ST. ANDREWS PL.

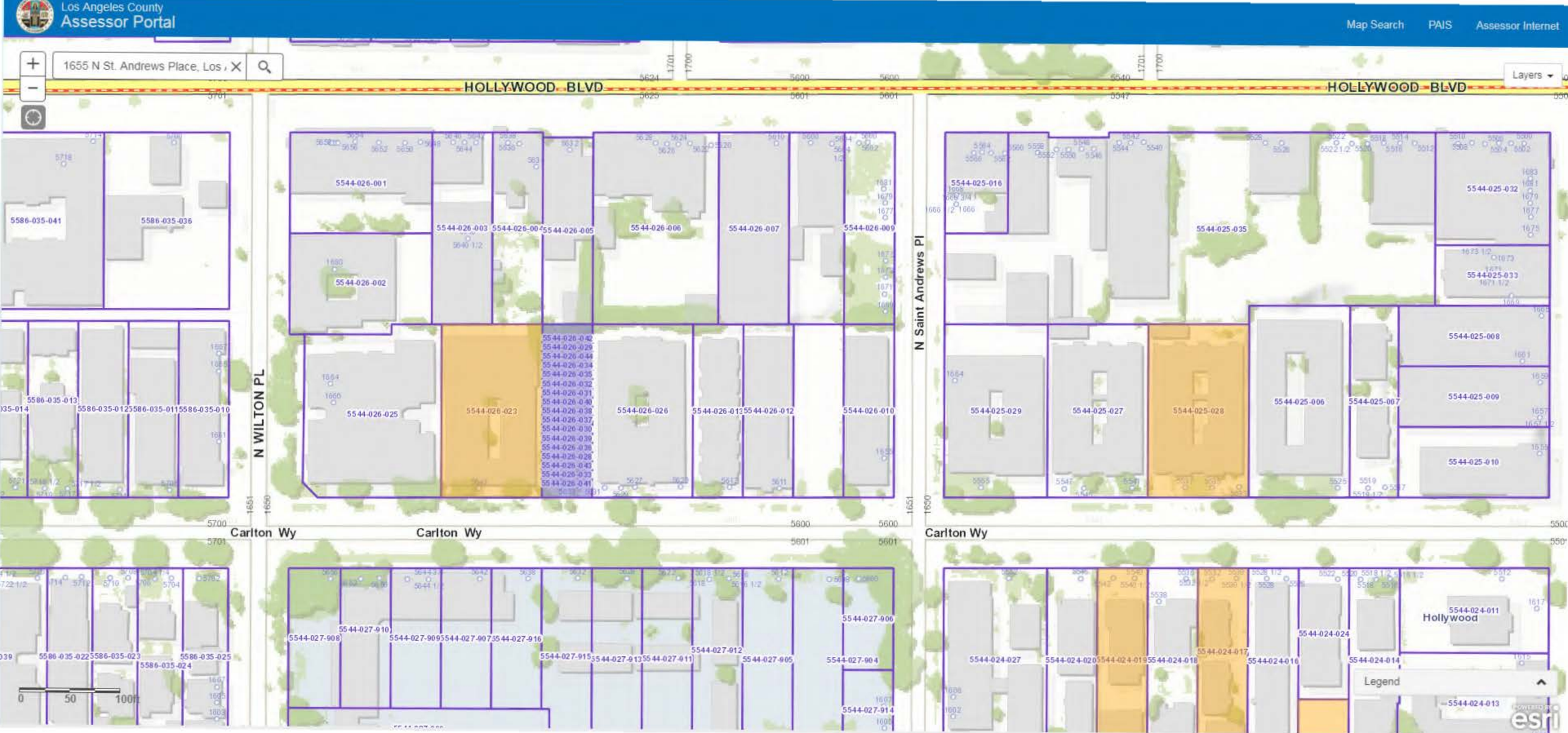
To Hollywood Blvd.

N

14' UNIT APT
PARKING BELOW
Division Walls
BALCONY
8' walk
10' Set back
8' Parkway
40'
50'
137'
27'
87'
15'
10'

Occupancy will not be permitted until approved private sewage disposal facilities or sewer connection authorized by the Board of Public Works is ready for use.

Glenn Lucy


Los Angeles County
Assessor Portal
Map Search
PAIS
Assessor Internet
1655 N St. Andrews Place, Los
Layers
HOLLYWOOD BLVD
HOLLYWOOD BLVD
N WILTON PL
N Saint Andrews Pl
Carlton Wy
Carlton Wy
Carlton Wy
5586-035-041
5586-035-036
5586-035-013
5586-035-014
5586-035-012
5586-035-011
5586-035-010
5586-035-022
5586-035-023
5586-035-024
5586-035-025
5544-026-001
5544-026-002
5544-026-003
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5544-026-009
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5544-026-029
5544-026-034
5544-026-035
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5544-026-031
5544-026-040
5544-026-038
5544-026-037
5544-026-030
5544-026-039
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5544-026-043
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5544-025-016
5544-025-035
5544-025-032
5544-025-033
5544-025-008
5544-025-009
5544-025-010
5544-025-029
5544-025-027
5544-025-028
5544-025-006
5544-025-007
5544-027-908
5544-027-910
5544-027-909
5544-027-907
5544-027-916
5544-027-915
5544-027-913
5544-027-911
5544-027-912
5544-027-905
5544-027-906
5544-027-904
5544-027-914
5544-024-027
5544-024-020
5544-024-019
5544-024-018
5544-024-017
5544-024-016
5544-024-024
5544-024-014
5544-024-011
Hollywood
5544-024-013
Legend
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5544	26 SHEET 1	P. A. 5444-26	TRA 201	REVISED 2005033022003001-04 2011011402002001-04	2011061502008001-04				SEARCH NO		OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002

2012

N

MAPPING AND GIS SERVICES
SCALE 1" = 80'

PG 2

GRAMCER PL

PG 3

90 HOLLYWOOD 90 90 95 90 BLVD 90

PL 60

IRVING

PARK

PL 50

BK 5586

WILTON

ST ANDREWS

PG 25

C-TRACT NO 66205 SHEETS 1 2 & 3 MB 1365 - 27 - 28

13750 SF

22440±SF

M B

N 89°37'E

S 0°11'E

70 CARLTON WAY 70

PG 27

Property Detail Report

For Property Located At :

1655 N ST ANDREWS PL, LOS ANGELES, CA 90028-6820

CoreLogic RealQuest

Owner Information

Owner Name:	PREMIER APARTMENTS LLC
Mailing Address:	410 CLOVERLEAF DR, BALDWIN PARK CA 91706-6511 C055 C/O EVOLVE REALTY & DEV CO
Vesting Codes:	/ /

Location Information

Legal Description:	IRVING PARK LOT 13		
County:	LOS ANGELES, CA	APN:	5544-026-010
Census Tract / Block:	1905.10 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	IRVING PARK
Legal Book/Page:		Map Reference:	34-D3 /
Legal Lot:	13	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C20	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	02/03/2016 / 02/02/2016	1st Mtg Amount/Type:	/
Sale Price:	$5,380,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	122091	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	$545.86
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:	CHICAGO TITLE CO		
Lender:			
Seller Name:	TUGGLE FAMILY LIVING TRUST		

Prior Sale Information

Prior Rec/Sale Date:	08/04/2006 / 07/18/2006	Prior Lender:	EAST WEST BK
Prior Sale Price:	$1,965,000	Prior 1st Mtg Amt/Type:	$1,200,000 / CONV
Prior Doc Number:	1731307	Prior 1st Mtg Rate/Type:	/ ADJUSTABLE INT RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

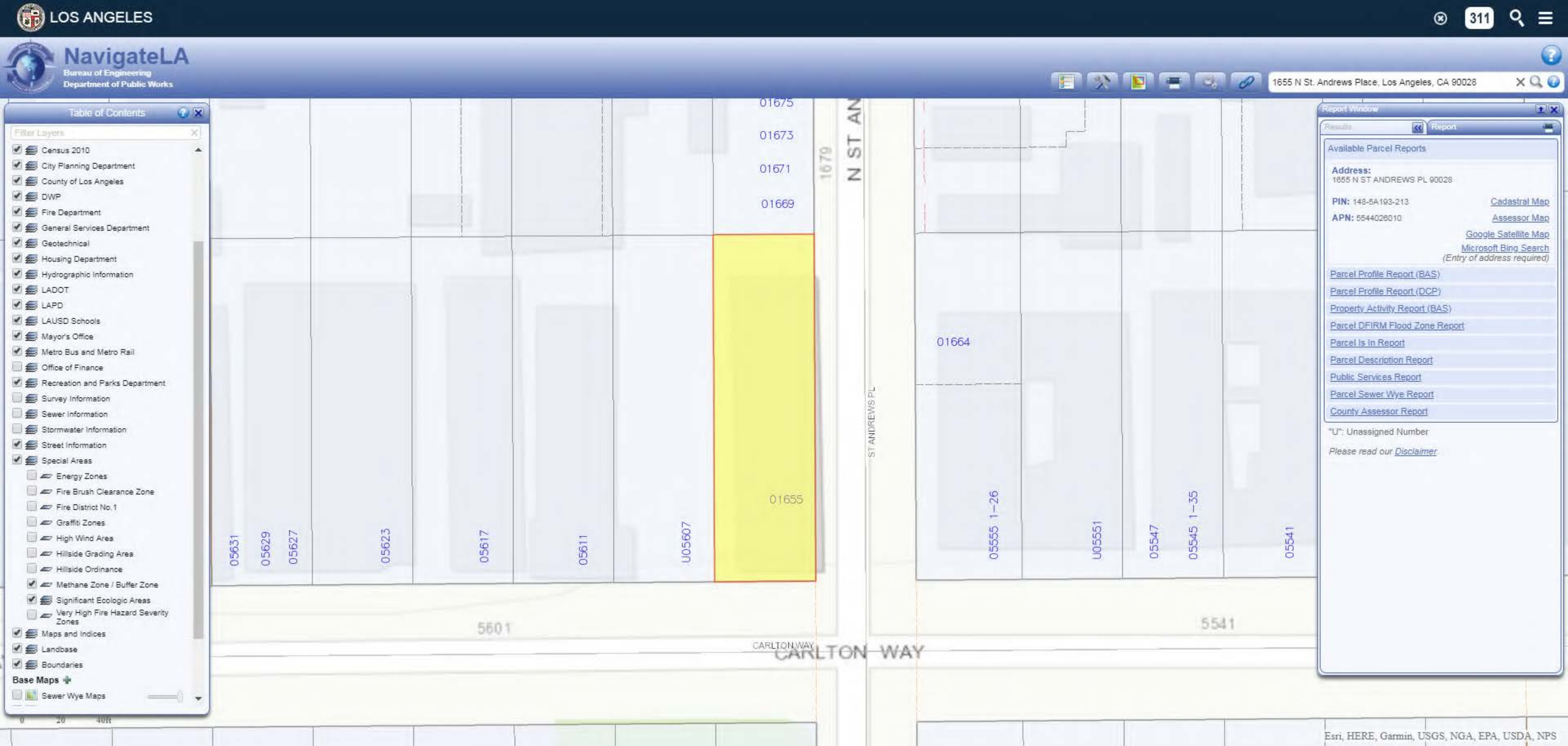
Gross Area:	9,856	Parking Type:	GARAGE	Construction:	
Living Area:	9,856	Garage Area:	2560	Heat Type:	WALL FURNACE
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	14	Finish Bsmnt Area:		Pool:	
Bath(F/H):	14 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1957 / 1957	Roof Type:		Style:	
Fireplace:	/	Foundation:	CONCRETE	Quality:	AVERAGE
# of Stories:	2	Roof Material:	TAR & GRAVEL	Condition:	
Other Improvements:	Building Permit				

Site Information

Zoning:	LAR4	Acres:	0.20	County Use:	APARTMENT (0500)
Lot Area:	8,602	Lot Width/Depth:	50 x 172	State Use:	
Land Use:	APARTMENT	Res/Comm Units:	14 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	

Tax Information

Total Value:	$3,651,600	Assessed Year:	2017	Property Tax:	$44,873.10
Land Value:	$2,274,600	Improved %:	38%	Tax Area:	201
Improvement Value:	$1,377,000	Tax Year:	2017	Tax Exemption:	
Total Taxable Value:	$3,651,600				


LOS ANGELES
311
NavigateLA
Bureau of Engineering
Department of Public Works
1655 N St. Andrews Place, Los Angeles, CA 90028
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Office of Finance
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Assessor Map
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Microsoft Bing Search
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Parcel Profile Report (DCP)
Property Activity Report (BAS)
Parcel DFIRM Flood Zone Report
Parcel Is In Report
Parcel Description Report
Public Services Report
Parcel Sewer Wye Report
County Assessor Report
"U": Unassigned Number
Please read our Disclaimer
0 20 40ft
Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS

Property Detail Report

For Property Located At :

5607 CARLTON WAY, LOS ANGELES, CA 90028

Owner Information

Owner Name:	PREMIER APARTMENTS LLC
Mailing Address:	410 CLOVERLEAF DR, BALDWIN PARK CA 91706-6511 C055 C/O EVOLVE REALTY & DEV CO
Vesting Codes:	/ /

Location Information

Legal Description:	IRVING PARK LOT 14		
County:	LOS ANGELES, CA	APN:	5544-026-011
Census Tract / Block:	1905.10 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	IRVING PARK
Legal Book/Page:		Map Reference:	34-D3 /
Legal Lot:	14	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C20	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	02/03/2016 / 02/02/2016	1st Mtg Amount/Type:	/
Sale Price:	$5,380,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	122091	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	$672.50
New Construction:		Multi/Split Sale:	MULTI
Title Company:	CHICAGO TITLE CO		
Lender:			
Seller Name:	TUGGLE FAMILY LIVING TRUST		

Prior Sale Information

Prior Rec/Sale Date:	02/18/1999 /	Prior Lender:	FIRST FIDELITY T&L
Prior Sale Price:	$950,000	Prior 1st Mtg Amt/Type:	$712,500 / CONV
Prior Doc Number:	268609	Prior 1st Mtg Rate/Type:	/ ADJUSTABLE INT RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Year Built / Eff:	1971 / 1971	Total Rooms/Offices		Garage Area:	
Gross Area:	8,000	Total Restrooms:		Garage Capacity:	
Building Area:	8,000	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:	Building Permit	Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAR4	Acres:	0.20	County Use:	PARKING LOT (2700)
Lot Area:	8,584	Lot Width/Depth:	x	State Use:	
Land Use:	PARKING LOT	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	$1,836,000	Assessed Year:	2017	Property Tax:	$22,144.28
Land Value:	$1,830,900	Improved %:		Tax Area:	201
Improvement Value:	$5,100	Tax Year:	2017	Tax Exemption:	
Total Taxable Value:	$1,836,000				

ZIMAS

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5607 W CARLTON WAY

Font: A A A +/-

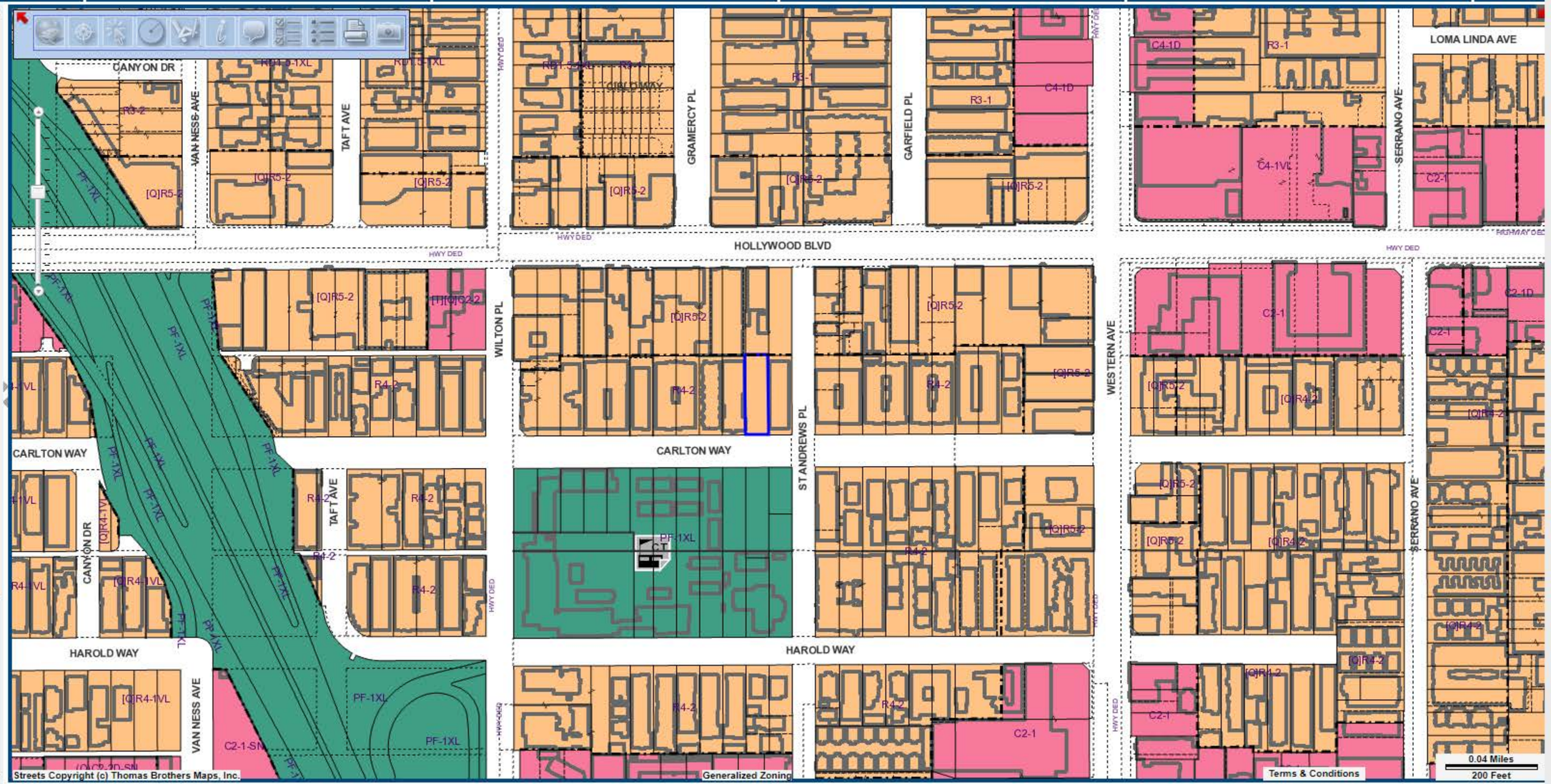
Address/Legal

Site Address	5607 W CARLTON WAY
ZIP Code	90028
PIN Number	148-5A193 214
Lot/Parcel Area (Calculated)	8,583.4 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID H4
Assessor Parcel No. (APN)	5544026011
Tract	IRVING PARK
Map Reference	M B 17-18/19
Block	None
Lot	14
Arb (Lot Cut Reference)	None
Map Sheet	148-5A193

- Jurisdictional
- Planning and Zoning
- Assessor
- Case Numbers
- Citywide/Code Amendment Cases
- Additional
- Seismic Hazards
- Economic Development Areas
- Housing
- Public Safety

Select Parcels

Show total area for selected parcels



1655 N ST ANDREWS PL

Font: A A A +/-

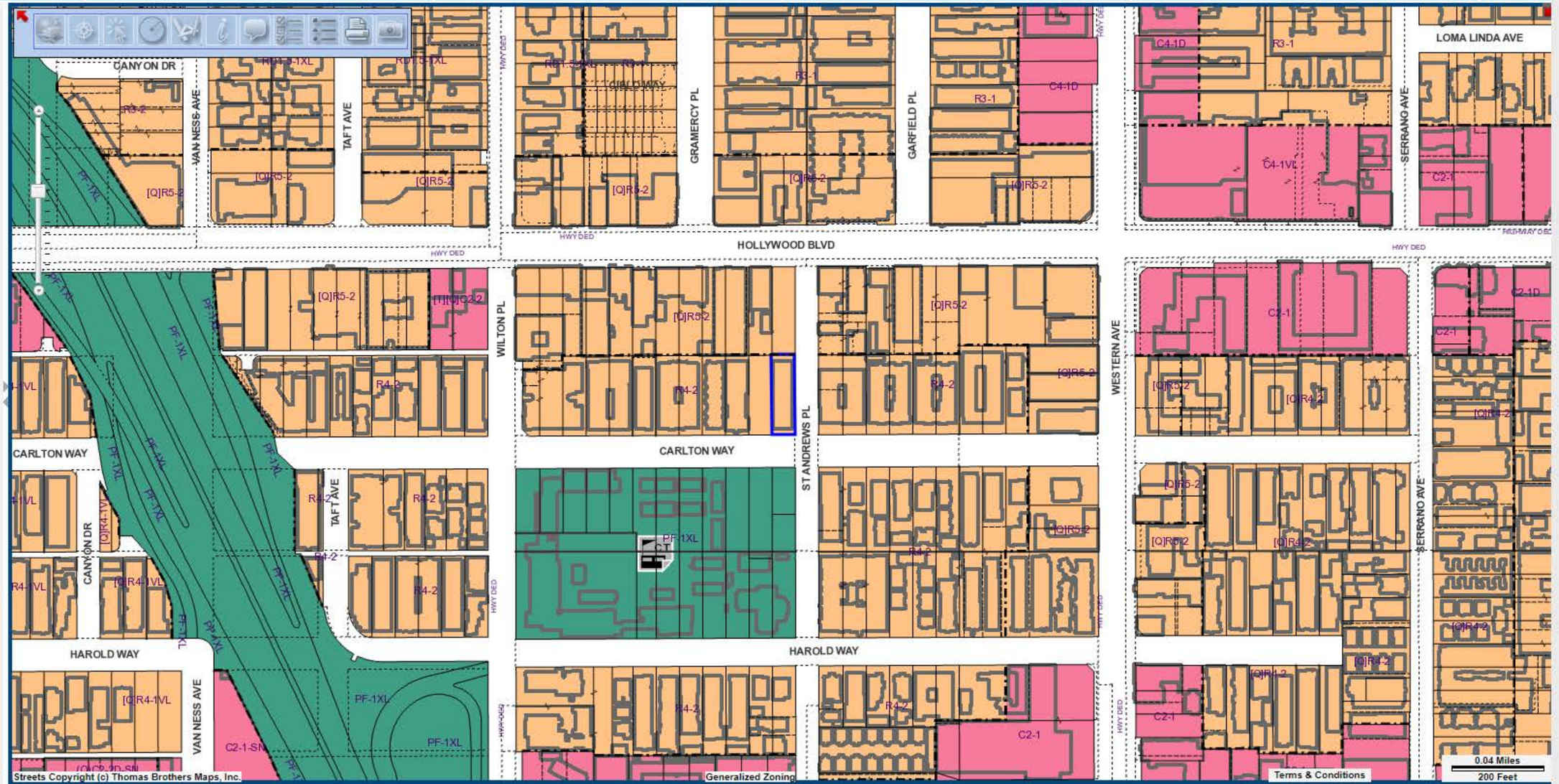
Address/Legal

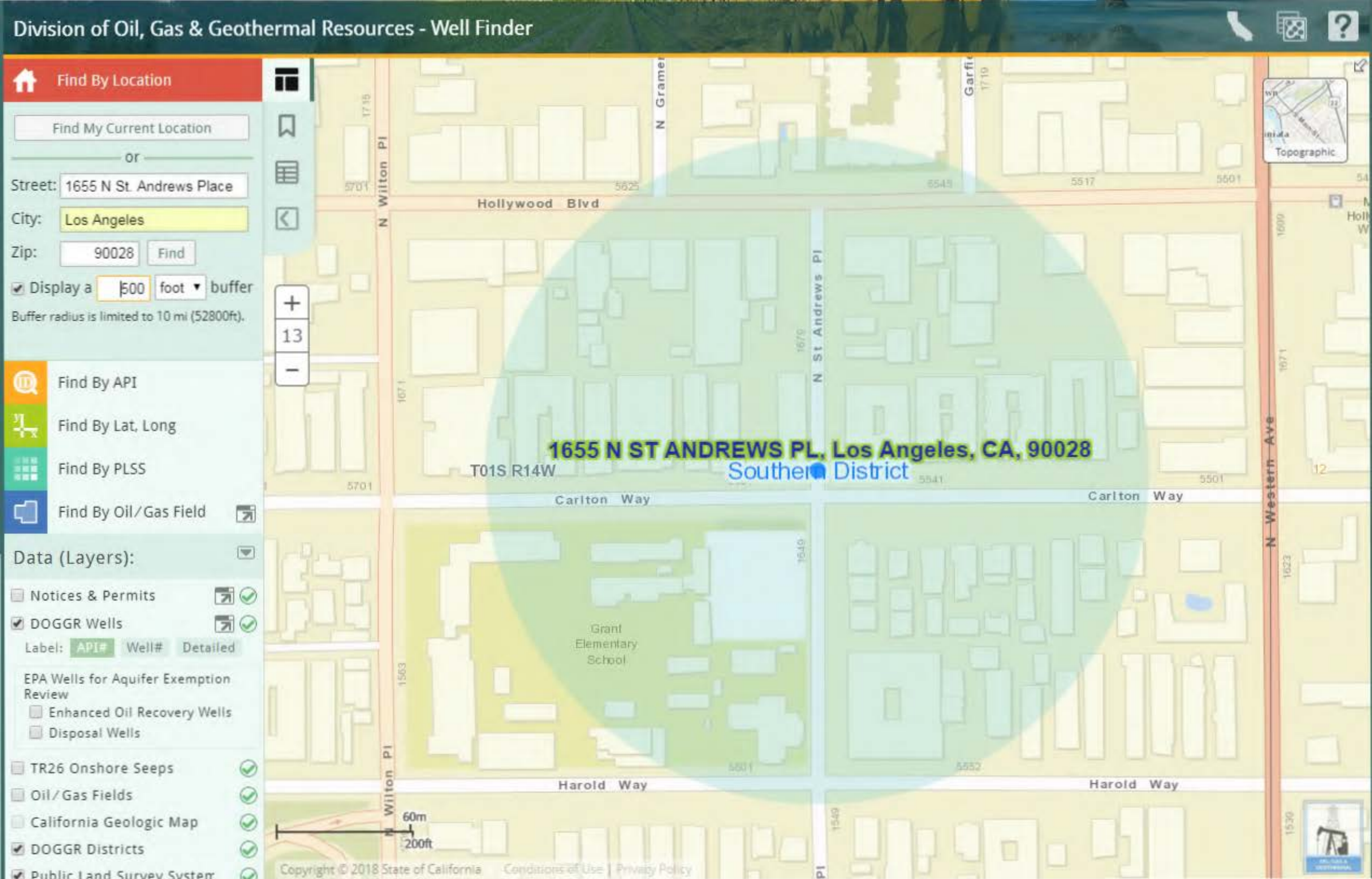
Site Address	1655 N ST ANDREWS PL
ZIP Code	90028
PIN Number	148-5A193 213
Lot/Parcel Area (Calculated)	8,602.0 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID H4
Assessor Parcel No. (APN)	5544026010
Tract	IRVING PARK
Map Reference	M B 17-18/19
Block	None
Lot	13
Arb (Lot Cut Reference)	None
Map Sheet	148-5A193

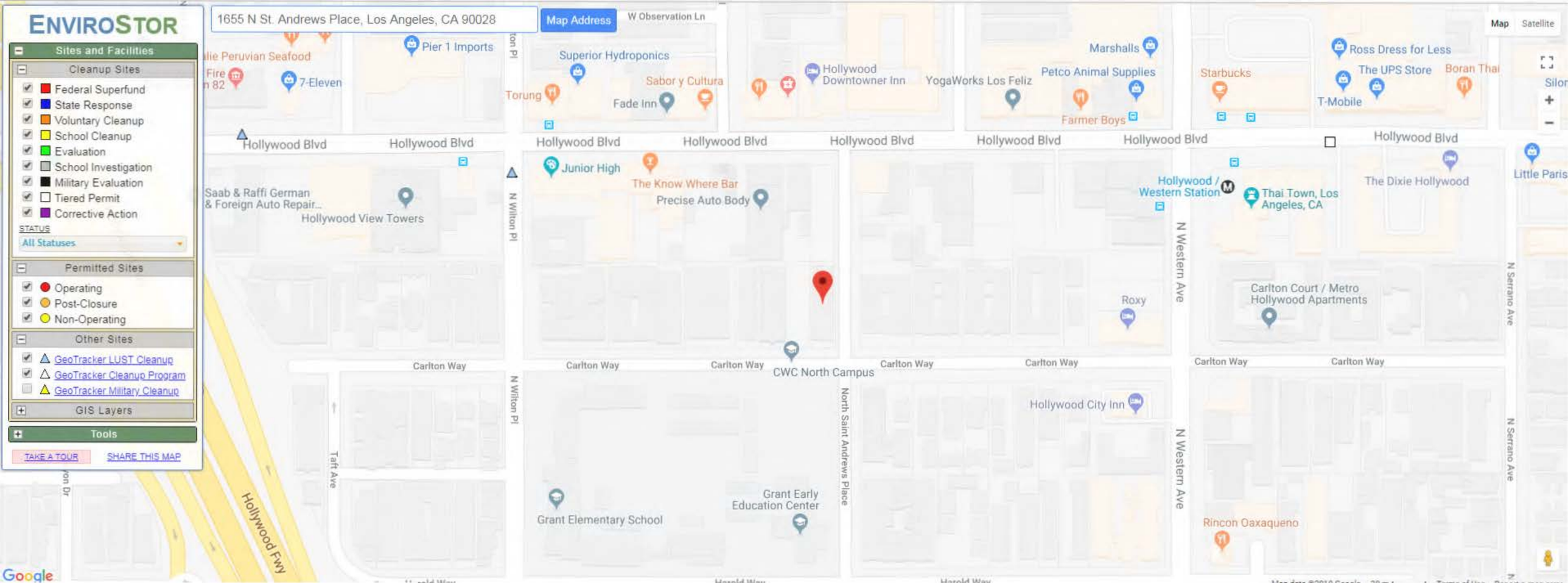
- Jurisdictional
- Planning and Zoning
- Assessor
- Case Numbers
- Citywide/Code Amendment Cases
- Additional
- Seismic Hazards
- Economic Development Areas
- Housing
- Public Safety

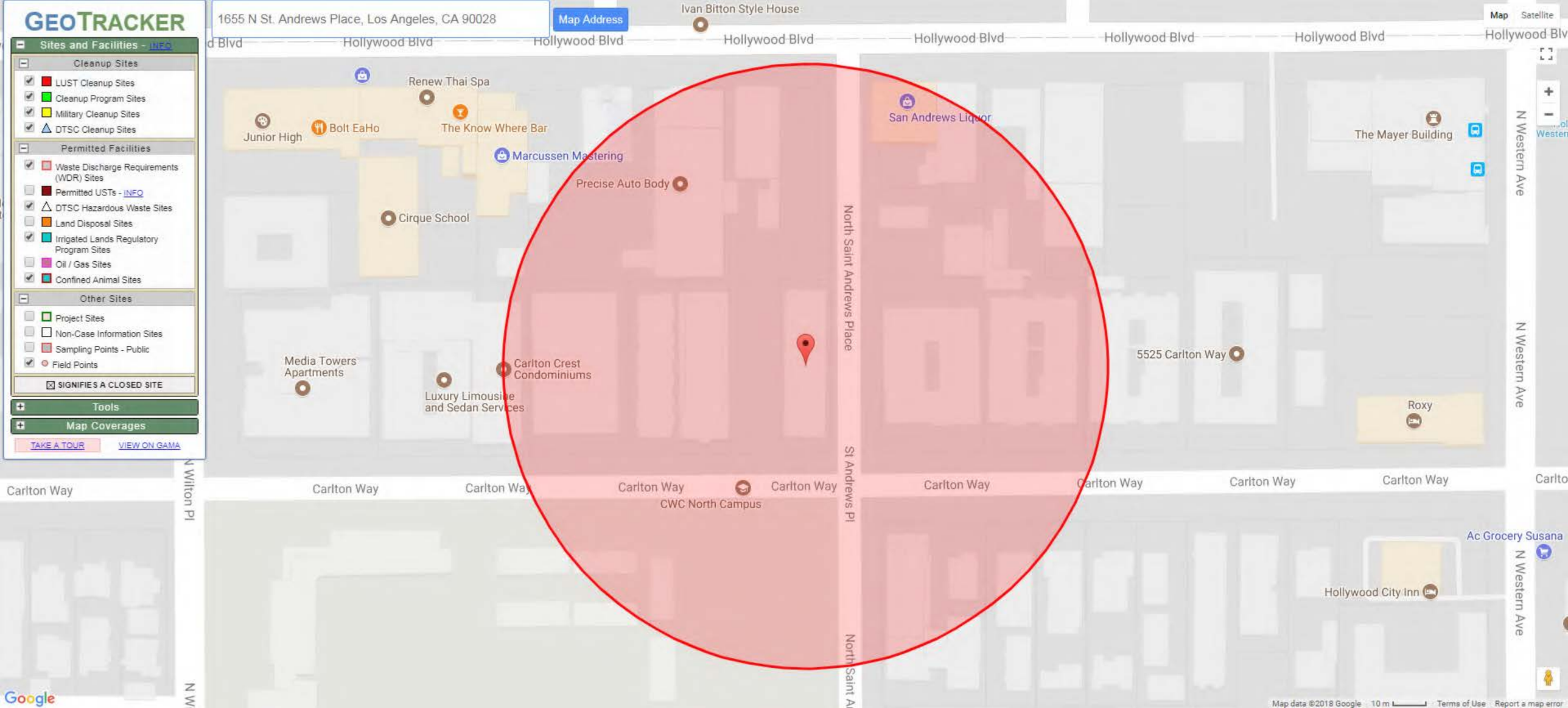
Select Parcels

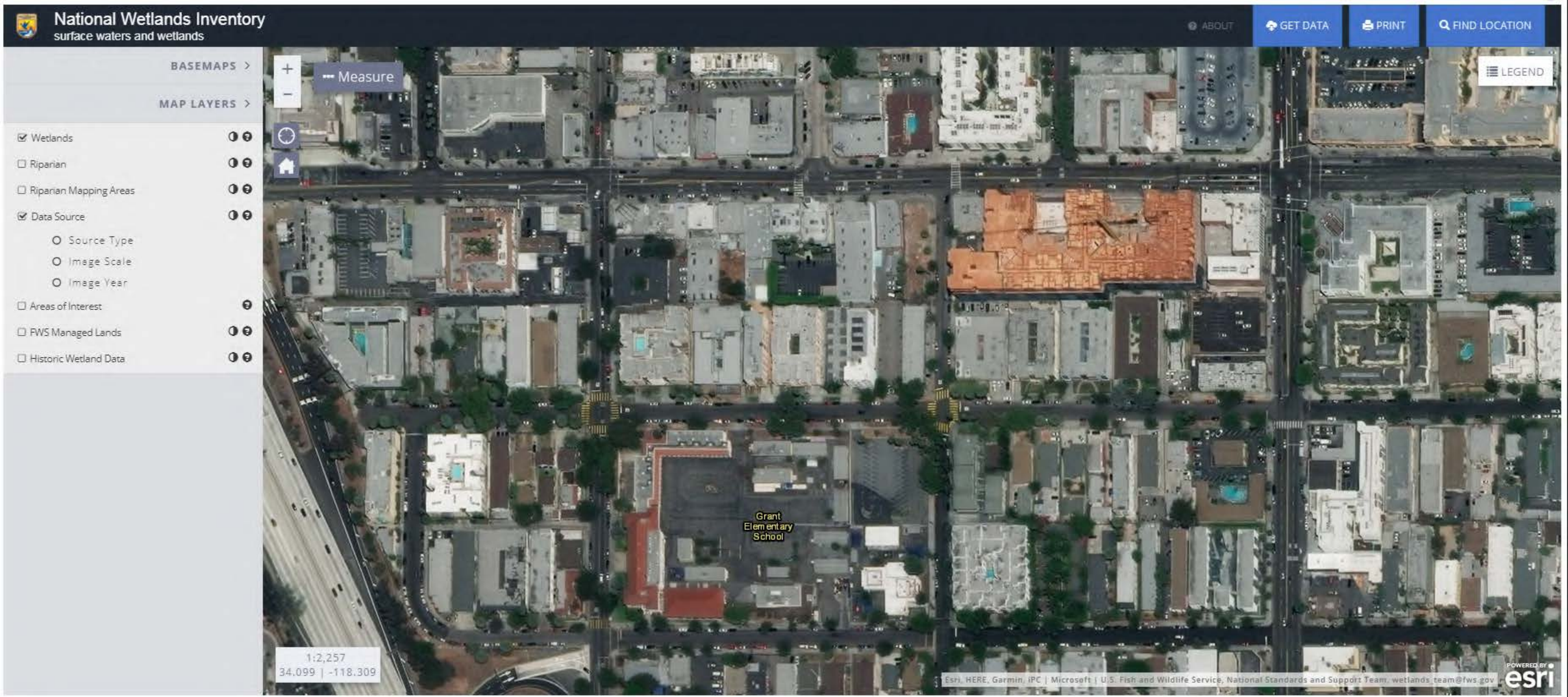
Show total area for selected parcels




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Find
Display a 500 foot buffer
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Data (Layers):
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Label: API# Well# Detailed
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Enhanced Oil Recovery Wells
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TR26 Onshore Seeps
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California Geologic Map
DOGGR Districts
Public Land Survey System
1655 N ST ANDREWS PL, Los Angeles, CA, 90028
Southern District
T01S R14W
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Harold Way
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N St Andrews Pl
N Western Ave
Grant Elementary School
Topographic
60m
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ENVIROSTOR
1655 N St. Andrews Place, Los Angeles, CA 90028
Map Address
Sites and Facilities
Cleanup Sites
Federal Superfund
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Voluntary Cleanup
School Cleanup
Evaluation
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Military Evaluation
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Hollywood Downtowner Inn
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The UPS Store
T-Mobile
Boran Thai
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Hollywood Blvd
Junior High
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Precise Auto Body
Saab & Raffi German & Foreign Auto Repair...
Hollywood View Towers
N Wilton Pl
Hollywood / Western Station
Thai Town, Los Angeles, CA
The Dixie Hollywood
Little Paris
N Western Ave
Roxy
Carlton Court / Metro Hollywood Apartments
N Serrano Ave
Carlton Way
CWC North Campus
Hollywood City Inn
Taft Ave
North Saint Andrews Place
Grant Elementary School
Grant Early Education Center
Rincon Oaxaqueno
Hollywood Fwy
Harold Way
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GEOTRACKER
1655 N St. Andrews Place, Los Angeles, CA 90028
Map Address
Sites and Facilities - INFO
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LUST Cleanup Sites
Cleanup Program Sites
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DTSC Cleanup Sites
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Bolt EaHo
The Know Where Bar
Marcussen Mastering
Precise Auto Body
Cirque School
San Andrews Liquor
The Mayer Building
Media Towers Apartments
Carlton Crest Condominiums
Luxury Limousine and Sedan Services
5525 Carlton Way
Roxy
North Saint Andrews Place
St Andrews Pl
N Western Ave
N Wilton Pl
Carlton Way
CWC North Campus
Ac Grocery Susana
Hollywood City Inn
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Source Type
Image Scale
Image Year
Areas of Interest
FWS Managed Lands
Historic Wetland Data
Measure
LEGEND
Grant Elementary School
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ROOM 428 PACIFIC MUTUAL BUILDING, 523 WEST SIXTH STREET

Kaplin Benj 1115 E Adams
Karagozian Chas 2960 W Pico
Karagozian M 8528 S Vmont av
Karagozian Saml 5211 Moneta av
Karbo Henry 3456 University av
Karpousian Mehrian 166 Glendale blvd
Kashian Hagop 2131 E 1st
Katagiri Y 1803 W 7th
Kaufman Bennett 4436 South Park av
Kaufman S M 4907 Compton av
Keishian Dye Works 1110 W 24th
Kelley Farris 3118 W 10th
Kelly R E 1207 S Pacific av S Pedro
Kendall F J 115 W 11th
Kendall & Sindorf 6505 Sunset blvd
Kerop Harry 1505 N Sierra Bonita av
Keyes J A 5514 Franklin av
Kild John 1887 W Jeff
Kim C O 524 Temple
King C G 6748 Sunset blvd
Kitsuta T 1603 E 4th
Kitts R J 1537 S Hoover
Klein Harry 1044½ Temple
Klein Jos 3980 S Grand av
Klein J A 1664 E 38th
Knoblock J A 1115 N Fairfax av
Kobayashi Henry 6093 Sunset blvd
Kono C 1213 W 6th
Kornblum A H 814 E Washn
Koukie Huiri 1451 E 20th
Kravitz Harry 2143 Bklyn av
Kroll Reuben 5527 Sunset blvd
Krowich A A 4183 W 2d
Kruger Benny 1256 Crown Hill av
Kuga Iwanoski 126 N Westn av
Kulanjian A M 1903 Rodeo rd
Kuranoff Robt 3202 Sunset blvd
Kurz D H 2802 W 9th
Kusenoki M 238 E 2d
Kustom Cleaners & Dyers 3973 Moneta av
Kutsuma Masamori 724 W 9th
Kynel John 1544 W Vernon av

Lackey & Shanks 324 S Cummings
Laisure Chas 2616½ N Bway
Lakes Dee Mrs 930 W 7th
Lamar T W 4129 S Hoover
Landsberg Isadore 3605 Oakwood av
Lankershim Cleaning & Dye Works ws Lankershim blvd 3 s of Cumpston Lkshm
Lapensky Harry 1169 E 12th
Lappin Maurice 3004 W 8th
Lappin Max 5704 Sunset blvd
LaRose Victor 3453 Glendale blvd
Larson A E 2900 S San Pedro
Lauter Jos 3040 Santa Monica blvd
Lazarus Chas 1108 S Westn av
Leapson Morris 3804 S Main
LeBlanc J A 4363 S Westn av
Lecea Pascual 4126 Bev blvd
Lee S K 237a N Grand av
Leonard F H 4408 Melrose av
Levensky Jacob 411 Centennial
Levin Morris 1945b Bklyn av
Levin Nathan 717 W 6th
Levine Hyman 1433 W 11th
Levy David 330 E Pico
Lewis T H 2606 N Bway
Lewter M E 126 W 6th
Lifaind Louis 5317½ Denker av
Lind B E 1845 Arlington av
Lindberg E C 2211 W 54th
Lloyd F D 3525 N Bway
Lloyd H L 5003 York blvd
Lopez Timothy 5880 Moneta av
Lubowitzky Meyer 4669 York blvd
Ludolph G B 2710 W Slauson av
Ludwig Barney 747 S Hope
Luker A W 4338 Bev blvd
Lund O T 737 W 54th
Lutts W H 2429 W Washn

McBride Ernest 628 Agatha
McDaniel J H 3425 Denker av
McDonnell J E 1402 Crown Hill av
McEwen O W 1041 S Palos Verdes S Pedro
McGill Elijah 1251 S Alvarado
McGillivrae F S 3403 University av
McGinty Geo 4407 S Hoover
McLean W B 502½ E 23d
McPherson G M 5904 S Vmont av
MacKinnon V R 1308½ Glendale blvd
MacVicar Jas 1915 W 48th
Madoff I M 6044 Sunset blvd
Malageklan H K 2731 S Central av
Malat & Dworkin 4721 Santa Monica blvd
Maltz M L 5313 S Vmont av
Mann Abr 1020 W 3d
Mann J J 2332 W 11th
Mannis David 2526 Maple av
Marcovis Ida Mrs 1809½ Glendale blvd
Marcus & Markson 1223 W Washn
Marks Chas 1322 W 9th
Marshall Lillian Mrs 3427 S Vmont av
Martin F Z 2326 S Vmont av
Martindale Harvey 2428 W 9th
Maruno M 627 W 8th
Masnick Harry 2459 Boulder
Massa Jos 740 E 10th
Matloff Saml 2509 W Jeff
Matsumoto M 1226 W 6th
Matsushige Ikujiro 4724 Melrose av
Mattice J D 4302 S Central av
Matzkin Louis 1803 Bklyn av
Mayer Lee 1203 N Westn av
Meachen Bros 239½ N Larchmont blvd
Mecca Cleaners 5317 Hwood blvd
Medina Jose 1414 N Main
Mellinkoff Henry 251 S Hill
Melkonian Anzio Mrs 1253 Bellevue a v
Melkonian Okson 4502 W Washn
Mendelsohn Barnett 1343½ S Hill
Merrin Aaron 942 W 32d
Mesa Telesforo 630 N Spring
Messing Conrad 1353 W 24th
Meyer C W 5133 S Westn av
Meyers Jas 4058 Verdugo rd
Middleton Anna Mrs 910½ S Indiana
Miller Abe 3624 E 1st
Miller Alex 4506 W 1st
Miller David 2743 Bklyn av
Miller Edw 4504 Melrose av
Miller Geo 4803 Wall
Miller Hyman 638 W Pico
Miller H L 801 W 49th
Minor W A 1113 S Central av
Mitchell & Christian 109 W 5th S Pedro
Moon A R 106 S Vmont av
Moon P J 1846 Arlington av
Moore F L 2337 Alsace av and 258 N New Hampshire av
Moore J H 4723 S Nmdie av
Moore J McD 1909 W 9th
Morales Fernando 630 N Spring
Morgan E C 3310 W 6th
Morgan Frank 476 W Vernon av
Mori Bros 3510 W Pico
Mori Heizo 721 S Olive
Morris Abr 5330 Santa Monica blvd
Morrison Morris 951 W 16th
Moskowitz Max 2224 E 1st
Moto H 3822 S Central av
Mouton Evans 1643 E 32d
Muchnick Abr 133 S Westn av
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Murray L P Mrs 1020 W 2d
Murstein Louis 501 Stanford av
Naftal David 246 W Vernon av
Naftaly Harry 1926 Temple
Naftaly Saml 1655 Temple
Nakamura K 548 S Figra
Nakamura L 827 W 9th
Nakamura Tom 701 Temple
Nakanishi Yabei 2317 S Central av
Nakashima T 608½ E 5th
National Dyeing & Finishing Co 641 E 61st
New Fashion Dye Works 3614 S Westn av
New Method Cleaners & Dyers 2202 S Pacific av and 329 Walker av S Pedro
Noble C B 3507 S Central av
Norwood J R 904 W 2d
Notomi H 2304 E 1st
Notrica Jack 263 E 6th
Novak I J 5649 Melrose av
Novak Wm 5031 Melrose av
Nozawa & Yuge 1523 Cahuenga av
Nutt E B 2510 W Washn

O K Cleaners & Dyers 5411 S Vmont av
Oberweger Herman 121½ W 3d
O'Connor Marie Mrs 1617 S Grand av
O'Connor W H 1818 S Main
Ofumuruma Otohiko 811 W 3d
Ogata S 303 E 2d
Ogilby & Hansen 5811½ Pas av
Okawa W K 1202 W 7th
O'Keefe G E 4702 Melrose av
Olodort Jos 411 S Hill
Orlov Isaac 1611 W 54th
Osika S J 6257 Hwood blvd
Paden G A 1252 W 5th
Pagliaro Gaetano 4423 S Main
Pakin Morris 4105 Moneta av
Palace Dry Cleaners 525 Sylvan VanNuys
Pankey G C 1278 W 39th
Papazian Dick 2317 S Grand av
Papier Bernard 2702 4th
Paris Dye Works 3015 S San Pedro
Parker S E 919 W 6th
Parkway Cleaners 3705¼ South Park av
Patterson S B jr 4252 S Vmont av
Patterson & Wengert 4920 Moneta av
Paulsen L P 1412 Essex
Paulus Bruno 3943 Whittier blvd
Paumie-Cook Co Cleaners & Dyers Inc 1696-1698 W Washington

Peck Barnett 1970½ Bklyn av
Pencille Harold 1508 E Vernon av
Penn R O 1169 Cypress av
Penneman A O 6042 Monte Vista
Penning Steven 1823 S Main
Perlman Philip 4217 Bev blvd
Perrot A E 2133 W Jeff
Peters G M 1545 S Central av
Peterson Eliz P Mrs 2914 W Slauson av
Peterson G A 106 W 14th pl
Phillips Geo 2522 S Grand av
Pludow Julius 4462 Santa Monica blvd
Plummer E W 809 Euclid av
Pogrell A H 304 S Grand av
Pohle Bros 6010 S Central av
Pollack Barney 630 W 1st
Pollock R F 4910 Fountain av
Pons Frank 901 E 33d
Portillo Francisco 2842 E 1st
Potterf J L 3873 W 6th
Powers B E 757 W Washn
Pratt R J C 106 S Av 20
Preston F D 5506 S Central av
Proulx J H 1307 N Vmont av
Puritan E F 2608 Sunset blvd
Quincy S S 6922 Hwood blvd
Radium Cleaners 667 N Heliotrope dr
Rainwater A L 512 S Hill
Rarey F C 4574 W Adams
Rawls Trichel 1906 S Pacific av S Pedro
Ray A H 2203 E 4th
Raymond Bros 4722 S Vmont av
Redding Bros 1555 W Jeff
Redman Harry 133 E 2d
Reliable Cleaners & Pressers 423 W 4th
Riback David 2109 Bklyn av
Rich Herman 6156 Santa Monica blvd
Richards Dye Works 538 W 5th S Pedro
Richards J R 1351 Wilcox av
Richter Robt 6317 Pas av
Ripley Myrtle 2918 S Westn av
Riza Adnan 603 E Washn
Roberson J H 2212 Naomi av
Rogat Aaron 5009 S Hoover
Rosen Abr 5323 S Nmdie av
Rosenburg Saml 6112 Santa Monica blvd
Rosenthal D H 2509 E 4th
Rosenthal H 2824 Whittier blvd
Rosin Wm 335 N Rowan av
Ross P K 4207 S Vmont av
Rossi Ernest 1907 Estrella av
Roysdon Carrie Mrs 6701 Moneta av
Roysdon J S 1848 W Washn
Roysdon W E 3352 Glassell av
Rubalcava R R 1607 Bklyn av
Rubenstein Abr 4904 Moneta av
Rutley F R 3271 W 10th
Ryan J W 4802 Santa Monica blvd

Sadosky Saml 1204 E 14th
Saito K 311 W 54th
Sameshima Jinnosuke 1955 E 1st
Sansiper L H 5615 Hwood blvd
Sarkesran Sarkes 335 N Bway
Sarkissian Sarkis 335 N Bway
Saskin Isadore 1711 Pleasant av
Sato S Z 113 S San Pedro
Saunders Richd 1244 S Grand av
Sawtell Fred 7309 S San Pedro
Schall E B 3661 S Vmont av
Schatz H P 7326 S Vmont av
Schiffner A J 753 W 3d
Schmidt E B 4327 S Nmdie av
Schmitt G L 2205 Whittier blvd
Schneiderman Louis 2210 W Jeff
Schoenwald Harry 3966 W 6th
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Scoll Saml 116 W Spring
Scott Ben 2817 S Central av
Segelia Chas & Son 714 E Pico
Seler Abram 309 W 2d
Selix Max 3801 E 4th
Shaffer Saml 928½ Temple
Shapiro G G 1350 W 67th
Shapiro Saml 2705 N Main
Sharp T M 5969 Moneta av
Shaw N M Mrs 805 S Olive
Shepard T D 569 S Central av
Sheriff & Smith 141½ N Larchmont blvd
Sherman F W 703 E Washn
Sherman S K 3201 W 6th
Shimizu M 5112 Melrose av
Shineberg Geo 924 W Sta Bar av
Shirley R M 3727 S Westn av
Shulds I J Mrs 2924 S Vmont av
Sidman Max 4704 S Vmont av
Siegel Saml 1052 Sunset blvd
Silber Eva Mrs 4424 S Hoover
Silver Isaac 5226 Whittier blvd
Silwitz Etta Mrs 1189 W 24th
Simms Edw 5909 Moneta av
Simon H M 1542½ Temple
Simons Davis 3572 S Vmont av
Simons Israel 1216 W 11th
Simons Philip 5015 S Westn av
Slotsky Louis 1948 Judson
Small & Brooks 3745 E 1st
Smith D M 4926 S Westn av
Smith Ella L 4594 Santa Monica blvd
Smith Frieda 704 Temple
Smith F L 3530 E 1st
Smith H K 4321 Ascott av
Smith W A 652 N Westn av
Smith W P 3500 Pas av
Snow J D 2218 S Union av
Snyder Earle 7423 S Hoover
Sokol Sarah 4217 South Park av
Sorter J W 2369 W 48th
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Stahler C X 4908 S Vmont av
Stanton W W 6414 Compton av
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Starr Chas 852 S Bixel
Stearns J W 954 S Norton av
Stemmler C F 102 W Jeff av
Stepp N B 2806 N Main
Stevens E L 4449 South Park av
Stone R D 5153 W Adams
Straus Henry 1663 W Jeff
Sturman S W 1426 W Sta Bar av
Suglhara H M 2878 W 9th
Sugita G 1106 Georgia
Sunset Cleaners 1381 Sunset blvd
Superba Cleaners & Dyers store 3 2265 W Washn
Suzuki Inosuke 510 W 9th
Suzuki K 4504 Sunset blvd and 325 N Westn av
Swanson & Swanson 411 S Palos Verdes S Pedro
Swinger Robt 1585 E Vernon av
Sylvain Cleaners & Dyers 1750 E Fince av

Tabbert E C 3628 W Washn
Takei H 760 S Vmont av
Tamkin Max 666 S Alvarado
Tanaka J 709 W 8th
Tarantin John 1603 Glendale blvd
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Taylor J W 119 W 28d
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Stemmler C F 109 W Jeff
Stenner Constance 4077 S Main
Stepp N B 2806 N Main
Stern Monroe 944 5th av
Stevenson C K 4725 W Washn
Sticker Hyman 2019 Sunset blvd
Stimmel C J 637 W 8th and 2554 W Pico
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Stone R D 5147 W Adams
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Stratford Walter 1026 N Westn
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Sturman S W 1426 W Sta Bar
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Suarez Pedro 2621 Temple
Sugarman Herman 747 S Hope
Sullivan J L 6042 Monte Vista
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Talsky B B 3105 W 6th
Taylor C C 4279 Bev blvd
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Taylor Harry 1562 E 52d
Taylor & Bennett 1679 N St Andrews pl
Taylor & Son 4651 Prospect
Tesch C H 6603 S Figra
Thomas Mrs N E 614 E 8th
Thomas O W 2207 Maple
Thomas O W Co 2706 W 7th
Thomas R W 3908 W 6th
Thompson Bros 425 W Vernon
Titchenal R J 5976 S Main
Tokotian Zeoon 5108 Fountain
Tooley Andw 6628 S Hoover
Topper-Knewbow & Co 308 E 5th 5th fl
Torres Edw 3854 Bklyn
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Trebow Saml 500 N Hoover
Trowbridge N A 1909 5th av
Tugwell J T 6404 S San Pedro
Turk Nathan 13711 Ventura blvd
Ugolini Orazio 5747 Angeles Mesa dr
Union Dye Works 411 S Palos Verdes S Pedro
United Cleaners & Dyers 1475 S San Pedro and 826 W Slauson
Urick F A 705½ W 3d
Van Camp Gro 2661 S Vmont
Velasco Bros 903 E 1st
Vener Israel 1189 W 24th
Vermaut J V 2271 W Pico
Vidano Jos 410 Ord
Virichago Frank 115 E Commercial
Volpe Achille 630 S Bixel
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Wagner T E 2728 W Pico
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Walding & Brush 1227 Vine
Walker Jas 7819 Sta Monica blvd
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Watkins R R 1718 N Vmont
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Williamson S B 1537 S Hoover
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Wilshire Cleaners & Dyers 807 S La Brea
Wilshire-Sycamore Cleaners 685 S Sycamore
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Domble S H 5250 York blvd
Wood Robt 4859 Huntington dr N
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MULLEN & BLUETT CLOTHING CO, 600 S Broadway, Phone Trinity 5711, Ambassador Hotel, Phone Washington 1611, and 6316 Hollywood Blvd, Phone Hempstead 4128 (See left side lines and page 190)

*Clothing Manufacturers
NATIONAL DIRECT CLOTHING CO, 608 Sun Finance Bldg, 510 W 6th, Phone Tucker 7275
SHAUER BROS COMPANY INC, 546 S Los Angeles, Phone Met 6194

Clothing Manufacturers—Children's and Infant's Wear
G & G Mfg Co 1312 El Molino

Clothing Manufacturers—Mens' and Boys'
Althouse & Rozen 247 S Bway
Franken Company 844 Wall
Gaiety Garment Co 832 Wall
Little & Martin 632 N Westn
Goldborb & Greenberg 224 S Spring R 611
Kotzin Theo 1238 Santee
Learner Oscar 224 S Spring R 501
Myers Manufacturing Co 228 S Los Angeles
National Direct Clothing Co 510 W 6th R 608
Phiffer's 818 S Bway 11th fl
Pollok-Schultz-Boyd Co 746 S Los Angeles 10th fl
Rochester Manufacturing Co 425 E Pico
Rosenblum Sons & Co 746 S Los Angeles R 403
Shapiro, Roth & Kenney 1045 S Los Angeles
Western Customs Pants Makers 411 S Main R 358

Clothing Dealers—Men's and Boys'—Retail
Allison E J 5329 Lankershim blvd Lkshm
Allison Style Shop 105 W 6th 2d fl
Amdursky E G 532 Palos Verdes S Pedro
Angelica Jacket Co 319 S Spring R 3
Applebaum Harris 2411 S Central
Army & Sporting Goods Store 542 S Main
Bean J G 707 S Bway R 309
Bernstein S S 1625 Bklyn
Blum Julius 116 N Main
Blumenthal R H 237 S Spring
Brager Isadore 243½ E 5th
Brager's Clothing Store 261 E 5th
Brill Saml 319 S Spring
Brooks Clothing Co 329 W 5th 337 S Spring 348 S Bway 420 S Main
Browars Clothes Shop 325 S Spring
Brown-Israel 822 S Bway
Burg Meyer 103 W 1st
Caldwell & Krueger 413 S Spring
California Clothing Co 126 S Main
Campen Palmer 527 S Beacon S Pedro
Caris Jos 229 W 2d
Cherry's Inc 636 S Bway 2d fl
Cohen Harry 213 E 5th
Cohen Harry 213 S Main
Cohen Max 271 S Main
Columbia Outfitting Co 340 S Bway and 399 W 6th S Pedro
Copeland Mrs J V 443 S Beacon S Pedro
Cranmer Chain Stores 343 S Spring
Culver Blaine 414 S Spring
Cut Rate Clothing Co 336 S Spring
Deane 525 W 6th
DESMOND'S, 616 S Broadway, Phone Trinity 9361
Donin Max 3121 S Vmont
Dunn W S 6714 Hwood blvd
EAGLESON & CO, 3d nw cor Spring Phone Vandike 7976
Epstein Benj 415 E 5th
Eversoll Bros 548 S Bway
Ferguson Ed 139 S Spring
Fetterman J W 231 S Main
Feuer Abr 2013 S Central
Foreman & Clark, Bway nw cor 5th and 106 W 3d
Fox Outfitting Co 919 S Bway
Fred Saml 406 Canal av, Wilm
Globe Outfitting Co 5102 Moneta
Green Louis 542 S Bway R 207
Greenstein C K 108 S Spring
Halbriter's Inc 633 S Olive
Harris & Frank 635 S Hill
Hyman R T 316 W 5th
Ideal Outfitting Co 830 S Bway
Janofsky Saml 217 E 5th
Jepson's Clever Clothes 742 S Bway
King Clothes Shop 928 S Bway
Kisner Saml 307 E 5th
Kline Clothing Co 309 S Spring
Krantz Saml 210 S Bway
Ksent Jacob 114 W 1st
Liberty Outfittting Co 371 W 6th, S Pedro
Lorch F C 541 S Spring R 307
Louis A M 115 W 5th, S Pedro
Lyon C F 516 W 6th
McClanahan's 114 W 2d
Mann Louis 425 E 5th
Marblestone Benj 509½ S Los Angeles
Miller Saml 1139 Wall
Model Clothing Co 321 S Spring
Mooser & Stilson 216½ W 5th
MULLEN & BLUETT CLOTHING CO, 600 S Broadway, Phone Trinity 5711, Ambassador Hotel, Phone Washington 1611, and 6316 Hollywood Blvd, Phone Hempstead 4128 (See left side lines and page 190)
Myers Harris 321 E 7th
Pelsinger Mrs Mary 257 E 5th
Plaza Clothing Co 509 N Main
Poder Harry 124 W 1st
Politz & McDowell 619 S Hill
Potts G G 512 S Bway 4th fl
Reese Bros 124 S Spring
Robbins 837 S Bway
Rogers Clothing Co 318 S Spring
Rosenthal Gustaf 223 E 5th
Rosenthal Isaac 251 E 5th
Ruderman & Brown 209½ E 5th
Salmonson Isidore 256 S Los Angeles
Sanders N H & Son 125 S Main
Schwab's 6358 Hwood blvd
Scott Bros 721 S Hill
Share Ed 213 W 2d
Silver Boris 132 S Main
Silverwood's 560 S Bway
Singer Jack 3742 Whittier blvd
Smidt A E 429 S Spring
Strauss Harry 115 W 2d
Strauss Louis 125 W 2d
Tanner Jack 536 S Bway 4th fl
Tornberg Leopold 535 S Harbor blvd, S Pedro
TRAINOR'S, 252 S Broadway, Phone Vandike 0418
Trivers Clothes 2 Pants Suits 434 W 6th
Tucker H C 3726 Whittier blvd
Underhill C M 236 Canal av, Wilm
Union Store 217 W 9th
Upstairs Style Shop 828½ S Bway 2d fl
Victor Clothing Co 214 S Bway
Western Outfitting Co 940 S Bway
Wise Edw 6426 Hwood blvd
Wood Bros 317 W 6th
Woolf W S 756 S Spring R 200
Wyman Abr 311 S Main
Zalkover Jacob 332 S Main

Clothing Dealers—Second Hand
Alley A W 411 E 7th
Bleviss Sol 329 W 2d
Brager Max 402 E 5th
Budin Jas 702 E 5th
Burstin Abr 506 E 5th
Cohen Saml 620 E 5th
Cohen Sol 610 E 5th
Cook Saml 828 S Spring
Coplan Saml 3550 E 1st
Cosloff Irwin 435 E 7th
Episcopal Clothing Bureau 2160 E 9th
Fisher Max 3615 S Vmont
Goldes Jos 410 E 5th
Goldstein Harry 516 E 5th
Greenstein Myer 129 W 1st
Jacobson Saml 117 W 1st
Katz Morris 123 S Los Angeles
Keilin Simon 115 W 1st
Malisoff Louis 201 W 2d
Michaelson M & L 846½ S Main
Michigan Misfit Clo Co 805 E 5th
Pecknick Jacob 708 E 5th
Podalney Hyman 228 E 5th
Regalado Leobardo 3012 Whittier blvd
Rudman Bernard 211 E 7th
St Vincent de Paul Salvage Store 3741 E 1st
Salvation Army Salvage Store 3715 E 1st
Sofsky Morris 723 E 5th
Stark Saml 722 E 7th
Sultan & Adelman 103 S Spring
Sussman Saml 259 E 2d
Vener Rubin 113½ S Los Angeles
Weinstraub Philip 207 E 2d

Clothing Dealers—Men's and Boys'—Wholesale and Jobbers
Berton Irving 405 S Los Angeles
Cartman H & Son 407 S Los Angeles
Hirson Morris 122 E 7th R 508
Keller-Heumann-Thompson 843 S Los Angeles 2d fl
Klein-Norton Co 253 S Los Angeles
Levy Maurice 830 S Los Angeles
Norton Bros & Morris 751 S Los Angeles
Pacific Clothing Co 318 S Spring
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O'Keefe G E 4702 Melrose av
Olodort Jos 411 S Hill
Olson Aug 7906 Melrose av
Orligan Henry 2702½ S Main
Osvath Frank 2009 W 7th
Pankey G C 1278 W 39th
Papazian Dick 2303 S Grand av
Pakin Morris 4119 S Bway
Paller & Moskowitz 3711 S Vmont av
Papier Bernard 2702 E 4th
Pappas A G 118 E 5th
Paquette Alf 166 Glendale blvd
Paris Dye Works 3015 S San Pedro
Paslin Nathan 1318 S Hill
Patterson T H 4252 S Vmont av
Paul Abr 1606 E 4th
Penn Odessa 1202 Cypress av
Penneman Arth 6042 Monte Vista
Penning Steph 1823 S Main
Pepper Max 5054 Caspar av
Perez Jos 434 Savoy
Peters G N 1549 S Central av
Peterson Geo 106 W 14th pl
Pfeifer Jno 223 E 9th
Phelps W H 1742 N Highland av
Phipps H C 611 E Sta Bar av
Pierce & Lorenson 4809 S Nmdie av
Pillet L L 217½ W 4th
Plotkin Isaac 511 W 3d
Podolney Hyman 228 E 5th
Pogrell A H 304 S Grand av
Pollock R F 9089 Santa Monica blvd
Poppy The Inc 4493 Bev blvd
Potterf J L 3510 W 6th
Powell C J 1727 E Mnchstr av
Powers B E 757 W Washn
Preciado Fred 8810 Sunset blvd
Premier Cleaners 5890 S Central av
Probasco R W 4910 Fountain av
Queen Ann Dye Works 8514 S Vmont av
Quincy S S 6922 Hwood blvd
Quintana Robt 3725 E 1st
Rakof Max 124 E 6th
Rappoport Ray 5729 York blvd
Raymond Herbt 4722 S Vmont av
Redholtz Perez 524 Temple
Redman Harry 205 E 2d
Reliable Cleaners & Pressers 423 W 4th
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Reveles W A 2630 W 7th
Richter Robt 6317 Pas av
Ripleg O M Mrs 2914 S Westn av
Ritz Inc 1643 N Highland av
Riza Adnan 603 E Washn
Roach Frank 11009 S Main
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Rothman I M 5140 York blvd
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Russell W R 112 E Av 26
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Schuck Clng & Dyeing Co 2585 W Pico
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Schultz F W 1610 W Washn
Schultz Maurice 7854 Santa Monica blvd
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Schuman Sol 3182 W 10th
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Taylor H 5117 Long Beach av
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Vasquez Tiburcio 608 N Main
Vedoy Luis 1027 Macy
Vermont J V 2271 W Pico
Voorhees E R 5041 S Nmdie av
Vorhees E 2804 W Slauson av
Vyeno Naokaza 319 Temple
Wagner T E 2728 W Pico
Walding & Brush 7609 Melrose av
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Wood W T 902 W Pico
Wortman R L 1529 Sunset blvd
Yemen M H 605 S Hope
Yonan S D 4802 S Westn av
Zoon B H 1719 W Adams
Zarinsky Barnet 1412 W Venice blvd
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*Clothes Dryers—Revolving
WATERHOUSE MANUFACTURING CO, 722 Ceres Av, Phone Main 3592

*Clothiers
COLUMBIA OUTFITTING CO, Broadway nw cor 9th, Phone Faber 4420, 6332 Hollywood Blvd, Phone Granite 4678, 340 S Broadway, Phone Vandike 2798; 6th cor Mesa, **SAN PEDRO,** Phone San Pedro 2506
MULLEN & BLUETT CLOTHING CO, 600 S Broadway, Phone Trinity 5711, Ambassador Hotel, Phone Washington 1611 and 6316 Hollywood Blvd, Phone Hempstead 4128
(See left side lines and page 172)

Clothing Dealers—Men's and Boys'—Retail
Allison E J 5329 Lankershim blvd Lkshm
Allison Style Shop 105 W 6th 2d fl
Army & Navy Goods Store 615 S Main
Baida Salem 713 N Bway
Bates W W 433 W 21st
Beno S C 805 E 5th
Brager Louis 263 E 5th
Brill Saml 319 S Spring R 28
Brooks Clothing Co 329 W 5th, 337 S Spring, 348 S Bway 420 S Main
Brown-Israel 822-24 S Bway
Browars Jeanette 325 S Spring
California Clothing Co 126 S Main
Cartman & Julius Levy 407 S Los Angeles
Cherry's Inc 636 S Bway
Christensen E G 323 W 6th R 363
Christensen's 6223 Van Nuys blvd Van Nuys
Cohen Harry 213 S Main
Cohn Israel 528 E 5th
Colonial Clothing Co 4373 S Hoover
Cook Saml 828 S Spring
Conrod Max 236 S Main
Deane 525 W 6th
DESMOND'S 616 S Broadway, Phone Trinity 9361
Dorsen Jacques 607 S Hill R 410
EAGLESON & CO, 3d nw cor Spring, Phone Vandike 7976
Eliot Manuel 114½ S Main
Epstein Benj 415 E 5th
Fetterman J W 306 S Main
Foreman & Clark Bway nw cor 5th and 106 W 3d
Fox Outfitting Co 919 S Bway
Gelberg & Guterman 518 S Main
General Service Clothing Co 129 W 3d R 509
Globe Outfitting Co 5102 S Bway
Goldenson Morris 245 S Spring
Golden State Outfitting Co 210 S Bway
Goldsmith Barney 917 E 7th
Green A F Mrs 1711 E Flnce av
Greenberg Paul 108 E 3d
Greenstein Philip 108 S Spring
Grossman Benj 608b E 7th
Halbriter's 633 S Olive
Harris & Frank Co 635 S Hill
Harris & Guterman 514 S Main
Hellman Borris 322 S Main
Hirshfeld Arth 116 N Main
Ideal Outfitting Co 830 S Bway
Kafka Saml 270 S Main
King Clothes Shop 928 S Bway
Kline Clothing Co 309 S Spring
Kline Max 2409 N Bway
Lambert W B 458 S Hill
Lesner Sol 462 S Main
Lyon C F 516 W 6th
McClanahan's 114 W 2d
Model Clothing Co 321 S Spring
Moss David 242 S Main
MULLEN & BLUETT CLOTHING CO, 600 S Broadway, Phone Trinity 5711, Ambassador Hotel, Phone Washington 1611 and 6316 Hollywood Blvd, Phone Hempstead 4128
(See left side lines and page 172)
Politz & McDowell 619 S Hill
Price Albt 328 S Main
Reese Bros 124 S Spring
Robbin's 434 S Bway
Rogers Clothing Co 318 S Spring
Rothstein Hyman 229 W 2d
S & E Garment Co 220½ E 16th
Schwabs Inc 6358 Hwood blvd
Scotch Clothing Co 846½ S Main
Share Edw 213 W 2d
Silverwood's Inc 558-560 S Bway
Sky Bernard 4423 S Central av
Smidt A E 429 S Spring
Strefel S & H 114 S Bway
Sultan Abr 103 S Spring
Sunshine Maurice 1150 S Central av
Sweet's 6307 Van Nuys blvd Van Nuys
Tanner J G 536 S Bway 4th fl
TRAINOR'S, 250-252 S Broadway, Phone Vandike 0418
Union Store The 217 W 9th
Upstairs Style Shop 828½ S Bway
Victor Clothing Co 214 S Bway
Weiner C L 430 S Main
Western Outfitting Co 940 S Bway
Wiseman & Steinberg 104 S Main
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Lasky David 1968 Bklyn av
Lazarus C N 1108 S Westn av and 3280 W 10th
Lazarus Pearl 2159 W Washn
Lee Harry 726 W 3d
Leidner Elias 7903 Melrose av
Leonard J A 828 Edgeware rd
Leonard & Nelson Dry Cleaning Co 3917 Sunset blvd and 4400 Melrose av
Levenson Saml 423 W 4th
Levin Max 1007 N Madison av
Levine Benj 3710 Whittier blvd
Levine Hyman 1433 W 11th
Levinson Max 412b Temple
Lewin Max 3523 E 1st
Lewis Fred 537 S Union av
Lieberman Jacob 1272½ Temple
Lim Mabel 1411 W 10th
Liss Victor 3611 W 3d
Lloyd F D 3525 N Bway
Lockhart Carrie Mrs 1252 W 5th
Lowman J P 987 W Vernon av
Lubowitzky Meyer 4669 York blvd
Luskin Jack 6217 S Vmont av
M & M Cleaners 1225 W Washn
McAllis Ida Mrs 4723 S Nmdie av
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McDonnell J E 1402 Crown Hill
McKay & Waitman 702 S La Brea av
McMinn Otho 5317½ Denker av
MacDonald J I 1565 W 39th
Mahoney L H 1643 N Highland av
Mahr W W 5293 Fountain av
Maidenberg M L 1070 W 6th
Malagekian H K 2731 S Central av
Majat Maurice 4721 Santa Monica blvd
Malkin Nathan 2586 Venice blvd
Maloof Mitchell 1226a E 7th
Maltz Louis 5175 S Vmont av
Manchester & Rialto Cleaners & Dyers 8622 S Bway
Mangurian S G 1008 W Mnchstr av
Manilow Saml 5875 Melrose av
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Mansfield Lowell 112 E Av 26
Marcus Chas 5912 Hwood blvd
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Markowitz Morris 904 and 905 W 2d
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Martin Abr 2333 E 1st
Martin Fredk 2326 S Vmont
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Mayfield W G 3904 S Vmont av
Mazov Max 1353 W 54th
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Meckstroth Henry 803 W Pico
Meister Wm H 1255 W 6th
Memmott Vera Mrs 741¾ S Alvarado
Mentel Nathan 1040 W Sta Bar av
Meshima S S 1955 E 1st
Messinger Saml 1216 W 1st
Meyer C W 5135 S Westn av
Meyer W G 8212 Melrose av
Meyers Issac 5176 Hwood blvd
Middleton Anna 826 S Indiana
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Miller Gussie Mrs 3624 E 1st
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Moore Frank 4716 Franklin av
Moore Jack 1924 W 48th
Moore Jack 4374 S Vmont av
Moore & De Pierro 6113 S Vmont av
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Morgan W R 7956 Fountain av
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Muchnich Abr 133 S Westn av
Munushian John 360 S Fremont av
Murphy J A 1202 Maple av
Murstein Louis 501 Stanford av
Naftaly Saml 1635 Temple
Navarrete Espinol 172 S Gless
Nazemetz Alex 1906 Cypress av
Nelson R M 658 N Vmont av
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Peters Lovelle D 2121 W Jeff
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Peterson Harry 4915 S Westn av
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Phillips Jos 241 E 5th
Piening Steph 1823 S Main
Pillett L L 906 W 6th
Plotkin Isaac 511 W 3d
Plummer E W 809 Euclid av
Poe W W 7906 Melrose av
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Proulx J H 1307 N Vmont av
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Rarey F C 4578 W Adams
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Reil Carrie Mrs 1537 S Hoover
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Richter Robt 6317 Pas av
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Rodriguez Carlos 628 N Main
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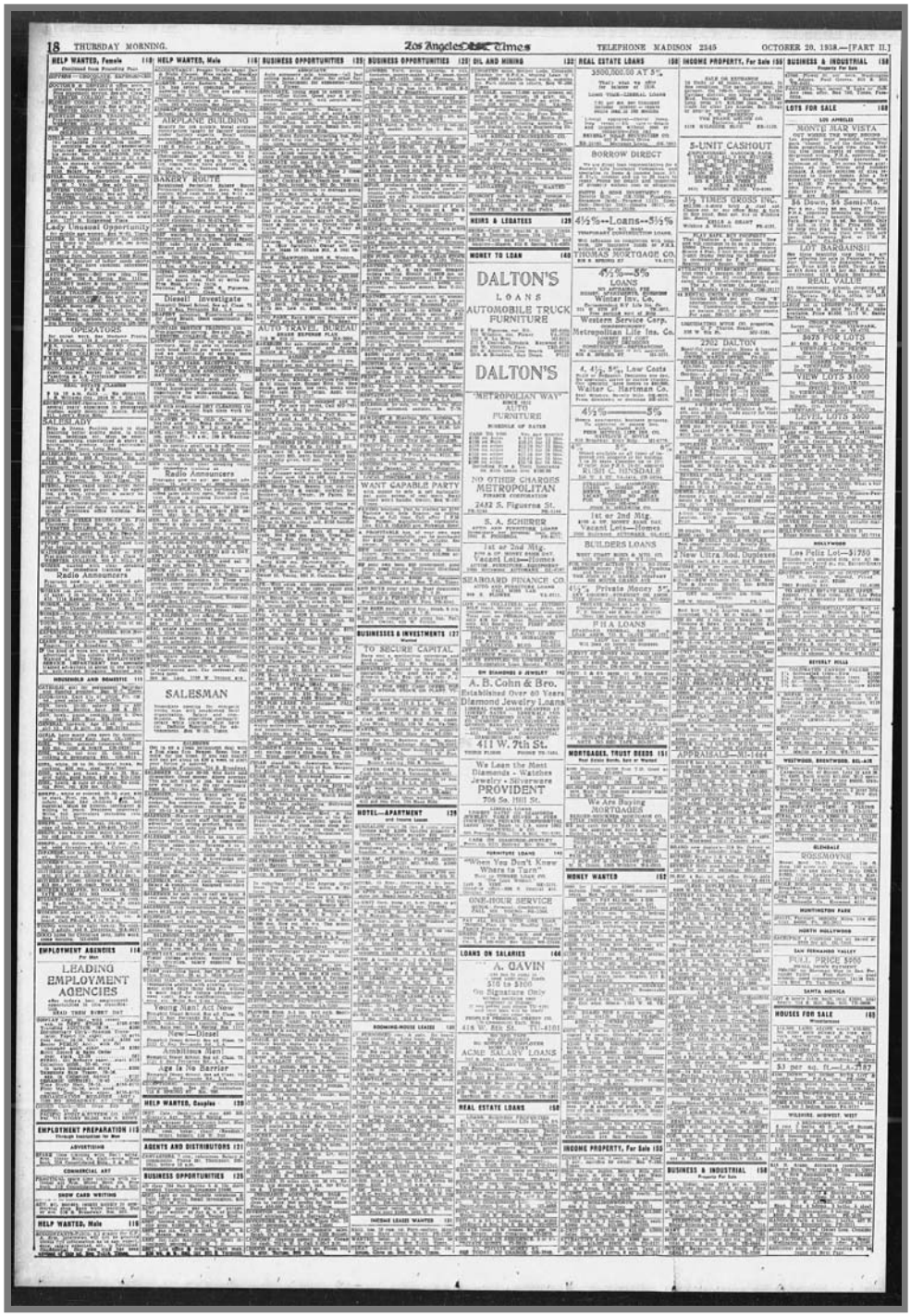
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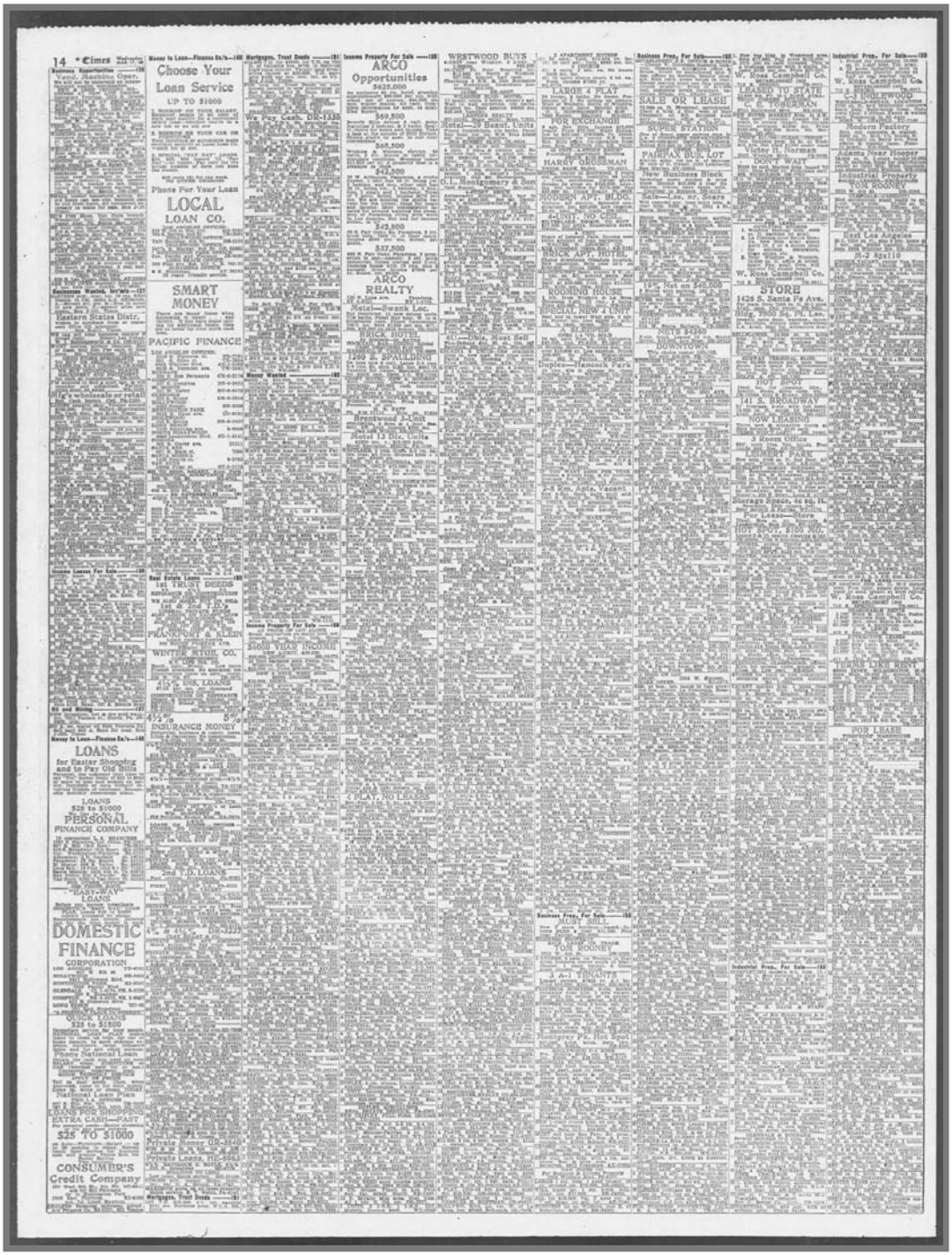


18 THURSDAY MORNING. Los Angeles Times TELEPHONE MADISON 2345 OCTOBER 20, 1938.—[PART II]

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Age 18 to 50
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COMMERCIAL ART
SHOW CARD WRITING
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BUSINESS OPPORTUNITIES 125
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OIL AND MINING 132
HEIRS & LEGATEES 139
MONEY TO LOAN 140
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SEABOARD FINANCE CO.
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DIAMONDS & JEWELRY 142
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Western Service Corp.
Metropolitan Life Ins. Co.
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4½%——5%
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Vacant Lot—Homes
BUILDERS LOANS
4½% Private Money 5%
FHA LOANS
MORTGAGES, TRUST DEEDS 151
We Are Buying MORTGAGES
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BUSINESS & INDUSTRIAL 158
INCOME PROPERTY, For Sale 156
5-UNIT CASHOUT
2½ TIMES GROSS INC.
2302 DALTON
2 New Ultra Mod. Duplexes
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LOS ANGELES
MONTE MAR VISTA
LOT BARGAINS!!
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$675 FOR LOTS
VIEW LOTS $1000
LEVEL LOTS $600
HOLLYWOOD
Los Feliz Lot—$1750
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GLENDALE
ROSSMOYNE
HUNTINGTON PARK
NORTH HOLLYWOOD
FULL PRICE $995
SANTA MONICA
HOUSES FOR SALE 163
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Job No.	Result	Start Time	Duration	Job Type	Destination	User Name	Originals	Original Pages	TX Pages	Mode	End Code
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EFI Global

Engineering, Fire & Environmental Services

To:	Cecilia Dominguez	**Fax:**	323-342-6111
	Industrial Waste Management Division, Bureau of Sanitation, City of Los Angeles	**Phone:**	323-342-6061
From:	Daniel Casas	**Fax:**	310-854-0199
Re:	Sanitation Records	**Date**:	4/23/2018
CC:		**Pages (incl. cover):**	1

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** X **Please Reply** ☐ **For Information**

In preparation for a Phase I Environmental Site Assessment, I would like to request available records pertaining to industrial wastewater discharge, clarifiers, storm water/waste water, and inspection records for the following addresses:

5601, 5601½, 5607, and 5607½ W Carlton Way, Los Angeles, CA 90028
and
1655 N St. Andrews Place, Los Angeles, CA 90028

If permits are found for the aforementioned property, please fax the information to us, otherwise standard mailing is sufficient. We understand that a fax fee will be accrued for faxing the information.

Thank you.

Sincerely,

Daniel Casas

Daniel_Casas@efiglobal.com
EFI Global, Inc.
5261 West Imperial Highway
Los Angeles, CA 90045
P: 310-854-6300
F: 310-854-0199

CONFIDENTIAL

LACoFD Health Hazardous Materials Division Records Request Fo

Requests must be submitted using the online request form below. HHMD will not accept any request subr
fax, mail, or phone.
Be aware that each request form allows a search of addresses from only one zip code. A separate request
must be completed for each different zip code. We will not accept an individual form with different zip co
listed. If no files are found, we will notify you via email that there are no records available. If there is a file
be notified of the appropriate steps to retrieve or review the files. PLEASE MAKE SURE TO USE A VALID EM
ADDRESS SO WE CAN RESPOND TO YOUR REQUEST OR CONTACT YOU FOR ADDITIONAL INFORMATION

Business Name *

EFI Global

If applicable

Name *

Daniel

First

Casas

Last

Email *

DANIEL_CASAS@EFIGLOBAL.COM

Phone Number *

(310)854-6300

Please use this format: (XXX)XXX-XXXX

Address *

5261 West Imperial Highway

Address Line 2

TYPE OF RECORD

CUPA PROGRAM FACILITY INSPECTION RECORDS REPORTS *

- [x] Hazardous Materials Handler
- [x] Hazardous Waste Generator
- [x] Onsite Hazardous Waste Treatment
- [x] Aboveground Petroleum Tanks
- [ ] California Accidental Release Prevention

SITE MITIGATION RECORDS

- [x] Clean-up Oversight Reports

EMERGENCY RESPONSE RE

- [ ] Incident Reports

ENFORCEMENT RECORDS (Exempt from release if under investigation)

- [ ] Adjudicated Reports

ADDRESS OF REQUEST

** Must provide an address to process request. Multiple addresses may be requested. ** Only one zip code per requ
Multiple zip code requests will be rejected.

Postal Code

90028

City

Los Angeles

Street Number	Number Selection	Street Direction	Street	Street Type
5601 and 5601	○ All Numbers ○ Even Numbers ○ Odd Numbers	West	Carlton	Way

Additional Address

** Must provide an address to process request. Multiple addresses may be requested. ** Only one zip code per requ
Multiple zip code requests will be rejected.

City

Los Angeles

Street Number	Number Selection	Street Direction	Street	Street Type
5807	Even Numbers Odd Numbers	West	Carlton	Way

You may enter Street Number Range (e.g. 800 – 950)

Do You Need To Enter More Additional Address?

- [x] Yes
- [ ] No

MORE ADDRESS OF REQUEST

** Must provide an address to process request. Multiple addresses may be requested. ** Only one zip code per requ
Multiple zip code requests will be rejected.

City

Los Angeles

Number

1655

** Must provide an address to process request. Multiple addresses may be requested. ** Only one zip code per requ
Multiple zip code requests will be rejected.

City

Street Number

You may enter Street Number Range (e.g. 800 - 950)

Number Selection

- All Numbers
- Even Numbers
- Odd Numbers

Street Direction

Street

Street Type

MORE ADDRESS OF REQUEST

** Must provide an address to process request. Multiple addresses may be requested. ** Only one zip code per requ
Multiple zip code requests will be rejected.

City

Street Number

You may enter Street Number Range (e.g. 800 - 950)

Number Selection

- All Numbers
- Even Numbers
- Odd Numbers

Street Direction

Street

Street Type

Next

DO YOU NEED HELP?

211 LA County

LA County Helps

Public Alerts

LA COUNTY RESOURCES

Register to Vote

Abducted Children

Runaway Children

Board Correspondence

Delinquent Parents

Your Benefits Now

LA-County.Gov

SITE-INFO/MISSION STATEMENT

Terms of Use

Privacy & Security Policy

The mission of the Los Angeles County Fire Department is to protect lives, the environment, and property by providing prompt, skillfu services.

CONTACT US

If you suspect fraud or wrongdoing by a County employee, please report it to the County Fraud Hotline at 1-800-544-6861 or www.lac



PUBLIC RECORDS REQUEST FORM

Request Information

Date Stored

Time Stored

Public Record Request Nbr

Public Record Request Tracking Nbr
97300

Attention Requestor

Please fill out this form completely. You may include an attachment to the form, if necessary.

Requestor Information

Requestor Name
9836003407_Daniel Casas

Requestor Address
5261 West Imperial Highway

Requestor Company
EFI Global

Requestor City
Los Angeles

Requestor Email *
DANIEL_CASAS@EFIGLOBAL.COM

Requestor State
CA

Requestor Phone
(310)854-6300

Requestor Zip Code
90045

Type of Requested Record(s).

REQUESTED RECORDS. **Please be as specific as possible in describing the records you are seeking.** The more specific you are, the easier it will be to determine if such records exist in District files. Please contact the Public Records Unit if you need assistance in identifying District records.
Note: Permits to Operate, Equipment Lists, Notices of Violation, Notices to Comply, and Emissions Summaries are available through SCAQMD's FIND page at http://www3.aqmd.gov/webappl/fim/prog/search.aspx (you need to copy and paste this link into your browser).

Please Enter a description of the records you are requesting here: *
We are requesting any information from your departments pertaining to air emissions, including permits to operate, equipment lists and notices of violation.

Time Period of Documents Requested

Start Date *
01/01/1900

End Date *
4/10/2018

Requested Facility or Site Information (if applicable)

Note: You may only include one Facility or Site per Form.

Facility ID (if known)

Address
1655 N St. Andrews Place

Facility Name (if known)

City
Los Angeles

Zip Code
90028

Requested Application or Permit List. (if applicable)

Please click the Add Button to the right to enter a Application/Permit Number

Supplemental Attachments

Supplemental Documents

Note: Please use the above button for attaching additional documents that will help define your public records request.

Print

INSTRUCTIONS FOR REQUESTING RECORDS

(California Public Records Act, Govt. Code Sections 6250-6276.48)

1. In order to expedite your request, please fill out the form completely. Requests may also be submitted by phone at (909) 396-3700, by facsimile to (909) 396-3330, or by email to PublicRecordsRequests@aqmd.gov.

2. Requests must be for records prepared, owned, used, or retained by the District (Gov. Code Sec. 6252(e)). Requests should be for clearly identifiable records. The District is not required to create a new record in response to a request. The District will assist the requestor in making a request that describes reasonably identifiable records (Gov. Code Sec. 6253.1). Documents will not be provided if disclosure would infringe upon a copyright, trade secret, or is otherwise exempt in accordance with state law.

3. A search for facility records can only be conducted by one or all of the following:

-- a) Facility Name, Address, or Identification Number

-- b) Facility Application Number, or Permit to Operate Number; or

-- c) Facility Notice of Violation/Notice to Comply Number.

4. You will be notified within ten (10) days whether your request seeks copies of disclosable public records prepared, owned, used, or retained by this agency. In some cases, the District may need an additional 14 days to respond. If so, you will be notified in writing. You will also be provided an estimated date of when the records will be made available.

5. Communications regarding your request, and any records, will be provided by email, unless specified otherwise.

6. If the search for records finds the records voluminous, you will be notified of the approximate number of pages and/or length of time it will take to process your request.

7. If the records you requested have been marked confidential by the source of the record, you will be notified and given the option of continuing with the District's Trade Secret process.

8. If your request is to review records, rather than receive copies, the District will notify you once the records are gathered, and arrangements will be made for your review.

9. The charge for the direct cost of duplication is as follows: Paper Copies, $0.15/page each over 10 pages (first 10 pages are free); Copied CD's or flash drives, no charge; and Copied Audio Tapes, $5.00 each. After a preliminary estimate, advance payment may be required.

10. If the request is for information in an electronic format, the requestor shall bear the cost of producing a copy of the record, including the cost to construct the record and the cost of programming and computer services necessary to produce a copy of the record, when either of the following applies: (1) the District would be required to produce a copy of an electronic record and the record is one that is produced only at otherwise regularly scheduled intervals, or (2) the request would require data compilation, extraction, or programming to produce the record. (Gov. Code Sec. 6253.9(b)). The transfer of gathered electronic records onto CD, DVD or flash drive typically costs $10.00 each. An invoice will accompany your records when completed.

Note: For further information, please refer to the District's Guidelines for Implementing the California Public Records Act. The Guidelines are available in the lobby of the District Headquarters or on the District's web site at www.aqmd.gov.

Note: If you have questions pertaining to the submittal of a Public Records Act request, you may contact the Public Records Unit, (909) 396-3700, Tuesday through Friday, 7:00 a.m. to 5:30 p.m. Our Fax number is (909) 396-3330. Our email address is PublicRecordsRequests@aqmd.gov.

Submit Your Public Records Request

SOUTH COAST AQMD

PUBLIC RECORDS REQUEST FORM

Request Information

Date Stored

Time Stored

Public Record Request Nbr

Public Record Request Tracking Nbr
97299

Attention Requestor

Please fill out this form completely. You may include an attachment to the form, if necessary.

Requestor Information

Requestor Name
9836003407_Daniel Casas

Requestor Address
5261 West Imperial Highway

Requestor Company

Requestor City
Los Angeles

Requestor Email *
DANIEL_CASAS@EFIGLOBAL.COM

Requestor State
CA

Requestor Phone
(310)854-6300

Requestor Zip Code
90045

Type of Requested Record(s).

REQUESTED RECORDS. **Please be as specific as possible in describing the records you are seeking.** The more specific you are, the easier it will be to determine if such records exist in District files. Please contact the Public Records Unit if you need assistance in identifying District records.
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Please Enter a description of the records you are requesting here: *
We are requesting any information from your departments pertaining to air emissions, including permits to operate, equipment lists and notices of violation.

Time Period of Documents Requested

Start Date *
01/01/1900

End Date *
4/23/2018

Requested Facility or Site Information (if applicable)

Note: You may only include one Facility or Site per Form.

Facility ID (if known)

Address
5601, 5601½, 5607, and 5607½ W Carlton Way

Facility Name (if known)

City
Los Angeles

Zip Code
90028

Requested Application or Permit List. (if applicable)

Please click the Add Button to the right to enter a Application/Permit Number

Supplemental Attachments

Supplemental Documents

Note: Please use the above button for attaching additional documents that will help define your public records request.

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Note: If you have questions pertaining to the submittal of a Public Records Act request, you may contact the Public Records Unit, (909) 396-3700, Tuesday through Friday, 7:00 a.m. to 5:30 p.m. Our Fax number is (909) 396-3330. Our email address is PublicRecordsRequests@aqmd.gov.

Submit Your Public Records Request

Casas, Daniel

From: Casas, Daniel
Sent: Monday, April 23, 2018 9:55 AM
To: 'RB4-PublicRecords@waterboards.ca.gov'
Subject: Public Records Request

Hello,

This firm is requesting records for the following addresses:
5601, 5601½, 5607, and 5607½ W Carlton Way, Los Angeles, CA 90028

and

1655 N St. Andrews Place, Los Angeles, CA 90028

We are requesting any information from your department pertaining to the above properties.

Please feel free to contact me at 310-854-6300 or Daniel_Casas@efiglobal.com with any questions.

Thank you for your assistance with this information.

Daniel Casas
Environmental Specialist

EFI Global Inc.
5261 West Imperial Highway
Los Angeles, CA 90045

T 310 854 6300
TF 888 705 6300
F 310 854 0199
M 310 430 0025
E Daniel_Casas@EFIGlobal.com

www.efiglobal.com
Assign a Project 24/7: efiglobal.com/Assign-a-Project

CSLB License #: 885902 – A, B, HAZ, ASB

Note: The information contained in this message is confidential. If you are not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, do not distribute or copy this communication. If you have received this communication in error, please notify us immediately by replying to the sender. Thank you for your cooperation.

Casas, Daniel

From: Casas, Daniel
Sent: Monday, April 23, 2018 9:44 AM
To: 'lafdarson@lacity.org'
Subject: Public Records Request

Hello,

This firm would like to request all records from earliest to present for the following address:
5601, 5601½, 5607, and 5607½ W Carlton Way, Los Angeles, CA 90028
and
1655 N St. Andrews Place, Los Angeles, CA 90028

Pertaining to:

- Underground storage tanks (USTs) installation, monitoring and removal.
- Hazardous Materials/Waste inspections, inventories, and release/cleanup

Please feel free to contact me with any questions or concerns at 310-854-6300 or Daniel_Casas@efiglobal.com.

Thank you for your assistance with this information.

Daniel Casas
Environmental Specialist

EFI Global Inc.
5261 West Imperial Highway
Los Angeles, CA 90045

T 310 854 6300
TF 888 705 6300
F 310 854 0199
M 310 430 0025
E Daniel_Casas@EFIGlobal.com

www.efiglobal.com
Assign a Project 24/7: efiglobal.com/Assign-a-Project

CSLB License #: 885902 – A, B, HAZ, ASB



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From: Casas, Daniel
Sent: Tuesday, April 24, 2018 10:29 AM
To: 'mfredo@permitplace.com'
Cc: Nilson, Heather
Subject: Building Permit Report

EFI Order Reference: 9836003407
EFI Project Manager: Daniel Casas
Project Manager's email: Daniel_Casas@efiglobal.com

APN:	Associated legal address:	Associated and Historical Addresses:
5544-026-010, -011	5607 W Carlton Way and 1655 N St. Andrews Place, Los Angeles, CA 90028	5601, 5601½, 5607, and 5607½ W Carlton Way, Los Angeles, CA 90028 and 1655 N St. Andrews Place, Los Angeles, CA 90028

City: **Los Angeles**
County: **Los Angeles**
State: **California**
Zip Code(s): 90028

Cross streets on either side of property: North Wilton Place to the west and North St. Andrew Place to the east.

Daniel Casas
Environmental Specialist

EFI Global Inc.
5261 West Imperial Highway
Los Angeles, CA 90045

T 310 854 6300
TF 888 705 6300
F 310 854 0199
M 310 430 0025
E Daniel_Casas@EFIGlobal.com

Casas, Daniel

From: Casas, Daniel
Sent: Monday, April 23, 2018 9:57 AM
To: 'glenn.castillo@dtsc.ca.gov'; 'robert.hardison@dtsc.ca.gov'
Subject: Public Records Request

Regional Records Coordinator,

This firm is requesting a review of all files/reports both current and historical for the property located at:
5601, 5601½, 5607, and 5607½ W Carlton Way, Los Angeles, CA 90028
and
1655 N St. Andrews Place, Los Angeles, CA 90028

Please feel free to contact me with any questions or concerns at 310-854-6300 or Daniel_Casas@efiglobal.com.

Sincerely,

Daniel Casas
Environmental Specialist

EFI Global Inc.
5261 West Imperial Highway
Los Angeles, CA 90045

T 310 854 6300
TF 888 705 6300
F 310 854 0199
M 310 430 0025
E Daniel_Casas@EFIGlobal.com

www.efiglobal.com
Assign a Project 24/7: efiglobal.com/Assign-a-Project

CSLB License #: 885902 – A, B, HAZ, ASB

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Matthew Rodriquez
Secretary for
Environmental Protection

Department of Toxic Substances Control

Barbara A. Lee, Director
9211 Oakdale Avenue
Chatsworth, California 91311

Edmund G. Brown ***Jr***
Governor

April 24, 2018

Mr. Daniel Casas
EFI Global Inc.
5261 West Imperial Highway
Los Angeles, CA 90045

VARIOUS SITES
PR3-042318-03

Dear Mr. Casas:

We have received your Public Records Act Request for records from the Department of Toxic Substances Control. After a thorough review of our files we have found that no such records exist at this office pertaining to the sites/facilities referenced below.

- 5601, 5601½, 5607, and 5607½ W Carlton Way, Los Angeles, CA 90028
- 1655 N St. Andrews Place, Los Angeles, CA 90028
- 1120 – 1124(even) North Citrus Avenue, Los Angeles, CA 90038
- 1120, 1120½, 1122, 1124, and 1140 Olive, Los Angeles, CA 90038
- 1140 and 1142 Orchid, Los Angeles, CA 90038

We would like to inform you about EnviroStor, a database that provides information and documents on over 5,000 DTSC cleanup sites. EnviroStor can be accessed at: http://www.envirostor.dtsc.ca.gov/public. Also, a computer is available in the Central Files of each DTSC Regional Office for use by community members to view EnviroStor.

If you have any questions or would like further information regarding your request, please contact me at (818) 717-6522.

Sincerely,

Glenn Castillo /JVT
Regional Records Coordinator

Printed on Recycled Paper

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Search Again

Facility ID	Facility Name	Facility Address	RECLAIM	Title V	Facility Status
56267	HOLLYWOOD FILM CO	5446 CARLTON WAY , HOLLYWOOD, CA 90027			
56378	WESTLINE MANUFACTURING CO. INC.	226 W CARLTON , ORANGE, CA 92665			

First Prev Page 1 of 1 (2 records) Next Last Page 1 Export To Excel

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Search Again

Facility ID	Facility Name	Facility Address	RECLAIM	Title V	Facility Status
125182	A-1 PAINT & SILKSCREEN	13622 S ST ANDREWS PL , GARDENA, CA 90249			ACTIVE
74131	AERODYNAMICS PLATING CO. INC.	13620 S ST ANDREWS PL , GARDENA, CA 90249			ACTIVE
136621	CISCO BROS CORP	6236 S ST ANDREWS PL , LOS ANGELES, CA 90047			
125509	COLORCODE	13622 S ST ANDREWS PL , GARDENA, CA 90249			ACTIVE
140734	DIAL ONE WINDOW SPECIALISTS	1621 ST ANDREWS PL , SANTA ANA, CA 92705			
150755	ERNESTO'S BODY SHOP	14410 ST ANDREWS PL , GARDENA, CA 90249			ACTIVE
147867	L A UNI SCH DIST.,MANN MIDDLE SCHOOL	7001 S ST ANDREWS PL , LOS ANGELES, CA 90047			
142669	MEMORY EXPERTS, INC.	1651 E ST ANDREWS PL , SANTA ANA, CA 92705			ACTIVE
137960	PINE RIDGE MFG CO	5979 S ST ANDREWS PL , LOS ANGELES, CA 90047			ACTIVE
153332	REAL ESTATE HOLDINGS	5957 S ST ANDREWS PL , LOS ANGELES, CA 90047			ACTIVE
140072	SOUTHWEST OFFSET PRINTING	13505 ST ANDREWS PL , GARDENA, CA 90249			
129341	ST JOHN OF GOD RETIREMENT & CARE CENTER	2458 S ST ANDREWS PL , LOS ANGELES, CA 90018			ACTIVE
141134	ST JOHN OF GOD RETIREMENT & CARE CENTER	2468 S ST ANDREWS PL , LOS ANGELES, CA 90018			ACTIVE
113592	STONE & SONS INC	6235 S ST ANDREWS PL , LOS ANGELES, CA 90047			ACTIVE

Matthew Rodriquez
Secretary for
Environmental Protection

Department of Toxic Substances Control

Barbara A. Lee , Director
1001 I Street
P.O. Box 806
Sacramento , CA 958120806

Edmund G. Brown Jr.
Governor

Facility Search Results

Selection Criteria:

Facility:
Search on: Physical Address
Street: Carlton
Status: Active and Inactive
Sort Direction: asc
Sorted By: EPA ID
Records Found: 259

EPA ID Number	Name	Address	City	Zip
CA5170090612	USNAVY SUPERVISOR OF SHIPBUILDING	2810 CARLTON ST SUSHIP OFC	SAN DIEGO	921060000
CAC000025957	1X TEXACO #61-250-1165	9292 CARLTON HILLS BLVD	SANTEE	916080000
CAC000086309	1X AF TOCCOLI	CARLTON VILLA APPTS.	STOCTON	952030000
CAC000194573	1X SANTEE ELEMENTARY SCHOOL DISTRICT	CARLTON HILLS SCHOOL	SANTEE	000000000
CAC000584704	1X MILLAR ELEVATOR SERVICE CO	500 CARLTON CT	S SAN FRANCISCO	940800000
CAC000645416	1X DUNNING APARTMENTS PARTNERSHIP LP	5552 & 5554 CARLTON WAY	LOS ANGELES	900280000
CAC000679728	1X THRIFTY OIL CO	9009 CARLTON HILLS BLVD	SANTEE	920710000
CAC000735464	WAYNE KERR	1511 N CARLTON AVE	STOCKTON	952030000
CAC000782688	1X BINOTTO, GILBERTE	8009 CARLTON STREET	SACRAMENTO	958260000
CAC000798616	1X GTM DISCOUNTERS	8967 CARLTON HILLS BLVD	SANTEE	920710000
CAC000807240	1X KERMIT GRUBERG	5405 CARLTON	OAKLAND	946180000
CAC000891624	1X CARLTON ELEMENTARY SCHOOL	CARLTON SCHOOL 2421 CARLTON	SAN JOSE	951240000
CAC000939240	1X EAST BAY MUD	18913 CARLTON AVE	CASTRO VALLEY	945460000
CAC000951352	HUD	5846 CARLTON WY	HOLLYWOOD	900280000
CAC001000696	TONY'S FOOD MART	9605 CARLTON HILLS_BLVD	SANTEE	920710000
CAC001024248	CITY OF POMONA	2241 CARLTON AVE	POMONA	917680000
CAC001035704	FLOYD PROSPERO	5455 CARLTON ST	OAKLAND	946180000
CAC001058768	JOE AND ROSEANNE HETHERINGTON	6021 -6029 CARLTON WAY	LOS ANGELES	900280000
CAC001107616	CARLTON APARTMENTS	5855 CARLTON WAY	LOS ANGELES	900280000
CAC001244904	HUD IN TOWN PROPERTIES	927 CARLTON PRIVADO	ONTARIO	917620000
CAC001246776	HUD IN TOWN PROPERTIES	860 CARLTON PRIVADO	ONTARIO	917610000
CAC001318624	JORDAN T LORD TRUST	10059 CARLTON HILLS BLVD	SANTEE	920710000
CAC001358736	HUD INTOWN PROPERTIES	944 CARLTON PRIVADO	ONTARIO	917620000
CAC001499320	HUD INTOWN PROPERTIES	876 CARLTON PRIVADO	ONTARIO	917580000
CAC002187449	CURTIS JUNIEL	7935 CARLTON RD STE C	SACRAMENTO	95826
CAC002215337	KETT RANCH	110 CARLTON RD	WATSONVILLE	950774000
CAC002249489	SCURICH BROTHERS INC	620 CARLTON RD	WATSONVILLE	950760000
CAC002259489	CARLTON ELEMENTARY SCHOOL	2421 CARLTON AVE	SAN JOSE	951240000
CAC002380975	VIEWMASTERS INC	7946 CARLTON RD	SACRAMENTO	958260000
CAC002552968	SJUSD CARLTON ELEMENTARY	2421 CARLTON AVE	SAN JOSE	95124
CAC002557510	SJUSD CARLTON ELEMENTARY	2421 CARLTON AVE	SAN JOSE	95124
CAC002563303	THE OAKS APTS	9205 CARLTON OAKS #44	SANTEE	92071
CAC002576472	CHERVON TEXACO ENVIRONMENTAL MGT CO CORP	S E CORNER OF 90TH ST & CARLTON DR	INGLEWOOD	90301
CAC002580222	JEFF HANSEN	622 CARLTON RD	WATSONVILLE	95076
CAC002587689	WILSON CONSTRUCTION CO CORP	9120 CARLTON OAKS	SANTEE	92071

CAC002608689	6001 CARLTON LLC	6001 CARLTON WAY	HOLLYWOOD	900286587
CAC002614201	MICHAEL LITTLE	9419 CARLTON OAKS DR UNIT D	SANTEE	920712580
CAC002618416	JAMES PLUMP	5432 CARLTON ST	OAKLAND	94618
CAC002629020	BURNS & SONS CORP	INTERSECT OF W HILLS BLVD & CARLTON	SANTEE	92071
CAC002629345	GENEMED BIOTECHNOLOGIES INC	458 CARLTON CT	SOUTH SAN FRANCISCO	940802012
CAC002630135	ALEX PARSADDAYAN	1 RITZ CARLTON DR	DANA POINT	926294205
CAC002633019	GRANITE CONSTRUCTION CO INC	13005 RITZ CARLTON HIGHLAND DR	TRUCKEE	96161
CAC002643401	Q&D SWINERTON BUILDERS INC	13003 RITZ CARLTON DR	TRUCKEE	96161
CAC002658770	SCURICH BROTHERS INC	622 CARLTON RD	WATSONVILLE	95076
CAC002664742	NISSIN INTERNATIONAL TRANSPORT	490 CARLTON CT	S SAN FRAN	94080
CAC002665311	EDWARD RUSSELL	213 CARLTON AVE	SAN JOSE	95124
CAC002668105	CHERYL ROBINSON	949 CARLTON OAKS DR STE B	SANTEE	92071
CAC002673604	LISA REXROAT	8536 CARLTON OAKS DR	SANTEE	92071
CAC002681850	MARILAND MARK	13219 S CARLTON AVE	LOS ANGELES	90061
CAC002681880	MARK MARILAND	13219 S CARLTON AVE	LOS ANGELES	90061
CAC002684330	MEHRDAD ELIE	1435 CARLTON RD	HILLSBOROUGH	94010
CAC002685227	NISSIN INTERNATIONAL TRANSPORT	490 CARLTON CT	S SAN FRAN	94080
CAC002687862	CARLTON WAY INVESTMENT GROUP LLC	5845 CARLTON WAY	LOS ANGELES	90028
CAC002688251	DIANA MARQUISE	1725 W CARLTON PL	SANTA ANA	92704
CAC002700771	EDWARD DEVERA	9501 CARLTON HILLS BLVD	SANTEE	92071
CAC002703499	DAVID HOLLEY	9457 CARLTON OAKS DR UNIT A	SANTEE	92071
CAC002736544	STAEBIER, ALAN	120 CARLTON AVE UNIT 28	LOS GATOS	950322766
CAC002740002	BILLY COFFIN	8447 CARLTON OAKS DR.	SANTEE	92071
CAC002740058	NICK WOOLER	12 CARLTON DR	DEL REY OAKS	939405527
CAC002749298	PHILLIP STEELE	15980 CARLTON AVE APT C	SAN JOSE	951244956
CAC002755770	HELIODORO COVARRUBIOS	428 E CARLTON ST	ONTARIO	91761
CAC002757707	DENISE ELLIOT	7221 CARLTON AVE	WESTMINSTER	92683
CAC002765630	HELIODORO COVARRUBIOS	428 E CARLTON ST	ONTARIO	917613307
CAC002768772	SHRINACH THELAPURATH	120 CARLTON AVE	LOS GATOS	95032
CAC002777668	MATHEW GRUINEY	9205 CARLTON OAKS DR APT 29	SANTEE	920712907
CAC002783674	PETER SHEN	19591 CARLTON AVE.	CASTRO VALLEY	94546
CAC002783701	NALCO COMPANY	1 RITZ CARLTON DR	DANA POINT	926294205
CAC002784844	NALCO COMPANY	1 RITZ CARLTON DRIVE	DANA POINT	92629
CAC002786308	JAMES TUGGLE	5611 CARLTON WAY	LOS ANGELES	90028
CAC002792662	UPS	170 N. CARLTON ST.	BLYTHE	92225
CAC002794312	LOWRY,THOMAS & A TRUST 2007	8265 CARLTON OAKS DR	SANTEE	92071
CAC002796540	COUNTY OF SANTA CRUZ	524 CARLTON RD	WATSONVILLE	950769751
CAC002798634	JOHNSON-SMITH, JENNIFER	1825 W CARLTON PLACE	SANTA ANA	92704
CAC002800325	PATRICK LOO	5943 CARLTON WAY	LOS ANGELES	90028
CAC002800934	RANDOLF BLATTER	8624 CARLTON OAKS	SANTEE	92071
CAC002802368	ELIZABETH JORDAN	5405 CARLTON ST APT 304	OAKLAND	946181760
CAC002811146	CARLTON HILLS PLAZA INVESTORS, LLC	8929 CARLTON HILLS BLVD	SANTEE	92071
CAC002813033	JOHN CHINN	5405 CARLTON ST APT 404	OAKLAND	946181703
CAC002817572	JANET SOUZA	301 CARLTON AVE	LOS GATOS	95032
CAC002821112	ROBINSON, JOE	19201 CARLTON AVE	CASTRO VALLEY	945463209
CAC002821708	OAKS LTD THE	9205 CARLTON OAKS DR APT 40	SANTEE	920712908
CAC002825229	JOSEPH ROBINSON	19201 CARLTON AVE	CASTRO VALLEY	945463209
CAC002826051	WILLIE JORDAN	2254 CARLTON AVE	POMONA	917681014
CAC002826183	WILLIE JORDAN	2254 CARLTON AVE	POMONA	917681014
CAC002829149	ZACHARY JONES	3250 CARLTON DR	THOUSAND OAKS	913604665
CAC002833145	BERTOT, THOMAS	1530 CARLTON AVE.	MODESTO	95350
CAC002840078	UNIQUE COLOURS, INC.	5903 CARLTON WAY	LOS ANGELES	900286506
CAC002843754	CARLTON COUNTRY CLUB VILLAS	9345 CARLTON OAKS DR	SANTEE	920712548
CAC002845231	DAVE KNUDSON	19073 CARLTON AVE	CASTRO VALLEY	94546
CAC002845656	JAMES WASHINGTON	2357 CARLTON AVE	POMONA	917681017
CAC002862289	CHRIS JOHNSON	8928 CARLTON OAKS DR	SANTEE	92071
CAC002862358	CARLTON COUNTRY CLUB VILLAS	9345 CARLTON OAK DR #24	SANTEE	92045
CAC002863042	SELE, BERT & DIANE	9513 CARLTON HILLS BLVD	SANTEE	920712506
CAC002863967	CALDWELL, HARRY	8510 CARLTON OAKS DR	SANTEE	920712211
CAC002877516	BRIAN TANNER	290 CARLTON AVENUE #1	SAN BRUNO	94066
CAC002890335	PETER SVOBODA	9415 CARLTON OAKS DR. #E	SANTEE	92071
CAC002892793	JORDAN, ELIZABETH	3405 CARLTON STREET #304	OAKLAND	94618
CAC002899115	BERNAL CAPITAL GROUP	5427 CARLTON WAY	LOS ANGELES	90027
CAC002900384	LAURIE WHITE	1904 CARLTON LN	FALLBROOK	92028

CAC002904881	CARLTON VILLA HOUSING PARTNERS,LP.	9345 CARLTON OAK DRIVE	SANTEE	92071
CAC002909204	CITY OF SANTA ANA	1302 W. CARLTON PLACE	SANTA ANA	92704
CAC002909207	CITY OF SANTA ANA	1302 W. CARLTON PLACE	SANTA ANA	92704
CAC002909698	ALEX RIVLIN	120 CARLTON AVE #47	LOS GATOS	95032
CAC002910113	TOLEDO, NANCY	3057 CARLTON PLACE	SANTA CLARA	95051
CAC002911469	LUISA ESPINA	650 N CARLTON AVE	ANAHEIM	92801
CAC002919183	BERNAL CAPITAL GROUP	5427 CARLTON WAY UNIT 8	LOS ANGELES	90027
CAC002919236	JOE PODEGRACZ	3167 CARLTON DRIVE	THOUSAND OAKS	91360
CAC002928579	UNITED PARCEL SERVICE	170 N CARLTON AVE	BLYTHE	92225
CAC002934012	CARLTON VILLA HOUSING PARTNERS,LP.	9345 CARLTON OAK DRIVE	SANTEE	92071
CAC002937197	STEVE CAMPBELL	120 CARLTON AVE #1	LOS GATOS	95030
CAC002945897	CARLTON COUNTRY CLUB VILLAS	9345 CARLTON OAKS DRIVE	SANTEE	92071
CAC002952887	GENEMED BIOTECHNOLOGIES INC	458 CARLTON CT	SOUTH SAN FRANCISCO	94080
CAC002954616	ALICIA GONZALES	5405 CARLTON STREET #403	OAKLAND	94618
CAD981373947	ASCO POWER TECHNOLOGIES, L.P.	705 N CARLTON AVE	STOCKTON	952030000
CAD981377096	HOLLYWOOD FILM CO	5446 CARLTON WY	HOLLYWOOD	900270000
CAD981407406	7-ELEVEN STORE 13661	9251 CARLTON HILLS BLVD	SANTEE	920710000
CAD981572308	JORDAN IMPLEMENT CO	212 N CARLTON	BLYTHE	922250000
CAD981667660	LAURAS CLEANERS	9636 CARLTON HILLS BLVD	SANTEE	920710000
CAD981967151	RITZ CARLTON HOTEL	1 RITZ CARLTON DR.	DANA POINT	926290000
CAD981985260	KONICA BUSINESS MACHINES USA	500 CARLTON CT	SAN FRANCISTO	940800000
CAF000000038	FARM USED OIL SAN FRANCISCO COUNTY	1 DR CARLTON B GOODLETT PL	SAN FRANCISCO	94102
CAL000029140	SYCAMORES APTS	9249 CARLTON OAKS NO 3	SANTEE	920710000
CAL000031915	JORDAN IMPLEMENT COMPANY	212 N CARLTON AVE	BLYTHE	922251410
CAL000032879	TEXACO REFINING AND MARKETING INC	9292 CARLTON HILLS	SANTEE	920710000
CAL000042524	PADRE DAM MWD - FIELD OPERATIONS	9120 CARLTON OAKS DR	SANTEE	920712922
CAL000055556	MILLARS ELEVATOR SERVICE CO	500 CARLTON CT	SOUTH SAN FRANCISCO	940800000
CAL000072835	ONE STOP AUTO TECH	9605 CARLTON HILLS BLVD	SANTEE	920710000
CAL000095903	GENEMED BIOTECHNOLOGIES INC	458 CARLTON CT STE B	SOUTH SAN FRANCISCO	940802012
CAL000096288	BEST SMOG	7946 CARLTON RD	SACRAMENTO	958260000
CAL000111793	ZYMED	458 CARLTON COURT	SOUTH SAN FRANCISCO	940800000
CAL000114375	TEXACO NORTH AMERICA PRODUCTION	CARLTON-EL MARTIN LEASES	LOST HILLS	000000000
CAL000120631	SANTEE PET HOSPITAL	8936 CARLTON HILLS BL	SANTEE	920710000
CAL000121671	ZYMED LABORATORIES, INC.	458 CARLTON COURT	SOUTH SAN FRANCISCO	940800000
CAL000143460	FAMILY PRACTICE ASSO. OF SAN DIEGO INC	9225 CARLTON HILLS BLVD.	SANTEE	920710000
CAL000143527	PAUL H DOSIK DDS	9225 CARLTON HILLS BLVD #9	SANTEE	920710000
CAL000157714	APRULT, LLC DBA OCEANWORKS II	1030 CARLTON STREET	BERKELEY	947100000
CAL000174524	CARLTON HILLS CHIROPRACTIC CENTER	8954 CARLTON HILLS BLVD	SANTEE	920710000
CAL000183423	ONE STOP AUTO TECH	9605 CARLTON HILLS BLVD	SANTEE	920710000
CAL000183447	KETT RANCH	110 CARLTON RD	WATSONVILLE	950774000
CAL000187127	ARCO PRODUCTS COMPANY #9574	9009 CARLTON HILLS	SANTEE	920710000
CAL000187388	PRESTIGE STATION INC 9574	9009 CARLTON HILLS	SANTEE	920710000
CAL000188150	GOOD GUY AUTO PLUS SALES, INC	8009 CARLTON RD	SACRAMENTO	958260000
CAL000189742	CARLTON CLASSIC CLEANERS	9636 CARLTON HILLS BLVD	SANTEE	920710000
CAL000206508	METAL MAGIC	9468 CARLTON OAKS DR UNIT E	SANTEE	920710000
CAL000221379	DUTRA FARMS	346 CARLTON RD	WATSONVILLE	950760000
CAL000225559	BP WEST COAST PRODUCTS LLC 09574	9009 CARLTON HILLS	SANTEE	920710000
CAL000229808	CARLTON CLASSIC CLEANERS	9636 CARLTON HILLS BLVD	SANTEE	920711414
CAL000239029	NAMAN TRUCKING INC	215 E CARLTON WAY	TRACY	953763113
CAL000254061	TEXACO DOWNSTREAM #211162	9292 CARLTON HILLS BLVD	SANTEE	920712989
CAL000255926	M&T AUTO REPAIR	7901 CARLTON RD STE C	SACRAMENTO	95826
CAL000260161	REMARKABLE REFINISHING	7935 CARLTON RD	SACRAMENTO	95826
CAL000276498	MAC'S PRODUCTS	7935 CARLTON RD STE A	SACRAMENTO	958264363
CAL000292137	PACIFIC STORAGE CO	607 CARLTON AVE	STOCKTON	952031934
CAL000297230	SEVILLE CLEANERS	9225 CARLTON HILLS BLVD STE 10	SANTEE	920712980
CAL000301066	THE RITZ CARLTON, LAGUNA NIGUEL	1 RITZ CARLTON DR	DANA POINT	926294205
CAL000301946	TRIPLE AAA WATER INC DBA YOSEMITE WATERS	224 S CARLTON AVE	BLYTHE	922252556
CAL000302522	REITER BERRY FARMS	153 CARLTON RD	WATSONVILLE	95076
CAL000311680	BEAZER HOMES-ESTRELLA HILLS	35941 CARLTON RD	WILDOMAR	925957639
CAL000326118	CARLTON HILLS ARCO	9009 CARLTON HILLS BLVD	SANTEE	920712934
CAL000327856	EXECUTIVE MOTORCAR SERVICES	7935 CARLTON RD STE C	SACRAMENTO	958264363
CAL000338182	SANTEE ARCO	9009 CARLTON HILLS BLVD	SANTEE	920712934
CAL000341332	VANDEMARK ENTERPRISES INC	7901 CARLTON RD STE A	SACRAMENTO	958264364
CAL000352894	RITZ CARLTON LAKE TAHOE	13031 RITZ CARLTON HIGHLANDS CT	TRUCKEE	961614257

CAL000364141	MCKINLEY ELEMENTARY SCHOOL	800 W CARLTON WAY	TRACY	953762909
CAL000364642	JG AUTO REPAIR	9605 CARLTON HILLS BLVD	SANTEE	920713035
CAL000369171	SANTEE PET HOSPITAL	8936 CARLTON HILLS BLVD	SANTEE	920712930
CAL000371621	ONE STOP AUTO TECH & SALES	9605 CARLTON HILLS BLVD	SANTEE	920713035
CAL000372986	TESORO USA 63114	9009 CARLTON HILLS BLVD	SANTEE	92071
CAL000373173	NISSIN INTERNATIONAL TRANSPORT	490 CARLTON CT	S SAN FRAN	94080
CAL000373811	SEVILLE CLEANERS	9225 CARLTON HILLS BLVD STE 10	SANTEE	920712980
CAL000374360	GOOD TECH AUTO	8009 CARLTON RD	SACRAMENTO	95826
CAL000379638	HIGHLANDS SYNDICATED PROPERTIES/HOLDINGS LLC DBA THE RITZ CARLTON TAHO	13031 RITZ CARLTON HIGHLANDS CT	TRUCKEE	961614257
CAL000381382	BAC MOTORS	7946 CARLTON RD	SACRAMENTO	95826
CAL000381606	THE RITZ-CARLTON LAKE TAHOE	13031 RITZ CARLTON HIGHLANDS CT	TRUCKEE	961614257
CAL000389903	7-ELEVEN 36659	9605 CARLTON HILLS BLVD	SANTEE	92071
CAL000392286	7-ELEVEN 36659	9613 CARLTON HILLS BLVD	SANTEE	92071
CAL000393660	GOOD TECH AUTO 1 INC	8009 CARLTON RD	SACRAMENTO	95826
CAL000423967	RIVER CITY MOTORSPORTS	7935 CARLTON RD STE B	SACRAMENTO	95826
CAL000431838	THE RITZ CARLTON LAKE TAHOE	13031 RITZ CARLTON HIGHLANDS COURT	TRUCKEE	96161
CAL920813785	THRIFTY OIL CO #114	9009 CARLTON HILLS BLVD	SANTEE	920710000
CAL921603510	BARKER CHIROPRACTIC CLINIC	9308 CARLTON HILLS BLVD	SANTEE	920710000
CAP982440851	KETT RANCH	110 CARLTON RD	WATSONVILLE	950769405
CAP982448276	SUPERVISOR OF SHIPBUILDING	2810 CARLTON ST	SAN DIEGO	921062712
CAP982450298	SUPERVISOR OF SHIPBUILDING *	2810 CARLTON ST	SAN DIEGO	921062712
CAP982452872	SUPERVISOR OF SHIPBUILDING	2810 CARLTON ST	SAN DIEGO	921062712
CAR000106740	BP WEST COAST PRODUCTS LLC 09574	9009 Carlton Hills Blvd	Santee	92071
CAR000230649	SAN DIEGO GAS AND ELECTRIC	8978 CARLTON OAKS DR	SANTEE	920710000
CAT000617035	FMC CORP AGRICULTURAL CHEMICAL GROUP	212 N CARLTON	BLYTHE	922250000
CAX000206565	R T DELTA INC	705 NORTH CARLTON AVE	STOCKTON	952030000
CAX000214627	KATTENBURG MARINE INC	2810 CARLTON ST	SAN DIEGO	921060000
CAX000234831	PADRE DAM MUNICIPAL WATER DISTRICT	9120 CARLTON OAKS DR	SANTEE	920710000
CAX000244319	EAST BAY FLUSHING (DBA)	1032 CARLTON	BERKELEY	947100000
CFI000000289	MIGUEL GALLARDO JR	432 E CARLTON ST	ONTARIO	91761
FL0001046903	LAKE CARLTON ARMS	17701 LAKE CARLTON DR	LUTZ	335586083
FLD982162810	TAMPA FLEET DIV, CITY OF	1710 DOYLE CARLTON DRIVE	TAMPA	336070000
FLD984187070	WATER SHED LABORATORIES	211 CARLTON AVE	DELAND	327205167
FLR000085001	RITZ CARLTON SARASOTA	1111 RITZ CARLTON DR	SARASOTA	342365594
FLR000124529	FLORIDA HOSPITAL WAUCHULA	533 CARLTON ST	WAUCHULA	338733407
GA2120515604	U S EPA REGION 4 SESD	CARLTON ST	ATHENS	306020000
GAD984311662	FORESTRY SCIENCE LABORATORY	CARLTON & GREEN ST	ATHENS	306022044
GAR000013979	WHEELER RICHARD	1545 LEXINGTON CARLTON RD	CARLTON	306270000
HIC980219006	THE RITZ CARLTON KAPALUA	1 RITZ CARLTON DR	KAPALUA	967610000
HIR000111187	RITZ CARLTON KAPALUA	1 RITZ CARLTON DR	LAHAINA	967610000
IAD003076692	COMPREHENSIVE SYSTEMS	3916 CARLTON DR	CEDAR FALLS	506130000
ILD018899310	CENTRAL CHEMICAL & SERVICE CORP	262 CARLTON DR	CAROL STREAM	601880000
ILD982638512	AUTO BODY TECH	400 S CARLTON AVE	WHEATON	601870000
ILD984806653	FINISHMASTER INC	517 S CARLTON	WHEATON	601870000
ILD984877167	CARLTON AUTO RPR	519 S CARLTON AVE	WHEATON	601870000
ILD984913202	IL EPA WHEATON HHW SITE	SW CRNER LIBERTY AND CARLTON	WHEATON	601890000
IND005177555	FLICKINGER INDUSTRIES INC	1801 CARLTON AVE	FT WAYNE	468020000
MAD982543001	DAGGETTS AUTO BODY	12 CARLTON ST	LOWELL	018520000
MID006024525	MICHIGAN LITHOGRAPHING CO	1 CARLTON AVE SE	GRAND RAPIDS	49506
MID147752042	LIPPERT C E FURNITURE INC	38B N CARLTON ST	ZEELAND	49464
MID980990907	TOWNSHIP OF HURON	WILL CARLTON AND ROMAIN RD	HURON TOWNSHIP	48164
MID985606474	AMOCO OIL CO	1400 CARLTON AVE NE	GRAND RAPIDS	49505
MIR000012385	CLARK OIL CO	69 W CARLTON RD	HILLSDALE	49242
MIR000013037	BENNETT WOOD SPECIALTIES INC	109 N CARLTON ST	ZEELAND	49464
MN0000052407	WOOD CITY STRIPPING & REFINISHING CO	608 CARLTON AVE	CLOQUET	557200000
MND052103843	ISD 94 - CLOQUET MIDDLE SCHOOL	509 CARLTON AVE	CLOQUET	557200000
MND981200876	MANEY INTERNATIONAL OF DULUTH INC	3204 CARLTON ST	DULUTH	558060000
MND981535149	LAKE SUPERIOR OIL EQUIPMENT INC - DULUTH	3260 CARLTON ST	DULUTH	558060000
MND981782576	NORTHWEST SERVICE	2510 CARLTON AVE-B	CLOQUET	557200000
MND981951833	LAVOIE CUSTOM WELDING	S OF CARLTON	CARLTON	557180000
MND985677111	THE AUTO HOUSE	2510 CARLTON AVE	CLOQUET	557200000
MND985713056	TROUBLE FREE AUTO	2510 CARLTON AVE	CLOQUET	557202161

MNR000002097	CARLTON AUTOMOTIVE MACHINE	715 CARLTON AVE	CLOQUET	557200000
MNR000078378	QWEST COMMUNICATIONS - MAPLEWOOD CO	500 CARLTON ST N	MAPLEWOOD	551190000
MOD985808005	RITZ CARLTON THE	1 RITZ CARLTON DR	ST LOUIS	631053434
NJD000705681	SUNOCO SERVICE STATION	BAYWAY CIR & CARLTON	ELIZABETH	072020000
NJD001292499	ROYCE CHEMICAL CO INC	17 CARLTON AVE	EAST RUTHERFORD	070730000
NJD049301112	CAR CARE AUTO BODY	2 CARLTON AVE	EAST RUTHERFORD	070730000
NJD056349087	STAR-GLO INDUSTRIES INC	2 CARLTON AVE	EAST RUTHERFORD	070730000
NJD986597656	MICHAEL RIESZ & CO	S CARLTON ST & GROSS AVE	EDISON	088370000
NJR000002501	WOODWARD MANUFACTURING CO	45 CARLTON AVE	EAST RUTHERFORD	070730000
NJR000034892	EAST RUTHERFORD BD OF ED - MCKENZIE SCH	125 CARLTON AVE	EAST RUTHERFORD	070731038
NJR000041806	R R 2 TRUCKING CO LLC	1254 CARLTON TER	UNION	070830000
NJR000077222	DELAWARE RIVER PORT AUTH PA/NJ JUPITER PCC	PINELAWN AVE & N CARLTON ST	LINDENWOLD	080210000
NMD986677110	HOOPER SPECIALTY CO INC	625 S CARLTON	FARMINGTON	874010625
NMD986682870	SUNWEST INSULATING & SEALING CO	5020 CARLTON NW	ALBUQUERQUE	871070000
NMR000017665	PUMP & SERVICE	603 S CARLTON	FARMINGTON	874010000
NY0000445551	NYCDOT BRIDGE BIN 2243290	CARLTON AVE OVER LIRR	BROOKLYN	11238
NY0000792333	B & B TAX SERVICE INC	55 CARLTON AVE	EAST ISLIP	117302196
NYD010024925	CENTRAL ISLIP PSYCHIATRIC CENTER	CARLTON AVE STATION H	CENTRAL ISLIP	11722
NYD013702410	NIAGARA TANK & PUMP DIV CA BATT	262 CARLTON ST	BUFFALO	142041127
NYD980526750	DEPT OF COMMUNITY DEVELOPMENT	9 CARLTON ST	BUFFALO	142031107
NYD986927663	74 CARLTON REALTY CORP	74 CARLTON AVE	ISLIP	11751
NYD986985125	ROYAL SERVICE CENTER	107 CARLTON AVE	CENTRAL ISLIP	117223616
NYR000061010	TOWNE CLEANERS	20 CARLTON AVE	CENTRAL ISLILP	11722
NYR000086629	SUFFOLK CO MINOR LEAGUE BASEBALL STADIUM	COURT HOUSE DR & CARLTON AVE	CENTRAL ISLIP	11722
NYR000097261	TOWER SITE SERVICES LLC	14127 WATERPORT CARLTON RD	ALBION	14411
NYR000183236	PHOTOLITEC LLC	ELM & CARLTON STS MRC-SOUTH	BUFFALO	14263
NYR000194373	MTA NYCT - 7TH AVENUE STATION - B Q LINES	PARK PL & CARLTON AVE	BROOKLYN	11217
PAD987337094	CHELTENHAM HIGH SCHOOL	RICES MILL RD & CARLTON AVE	WYNCOTE	190950000
TXD981609183	COMET ONE-HOUR CLEANERS INC	13403 CARLTON OAKS	SAN ANTONIO	782320000
VAD056913726	PRECISION SMALL PARTS INC	155 CARLTON ROAD	CHARLOTTESVILLE	229010000
VAD981741200	TRIMBLES CLNRS T/A WHITEWAY CLNRS	52 S CARLTON ST	HARRISONBURG	228010000
VAD982576472	PRESTON CLEANERS	137 CARLTON ST	HARRISONBURG	228010000
VAD988184792	STERLING PRINTERS L L C	3413 CARLTON ST	RICHMOND	232300000
VAR000527622	GASTON & WYATT, LLC	1317 CARLTON AVENUE	CHARLOTTESVILLE	229020000

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: 04/23/2018

Matthew Rodriquez
Secretary for
Environmental Protection

Department of Toxic Substances Control

Barbara A. Lee , Director
1001 I Street
P.O. Box 806
Sacramento , CA 958120806

Edmund G. Brown Jr.
Governor

Facility Search Results

Selection Criteria:

Facility:
Search on: Physical Address
Street: St Andrews
Status: Active and Inactive
Sort Direction: asc
Sorted By: EPA ID
Records Found: 170

EPA ID Number	Name	Address	City	Zip
ALD983181843	SOUTHEASTERN PRINTERS	205 SOUTH ST ANDREWS	DOTHAN	363010000
ALR000005983	LINKSMAN GOLF CLUB	3700 ST ANDREWS DRIVE	MOBILE	366930000
ARR000015347	BIOARK	8 ST ANDREWS	LITTLE ROCK	722120000
AZD000775544	PUEBLO DEL SOL GOLF COURSE TENNECO REALT	ST ANDREWS RD 3MI S HWY 90 INT	SIERRA VISTA	856350000
CAC000206188	1X STATE OF CALIF/DEPT OF TRANSPORTATION	RTE 101 IN FRONT OF ST ANDREWS	LOS ANGELES	900120000
CAC000224073	1X LAIDLAW TRANSIT, INC	5950 SOUTH ST ANDREWS PLACE	LOS ANGELES	900470000
CAC000282897	1X CITY OF L.A./DEPT OF REC & PARKS	ST ANDREWS SEN. CITZEN CENTER	LOS ANGELES	900470000
CAC000504544	1X LAIDLAW TRANSPORTATION	5950 ST ANDREWS PLACE	LOS ANGELES	900310000
CAC000563776	1X LOS ANGELES CITY/PARKS & REC	8701 ST ANDREWS PL	LOS ANGELES	900470000
CAC000596632	1X ASSISTANTS LEAGUE OF S. CALIFORNIA	1370 N ST ANDREWS PLACE	LOS ANGELES	900280000
CAC000625368	1X REDEEMER LUTHERAN CHURCH	13564 ST ANDREWS DR	SEAL BEACH	907400000
CAC000625776	1X SUPERIOR BANK	1929 E ST ANDREWS	SANTA ANA	927070000
CAC000630200	1X REDEEMER LUTH CHURCH	13564 ST ANDREWS	SEAL BEACH	907400000
CAC000728200	CLIFF TAYLOR	2660 WEST ANDREWS	FRESNO	937050000
CAC000828520	1X US BANK CORP	6000 SO ST ANDREWS	LOS ANGELES	900470000
CAC000958816	EVEN FLO	6235 SOUTH ST ANDREWS PLACE	LOS ANGELES	900470000
CAC000973824	301 S ST ANDREWS PLACE APTS	301 S ST ANDREWS PLACE	LOS ANGELES	900200000
CAC001200616	ARTITECTS	29710 ST ANDREWS CT	MURRIETA	925630000
CAC001329496	LOS ANGELES WORLD AIRPORTS	10215 ST ANDREWS PL	LOS ANGELES	900450000
CAC001350888	JUNE SUGASAWARA	324 S ST ANDREWS ST	LOS ANGELES	900200000
CAC001477400	L A COMMUNTIY REDEV AGENCY/CITY OF	2432 & 2438 ST ANDREWS PL	LOS ANGELES	900180000
CAC002300585	LOS ANGELES WORLD AIRPORTS	10221 S ST ANDREWS PL	LOS ANGELES	900470000
CAC002300625	LOS ANGELES WORLD AIRPORTS	10018 S ST ANDREWS PL	LOS ANGELES	900470000
CAC002324841	ST ANDREWS STARS LLC	450 S ST ANDREWS	LOS ANGELES	900200000
CAC002324849	ST ANDREWS STARS LLC	456 S ST ANDREWS	LOS ANGELES	900200000
CAC002332137	324 ST ANDREW APTS INC	324 S ST ANDREWS	LOS ANGELES	900040000
CAC002469923	B & M KNITING	6236 ST ANDREWS	LOS ANGELES	900470000
CAC002565197	PRIETOS AUTO SALES	8225 ST ANDREWS	SAN DIEGO	92154
CAC002580351	PG & E	5606 ST ANDREWS DR	STOCKTON	952191928
CAC002589329	INGRAM PRESERVATION LP	1525 S ST ANDREWS PL	LOS ANGELES	900194853
CAC002593937	SAINT JOHN OF GOD	2468 S ST ANDREWS PL	LOS ANGELES	900182042
CAC002594016	LOS ANGELES WORLD AIRPORT RESIDENTIAL SOUNDPROOFING BUREAU	10405 S ST ANDREWS PL	LOS ANGELES	900474402
CAC002594017	LOS ANGELES WORLD AIRPORT RESIDENTIAL SOUNDPROOFING BUREAU	10333 S ST ANDREWS PL	LOS ANGELES	900474168

CAC002594019	LOS ANGELES WORLD AIRPORT RESIDENTIAL SOUNDPROOFING BUREAU	10028 S ST ANDREWS PL	LOS ANGELES	900474163
CAC002610022	LEEDS PROPERTIES INC	817 S ST ANDREWS PL	LOS ANGELES	900053357
CAC002616733	EDYTHE KELLEY	10803 S ST ANDREWS PL	LOS ANGELES	900474410
CAC002625560	ST ANDREWS APARTMENTS	301 S ST ANDREWS PL	LOS ANGELES	900204363
CAC002645790	INSOMNIAC INC	648 N ST ANDREWS PL	LOS ANGELES	900041704
CAC002650071	SAINT ANDREWS	4305 S ST ANDREWS PL	LOS ANGELES	90062
CAC002652834	LOS ANGELES WORLD AIRPORTS	10200 S ST ANDREWS PL	LOS ANGELES	90047
CAC002660331	CITY OF LOS ANGELES DEPT OF ANIMAL SERVICES	6000 S ST ANDREWS PL	LOS ANGELES	90047
CAC002666600	CHUL CHOI	357 S ST ANDREWS PL	LOS ANGELES	900204371
CAC002666962	SAINT ANDREWS DEVELOPMENT CORP	614 S ST ANDREWS PL	LOS ANGELES	900053067
CAC002684573	DEDE BLACK	233 S ST ANDREWS PL	LOS ANGELES	900045029
CAC002694045	JEANETTE FLAKE	10525 S ST ANDREWS PL	LOS ANGELES	900474404
CAC002705415	HOSTESS BRANDS	6007 S ST ANDREWS PL	LOS ANGELES	900471310
CAC002706194	ARIELLE DUPERTUIS	226 S ST ANDREWS PL	LOS ANGELES	900045009
CAC002710102	POLA MESTANOBICH	253 S ST ANDREWS PL	LOS ANGELES	900045029
CAC002714348	ASSISTANCE LEAGUE OF LOS ANGELES	1367 N ST ANDREWS PL	LOS ANGELES	900288530
CAC002714964	INDEPENDENT SQUARE	2455 S ST ANDREWS PL	LOS ANGELES	900182001
CAC002723636	VERDUGO CONSTRUCTION	11647 S ST ANDREWS PL	LOS ANGELES	90047
CAC002725798	VERDUGO CONSTRUCTION	11633 S ST ANDREWS PL	LOS ANGELES	90047
CAC002734835	LUIS CORNELIUS	1404 S ST ANDREWS PL	LOS ANGELES	900194757
CAC002736762	INDEPENDENT SQUARE	1455 S ST ANDREWS PL	LOS ANGELES	900194758
CAC002737241	INDEPENDENT SQUARE	2455 S ST ANDREWS PL	LOS ANGELES	900182001
CAC002743944	ST. ANDREWS HOUSING AUTHORITY	2455 S ST ANDREWS PL	LOS ANGELES	900182001
CAC002744958	BOB HANAWA	1125 S ST ANDREWS PL	LOS ANGELES	90019
CAC002750200	CITY OF LA, DEPT. OF GENERAL SERVICES	5965 S ST ANDREWS PL	LOS ANGELES	900471308
CAC002757132	CORE INDUSTRIAL LLC	6007 S ST ANDREWS PL	LOS ANGELES	900471310
CAC002763112	WESTERN INN	357 S ST ANDREWS PL	LOS ANGELES	900204371
CAC002789441	MEADE, CARLTON	1124 S ST ANDREWS PL	LOS ANGELES	900193629
CAC002793277	BOND 409 LLC	409 S ST ANDREWS PL	LOS ANGELES	900204301
CAC002795487	DARRELL PATTILLO	1201 S ST ANDREWS PL	LOS ANGELES	900193632
CAC002814405	CORE INDUSTRIAL, LLC	6007 S. ST ANDREWS PL	LOS ANGELES	90047
CAC002816466	PASCALE PRIVEY	215 N ST ANDREWS PL	LOS ANGELES	900044023
CAC002849850	PASCALE PRIVEY	215 N ST ANDREWS PL	LOS ANGELES	900044023
CAC002854437	WILSHIRE STREET ANDREWS TOWERS	553 S ST ANDREWS PL	LOS ANGELES	900204475
CAC002854599	SALTER, NORM	115 S. ST ANDREWS PL	LOS ANGELES	90004
CAC002855806	MILLER & DESATNIK	105 S ST ANDREWS PL APT 1	LOS ANGELES	900045079
CAC002906315	LEISURE WORLD SEAL BEACH	13531 ST ANDREWS DR	SEAL BEACH	90740
CAC002906972	JENNY YOON	13751 ST ANDREWS DRIVE #35E	SEAL BEACH	90740
CAC002907947	ANNE REED	1934 ST ANDREWS DR	MORAGA	94556
CAC002910893	HERRERA, RON	13335 S ST ANDREWS PLACE	GARDENA	90249
CAC002950514	MAURINE MCCOLLEY	13361 ST ANDREWS #129H	SEAL BEACH	90740
CAD052257961	EVENFLO COMPANY	6235 S ST ANDREWS PLACE	LOS ANGELES	900470000
CAD981387145	1X TAM PROPERTIES	1330-1410 E ST ANDREWS PLACE	SANTA ANA	927050000
CAD981614399	LAIDLAW TRANSIT	5950 ST ANDREWS	LOS ANGELES	900470000
CAD981690191	CITY OF LA/HOUSING AUTHORITY	2455 S ST ANDREWS PL	LOS ANGELES	900182001
CAD981988132	CITY OF L A GENERAL SERVICES	149 N ST ANDREWS PL	LOS ANGELES	900040000
CAD981992399	LAIDLAW TRANSIT INC	5950 S ST ANDREWS PL	LOS ANGELES	900470000
CAD982015760	TONYS BODY SHOP	1420 E ST ANDREWS UNIT G	SANTA ANA	917050000
CAD982039687	LAUSD/ MANN JH	7001 S ST ANDREWS PL	LOS ANGELES	900470000
CAD982353245	LAUSD/ 36TH ST CHILD CTR	3556 S ST ANDREWS PL	LOS ANGELES	900183847
CAD982484958	SYMBOLIC DISPLAYS INC	1917 ST ANDREWS PLACE	SANTA ANA	927050000
CAD983584327	CARTERS GEAR BOX SHOP	1320 E ST ANDREWS PL UNIT F	SANTA ANA	927050000
CAD983641598	CALIFORNIA HAZARDOUS SERVICES_INC	1431 E ST ANDREWS PL	SANTA ANA	927050000
CAL000000871	THE GEAR BOX SHOP	1330 E ST ANDREWS	SANTA ANA	927050000
CAL000007382	RACO MODELCRAFT INC	1400-C E ST ANDREWS PLACE	SANTA ANA	927050000
CAL000025365	FARMS GOLF CLUB THE	8500 ST ANDREWS RD	RANCHO SANTA FE	000000000
CAL000026244	S R BRAY DEVELOPMENT CORP	1325 E ST ANDREWS PLACE	SANTA ANA	927050000
CAL000028518	AUTO DYNAMICS	1330 E ST ANDREWS PL UNIT 1	SANTA ANA	927050000
CAL000059426	OUTBOARD PERFORMANCE TECH	1410 E ST ANDREWS	SANTA ANA	927050000
CAL000063976	RACO MODEL CRAFT	1400 E ST ANDREWS UNIT C	SANTA ANA	927050000
CAL000064988	ARYA ALTINATOR	1410 E ST ANDREWS	SANTA ANA	927050000
CAL000066782	MORAGA COUNTY CLUB HOME OWNERS ASSOC	1600 ST ANDREWS DR	MORAGA	945560000
CAL000088289	COMPETITIVE IRON	1420 E ST ANDREWS, #C	SANTA ANA	927050000
CAL000094108	JOHNSON & FATHER	1320 E ST ANDREWS PL UNIT	SANTA ANA	927050000

		K		
CAL000100445	MARC SPITZ DPM INC	1920 ST ANDREWS DR	SEAL BEACH	907400000
CAL000110919	R. S. HEAVY EQUIPMENT SERVICE	2660 WEST ANDREWS AVE	FRESNO	937220000
CAL000117397	EL DORADO HILLS PET CLINIC	1011 ST ANDREWS DR	EL DORADO HILLS	957620000
CAL000126053	INTERSTATE BRANDS CORP	6007 S ST ANDREWS PL	LOS ANGELES	900470000
CAL000177238	FIRST STUDENT, INC #20424	5950 S ST ANDREWS PL	LOS ANGELES	900470000
CAL000205261	COSMED OF CALIFORNIA	7685 ST ANDREWS AVE	SAN DIEGO	921540000
CAL000240154	EAGLE RIDGE GOLF COURSE	1976 ST ANDREWS CIR	GILROY	950200000
CAL000251727	LAX FREIGHT SERVICES INC	1655 ST ANDREWS COVE	SAN DIEGO	921540000
CAL000252108	SMITH'S AUTO SHOP	1763 ST ANDREWS PL	LOS ANGELES	900620000
CAL000254733	FARMS GOLF CLUB	8500 ST ANDREWS RD	RANCHO SANTA FE	92067
CAL000257066	CISCO BROTHERS CORP.	6236 S ST ANDREWS PL	LOS ANGELES	900471313
CAL000257127	SUPREME MOLD & ENGINEERING	1320 E ST ANDREWS PL UNIT E & F	SANTA ANA	927050000
CAL000284369	GILBERT S UNATIN DDS	1900 A ST ANDREWS DR	SEAL BEACH	90740
CAL000297091	MEMORY EXPERTS INTERNATIONAL INC	1651 E ST ANDREWS PL	SANTA ANA	92705
CAL000328761	M&M AUTO REPAIR SERVICE	6245 S ST ANDREWS PL	LOS ANGELES	900471351
CAL000346409	PAVON ENTERPRISES INC DBA AL'S TOWING	6180 S ST ANDREWS PL	LOS ANGELES	90047
CAL000358135	RANCHO SANTA FE FARMS GOLF CLUB	8176 ST ANDREWS RD	RANCHO SANTA FE	92067
CAL000383680	LUNGER ELECTRIC INC	2732 ST ANDREWS DR	BRENTWOOD	945134645
CAL000421693	BEARD VAPE CO	6007 S ST ANDREWS PL	LOS ANGELES	90405
CAL000433177	GENERAL DYNAMICS MOTION CONTROL LLC	7603 ST ANDREWS AVE	SAN DIEGO	92154
CAL912943480	RACO MODELCRAFT INC	1400 C EAST ST ANDREWS	SANTA ANA	927050000
CAL912965467	AUTO ENG	1415 N ST ANDREWS	HOLLYWOOD	900280000
CAP000058818	International Automotive Brokers	1655 St Andrews Cove	SAN DIEGO	921540000
CAP601251993	HOME SAVINGS OF AMERICA	729 S ST ANDREWS PL	LOS ANGELES	900053174
CAP999000680	1X CONTINENTAL BAKING COMPANY	6007 S ST ANDREWS PLACE	LOS ANGELES	900470000
CAR000191098	LAUSD-36TH STREET EARLY EDUCATION CENTER	3556 S ST ANDREWS PL	LOS ANGELES	900180000
CAX000038414	CRYOCHEM INC	13630 ST ANDREWS PL	GARDENA	902490000
CAX000134577	A R A TRANSPORTATION	5950 ST ANDREWS PL	LOS ANGELES	900470000
CAX000221333	1X CRYO-CHEM INC	13630 ST ANDREWS PL	GARDENA	902490000
FLR000031542	FLORIDA DEP DSCP D080 #509600006	21228-DC ST ANDREWS BLVD	BOCA RATON	334310000
FLR000046938	FLORIDA DEP DSCP D088 #509500712	21322-DC ST ANDREWS AVE	BOCA RATON	334330000
KSD981716129	BART BOYD	2 BLK N 1 BLK E ST ANDREWS	WRIGHT	678820000
KSD985001353	ALVAMAR INC	1611 ST ANDREWS DR	LAWRENCE	660470000
KYD000831370	SUNOCO SERVICE STATION	7746 ST ANDREWS CHURCH RD	LOUISVILLE	402140000
KYR000000943	KASHMIR COMPANY	7739 ST ANDREWS CHURCH RD	LOUISVILLE	402140000
KYR000005017	EICHBERGER REAL ESTATE	7321 ST ANDREWS CHURCH RD	LOUISVILLE	402140000
MDD985389436	DRIVE-LINE INC	346 ST ANDREWS CHURCH RD	CALIFORNIA	206190000
MID074260720	MICHIGAN MOLECULAR INSTITUTE	1910 W ST ANDREWS RD	MIDLAND	48640
MIK182978313	MIDLAND CENTER FOR THE ARTS	1801 W ST ANDREWS RD	MIDLAND	48640
MIK968795492	GLEN DEVON CONDOMINIUM ASSOCIATION	12300 ST ANDREWS WAY	FENTON	48430
MND985737659	ISD 709 WASHBURN ELEMENTARY SCHOOL	201 W ST ANDREWS ST	DULUTH	558030000
MNR000068734	SHOREMASTER MACHINE SHOP	306 ST ANDREWS ST	FERGUS FALLS	565370000
MNR000111674	HOME DEPOT 2829	375 ST ANDREWS DR	MANKATO	560010000
NJD980535926	C OTOOLE	41 ST ANDREWS DR	TUCKERTON	080870000
NJD980753917	OTOOLE OIL	41 ST ANDREWS DR	TUCKERTON	080871818
NY8470010135	GSA SILVIO V MOLLO FEDERAL BLDG	1 ST ANDREWS PLZ	NEW YORK	10007
NYD068063304	NASSAU COUNTRY CLUB	ST ANDREWS LANE	GLEN COVE	11542
NYD982719262	NORM & SONS	1 ST ANDREWS PL	GLEN COVE	115422221
NYD986907178	N S U HOSPITAL AT GLEN COVE	ST ANDREWS LANE	GLEN COVE	11542
NYR000202697	MTA NYCT - NASSAU STATION SIRR	ST ANDREWS PL & BETHEL AVE	STATEN ISLAND	10307
SC0000080846	EAGLE CLEANERS	6801 ST ANDREWS RD	COLUMBIA	292120000
SC0000954107	US 175 CLEANERS	6169 ST ANDREWS RD 40	COLUMBIA	292120000
SCD002080091	BC COMPONENTS INC	6071 ST ANDREWS RD	COLUMBIA	292100000
SCD003361987	HONEYWELL INTERNATIONAL INC	4401 ST ANDREWS RD	COLUMBIA	292100000
SCD052263407	ASTRO AUTO ELECTRIC	1168 ST ANDREWS ROAD	COLUMBIA	292100000
SCD981746118	GOODYEAR AUTO SERVICE CTR 2369	4520 ST ANDREWS RD	COLUMBIA	292100000
SCD981750516	TRIPPS CLEANERS	6020 ST ANDREWS ROAD	COLUMBIA	292100000
SCD981867641	ONE HOUR MARTINIZING	742 ST ANDREWS ROAD	COLUMBIA	292100000
SCD981932684	ONE HOUR MARTINIZING	7001 ST ANDREWS RD 19	COLUMBIA	292120000
SCD987566866	ONE HOUR KLEAN KARE	6179 ST ANDREWS RD	COLUMBIA	292100000
SCD987573300	CROWN SC-011	538 ST ANDREWS RD	COLUMBIA	292100000

SCD987573318	QUICK FARE	6340 ST ANDREWS RDR	COLUMBIA	292100000
SCD987582228	BP OIL-SITE #24140	7435 ST ANDREWS & NEWBERRY	IRMO	290630000
SCD987582400	BP OIL-SITE #24224	775 ST ANDREWS & 1-26	COLUMBIA	292100000
SCD987595717	HESS STATION 40374	637 ST ANDREWS RD	COLUMBIA	292100000
SCR000001446	LEXINGTON MEDICAL CTR IRMO	7035 ST ANDREWS RD	COLUMBIA	292120000
SCR000004689	LIPKIN PROPERTIES	6236 ST ANDREWS RD	COLUMBIA	292120000
SCR000007211	HUDSONS CLEANERS D/B/A STERLING CLEANERS	4350 ST ANDREWS RD	COLUMBIA	292100000
SCR000761635	TOTAL ENVIRONMENTAL SERV WORLDWIDE INC	4508 ST ANDREWS RD STE 5	COLUMBIA	292100000
SCR000766071	GREENVIEW ENVIRONMENTAL WORLDWIDE INC	6326 ST ANDREWS RD STE 201	COLUMBIA	292100000
SCR000766543	NTB 605	640 ST ANDREWS RD	COLUMBIA	292100000
SCR000770974	KMART 7410	6169A ST ANDREWS RD	COLUMBIA	292120000
WID068168228	LA CROSSE INDUSTRIAL PARK CORP	1305 ST ANDREWS ST	LA CROSSE	546030000

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: 04/23/2018

Casas, Daniel

From: Rodriguez, Francisco <Francisco.Rodriguez@fire.lacounty.gov>
Sent: Monday, May 07, 2018 1:19 PM
To: Casas, Daniel
Subject: Re: (1655 N ST ANDREWS PL LOS ANGELES 90028)

The Los Angeles County Fire Department, Health Hazardous Materials Division, being the custodian or keeper of records, certify that a thorough search for the records you requested has been carried out.

Re: ***(1655 N ST ANDREWS PL LOS ANGELES 90028)***

This search revealed that no records were found for the above noted address(es).

It should be understood that this does not mean that the records you requested do not exist. It is possible that such records may be misfiled; exist under another spelling, another name, or may have been destoyed based on this Department's Record Retention Policy. However, with the information furnished to our office, and to the best of our knowledge, no records were located.

If you have any questions regarding your request, please contact our office at *310-348-1781.*

Los Angeles County Fire Department
Health Hazardous Materials Division
Inspection Section /West District
HHMD Website

Casas, Daniel

From: Rodriguez, Francisco <Francisco.Rodriguez@fire.lacounty.gov>
Sent: Monday, May 07, 2018 1:18 PM
To: Casas, Daniel
Subject: Re: (5601, 5601 1/2, 5607, 5607 ½ W CARLTON WAY LOS ANGELES 90028)

The Los Angeles County Fire Department, Health Hazardous Materials Division, being the custodian or keeper of records, certify that a thorough search for the records you requested has been carried out.

Re: *(5601, 5601 1/2, 5607, 5607 ½ W CARLTON WAY LOS ANGELES 90028)*

This search revealed that no records were found for the above noted address(es).

It should be understood that this does not mean that the records you requested do not exist. It is possible that such records may be misfiled; exist under another spelling, another name, or may have been destoyed based on this Department's Record Retention Policy. However, with the information furnished to our office, and to the best of our knowledge, no records were located.

If you have any questions regarding your request, please contact our office at *310-348-1781.*

Los Angeles County Fire Department
Health Hazardous Materials Division
Inspection Section /West District
HHMD Website

CITY OF LOS ANGELES
CALIFORNIA

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INDUSTRIAL WASTE MANAGEMENT DIVISION
2714 MEDIA CENTER DRIVE
LOS ANGELES, CA 90065
OFFICE: (323) 342-6200
FAX: (323) 342-6111

23-Apr-18

Daniel Casas

EFI Global, Inc.

5261 W. Imperial Hwy.

Los Angeles, CA 90045

INDUSTRIAL WASTEWATER DISCHARGE PERMIT INFORMATION

Your request to research our files for Industrial Wastewater Discharge permit information was done by my staff. Our records show the following findings:

No permit on file for 5601, 5601 1/2, 5607, and 5607 1/2 W. Carlton Way, Los Angeles, CA 90028
1655 N St. Andrews Place, Los Angeles, CA 90028

The cost of generating this report is **$1.00**

Please remit a check in the above amount payable to "Department of Public Works" and mail to:

Bureau of Sanitation

Industrial Waste Management Division

2714 Media Center Drive

Los Angeles, CA 90065

Attn: Admin Inspection Group

If you have any questions, please contact Rosemary Cubero of my staff at (323) 342-6064.

Sincerely,

ENRIQUE C. ZALDIVAR, Director

Bureau of Sanitation

By:

Pamela C La Beau, Chief Env. Compliance Inspector II

Industrial Waste Management Division

C: Attachment [ ] yes [X] no

Rosemary Cubero

Information Management
Public Records Unit

Direct Dial (909) 396-3700
Fax:(909) 396-3330

COMPLETION LETTER

May 03, 2018

DANIEL CASAS
EFI GLOBAL
5261W. IMPERIAL HWY.
LOS ANGELES, CA 90045

Ref.: CONTROL NO. 94611
Received 04/24/2018

Re: P/O'S, EQL'S, & NOV'S FOR 1655 N ST. ANDREWS PL, LOS ANGELES, CA.

After a thorough search of this agency's records:

NO REQUESTED RECORDS WERE FOUND FOR THE ABOVE-REFERENCED FACILITY OR FACILITY SITE.

If you have any questions, please do not hesitate to contact me, Tuesday through Friday, **8:00 a.m**. to **4:30 p.m.**

Sincerely,

COLLEEN PAINE x2594
For COLLEEN PAINE
Public Records Coordinator

:cp

Casas, Daniel

From: Villar, Rosie@Waterboards <Rosie.Villar@waterboards.ca.gov> on behalf of WB-RB4-PublicRecords <RB4-PublicRecords.RB4-PublicRecords@waterboards.ca.gov>
Sent: Thursday, May 03, 2018 2:10 PM
To: Casas, Daniel
Subject: RE: Public Records Request/Tracking 2018042312

Follow Up Flag: Follow up
Flag Status: Flagged

The Regional Board has reviewed its files and has concluded that it does not have any records that are responsive to your request.

From: Casas, Daniel [mailto:Daniel_Casas@EFIGLOBAL.COM]
Sent: Monday, April 23, 2018 9:55 AM
To: WB-RB4-PublicRecords <RB4-PublicRecords.RB4-PublicRecords@waterboards.ca.gov>
Subject: Public Records Request

Hello,

This firm is requesting records for the following addresses:
5601, 5601½, 5607, and 5607½ W Carlton Way, Los Angeles, CA 90028

and

1655 N St. Andrews Place, Los Angeles, CA 90028

We are requesting any information from your department pertaining to the above properties.

Please feel free to contact me at 310-854-6300 or Daniel_Casas@efiglobal.com with any questions.

Thank you for your assistance with this information.

Daniel Casas
Environmental Specialist

EFI Global Inc.
5261 West Imperial Highway
Los Angeles, CA 90045

T 310 854 6300
TF 888 705 6300
F 310 854 0199
M 310 430 0025
E Daniel_Casas@EFIGlobal.com

www.efiglobal.com
Assign a Project 24/7: efiglobal.com/Assign-a-Project

CSLB License #: 885902 – A, B, HAZ, ASB



Note: The information contained in this message is confidential. If you are not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, do not distribute or copy this communication. If you have received this communication in error, please notify us immediately by replying to the sender. Thank you for your cooperation.

16405 MALIBU RD LOS ANGELES
16405 PACIFIC COAST HWY LOS ANGELES
1641 SILVER LAKE BLVD LOS ANGELES
1642 MANDEVILLE RD LOS ANGELES
1642 W ADAMS BLVD LOS ANGELES
16421 PACIFIC COAST HWY PACIFIC PALISADES
16426 CHATSWORTH ST SAN FERNANDO
16435 HART ST VAN NUYS
16443 HART ST VAN NUYS
1645 N ALLESANDRO ST LOS ANGELES
16450 VANOWEN ST VAN NUYS
16455 OSBORNE ST ARLETA
1646 WILSHIRE BLVD LOS ANGELES
1647 N SILVER LAKE BLVD LOS ANGELES
165 BROOKS AVE VENICE
165 E 22ND ST SAN PEDRO
1650 E ADAMS BLVD LOS ANGELES
16501 FOOTHILL BLVD SYLMAR
16501 VANOWEN ST VAN NUYS
16502 VENTURA BLVD ENCINO
16505 VANOWEN ST VAN NUYS
16509 SATICOY ST VAN NUYS
1651 N FIGUEROA ST WILMINGTON
1651 N SERRANO AVE LOS ANGELES
16516 VENTURA BLVD LOS ANGELES
16517 VANOWEN BLVD VAN NUYS
16518 HAWTHORNE BLVD LAWNDALE
1652 FACTORY AVE LOS ANGELES
1653 PURDUE AVE LOS ANGELES
1654 FLORENCE AVE LOS ANGELES
1654 LONG BEACH AVE LOS ANGELES_1
1654 LONG BEACH AVE LOS ANGELES
1654 LONG BEACH AVE LOS ANGELES_2
1654 LONG BEACH AVE LOS ANGELES_3
1654 S LONG BEACH AVE LOS ANGELES
1656 S SEPULVEDA BLVD LOS ANGELES
1656 WASHINGTON BLVD VENICE
1657 ALIVERA ST LOS ANGELES
1658 VERDUGO RD LOS ANGELES
1660 S ALAMEDA ST LOS ANGELES
1660 S LA CIENGA BLVD LOS ANGELES
16600 MULHOLLAND DR LOS ANGELES
16600 S VERMONT AVE GARDENA
16601 FOOTHILL BLVD SYLMAR
16605 SHERMAN WY SU 7 VAN NUYS
16619 CALNEVA DR ENCINO
1664 E MAURETANIA ST WILMINGTON



555 PILCHARD TERMINAL ISLAND
555 W MARTIN LUTHER KING JR BLVD LOS ANGELES
5550 W 83RD ST LOS ANGELES
5552 W ADAMS BLVD LOS ANGELES_1
5552 W ADAMS BLVD LOS ANGELES
5553 TUJUNGA AVE NORTH HOLLYWOOD
5555 W MANCHESTER BLVD LOS ANGELES
5555 W WASHINGTON BLVD CULVER CITY
5557 WHITSETT AVE NORTH HOLLYWOOD
556-560 W 182ND ST GARDENA
5560 W WASHINGTON BLVD LOS ANGELES
557 S HOPE ST LOS ANGELES
5570 INGLEWOOD AVE LOS ANGELES
5571 CAHUENGA BLVD NORTH HOLLYWOOD
5572 MELROSE AVE LOS ANGELES
5575 TUJUNGA AVE NORTH HOLLYWOOD
5580 WHITE OAK AVE ENCINO
5582 MELROSE AVE LOS ANGELES
5585 RESEDA BLVD LOS ANGELES
559 S INDIANA ST LOS ANGELES
560 MARQUETTE ST PACIFIC PALISADES
560 N WESTERN AVE LOS ANGELES
560 S SAN JULIAN ST LOS ANGELES
5600 CENTINELA AVE LOS ANGELES
5600 E ALHAMBRA AVE LOS ANGELES
5600 S NORMANDIE AVE LOS ANGELES
5600 S VERMONT AVE LOS ANGELES
5600 VENICE BLVD LOS ANGELES
5601 S WESTERN AVE LOS ANGELES
5601 SEPULVEDA BLVD VAN NUYS
5601 VINELAND AVE NORTH HOLLYWOOD
5601 W WASHINGTON BLVD LOS ANGELES
5601 WOODMAN AVE VAN NUYS
5601 YORK BLVD LOS ANGELES
5602 SEPULVEDA BLVD VAN NUYS
5603 SANTA MONICA BLVD HOLLYWOOD
5605 SAN VICENTE BLVD LOS ANGELES
5606 SANTA MONICA LOS ANGELES
5609 MCKINLEY AVE LOS ANGELES
5613 LANKERSHIM BLVD NORTH HOLLYWOOD
5615 VAN NUYS BLVD VAN NUYS
5620 WILSHIRE BLVD LOS ANGELES
5621 SUNSET BLVD LOS ANGELES
5625 SEPULVEDA BLVD VAN NUYS
5625 W CENTURY BLVD LOS ANGELES
5626 HOLLYWOOD BLVD LOS ANGELES
5631 FERGUSON DR LOS ANGELES



Above Ground Storage Petroleum Tanks (AST) Inventory

FACILITY ID	FACILITY NAME	SITE ADDRESS	CITY	ZIP	LAST RUN DATE
FA0013696	FRONTIER CALIFORNIA INC.	1008 W HOLLISTER ST	SAN FERNANDO	91340	4/1/2018
FA0002044	GENERAL PETROLEUM CORP	1028 S SEASIDE AVE	SAN PEDRO	90731	4/1/2018
FA0026946	PDQ RENTALS	11037 PENROSE ST	SUN VALLEY	91352	4/1/2018
FA0034764	BREITBURN OPERATING LP	11100 CONSTITUTION AVE	LOS ANGELES	90073	4/1/2018
FA0002017	PICK YOUR PART AUTO WRECKING	11201 PENDLETON ST	SUN VALLEY	91352	4/1/2018
FA0001510	VULCAN MATERIAL CO CALMAT DIV	11447 TUXFORD ST	SUN VALLEY	91352	4/1/2018
FA0039372	CITY OF LA - HANSEN DAM AQUATIC CENTER	11798 FOOTHILL BLVD	LOS ANGELES	91342	4/1/2018
FA0000777	LA DWP - VALLEY GENERATING STATION/	11801 SHELDON ST	SUN VALLEY	91352	4/1/2018
FA0004751	CALTRANS - SAN FERNANDO MAINTENACE	11930 N BLUCHER AVE BLDG 3	LOS ANGELES	91344	4/1/2018
FA0039039	YAHOO	11975 BLUFF CREEK DR	LOS ANGELES	90094	4/1/2018
FA0039039	YAHOO	11975 BLUFF CREEK DR	LOS ANGELES	90094	4/1/2018
FA0003302	CITY OF LA - BUREAU OF STREET SERVI	12251 SHERMAN WY	N HOLLYWOOD	91605	4/1/2018
FA0002397	MOC PRODUCTS CO	12306 MONTAGUE ST	PACOIMA	91331	4/1/2018
FA0000784	LA DWP - SCATTERGOOD GENERATING STA	12700 S VISTA DEL MAR # 8	PLAYA DEL REY	90293	4/1/2018
FA0003549	AT&T, DIRECTV - LA BROADCASTING CTR	12800 CULVER BLVD	LOS ANGELES	90066	4/1/2018
FA0027048	UNICOR, FEDERAL PRISON IND.	1299 SEASIDE AVE	SAN PEDRO	90731	4/1/2018
FA0000786	ULTRAMAR - MARINE TANK FARM	130 W A ST	WILMINGTON	90744	4/1/2018
FA0037182	DWP-HELIPORT	13001 SEPULVEDA BLVD	GRANADA HILLS	91342	4/1/2018
FA0036731	STUDIO SERVICES, INC	14002 BALBOA BLVD	SYLMAR	91342	4/1/2018
FA0031906	SAWYER PETROLEUM	14117 W AETNA ST	VAN NUYS	91401	4/1/2018
FA0016932	CERTAINTEED	1431 W E ST	LOS ANGELES	90744	4/1/2018
FA0000771	LA DWP - VALLEY SERVICE CENTER	14401 SATICOY ST	VAN NUYS	91405	4/1/2018
FA0038647	DIVERSIFIED TRANSPORTATION, LLC.	14663 KESWICK ST	VAN NUYS	91405	4/1/2018
FA0000409	DESIGNED METAL CONNECTIONS	14800 S FIGUEROA ST # 14500	GARDENA	90248	4/1/2018
FA0034209	EQUINIX	1501 W FRANCISCO ST	TORRANCE	90501	4/1/2018
FA0002516	E&B NATURAL RESOURCES MANAGEMENT	1535 N FRIGATE AVE	WILMINGTON	90744	4/1/2018
FA0008105	CHEVRON PRODUCTS CO	15359 OXNARD ST	VAN NUYS	91411	4/1/2018
FA0023179	USC - CENTER FOR HEALTH PROFESSIONS	1540 E ALCAZAR ST	LOS ANGELES	90033	4/1/2018
FA0031166	METROLINK CENTRAL MAINTENANCE FACIL	1555 N SAN FERNANDO RD	LOS ANGELES	90065	4/1/2018
FA0002787	ARROWHEAD WATER	1566 E WASHINGTON BLVD	LOS ANGELES	90021	4/1/2018
FA0003194	ANHEUSER-BUSCH, INC	15800 ROSCOE BLVD	VAN NUYS	91406	4/1/2018
FA0021272	BREA WATSON B LEASE	1603 N ALAMEDA ST	WILMINGTON	90744	4/1/2018
FA0000785	LA DWP - HARBOR GENERATING STATION	161 ISLAND AVE	WILMINGTON	90744	4/1/2018
FA0011834	AT & T - A5166	16208 S VERMONT AVE	GARDENA	90247	4/1/2018
FA0006086	VALLEY BUSINESS PRINTERS INC	16230 FILBERT ST	SYLMAR	91342	4/1/2018
FA0003351	TOYOTA TECHNICAL CENTER U S A INC	1630 W 186TH ST	GARDENA	90248	4/1/2018
FA0032994	SAVAGE SERVICES CORP	1634 E DENNI ST	WILMINGTON	90744	4/1/2018
FA0004008	VALERO ASPHALT PLANT	1651 N ALAMEDA ST	LOS ANGELES	90744	4/1/2018
FA0025924	LOS ANGELES REFINERY WILMINGTON PLT	1660 W ANAHEIM ST	WILMINGTON	90744	4/1/2018
FA0001596	SIGNATURE FLIGHT SUPPORT	16700 ROSCOE BLVD	VAN NUYS	91406	4/1/2018
FA0009532	INDUSTRIAL SERVICE CO	1700 S SOTO ST	LOS ANGELES	90023	4/1/2018
FA0040024	CHANDLER'S RECYCLING	1711 ALAMEDA ST	WILMINGTON	90744	4/1/2018
FA0030520	SHELL OIL PRODUCTS US-LA LUBRICANTS	1926 E PACIFIC COAST HWY STE B	WILMINGTON	90744	4/1/2018

FACILITY ID	FACILITY NAME	SITE ADDRESS	CITY	ZIP	LAST RUN DATE
FA0036786	TESORO WILMINGTON SALES TERMINAL	1930 E PACIFIC COAST HWY	WILMINGTON	90744	4/1/2018
FA0003947	LOS ANGELES TIMES BLDG	202 W 1ST ST	LOS ANGELES	90012	4/1/2018
FA0000026	RWC GROUP	2045 E WASHINGTON BLVD	LOS ANGELES	90021	4/1/2018
FA0032482	REXAM - BEVERAGE CAN AMERICAS	20730 PRAIRIE ST	CHATSWORTH	91311	4/1/2018
FA0030506	TESORO REFINING AND MARKETING CO	2101 E PACIFIC COAST HWY	WILMINGTON	90744	4/1/2018
FA0014786	CALTRANS - SILVERLAKE METRO MAINTENANCE	2187 W RIVERSIDE DR	LOS ANGELES	90039	4/1/2018
FA0036457	VOPAK TERMINAL - LOS ANGELES	2200 E PACIFIC COAST HWY	WILMINGTON	90744	4/1/2018
FA0038306	KINDER MORGAN LIQUIDS TERMINALS LLC	2200 JOHN S GIBSON BLVD	SAN PEDRO	90731	4/1/2018
FA0023224	WARREN E&P, INC	2209 E I ST	WILMINGTON	90744	4/1/2018
FA0001158	PRAXAIR INCORPORATED	2300 E PACIFIC COAST HWY	WILMINGTON	90744	4/1/2018
FA0015240	CITY OF LA - DEPT OF GENERAL SERVIC	2310 E 7TH ST UN D	LOS ANGELES	90023	4/1/2018
FA0020776	BREA CANON OIL CO, INC	23903 S NORMANDIE AVE	HARBOR CITY	90710	4/1/2018
FA0024195	UNION PACIFIC RAILROAD/ ICTF	2401 S SEPULVEDA BLVD	LONG BEACH	90810	4/1/2018
FA0019079	VALERO WILMINGTON REFINERY	2402 E ANAHEIM ST	WILMINGTON	90744	4/1/2018
FA0036285	DOWNTOWN DIVERSION	2424 E OLYMPIC BLVD	LOS ANGELES	90021	4/1/2018
FA0019406	TESORO LOS ANGELES CALCINER OPS	2450 N PIER B ST	LONG BEACH	90813	4/1/2018
FA0010628	AMTRAK	2468 E 16TH ST	LOS ANGELES	90021	4/1/2018
FA0037149	APM TERMINALS PACIFIC LTD	2500 NAVY WY	SAN PEDRO	90731	4/1/2018
FA0007370	US - GENERAL SERVICES ADMIN	300 N LOS ANGELES ST	LOS ANGELES	90012	4/1/2018
FA0040387	MANA SCRAP RECYCLING CORPORATION	3000 E PICO BLVD	LOS ANGELES	90023	4/1/2018
FA0039019	LAFD - FIRE STATION 15	3000 S HOOVER ST	LOS ANGELES	90007	4/1/2018
FA0002992	FOREST LAWN MEMORIAL PARK - MAINTEN	3001 N CARMEL ST SH B1	LOS ANGELES	90065	4/1/2018
FA0008314	BERG LACQUER COMPANY	3150 E PICO BLVD	LOS ANGELES	90023	4/1/2018
FA0002223	LAPD - NORTHEAST GARAGE	3353 N SAN FERNANDO RD	LOS ANGELES	90065	4/1/2018
FA0037113	CLEAN ENERGY	3400 E I ST	WILMINGTON	90744	4/1/2018
FA0033632	USC TRANSPORTATION MAINTENANCE FACI	3401 S GRAND AVE	LOS ANGELES	90007	4/1/2018
FA0003102	VOPAK TERMINAL LOS ANGELES INC	401 CANAL ST	WILMINGTON	90744	4/1/2018
FA0003612	A G LAYNE INC	4578 W BRAZIL ST	LOS ANGELES	90039	4/1/2018
FA0029166	FASHION SQUARE CAR WASH	4625 WOODMAN AVE	SHERMAN OAKS	91423	4/1/2018
FA0032371	CALTRANS - CENTURY MAINTENANCE STAT	5360 W IMPERIAL HWY	LOS ANGELES	90045	4/1/2018
FA0003674	TORRANCE LOGISTICS CO SW TERMINAL II	551 E PILCHARD ST	SAN PEDRO	90731	4/1/2018
FA0011224	SCOTCH PAINT CORP	555 W 189TH ST	GARDENA	90248	4/1/2018
FA0013463	PARAMOUNT PICTURES CORP	5555 MELROSE AVE	LOS ANGELES	90038	4/1/2018
FA0020010	CALTRANS - TARZANA MAINTENANCE STAT	5660 N RESEDA BLVD	TARZANA	91356	4/1/2018
FA0012268	LA DWP - RECEIVING STATION - E	5740 N WHITNALL HWY	NORTH HOLLYWOOD	91601	4/1/2018
FA0000986	EMERALD TRANSFORMER LOS ANGELES	5756 S ALBA ST	LOS ANGELES	90058	4/1/2018
FA0005630	CALIFORNIA HIGHWAY PATROL	5825 DE SOTO AVE	WOODLAND HILLS	91367	4/1/2018
FA0003160	UNITED AIRLINES INC	6020 AVION DR	LOS ANGELES	90045	4/1/2018
FA0026174	EAGLE MARINE SERVICES	614 E TERMINAL WY	SAN PEDRO	90731	4/1/2018
FA0024101	SIGNATURE FLIGHT SUPPORT	6201 W IMPERIAL HWY # B	LOS ANGELES	90045	4/1/2018
FA0025358	STANDARD AERO BUSINESS AVIATION	6201 W IMPERIAL HWY UN A	LOS ANGELES	90045	4/1/2018
FA0003804	GI TC ONE WILSHIRE, LLC	624 S GRAND AVE	LOS ANGELES	90017	4/1/2018
FA0036803	CORESITE ONE WILSHIRE, LLC	624 S GRAND AVE # 110	LOS ANGELES	90017	4/1/2018

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FA0016176	SWEENEYS CUSTOM MUFFLER	1617 W SEPULVEDA BLVD # 3	TORRANCE	90501	4/1/2018
FA0031910	DARIGOLD INC.	1620 N SPRING ST	LOS ANGELES	90012	4/1/2018
FA0001675	RED CARPET CAR WASH	1620 W MARTIN LUTHER KING JR BLVD	LOS ANGELES	90062	4/1/2018
FA0017482	AT&T CALIFORNIA - B4622	16201 RAYMER ST	VAN NUYS	91406	4/1/2018
FA0027472	STEVE'S AUTO CLINIC	16205 NORDHOFF ST UN G	NORTH HILLS	91343	4/1/2018
FA0011834	AT & T - A5166	16208 S VERMONT AVE	GARDENA	90247	4/1/2018
FA0002127	PRIME RENTALS LLC / PRO VALUE PROPE	16214 LINDBERGH ST	VAN NUYS	91406	4/1/2018
FA0038183	HIGHLAND SELMA VENTURES LLC	1622 N MCCADDEN PL	LOS ANGELES	90028	4/1/2018
FA0017802	C & R AUTOMOTIVE CENTER	1622 N WESTERN AVE	LOS ANGELES	90027	4/1/2018
FA0006086	VALLEY BUSINESS PRINTERS INC	16230 FILBERT ST	SYLMAR	91342	4/1/2018
FA0035982	AIR CENTER AVIATION	16231 WATERMAN DR	LOS ANGELES	91406	4/1/2018
FA0001888	MAGUIRE AVIATION GROUP-SKYTRAILS	16233 W VANOWEN ST	VAN NUYS	91406	4/1/2018
FA0029262	JET TECH LTD	16233 W VANOWEN ST UN 200	VAN NUYS	91406	4/1/2018
FA0024692	SPIRIT AVIATION, INC	16233 W VANOWEN ST W	VAN NUYS	91406	4/1/2018
FA0033779	O B HEDGE SERVICE	1625 E ANAHEIM ST	WILMINGTON	90744	4/1/2018
FA0018858	ALAMEDA TRUCK WASH	1625 S ALAMEDA ST	LOS ANGELES	90021	4/1/2018
FA0036253	AUTO PARTS STORAGE	1627 LA CIENGA BLVD	LOS ANGELES	90035	4/1/2018
FA0022993	HOLLYWOOD JAPANESE CAR CARE	1629 N GOWER ST	LOS ANGELES	90028	4/1/2018
FA0032074	UNION AUTO CENTER, INC.	1629 W 8TH ST	LOS ANGELES	90017	4/1/2018
FA0036269	LA DWP - STONE CANYON FILTRATION PL	1630 N STONE CANYON RD	LOS ANGELES	90077	4/1/2018
FA0019916	LA DWP - CHLORINATION STATION	16300 NEEDHAM ST	LOS ANGELES	91342	4/1/2018
FA0001148	ENCINO CENTER CAR WASH	16300 VENTURA BLVD	ENCINO	91436	4/1/2018
FA0032276	GARRETT AVIATION(GE ENGINE SERVICE)	16300 W DAILY DR	VAN NUYS	91406	4/1/2018
FA0036209	TERMINAL HILL CHLORINATION STATION	16301 FOOTHILL BLVD	SYLMAR	91342	4/1/2018
FA0035327	LARRY FEUERHELM AIR CENTER - DUANE	16303 W WATERMAN DR	VAN NUYS	91406	4/1/2018
FA0030439	MARINA SERVICE & TIRES	1631 S PACIFIC AVE	SAN PEDRO	90731	4/1/2018
FA0027139	SHELL S/S 204690606 (LAW)	1631 S PACIFIC COAST HWY	LOS ANGELES	90731	4/1/2018
FA0013166	VENTURA LIBBIT BUILDING	16311 W VENTURA BLVD	ENCINO	91436	4/1/2018
FA0034743	CELOTEX CORP--VACANT LOT	1632 N SAN PABLO ST	LOS ANGELES	90033	4/1/2018
FA0038828	USC - CONSOLIDATED PARKING LOT	1633 N SAN PABLO ST	LOS ANGELES	90033	4/1/2018
FA0008630	TEXACO - BATTA, GHASSAN	1633 W RIVERSIDE DR	LOS ANGELES	90031	4/1/2018
FA0032994	SAVAGE SERVICES CORP	1634 E DENNI ST	WILMINGTON	90744	4/1/2018
FA0032297	AGIOSAT GLOBAL COMMUNICATIONS	16341 FILBERT ST	SYLMAR	91342	4/1/2018
FA0029730	BARRY J. NIDORF JUVENILE HALL	16350 FILBERT ST	SYLMAR	91342	4/1/2018
FA0022898	LINDA MINI MART/GAS	1637 S VERMONT AVE	LOS ANGELES	90006	4/1/2018
FA0014260	R A D SERVICES	1639 N PERRIS ST	LOS ANGELES	90033	4/1/2018
FA0031734	TELIGENT	16399 W FILBERT ST	SYLMAR	91342	4/1/2018
FA0022992	JERRY'S GARAGE INC	1645 N GOWER ST	LOS ANGELES	90028	4/1/2018
FA0034611	VACANT LOT	165 CANNERY ST	SAN PEDRO	90731	4/1/2018
FA0007734	HD SUPPLY/ WHITE CAP CONSTRUCTION	165 S MISSION RD	LOS ANGELES	90033	4/1/2018
FA0015184	PRECISION MOTORS	1650 N SILVER LAKE BLVD	LOS ANGELES	90026	4/1/2018
FA0033866	MISSION TREE COMPANY	16521 CHASE ST	NORTH HILLS	91343	4/1/2018
FA0009138	MARQUARDT COMPANY INC	16555 W SATICOY ST UN 115	VAN NUYS	91406	4/1/2018
FA0022376	KAISER MARQUARDT	16555 W SATICOY ST UN 45	VAN NUYS	91406	4/1/2018

FACILITY ID	FACILITY NAME	SITE ADDRESS	CITY	ZIP	LAST RUN DATE
FA0002294	CHEVRON - SINH MAC, BHUPINDER	5550 N WINNETKA AVE	LOS ANGELES	91364	4/1/2018
FA0035135	MID CITY COFFEE ROASTERS (SITE ASSE	5550 W PICO BLVD	LOS ANGELES	90019	4/1/2018
FA0029795	RUDY'S AUTO SERVICE	5555 E ALHAMBRA AVE	LOS ANGELES	90032	4/1/2018
FA0003819	GRIFOLS BIOLOGICALS, INC	5555 E VALLEY BLVD	LOS ANGELES	90032	4/1/2018
FA0030351	SHELL - GEORGE'S	5555 N LAUREL CANYON BLVD	VALLEY VILLAGE	91607	4/1/2018
FA0003510	RODRIGUES HOLDINGS	5555 VAN NUYS BLVD	VAN NUYS	91401	4/1/2018
FA0035713	SUNSET & ST. ANDREWS RETAIL CENTER	5555 W SUNSET BLVD	LOS ANGELES	90028	4/1/2018
FA0017432	TARZANA TIRE CO., INC.	5557 N RESEDA BLVD	TARZANA	91356	4/1/2018
FA0035549	WORLD THUNDER CUSTOM CYCLES	5557 N RESEDA BLVD UN B	TARZANA	91356	4/1/2018
FA0036319	VACANT	5581 N HUNTINGTON DR	LOS ANGELES	90032	4/1/2018
FA0035142	PRIVATE RESIDENCE	56 E FREMONT PL	LOS ANGELES	90005	4/1/2018
FA0003945	LA TIMES FLEET GARAGE	560 S ALAMEDA ST	LOS ANGELES	90013	4/1/2018
FA0028423	FRANKLIN AUTO CENTER	5600 FRANKLIN AVE	LOS ANGELES	90028	4/1/2018
FA0036477	CONSTRUCTION SITE	5600 WILSHIRE BLVD	LOS ANGELES	92617	4/1/2018
FA0003975	B & G BUMPERS AND PLATING WORKS	5601 S CENTRAL AVE	LOS ANGELES	90011	4/1/2018
FA0010388	CHEVRON - BOU-ABSI, ELIAS	561 S VERMONT AVE	LOS ANGELES	90020	4/1/2018
FA0024350	L A COUNTY METRO TRANSPORTATION AUTHORITY	5630 W ARBOR VITAE ST	LOS ANGELES	90045	4/1/2018
FA0029668	GAS TO GO	5646 LEXINGTON AVE	LOS ANGELES	90038	4/1/2018
FA0024536	TARZANA HEALTH AND REHABILITATION C	5650 N RESEDA BLVD	TARZANA	91356	4/1/2018
FA0022904	BUDGET GROUP INC - BUDGET CONTRACT	5651 N SEPULVEDA BLVD	VAN NUYS	91411	4/1/2018
FA0007542	HEWLETT-PACKARD	5651 W MANCHESTER AVE	LOS ANGELES	90045	4/1/2018
FA0020010	CALTRANS - TARZANA MAINTENANCE STAT	5660 N RESEDA BLVD	TARZANA	91356	4/1/2018
FA0012647	5670 WILSHIRE	5670 W WILSHIRE BLVD	LOS ANGELES	90036	4/1/2018
FA0029989	CELOS & SON	568 N MISSION RD	LOS ANGELES	90033	4/1/2018
FA0016064	MCNERNEY'S MORTUARY	570 W 5TH ST	SAN PEDRO	90731	4/1/2018
FA0024164	KEYES AUDI	5700 N VAN NUYS BLVD	VAN NUYS	91401	4/1/2018
FA0035120	VACANT BUILDING	5700 S WESTERN AVE	LOS ANGELES	90043	4/1/2018
FA0001677	JORGE C PEREZ - CHEVRON STATION #9-	5700 W MELROSE AVE	LOS ANGELES	90038	4/1/2018
FA0036395	HAROLD W HARRIS FOUNDATION	5701 S MAIN ST	LOS ANGELES	90037	4/1/2018
FA0002714	AUTOWRIGHT AUTO REPAIR	5705 N CAHUENGA BLVD	N HOLLYWOOD	91601	4/1/2018
FA0031349	FIAT OF VAN NUYS	5711 VAN NUYS BLVD	VAN NUYS	91401	4/1/2018
FA0033196	AA LAX - HAZARDOUS WASTE CAA	5720 W AVION DR	LOS ANGELES	90045	4/1/2018
FA0032531	AIRCRAFT SERVICE INTERNATIONAL	5720 W AVION DR ST C	LOS ANGELES	90045	4/1/2018
FA0029675	AVIS BUDGET GROUP, INC	5721 W 96TH ST	LOS ANGELES	90045	4/1/2018
FA0002374	PANGBORN PLUMBING CORP	5723 S BROADWAY ST	LOS ANGELES	90037	4/1/2018
FA0032967	LAIDLAW TRANSIT INC	5725 N SEPULVEDA BLVD	VAN NUYS	91411	4/1/2018
FA0008174	WEST COAST RACK INC	5730 PALOMA AVE	LOS ANGELES	90011	4/1/2018
FA0003902	LAFD - FIRE STATION 54	5730 S CRENSHAW BLVD	LOS ANGELES	90043	4/1/2018
FA0003103	KEYES HYUNDAI	5746 VAN NUYS BLVD	VAN NUYS	91401	4/1/2018
FA0034416	LOS ANGELES UNIFIED SCHOOL DISTRICT	5746 W SUNSET BLVD	LOS ANGELES	90028	4/1/2018
FA0034313	E! ENTERTAINMENT TELEVISION INC	5750 W WILSHIRE BLVD FL 1 - 4	LOS ANGELES	90036	4/1/2018
FA0028405	ATTILA PHOTO ONE HOUR	5750 WILSHIRE BLVD UN 135	LOS ANGELES	90036	4/1/2018
FA0024190	UNOCAL #6986 - KIZIRIAN, BOB	5752 S MESMER AVE	CULVER CITY	90230	4/1/2018

FACILITY ID	FACILITY NAME	SITE ADDRESS	CITY	ZIP	LAST RUN DATE
FA0015529	OCCIDENTAL COLLEGE	1600 CAMPUS RD	LOS ANGELES	90041	4/1/2018
FA0005833	MAGIC WITH 786	1600 ECHO PARK AVE	LOS ANGELES	90026	4/1/2018
FA0032447	UNITED OIL #170	1600 W OLYMPIC BLVD	LOS ANGELES	90015	4/1/2018
FA0014623	UNITED PARCEL SERVICE	16000 ARMINTA ST	VAN NUYS	91406	4/1/2018
FA0003829	LAFD - FIRE STATION 35	1601 N HILLHURST AVE	LOS ANGELES	90027	4/1/2018
FA0003863	LAFD - FIRE STATION 48	1601 S GRAND AVE	SAN PEDRO	90731	4/1/2018
FA0014075	MISSION CARWASH	1601 SAN FERNANDO RD	SAN FERNANDO	91340	4/1/2018
FA0032211	TRUMAN FUEL	1601 W TRUMAN AVE	SAN FERNANDO	91340	4/1/2018
FA0003553	ARCO #83142	1605 N GLENDALE BLVD	LOS ANGELES	90026	4/1/2018
FA0002609	SOUTH CITY ARCO	1605 W CARSON ST	TORRANCE	90501	4/1/2018
FA0015748	CT PROPANE #2/ VALERO	16103 SHERMAN WY	VAN NUYS	91406	4/1/2018
FA0009402	BANGLA-PHILLI MOBIL	16106 SHERMAN WY	VAN NUYS	91406	4/1/2018
FA0003384	VA SEPULVEDA	16111 PLUMMER ST	NORTH HILLS	91343	4/1/2018
FA0003095	GREYHOUND LINES INC	1614 E 7TH ST	LOS ANGELES	90021	4/1/2018
FA0032592	JOE'S CHEVRON	16156 DEVONSHIRE ST	GRANADA HILLS	91344	4/1/2018
FA0034726	FOOD 4 LESS #354	16208 W PARTHENIA ST	NORTH HILLS	91343	4/1/2018
FA0025616	ENCINO HOSPITAL MEDICAL CENTER	16237 W VENTURA BLVD	ENCINO	91436	4/1/2018
FA0003656	LA DWP - MAIN ST CTR, DSI, RSA	1630 N MAIN ST UN 5	LOS ANGELES	90012	4/1/2018
FA0021002	HOLLYWOOD SHELL	1630 N VERMONT AVE	LOS ANGELES	90027	4/1/2018
FA0003351	TOYOTA TECHNICAL CENTER U S A INC	1630 W 186TH ST	GARDENA	90248	4/1/2018
FA0017655	CITY OF LA - DEPT OF AIRPORTS	16300 DAILY DR	VAN NUYS	91406	4/1/2018
FA0002789	WILL ROGERS MAINTENANCE YARD	16300 W PACIFIC COAST HWY	PACIFIC PALISADES	90272	4/1/2018
FA0030837	CARDLOCK FUELS SYSTEM 128	1631 S ALAMEDA ST	LOS ANGELES	90021	4/1/2018
FA0033043	LAC+USC WEST CENTRAL POWER PLANT	1635 E MARENGO ST	LOS ANGELES	90033	4/1/2018
FA0016499	CHARLIE'S AUTO CENTER	1637 S GAFFEY ST	SAN PEDRO	90731	4/1/2018
FA0006077	S & M TRUCK STOP SERVICE STATION	16435 S FIGUEROA ST	GARDENA	90248	4/1/2018
FA0018988	GARDENA EXXON MOBIL MART INC	1645 W 190TH ST	GARDENA	90248	4/1/2018
FA0010504	UNITED OIL #109	16455 W VICTORY BLVD	VAN NUYS	91406	4/1/2018
FA0003851	LAFD - FIRE STATION 109	16500 W MULHOLLAND DR	LOS ANGELES	90049	4/1/2018
FA0038224	DOUGLAS EMMETT MANAGEMENT	16501 VENTURA BLVD	ENCINO	91436	4/1/2018
FA0025974	ROCKET OIL #3	16503 S FIGUEROA ST	GARDENA	90248	4/1/2018
FA0024062	VICTORY 76	16505 VICTORY BLVD	VAN NUYS	91406	4/1/2018
FA0002224	LAPD - WEST LOS ANGELES POLICE MOTO	1658 S BUTLER AVE	LOS ANGELES	90025	4/1/2018
FA0023774	THE CORNER STORE ENTERPRISE	1660 S SEPULVEDA BLVD	LOS ANGELES	90025	4/1/2018
FA0025924	LOS ANGELES REFINERY WILMINGTON PLT	1660 W ANAHEIM ST	WILMINGTON	90744	4/1/2018
FA0036716	LAFD - FIRE STATION 114	16617 ARMINTA ST	VAN NUYS	91406	4/1/2018
FA0037048	CITY OF LA - DEPT OF GENERAL SRVS	16621 ARMINTA ST	VAN NUYS	91406	4/1/2018
FA0005089	LA DWP - CALNEVA PUMPING STATION	16625 W CALNEVA DR	ENCINO	91436	4/1/2018
FA0005028	LAPD - WEST LOS ANGELES POLICE STAT	1663 S BUTLER AVE	LOS ANGELES	90025	4/1/2018
FA0003557	SOUTHERN CALIFORNIA GAS CO	16645 SATICOY ST	VAN NUYS	91406	4/1/2018
FA0013180	CITY OF LA - DEPT OF RECREATION & PARKS	1670 PALOS VERDES DR N	SAN PEDRO	90731	4/1/2018
FA0030350	ENCINO SHELL	16801 VENTURA BLVD	ENCINO	91436	4/1/2018
FA0036462	LAWA - LOS ANGELES WORLD AIRPORTS	16813 STAGG ST	VAN NUYS	91406	4/1/2018

FACILITY ID	FACILITY NAME	SITE ADDRESS	CITY	ZIP	LAST RUN DATE
FA0019464	UNITED OIL #128	5544 N LAUREL CANYON BLVD	VALLEY VILLAGE	91607	4/1/2018
FA0016990	CITY OF LA - DEPT OF GENERAL SERVIC	555 E RAMIREZ ST # 120	LOS ANGELES	90012	4/1/2018
FA0008488	LAPD - PROPERTY DIVISION	555 E RAMIREZ ST # 260	LOS ANGELES	90012	4/1/2018
FA0002218	LAPD - CENTRAL GARAGE	555 E RAMIREZ ST UN 112	LOS ANGELES	90012	4/1/2018
FA0017647	LAPD - AIR SUPPORT DIVISION	555 E RAMIREZ ST UN 475	LOS ANGELES	90012	4/1/2018
FA0023496	SO CAL GAS COMPANY TOWER	555 W 5TH ST	LOS ANGELES	90013	4/1/2018
FA0034089	CITY OF LA - PW BALLONA CREEK PUMPI	5550 INGLEWOOD BLVD	LOS ANGELES	90230	4/1/2018
FA0030303	CENTURY SHELL #68555	5551 W CENTURY BLVD	LOS ANGELES	90045	4/1/2018
FA0026421	UNITED OIL #5624	5552 W CENTURY BLVD	LOS ANGELES	90045	4/1/2018
FA0022126	CIRCLE K STORES #2709454	5553 WHITE OAK AVE	ENCINO	91316	4/1/2018
FA0013463	PARAMOUNT PICTURES CORP	5555 MELROSE AVE	LOS ANGELES	90038	4/1/2018
FA0030319	SHELL - BURBANK	5556 N SEPULVEDA BLVD	SHERMAN OAKS	91411	4/1/2018
FA0020297	HERC RENTALS INC	5556 VINELAND AVE	N HOLLYWOOD	91601	4/1/2018
FA0009933	KRIS MOBIL #5022	5560 VAN NUYS BLVD	VAN NUYS	91401	4/1/2018
FA0030230	CHEVRON - CHEVRON SS #1872/92766	5600 N SEPULVEDA BLVD	VAN NUYS	91411	4/1/2018
FA0030342	SHELL - AYYAD, PHILLIP/FARIDEH	5600 WOODMAN AVE	VAN NUYS	91401	4/1/2018
FA0012425	KAISER PERMANENTE	5601 DE SOTO AVE	WOODLAND HILLS	91367	4/1/2018
FA0029462	BURBANK 76	5601 TOPANGA CANYON BLVD	WOODLAND HILLS	91367	4/1/2018
FA0008545	WORLD OIL - #34	5605 RESEDA BLVD	TARZANA	91356	4/1/2018
FA0034035	BERGELECTRIC CORPORATION	5650 W CENTINELA AVE	LOS ANGELES	90045	4/1/2018
FA0030480	TESORO SHELL #68556	5657 W SUNSET BLVD	LOS ANGELES	90028	4/1/2018
FA0022463	HOLLYWOOD MOBIL	5700 W HOLLYWOOD BLVD	LOS ANGELES	90028	4/1/2018
FA0021264	HILTON LOS ANGELES AIRPORT	5711 W CENTURY BLVD	LOS ANGELES	90045	4/1/2018
FA0031688	WILMINGTON CHEVRON	575 W PACIFIC COAST HWY	WILMINGTON	90744	4/1/2018
FA0032819	WILSHIRE COURTYARD	5750 WILSHIRE BLVD	LOS ANGELES	90036	4/1/2018
FA0030315	TMP CORPORATION GAS	5800 W MANCHESTER AVE	LOS ANGELES	90045	4/1/2018
FA0027927	LEE'S ARCO	5804 S CRENSHAW BLVD	LOS ANGELES	90043	4/1/2018
FA0032904	5805 SEPULVEDA PARTNERS	5805 N SEPULVEDA BLVD	VAN NUYS	91411	4/1/2018
FA0030390	CRENSHAW ENERGY & RETAIL LLC	5805 S CRENSHAW BLVD	LOS ANGELES	90043	4/1/2018
FA0029613	HAN'S UNION #250914	5816 S WESTERN AVE	LOS ANGELES	90047	4/1/2018
FA0003082	CARSON WILMINGTON, INC	5820 S FIGUEROA ST	LOS ANGELES	90003	4/1/2018
FA0003886	LAFD - FIRE STATION 61	5821 W 3RD ST	LOS ANGELES	90036	4/1/2018
FA0007472	LA COUNTY- DHS-HUBERT HUMPHERY COMP	5850 S MAIN ST	LOS ANGELES	90003	4/1/2018
FA0002819	KEYES TOYOTA	5855 VAN NUYS BLVD	VAN NUYS	91401	4/1/2018
FA0003411	LOS ANGELES AIRPORT MARRIOTT	5855 W CENTURY BLVD	LOS ANGELES	90045	4/1/2018
FA0030530	BRONSON PETROLEUM	5857 W SUNSET BLVD	LOS ANGELES	90028	4/1/2018
FA0003301	CITY OF LA - PW - STREET SERVICES	5860 S WILTON PL	LOS ANGELES	90047	4/1/2018
FA0032496	ART'S 76	5890 W HOLLYWOOD BLVD	LOS ANGELES	90028	4/1/2018
FA0010185	LA DWP - WESTERN DISTRICT YARD	5898 W VENICE BLVD	LOS ANGELES	90019	4/1/2018
FA0021446	MTA	590 S SANTA FE AVE	LOS ANGELES	90013	4/1/2018
FA0009535	OLYMPIA MEDICAL CENTER	5901 W OLYMPIC BLVD	LOS ANGELES	90019	4/1/2018
FA0023653	CBS RADIO OF LOS ANGELES	5901 W VENICE BLVD	LOS ANGELES	90034	4/1/2018

Active Hazardous Materials (HM) Inventory

FACILITY ID	FACILITY NAME	SITE ADDRESS	CITY	ZIP	LAST RUN DATE
FA0024633	BEVERLY LAUREL AUTOMOTIVE INC	1047 N WILCOX AVE	(none)	90038	4/1/2018
FA0039673	Verizon Wireless: USC HSC	1510 SAN PABLO ST	(none)	90033	4/1/2018
FA0015246	SILVERLAKE AUTOMOTIVE	1716 SILVER LAKE BLVD	ARCO PLAZA	90026	4/1/2018
FA0017665	CITY OF LA- GSD PIPER TECH BLDG MAI	555 E RAMIREZ ST # 150	ARCO PLAZA	90012	4/1/2018
FA0032781	MEGGITT NORTH HOLLYWOOD INC	12838 SATICOY ST	ARCO STATION	91605	4/1/2018
FA0036229	BARNES HAZMAT	13249 LOUVRE ST	ARCO STATION	91331	4/1/2018
FA0035187	COLLISION ONE	4774 W ADAMS BLVD	ARCO STATION	90016	4/1/2018
FA0038212	M & R PLATING CORP	12375 MONTAGUE ST	ARLETA	91331	4/1/2018
FA0034902	MILES CHEMICAL COMPANY INC	12801 RANGOON ST	ARLETA	91331	4/1/2018
FA0031329	SUPERIOR THREAD ROLLING CO INC	12801 WENTWORTH ST	ARLETA	91331	4/1/2018
FA0030524	MOBIL - ARLETA	13310 W OSBORNE ST	ARLETA	91331	4/1/2018
FA0039748	7-Eleven 18910	13450 Osborne St	Arleta	91331	4/1/2018
FA0039670	Verizon Wireless: Beachy	13500 BRANFORD ST	ARLETA	91331	4/1/2018
FA0030873	LANCE'S AUTOMOTIVE	13801 CHASE ST UN A	ARLETA	91331	4/1/2018
FA0010002	PALOMO AUTOMOTIVE	13906 VAN NUYS BLVD # A	ARLETA	91331	4/1/2018
FA0004322	TM TIRES AND TRANSMISSION	14021 VAN NUYS BLVD	ARLETA	91331	4/1/2018
FA0037137	LAUSD - ARLETA HIGH SCHOOL (SMART)	14200 VAN NUYS BLVD	ARLETA	91331	4/1/2018
FA0038291	99 CENTS ONLY STORE #42	8625 WOODMAN AVE	ARLETA	91331	4/1/2018
FA0038450	AUTOZONE #4035	8638 WOODMAN AVE	ARLETA	91331	4/1/2018
FA0020667	QUICK STOP TRANSMISSIONS	8728 WOODMAN AVE	ARLETA	91331	4/1/2018
FA0022258	LA DWP - TUJUNGA WELL FIELD PUMPING	8801 ARLETA AVE	ARLETA	91331	4/1/2018
FA0039750	7-Eleven 19387	8960 Woodman Ave	Arleta	91331	4/1/2018
FA0019390	VALLARTA SUPERMARKET #26	9011 WOODMAN AVE	ARLETA	91331	4/1/2018
FA0037008	CVS PHARMACY #9625	9089 WOODMAN AVE	ARLETA	91331	4/1/2018
FA0023665	CIRCLE K #2211137	9115 N WOODMAN AVE	ARLETA	91331	4/1/2018
FA0030660	GOLDEN STATE MAGNETIC & PENETRANT L	9301 LAUREL CANYON BLVD	ARLETA	91331	4/1/2018
FA0024931	AT&T MOBILITY-5/170 FWY	9388 REMICK AVE	ARLETA	91331	4/1/2018
FA0017932	WALGREENS #6124	9750 WOODMAN AVE	ARLETA	91331	4/1/2018
FA0002300	LAUSD - LUTHER BURBANK JR HIGH SCHO	6460 N FIGUEROA ST	ATHENS	90042	4/1/2018
FA0039859	Chipotle Mexican Grill #1996	3939 Crenshaw Blvd Suite	Baldwin Hills	90008	4/1/2018
FA0038606	FAA BALDWIN HILLS RCAG	4100 S LA CIENEGA BLVD	BALDWIN HILLS	90008	4/1/2018
FA0003857	LAFD - FIRE STATION 108	12520 W MULHOLLAND DR	BEVERLY HILLS	90210	4/1/2018
FA0017038	LA DWP - DIST STN.-103/FRANKLIN POW	1298 N BEVERLY DR	BEVERLY HILLS	90210	4/1/2018
FA0023454	AIRGAS USA LLC	10675 W VANOWEN ST	BURBANK	91505	4/1/2018
FA0003542	U-HAUL CO OF SUN VALLEY	7721 N HOLLYWOOD WY	BURBANK	91505	4/1/2018
FA0009431	MODERN PAINT & BODY SUPPLY INC	19753 SHERMAN WY	CANOGA PARK	91306	4/1/2018
FA0032388	TESORO (USA) 63142	20055 VANOWEN ST	CANOGA PARK	91306	4/1/2018
FA0039784	7-Eleven 26640	20103 W Saticoy St	Canoga Park	91306	4/1/2018
FA0029866	A-1 TRANSMISSION	20146 SATICOY ST UN B1-2	CANOGA PARK	91306	4/1/2018
FA0024591	FOOD 4 LESS - #326	20155 SATICOY ST	CANOGA PARK	91306	4/1/2018
FA0008721	HOLIDAY MANOR CARE CENTER	20554 ROSCOE BLVD	CANOGA PARK	91306	4/1/2018
FA0039724	7-Eleven 16127	20832 Roscoe Blvd	Canoga Park	91306	4/1/2018
FA0028660	JIFFY LUBE #1467	20860 ROSCOE BLVD	CANOGA PARK	91306	4/1/2018
FA0039837	Carls Jr 7401	20900 Roscoe Blvd	Canoga Park	91304	4/1/2018

FACILITY ID	FACILITY NAME	SITE ADDRESS	CITY	ZIP	LAST RUN DATE
FA0002108	POOL WATER PRODUCTS	21540 STRATHERN ST	CANOGA PARK	91304	4/1/2018
FA0040410	VALLARTA SUPERMARKET #12	21555 ROSCOE BLVD	CANOGA PARK	91304	4/1/2018
FA0034814	HOLLYWOOD MOTORS	21600 W ROSCOE BLVD	CANOGA PARK	91304	4/1/2018
FA0035620	EXPRESS OIL COMPANY	21601 PARTHENIA ST	CANOGA PARK	91304	4/1/2018
FA0032615	SHERMAN AUTO SERVICE	21602 SHERMAN WY # C	CANOGA PARK	91303	4/1/2018
FA0034138	JAPANESE AUTO CENTER	21609 W SHERMAN WY	CANOGA PARK	91303	4/1/2018
FA0039718	7-Eleven 13868	21618 Roscoe Blvd	Canoga Park	91304	4/1/2018
FA0000592	DISCOUNT TIRE CENTER	21629 SHERMAN WY	CANOGA PARK	91303	4/1/2018
FA0038100	NORDSTROM	21725 VICTORY BLVD	CANOGA PARK	91303	4/1/2018
FA0038032	GLIDDEN PAINT #118	21729 VANOWEN ST	CANOGA PARK	91303	4/1/2018
FA0031635	CHEVRON	21935 W ROSCOE BLVD	CANOGA PARK	91304	4/1/2018
FA0000521	DE YOUNG AUTOMOTIVE INC	21937 W SHERMAN WY	CANOGA PARK	91303	4/1/2018
FA0030852	KELLY'S TOPANGA SHELL #68512	22001 VANOWEN ST	CANOGA PARK	91303	4/1/2018
FA0017591	AT&T - B1100	22012 W VANOWEN ST	CANOGA PARK	91303	4/1/2018
FA0025038	VERIZON WIRELESS	22015 VANOWEN ST	CANOGA PARK	91303	4/1/2018
FA0039835	CANYON OAKS NURSING & REHABILITATIO	22029 SATICOY St	CANOGA PARK	91303	4/1/2018
FA0040383	MCDONALDS CP/ ROSCOE	22030 ROSCOE BLVD	CANOGA PARK	91304	4/1/2018
FA0037216	AT&T MOBILITY - SERMAN WAY TOPANGA	22030 SHERMAN WAY	CANOGA PARK	91303	4/1/2018
FA0035593	TOP ROCKER HARLEY-DAVIDSON	22107 SHERMAN WY	CANOGA PARK	91303	4/1/2018
FA0008733	TOPANGA TERRACE CONVALESCENT CENTER	22125 ROSCOE BLVD	CANOGA PARK	91304	4/1/2018
FA0039767	7-Eleven 22069	22215 Sherman Way	Canoga Park	91303	4/1/2018
FA0030926	EXCLUSIVE AUTO	22217 W SHERMAN WY	CANOGA PARK	91303	4/1/2018
FA0020111	LA DWP - DISTRIBUTING STATION 136(V	22219 W VICTORY BLVD	CANOGA PARK	91303	4/1/2018
FA0002303	LAUSD - CHRISTOPHER COLUMBUS MIDDLE SCHOOL	22250 ELKWOOD ST	CANOGA PARK	91304	4/1/2018
FA0033683	THE CLEANERS	22330 W SHERMAN WY UN C8	CANOGA PARK	91303	4/1/2018
FA0034428	RALPHS GROCERY #721	22333 SHERMAN WY	CANOGA PARK	91303	4/1/2018
FA0003603	BLVD 5	22375 SHERMAN WY	CANOGA PARK	91303	4/1/2018
FA0039716	7-Eleven 13865	22821 Saticoy St	Canoga Park	91304	4/1/2018
FA0003881	LAFD - FIRE STATION 106	23004 ROSCOE BLVD	CANOGA PARK	91304	4/1/2018
FA0034795	BOB'S GARDEN EQUIPMENT	23651 VANOWEN ST	CANOGA PARK	91307	4/1/2018
FA0025157	DARLING CLEANERS	23735 ROSCOE BLVD	CANOGA PARK	91304	4/1/2018
FA0040057	Verizon Wireless: Rock Hill	23751 1/2 Box Cany	Canoga Park	91304	4/1/2018
FA0033839	LA DWP - STONEGATE PUMP STATION	24510 STONEGATE DR	CANOGA PARK	91304	4/1/2018
FA0021739	TOPANGA OIL (MOBIL)	6423 TOPANGA CANYON BLVD	CANOGA PARK	91303	4/1/2018
FA0017089	LA DWP - RECEIVING STATION - T YARD	6532 VARIEL AVE	CANOGA PARK	91303	4/1/2018
FA0036072	LENSCRAFTERS #120	6600 TOPANGA CANYON BLVD	CANOGA PARK	91303	4/1/2018
FA0034970	ROBBINS BROS	6645 N TOPANGA CANYON BLVD	CANOGA PARK	91303	4/1/2018
FA0017595	AT&T - B1320	6685 N TOPANGA CANYON BLVD	CANOGA PARK	91303	4/1/2018
FA0037011	TARGET STORE #T2143	6700 TOPANGA CANYON BLVD	CANOGA PARK	91303	4/1/2018
FA0001876	HOMETOWN BUFFET #736	6705 FALLBROOK AVE # 5	CANOGA PARK	91307	4/1/2018
FA0035180	RED CARPET CAR WASH	6760 N TOPANGA CANYON BLVD	CANOGA PARK	91303	4/1/2018
FA0003876	LAFD - FIRE STATION 72	6811 N DE SOTO AVE	CANOGA PARK	91303	4/1/2018
FA0038668	99 CENT ONLY STORES #400	6820 DE SOTO AVE	CANOGA PARK	91303	4/1/2018
FA0025858	TOPANGA CAR WASH	6829 TOPANGA CANYON BLVD	CANOGA PARK	91303	4/1/2018
FA0039953	IN-N-OUT BURGER #206	6841 Topanga Canyon Blvd	Canoga Park	91303	4/1/2018
FA0038304	SHERWIN-WILLIAMS #8580	6849 TOPANGA CANYON BLVD	CANOGA PARK	91303	4/1/2018

FACILITY ID	FACILITY NAME	SITE ADDRESS	CITY	ZIP	LAST RUN DATE
FA0037519	KIEWIT INFRASTRUCTURE WEST CO	15775 MULHOLLAND DR	LOS ANGELES	90049	4/1/2018
FA0036800	BROWN BEVIS LEASE	1598 W PACIFIC COAST HWY	WILMINGTON	90744	4/1/2018
FA0035820	SAVAGE SERVICES CORPORATION	1635 E DENNI ST	WILMINGTON	90744	4/1/2018
FA0010068	ROTORCRAFT SUPPORT INC	16425 HART ST # 1	VAN NUYS	91406	4/1/2018
FA0020683	E&B NATURAL RESOURCES MANAGEMENT	1645 N VAN TRESS AVE	WILMINGTON	90744	4/1/2018
FA0022860	CLEAN HARBORS WILMINGTON LLC	1737 E DENNI ST	WILMINGTON	90744	4/1/2018
FA0032959	ENTERPRISE RENT A CAR	17717 VENTURA BLVD	ENCINO	91316	4/1/2018
FA0010306	EUROMOTIVE AUTO CENTER	18444 VENTURA BLVD	TARZANA	91356	4/1/2018
FA0010720	LA DWP - LOS FELIZ PUMP STATION	1904 N WESTERN AVE	LOS ANGELES	90027	4/1/2018
FA0034579	KIA OF DOWNTOWN LA	1940 S LOVELACE AVE	LOS ANGELES	90015	4/1/2018
FA0038295	MV TRANSPORTATION DIV 64	2016 BAY ST	LOS ANGELES	90021	4/1/2018
FA0002818	FARMER BROS CO	20333 S NORMANDIE AVE	TORRANCE	90502	4/1/2018
FA0013243	PROLOGIS-EXCHANGE 20502 DENKER AVE LLC	20502 S DENKER AVE	TORRANCE	90501	4/1/2018
FA0020350	MACHINE TOOLS SUPPLY	21122 NORDHOFF ST # A	CHATSWORTH	91311	4/1/2018
FA0032550	SENTINEL PEAK RESOURCES LLC	2126 W ADAMS BLVD	LOS ANGELES	90018	4/1/2018
FA0032364	CALTRANS -SILVERLAKE SPECIAL CREW	2133 RIVERSIDE DR	LOS ANGELES	90039	4/1/2018
FA0014279	PM INDUSTRIAL SUPPLY CO	21615 MARILLA ST	CHATSWORTH	91311	4/1/2018
FA0014786	CALTRANS - SILVERLAKE METRO MAINTENANCE	2187 W RIVERSIDE DR	LOS ANGELES	90039	4/1/2018
FA0021621	DONALD G HUNT	24715 S FRAMPTON AVE	HARBOR CITY	90710	4/1/2018
FA0031769	O'DONNELL OIL, LLC	25131 S VERMONT AVE	LOS ANGELES	90744	4/1/2018
FA0036128	ALL PRO LUBE AND REPAIR INC	2740 E OLYMPIC BLVD # C	LOS ANGELES	90023	4/1/2018
FA0022994	WARREN E&P SAT 6	3003 E GRANT ST	WILMINGTON	90744	4/1/2018
FA0021951	AT&T - H5126	3164 N HOLLYCREST DR	LOS ANGELES	90068	4/1/2018
FA0032548	SENTINEL PEAK RESOURCES CALIFORNIA LLC	3304 W WASHINGTON BLVD	LOS ANGELES	90007	4/1/2018
FA0011108	UNIFIED GROCERS INC	3625 S 11TH AVE	LOS ANGELES	90018	4/1/2018
FA0030152	ALLIED CEMENT COMPANY	401 S CANAL AVE	WILMINGTON	90744	4/1/2018
FA0005967	CITY OF LA - PW - T.I.W.R.P.	445 S FERRY ST	SAN PEDRO	90731	4/1/2018
FA0018039	CITY OF LA - GLENDALE SAFE CENTER	4600 W COLORADO BLVD	LOS ANGELES	90039	4/1/2018
FA0039257	FX EXPRESS INC	531 FLINT AVE	WILMINGTON	90744	4/1/2018
FA0018645	KEYES HYUNDAI	5319 VAN NUYS BLVD	VAN NUYS	91401	4/1/2018
FA0025728	AIRPORT MARINA FORD - ANNEX	5425 S GROSVENOR BLVD	LOS ANGELES	90066	4/1/2018
FA0024350	L A COUNTY METRO TRANSPORTATION AUTHORITY	5630 W ARBOR VITAE ST	LOS ANGELES	90045	4/1/2018
FA0030816	MENZIES AVIATION	5701 W IMPERIAL HWY	EL SEGUNDO	90045	4/1/2018
FA0002007	TEXTURED COATINGS OF AMERICA	5950 S AVALON BLVD	LOS ANGELES	90003	4/1/2018
FA0025385	INTERSTATE BRANDS CORP	5983 S ST ANDREWS PL	LOS ANGELES	90047	4/1/2018
FA0034715	600 WILSHIRE PROPERTY	611 W 7TH ST	LOS ANGELES	90017	4/1/2018
FA0024308	SOUTH TORRANCE UNIT	630 W LOMITA BLVD	WILMINGTON	90744	4/1/2018
FA0003297	FOREST LAWN MEMORIAL PARK	6300 W FOREST LAWN DR	LOS ANGELES	90068	4/1/2018
FA0034300	GUZMAN ENERGY SUTHERLAND	631 W ROSECRANS AVE	GARDENA	90248	4/1/2018
FA0034354	GUZMAN ENERGY LEITCH	635 W ROSECRANS AVE	GARDENA	90248	4/1/2018
FA0036445	TITUS MRF SERVICES	6625 S STANFORD AVE	LOS ANGELES	90001	4/1/2018
FA0035559	VALVOLINE INSTANT OIL CHANGE GN0059	6761 RESEDA BLVD	RESEDA	91335	4/1/2018
FA0016575	US COAST GUARD	7159 WORLD WY W BLDG	LOS ANGELES	90045	4/1/2018
FA0008815	BOB HOPE AIRPORT, MAINTENANCE	7901 N SAN FERNANDO RD	SUN VALLEY	91352	4/1/2018

FACILITY ID	FACILITY NAME	SITE ADDRESS	CITY	ZIP	LAST RUN DATE
FA0031026	VINE AUTO CENTER	1654 N HILLHURST AVE	LOS ANGELES	90027	4/1/2018
FA0002946	ROY E HANSON JR MFG CORP	1654 S TARLETON ST	LOS ANGELES	90021	4/1/2018
FA0000056	LAWRENCE STRICK MD	16542 W VENTURA BLVD SU 218	ENCINO	91436	4/1/2018
FA0033598	FOTO-PLAZA	16545 W VENTURA BLVD	ENCINO	91436	4/1/2018
FA0034335	ALPHACAST FOUNDRY	1655 E SLAUSON AVE	LOS ANGELES	90011	4/1/2018
FA0010641	IRVING SHAPIRO	1655 W WASHINGTON BLVD	LOS ANGELES	90007	4/1/2018
FA0019932	NORMAN H NELSON, MD	16550 W VENTURA BLVD SU 214	ENCINO	91436	4/1/2018
FA0009138	MARQUARDT COMPANY INC	16555 W SATICOY ST UN 115	VAN NUYS	91406	4/1/2018
FA0022376	KAISER MARQUARDT	16555 W SATICOY ST UN 45	VAN NUYS	91406	4/1/2018
FA0037294	AT&T MOBILITY - ROW PLUMMER	16559 PLUMMER ST CEL 1	NORTH HILLS	91343	4/1/2018
FA0005465	MR PAINT STRIPPER	1658 W COLORADO BLVD	LOS ANGELES	90041	4/1/2018
FA0000194	FARMERS MARKET AUTOMOTIVE CENTER	166 S FAIRFAX AVE	LOS ANGELES	90036	4/1/2018
FA0005831	LA COUNTY - JUVENILE HALL	1660 N EASTLAKE AVE	LOS ANGELES	90033	4/1/2018
FA0004293	RETRO AUTO WORKS	1660 W ANAHEIM ST	HARBOR CITY	90710	4/1/2018
FA0035111	MARQUARDT COMPANY	16601 SATICOY ST	VAN NUYS	91406	4/1/2018
FA0001796	FRANCOSMETICS INTERNATIONAL INC	16601 W ROSCOE PL	NORTH HILLS	91343	4/1/2018
FA0024439	WORLDWIDE PRODUCE	1661 MCGARRY ST	LOS ANGELES	90021	4/1/2018
FA0014965	O J PLUMBING CO INC	1661 N ALLESANDRO ST	LOS ANGELES	90026	4/1/2018
FA0005582	LAUSD - CRESCENT HEIGHTS ELEMENTARY	1661 S CRESCENT HEIGHTS BLVD	LOS ANGELES	90035	4/1/2018
FA0012055	BRENTWOOD PEST CONTROL	1661 S SAWTELLE BLVD	LOS ANGELES	90025	4/1/2018
FA0001493	B/L INDUSTRIAL FABRICATION INC.	1661 W 226TH ST	TORRANCE	90501	4/1/2018
FA0025701	TRW AUTOMOTIVE	1661 W 240TH ST	HARBOR CITY	90710	4/1/2018
FA0023108	BLOOMINGDALES FLOWERS	16614 W VENTURA BLVD	ENCINO	91436	4/1/2018
FA0028269	KAL-GARD COATING & MFG	16616 W SCHOENBORN ST	NORTH HILLS	91343	4/1/2018
FA0012002	VISTA PEST CONTROL INC	1662 W 255TH ST	HARBOR CITY	90710	4/1/2018
FA0022313	MARQUARDT MANUFACTURING INC	16621 W SATICOY ST	VAN NUYS	91406	4/1/2018
FA0015263	HYPER CYCLE CO	16622 W ROSCOE PL	NORTH HILLS	91343	4/1/2018
FA0018834	HOLLINGSHEAD WELDING	16628 W ROSCOE PL	NORTH HILLS	91343	4/1/2018
FA0003440	MASTER CHEFS LINEN SUPPLY	1663 W CORDOVA ST	LOS ANGELES	90007	4/1/2018
FA0003440	MASTER CHEFS LINEN SUPPLY	1663 W CORDOVA ST	LOS ANGELES	90007	4/1/2018
FA0007595	D R KNOLLS PHARMACY	16630 W MARQUEZ AVE	PACIFIC PALISADES	90272	4/1/2018
FA0013174	VENTURA PETIT EAST BUILDING	16633 W VENTURA BLVD SU 1015	ENCINO	91436	4/1/2018
FA0039046	TECHNO MAGNET	16637 ARMINTA ST	VAN NUYS	91406	4/1/2018
FA0000897	ORCAL SWIMMING POOL SUPPLIES INC	16638 W ARMINTA ST	VAN NUYS	91406	4/1/2018
FA0026206	PROFESSIONAL FINISHING SYTEMS & SUP	16641 W ROSCOE PL	NORTH HILLS	91343	4/1/2018
FA0030118	MERLE NORMAN AVIATION	16644 W ROSCOE BLVD UN 6	VAN NUYS	91406	4/1/2018
FA0009403	ANGELES AUTO GROUP	16645 SHERMAN WY	VAN NUYS	91406	4/1/2018
FA0003323	SAMPSON OIL PARTNERSHIP	1665 N WILMINGTON BLVD	WILMINGTON	90744	4/1/2018
FA0035177	UNION AUTO INDUSTRIAL COATING & SUP	1665 W BLAKE AVE	LOS ANGELES	90031	4/1/2018
FA0032285	CAL SPECIALTY RESTAURANT FIXTURES	1665 W VENICE BLVD	LOS ANGELES	90006	4/1/2018
FA0001246	VERMONT CAR WASH	1666 N VERMONT AVE	LOS ANGELES	90027	4/1/2018
FA0015072	SUPREME ENTERPRISES	16661 W VENTURA BLVD	ENCINO	91436	4/1/2018
FA0002631	TRU FLEX RUBBER PRODUCTS CO	1667 N MAIN ST	LOS ANGELES	90012	4/1/2018
FA0037601	SPIN COLOR	1668 E 40TH PL	LOS ANGELES	90011	4/1/2018
FA0020551	GENESIS PRINTING	167 S FAIRFAX AVE	LOS ANGELES	90036	4/1/2018
FA0013401	CIM/ 7046 HOLLYWOOD LP	1670 N SYCAMORE AVE UN A	LOS ANGELES	90028	4/1/2018
FA0009179	HSK/DECKER INC	16700 W SCHOENBORN ST	NORTH HILLS	91343	4/1/2018

FACILITY ID	FACILITY NAME	SITE ADDRESS	CITY	ZIP	LAST RUN DATE
FA0038502	JOYERIA MIRIAM	558 S BROADWAY UN 5	LOS ANGELES	90014	4/1/2018
FA0036319	VACANT	5581 N HUNTINGTON DR	LOS ANGELES	90032	4/1/2018
FA0035142	PRIVATE RESIDENCE	56 E FREMONT PL	LOS ANGELES	90005	4/1/2018
FA0014483	LITTLE GIANT SPECIALTY PRINTING CO	56 N HUBBARD AVE	SAN FERNANDO	91340	4/1/2018
FA0003945	LA TIMES FLEET GARAGE	560 S ALAMEDA ST	LOS ANGELES	90013	4/1/2018
FA0017871	HOLLENBECK SURGICAL GROUP	560 S ST LOUIS ST	LOS ANGELES	90033	4/1/2018
FA0034194	JONES MOTOR PURR CO INC	560 W 182ND ST	GARDENA	90248	4/1/2018
FA0016296	MASSEY'S FLOWERS	560 W PACIFIC COAST HWY	WILMINGTON	90744	4/1/2018
FA0029057	CENTRAL AUTO PARTS	5600 S CENTRAL AVE	LOS ANGELES	90011	4/1/2018
FA0038254	MLADEN BUNTICH CONSTRUCTION	5600 VAN NESS AVE	LOS ANGELES	90062	4/1/2018
FA0029340	B & W LAX TRUCK REPAIR	5600 W ARBOR VITAE ST	LOS ANGELES	90045	4/1/2018
FA0020166	BRITISH AIRWAYS CARGO	5600 W CENTURY BLVD	LOS ANGELES	90045	4/1/2018
FA0005343	SCANDINAVIAN AIRLINES	5600 W CENTURY BLVD SU 1	LOS ANGELES	90045	4/1/2018
FA0017694	KEN'S CARBURETOR SERVICE	5600 W MELROSE AVE	LOS ANGELES	90038	4/1/2018
FA0010676	DUNBAR SALES CO INC	5600 W WASHINGTON BLVD	LOS ANGELES	90016	4/1/2018
FA0036477	CONSTRUCTION SITE	5600 WILSHIRE BLVD	LOS ANGELES	92617	4/1/2018
FA0003975	B & G BUMPERS AND PLATING WORKS	5601 S CENTRAL AVE	LOS ANGELES	90011	4/1/2018
FA0026920	SEARS ROEBUCK AND CO # 1028	5601 SANTA MONICA	LOS ANGELES	90038	4/1/2018
FA0008389	E & I BODY SHOP	5601 W PICO BLVD	LOS ANGELES	90019	4/1/2018
FA0037255	AT&T MOBILITY - KIMS AUTO	5602 S CENTRA	LOS ANGELES	90011	4/1/2018
FA0025781	MOON'S AUTO SERVICE	5602 S CENTRAL AVE	LOS ANGELES	90011	4/1/2018
FA0010407	VERMONT CLEANERS	5603 S VERMONT AVE	LOS ANGELES	90037	4/1/2018
FA0022478	NEW TECH AUTO CARE	5606 N LANKERSHIM BLVD	NORTH HOLLYWOOD	91601	4/1/2018
FA0007218	CARL JACKSON ET AL	5607 1/2 N LAUREL CANYON BLVD	VALLEY VILLAGE	91607	4/1/2018
FA0007646	WOODLAND FURNITURE MFG	5607 S MCKINLEY AVE	LOS ANGELES	90011	4/1/2018
FA0030595	OMAR'S AUTOMOTIVE	5608 W PICO BLVD	LOS ANGELES	90019	4/1/2018
FA0032649	CROWN CLEANERS	5608 W SAN VICENTE BLVD	LOS ANGELES	90019	4/1/2018
FA0015636	LEONETTI COMPANY	5609 W SUNSET BLVD	LOS ANGELES	90028	4/1/2018
FA0010388	CHEVRON - BOU-ABSI, ELIAS	561 S VERMONT AVE	LOS ANGELES	90020	4/1/2018
FA0018832	MINUTEMAN PRESS	5610 N VAN NUYS BLVD	VAN NUYS	91401	4/1/2018
FA0018832	MINUTEMAN PRESS	5610 N VAN NUYS BLVD	VAN NUYS	91401	4/1/2018
FA0000622	HIGHLAND PARK HARDWARE & PAINT INC	5612 N FIGUEROA ST	LOS ANGELES	90042	4/1/2018
FA0026797	ELLIOTT PRNTG CO	5614 N LANKERSHIM BLVD	NORTH HOLLYWOOD	91601	4/1/2018
FA0002309	A-1 FURNITURE REFINISHING	5614 W VENICE BLVD	LOS ANGELES	90019	4/1/2018
FA0007099	NO HO AUTO CARE	5615 N LANKERSHIM BLVD	NORTH HOLLYWOOD	91601	4/1/2018
FA0016539	CVS WOODWORKING	5615 S MESMER AVE	CULVER CITY	90230	4/1/2018
FA0008972	YOUR TYPE PRINTING	5615 W SAN VICENTE BLVD	LOS ANGELES	90019	4/1/2018
FA0013730	ALL IMPORTED CAR PARTS	5616 N LAUREL CANYON BLVD	VALLEY VILLAGE	91607	4/1/2018
FA0011756	BUILDERS EMPORIUM #665	5620 S MESMER AVE	CULVER CITY	90230	4/1/2018
FA0010677	WEST AUTO PAINTING	5620 W WASHINGTON BLVD	LOS ANGELES	90016	4/1/2018
FA0001200	A-ADVANCE TERMITE CONTROL INC	5621 W ADAMS BLVD	LOS ANGELES	90016	4/1/2018
FA0005065	LEON NAHMIAS	5625 1/2 N CAHUENGA BLVD	NORTH HOLLYWOOD	91601	4/1/2018
FA0037248	AT&T MOBILITY - PLAYA VISTA	5625 CRESCENT PARK WEST	LOS ANGELES	90094	4/1/2018
FA0037861	SPRINT NEXTEL CELL SITE CA6342	5625 CRESCENT PARK WEST UN A	PLAYA VISTA	90094	4/1/2018

OWNER

EFI Global

Engineering, Fire & Environmental Services

Survey Questionnaire – Please Return to Fax Number Below

A. GENERAL

1. Subject Property Address 5607 Carlton + 1655 St. Andrews

2. Name of business(es) occupying the subject property Residential

3. Person completing this questionnaire:

Frank Evanisko	(818) 445 9700
Name	Telephone Number
Owner Rep.	4/25/18
Title	Date
owner Rep.	4 yrs.
Relationship to Property	How Long?

4. If you are the person who has ordered this report, what is the purpose of this report? Purchase Sale Refinance

B. PROPERTY DESCRIPTION

1. **Land**

A. What is the approximate square footage of the land? 17,150

B. Were there any buildings or other improvements on the property prior to the existing improvements? Yes X No DK

If yes, what were the buildings used for? Res.

C. Is or has there been a well on the subject property? Yes X No DK X

If yes, what type of well is it?: Drinking Water, Irrigation, Monitoring, Dry Well

D. Is or has there been a septic system on the subject property? Yes No DK X

E. Has fill of unknown origin been imported onto the subject property? Yes No DK X

2. **Improvements (Buildings) - This includes all buildings**

5261 West Imperial Highway, Los Angeles, California 90045
Toll Free: 888-705-6300 Phone: 310-854-6300 Fax: 310-854-0199 Web: https://www.efiglobal.com/our-services/environmental/

E. REGULATORY ACTION

1. Has the subject property ever been subject to any environmental enforcement action by the local government, federal, or state entities? Yes No ✓ DK

2. Do you have any knowledge of pending or proposed environmental actions against the subject property or neighboring properties? Yes No ✓ DK

3. Have there been any formal or informal citizen or tenant complaints regarding environmental or health matters in connection with the Subject Property? Yes No ✓ DK

4. Are you aware of any releases of hazardous materials on the Subject Property? Yes No ✓ DK

F. ADDITIONAL INFORMATION

1. Do you have knowledge of any previous environmental reports conducted for the site such as Phase I ESA, Phase II ESA, Site Characterization, Removal or Remediation, Geotechnical Reports, Lead Based Paint or Asbestos Survey or Removal, or other relevant material?

   Yes No ✓ If yes, please provide a copy.

2. Do you have a recent Title Report for the subject property?

   Yes ✓ No If yes, please provide a copy.

3. Can you provide the contact information of the former owner/occupant of the property? Yes No ✓
   If yes, please provide contact information below.

Frank Evanisko
Name

Telephone Number

Business Name

Relationship to Property

5261 West Imperial Highway, Los Angeles, California 90045
Toll Free: 888-705-6300 Phone: 310-854-6300 Fax: 310-854-0199 Web: https://www.efiglobal.com/our-services/environmental/

BUYER

EFI Global

Engineering, Fire & Environmental Services

USER QUESTIONNAIRE

As part of the All Appropriate Inquiry (AAI) standard for conducting Phase I Environmental Site Assessments set by the Environmental Protection Agency (EPA), the following questions are to be asked of the prospective purchaser.

Please return to fax number below or e-mail to your project manager. Please also provide a **Title Report, previous environmental reports including Phase I and Phase II, Site Characterization, Removal or Remediation, Geotechnical Reports, Lead Based Paint or Asbestos Survey or Removal**, or other relevant material, as available.

A. GENERAL

1. Subject Property Address 5607 W. Carlton + 1655 N. St. Andrews.

2. Person completing this questionnaire:

Frank Eubanicko
Name

(626) 965-9700
Telephone Number

Seller/owner rep.
Relationship to Property

4/25/18
Date

3. What is your intended use of the property?
☐ No Change ☒ Residential Development ☐ Commercial/Industrial Development

4. What is the purpose of ordering a Phase I ESA?
☒ Purchase ☐ Refinance ☐ Other (please specify) _____

B. AAI STANDARD QUESTIONS

1. Are you aware of any environmental liens or activity and use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have filed or recorded against the property under federal, tribal, state or local law? Yes ☐ No ☒ If Yes, Please Explain _____

2. Do you have any specialized knowledge or experience that is material to recognized environmental conditions in connection with the property? Yes ☐ No ☒ If Yes, Please Explain _____

3. Are you aware of any commonly known or reasonably ascertainable information within the local community about the property that is material to recognized environmental conditions in connection with the property? Yes ☐ No ☒ If Yes, Please Explain _____

4. Is the purchase price of the property comparable to the fair market value of the property? Yes ☒ No ☐ N/A ☐
If the purchase price is significantly lower than the fair market value, the user must identify the alternate reason for the low purchase price if the lower purchase price is not related to the property being affected by hazardous substances or petroleum products. _____

A. What is the approximate square footage of the onsite structure? 9,856

B. What year was the onsite structure built? 1940's - 1950's ?

C. Is there a heating system at the site? Yes X No DK

If yes, what is it fueled by?: ☐ Natural Gas. Fuel Oil. ☐ Electricity. ☐ Solar DK

D. Is there a boiler at the site? Yes No DK X

If yes, what is it fueled by?: ☐ Natural Gas. Fuel Oil . ☐ Electricity. ☐ Solar

E. Do you have copies of the Subject Property's construction, site, and/or "as-built" drawings and building specifications? Yes No X If so, please provide copies of same.

C. STORAGE TANKS

1. Are there any registered or unregistered (active or inactive) Underground Storage Tanks ("UST") or Aboveground Storage Tanks ("AST") located on the premises? Yes No X DK

2. Do you have any knowledge of USTs or ASTs that once existed on the Subject Property and whether such tanks were removed or abandoned? Yes No X DK

D. HAZARDOUS MATERIALS

1. Are any regulated hazardous materials, chemicals, or waste stored/used on-site? Yes No X DK

If "yes" please provide a copy of the chemical inventory.

2. To the best of your knowledge, do any of the following operations take place on the Subject Property or have ever taken place on the Subject Property:

Dry Cleaning:	Yes	No	Battery Storage/Sales:	Yes	No
Paint Storage/Sales:	Yes	No	Petroleum Storage/Sales:	Yes	No
Landfill/Dumping:	Yes	No	Junkyard:	Yes	No
Photo or X-Ray Finishing:	Yes	No	Electric Equip Manufacturing:	Yes	No
Solvent Storage or Sales:	Yes	No	Chemical Manufacture/Sales:	Yes	No
Automobile Storage or Repair:	Yes	No	Agriculture:	Yes	No
Metals Machining:	Yes	No	Metals Heat Treating:	Yes	No

Any other commercial or industrial process which may have included the use of chemicals: Yes No

If yes, Please specify: _____

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Toll Free: 888-705-6300 Phone: 310-854-6300 Fax: 310-854-0199 Web: https://www.efiglobal.com/our-services/environmental/

Daniel Casas

Environmental Specialist

5261 W. Imperial Highway Los Angeles, CA 90045

(310)854-6300
Daniel_Casas@efiglobal.com

Professional Summary:

Daniel Casas has been in the environmental industry since 2016 and has been a professional consultant since 2017. Mr. Casas started his career in the environmental industry researching human impacts on climate change using remote sensing technologies. Currently, Mr. Casas conducts historical research and works with regulatory bodies to investigate historical and current uses of properties as part of the Phase I Environmental Site Assessment.

Licenses and Certifications:

OSHA 40-Hour Hazardous Waste Operations Certified, Safety Unlimited, CA #1709051193286

Professional Experience:

EFI Global, Inc., Los Angeles, CA, Environmental Specialist

2016 – Present

Education:

Bachelor of Arts, Geography and Environmental Studies, University of California, Los Angeles, CA, 2015

References:

Nicole Rivera
EFI Global
5261 West Imperial Highway, Los Angeles, CA 90045

Nicole J. Rivera, MS

Phase I Department Manager

5261 West Imperial Highway, Los Angeles, CA 90045 *310-854-6300*

Nicole_Rivera@efiglobal.com

Years' Experience: 11

Professional Summary:

Ms. Rivera has more than 11 years of experience in professional consulting services and meets the definition of an Environmental Professional (EP) as defined in the EPA All Appropriate Inquiry (AAI) regulations. Ms. Rivera's responsibilities include the overall management of the Environmental Due Diligence Phase I Department for EFI Global. Her duties include managing 15 technical staff members, managing client relations, business development, and employee development.

Ms. Rivera has worked directly with clients and regulatory bodies to investigate historical and current site use and assess environmental conditions of various residential, commercial, and light industrial and heavy industrial properties. Her experience includes all stages of environmental projects including Phase I environmental site assessments and Phase II soil testing and sampling. Specializing in high volume and large scale projects, she ensures the production of high quality products and individualized service through effective team management and quality control mechanisms.

Ms. Rivera is currently responsible for:

- Management of Phase I Department (15 technical staff members) that prepares Phase I Environmental Site Assessments typically involving retail, light industrial/warehouse, and industrial properties
- Field activities including soil, vapor, and groundwater sampling for Phase II Investigations including dry cleaning operations, gas stations and industrial facilities
- Communicating with regulatory agencies including DTSC, Los Angeles Regional Water Quality Control Board, Los Angeles County, Los Angeles City, and City of Santa Monica
- Training and education of employees and clients
- Marketing, client relations, business development

Licenses and Certifications:

OSHA 40-Hour Hazardous Waste Operations
California Registered Environmental Assessor (2010-2012), DTSC, CA, #30319
Environmental Professional, per the CFR Title 40, Chapter I, Subchapter J, Part 312, Subpart C, Section 312.21

Project Experience:

Lending Institutions, California
Environmental Site Assessment
Ms. Rivera serves as department manager for lending sector projects which involve Phase I ESA, Property Condition Assessments, Seismic Risk Assessments, and ALTA Surveys for local, regional and national lenders. Projects include adaptive reuse of existing historical other structures for affordable and low income housing and ground up construction projects on previously undeveloped, commercial and industrial properties. Services also include client representation in CEQA and NEPA proceedings and public participation proceedings.

Historic Broadway Corridor, Los Angeles, California
Ms. Rivera conducted environmental due diligence of six private mid-rise buildings in the historic core of downtown Los Angeles on behalf of a major international bank. Hundreds of building permits and other historical research was reviewed and analyzed. Special challenges involved with the project included assessment of boiler related fuel tanks for each of the six properties. Geophysical methods and soil sampling was conducted in order to determine if the boiler related fuel tanks had leaked and caused the subsurface soils to be contaminated.

Affordable Housing Projects, Throughout California
Phase I Environmental Site Assessment Reports were conducted for various properties throughout the state of California for public agencies and private entities as potential sites for affordable housing projects. Special challenges involved with specific projects included soil sampling and pesticide testing for properties that were historically utilized for agricultural purposes.

Gas Station Projects, Throughout California
Phase I Environmental Site Assessment Reports were conducted for gasoline service station properties throughout the state of California for lenders and private entities. Special challenges involved with specific projects included obtaining and reviewing tank fitness testing reports to comply with lender requirements and reviewing technical documents relating to prior UST removals, environmental sampling, remediation, and closure proceedings.

Public and Charter Elementary School Projects, Throughout California
Ms. Rivera has overseen the preparation of Phase I ESA reports for various public and charter elementary schools throughout the state of California for lenders and private entities.

Professional Experience:

Andersen Environmental, Los Angeles, CA 2007-Present
Phase I Department Manager, 2010-Present
Project Manager, 2008-2010
Senior Environmental Specialist, 2007-2008

Education:

Bachelor of Science, Environmental Studies, University of Southern California, Los Angeles, CA, 2006

Master of Science, Environmental and Occupational Health, California State University of Northridge, Northridge, CA, 2013

References:

Cynthia Wagner
MUFG Union Bank, N.A.
500 S. Main Street, Suite 320
Orange, CA 92868

Georgina Dannatt
Bank of the West
2527 Camino Ramon,
San Ramon, CA 94583

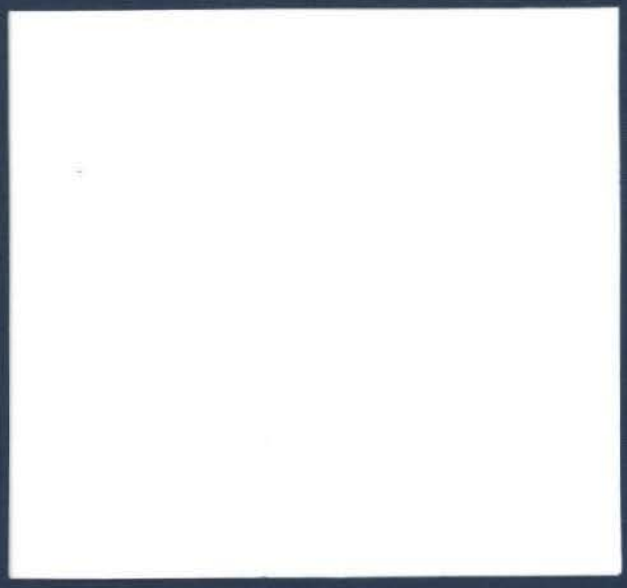
Jean Hughes
California Bank and Trust
2399 Gateway Oaks, Suite 110
Sacramento, CA 95833

Richard Belyea
Comerica Bank
611 Anton Boulevard, Suite 400
Costa Mesa, CA 92626

E-2 Wood Phase I Environmental Site Assessment

WEECO

WESTERN ENVIRONMENTAL ENGINEERS COMPANY



1815 E. Wilshire Ave., Suite 905
Santa Ana, CA 92705

Phone: (714) 542-2644
Fax: (714) 542-2520

WEECO WESTERN ENVIRONMENTAL ENGINEERS CO.

12610 Westminster Ave., Unit C
Santa Ana, CA 92706

(714) 542-2644
Fax: (714) 542-2520

WEECO Project #2018-6668

Phase I Environmental Site Assessment

Project Site
5604-5610 Hollywood Boulevard
Los Angeles, California 90028

Prepared for
Commonwealth Business Bank
3121 West Olympic Boulevard, Suite 100
Los Angeles, California 90006

February 9, 2018

Prepared by _____
Han sol Yoo
Project Engineer

Reviewed by _____
James Yoon, REPA
Environmental Professional

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT
For Property at:

5604-5610 HOLLYWOOD BOULEVARD
LOS ANGELES, CALIFORNIA 90028

FEBRUARY 9, 2018

Environmental Professional Certification: I declare that, to best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312.10 (All Appropriate Inquiry).

James Yoon, Environmental Professional
Principal

Standard Certification: I have the specific qualifications based on educations, training and experience to assess a *property* of nature, history and setting of the Subject Property. I have developed and performed the all appropriate inquiries (AAI) in conformance with the standards and practices set forth in 40 CFR part 312.

James Yoon, Environmental Professional
Principal

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EXECUTIVE SUMMARY

Western Environmental Engineers Company (WEECO) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations of ASTM Standard Practice E1527-13, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by **Commonwealth Business Bank** for the property located at **5604-5610 Hollywood Boulevard, Los Angeles, California (the "subject property")**. The Phase I Environmental Site Assessment is designed to provide **Commonwealth Business Bank** with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

On February 5, 2018, WEECO investigator (Han sol Yoo) conducted a site investigation of the subject site.

Property Description:

The subject property located at 5604-5610 Hollywood Boulevard, in the City of Los Angeles, is legally described by the assessor's parcel numbers: 5544-026-007 and 5544-026-008. According to the Los Angeles County, Office of the Assessor, the subject site is an approximately 23,750 square foot total lot, and has been developed with two (2) commercial / residential buildings approximately 21,230 square feet in size total. The subject buildings were constructed in 1997 and 1948, respectively.

The subject property is currently occupied by "Precise Auto Body" and residential dwellings. The subject property consists of one (1) single-story commercial building being used as an auto body shop and one (1) two-story commercial / residential building being used as a vehicle storage garage and residential dwellings. In addition to the current structures, the subject property is also improved with a concrete paved vehicle storage lot. An automotive spray paint booth was observed inside the single-story subject building.

According to available historical sources, from 1960 to 1990, the subject property was occupied by various commercial tenants. From 2000 to 2017, the subject property has been occupied by an auto body shop.

The immediately surrounding properties consist of commercial development (Commercial Building / 5611-5623 W. Hollywood Boulevard) to the north across Hollywood Boulevard; residential developments (Residential Area / 5607-5617 Carlton Way) to the south; Vacant Land (5600 Hollywood Boulevard) to the east; and commercial development (Unmarked Building / 5620 Hollywood Boulevard) to the west.

The groundwater depth in the vicinity of the subject site is approximately 86.90 feet bgs (data obtained from GeoTracker from an open LUST site, 5700 Hollywood Boulevard). The regional groundwater flow is expected to follow the topographic gradient; which is towards the westerly.

Federal and State Environmental Records Search Databases:

Two (2) active SCAQMD records were found for the subject site. According to the records, the company name that holds the records is "G&N Shop". No equipment is listed in the records, and there have been no notices of violation or notices to comply. According to the records, the company name that holds the records is "Precise Auto Body". The site was issued operating permits for automotive spray booths on November 6, 2003, and May 17, 1996. Operating permits are currently active. The site was issued a notice of violation due to installing and operating 2 paint spray booths without a permit to construct and/or operate; however, upon re-inspection, the case is currently closed. The site was issued notices to comply due to record keeping, and equipment repair; however, upon re-inspection, all notices are currently in compliance. Two (2) out of business and inactive records were found for the subject property. The site was issued operating permits for paint and solvent spray booth. All operating permits are currently inactive. There have been no notices of violation or notices to comply.

The current tenant, "Precise Auto Body", is listed in the HWIS regulatory database. The site disposed of: 0.95, 0.48, and 0.53 tons of aq sol with org residues >10% in 2010/2011, 2012/2013, and 2014/2015, respectively, 0.03 tons of unspecified solvent mixture in 2006/2007, and 0.05, 0.02, and 0.02 tons of other organic solids in 2008/2009, 2010/2011, and 2012/2013, respectively.

No reported properties within the specified search radii are identified to pose a significant environmental risk to the Property.

FINDINGS

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- WEECO did not identify any recognized environmental conditions during the course of this assessment.

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- WEECO investigator contacted the Los Angeles City Fire Department Hazardous Materials Division to search records of inventory lists of active and inactive hazardous materials facilities located within the city of Los Angeles. According to the LAFD, if the

address of the subject site does not appear in the lists of active or inactive Hazardous Materials facilities available to view via www.lafd.org/public-records, then the department does not have any documentation pertaining to the subject site. Records were found for the subject site. According to the records, the subject site stores: Argon/CO_2, Solvent, and Waste Paint/Thinner. See Appendix D.

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- WEECO did not identify any historical recognized environmental conditions during the course of this assessment.

An *environmental issue* refers to environmental concerns identified by WEECO, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- Nine (9) 55-gallon industrial drums, some with secondary containment and some without, which were labeled as containing hazardous waste (paint waste, thinner, waterborne cleaning solution, waste, filters/rags/solids/debris) and coolant were observed at the subject site. Based on small quantities observed and the nature of the business, these materials are not expected to represent a significant environmental concern; however, WEECO recommends that secondary containment should be used to store the fluids and that better housekeeping measures be taken to prevent de minimis spilling.

CONCLUSIONS, OPINIONS AND RECOMMENDATIONS

WEECO has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of **5604-5610 Hollywood Boulevard, in the City of Los Angeles, Los Angeles County, California** (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of recognized environmental conditions or environmental issues in connection with the subject property. Based on the conclusions of this assessment, WEECO recommends no further investigation of the subject property at this time.

1.0 INTRODUCTION

Western Environmental Engineers Company (WEECO) has performed a Phase I Environmental Site Assessment (ESA) in general conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at **5604-5610 Hollywood Boulevard, in the City of Los Angeles, Los Angeles County, California** (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 PURPOSE AND OBJECTIVE

The purpose of this practice is to define good commercial and customary practice for conducting an *environmental site assessment* of a parcel(s) of *commercial real estate* with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and *petroleum products*. As such, this practice is intended to permit a *User (Client, Purchaser, Lender, Owner)* to satisfy one of the requirements to qualify for the *innocent landowner*, *contiguous property owner*, or *bona fide prospective purchaser* limitations on CERCLA liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"): that is, the practice that constitutes "*all appropriate inquiry* into the previous ownership and uses of the *Property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

Another purpose of this *ESA* is to assist the *Client,* in its underwriting of a proposed mortgage loan on the Property, if this *Report* is prepared as a part of a pre-financing environmental due diligence, and to identify *Recognized Environmental Conditions (RECs)* in connection with the Property described in this *Report.*

The ASTM Standard Practice E1527-13 defines *a Recognized Environmental Condition (REC)* as the presence or likely presence of any *hazardous substances* or *petroleum products* in, on, or at a *property*: (*1*) due to *release to the environment*; (*2*) under conditions indicative of a *release* to the *environment*; or (*3*) under conditions that pose a *material threat* of a future *release* to the *environment*. Conditions determined to be *de minimis* generally do not present a threat to human health or the *environment* and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis conditions* are not *Recognized Environmental Conditions* or *Controlled Recognized Environmental Conditions*. *De minimis conditions* are not *Recognized Environmental Conditions*.

Controlled Recognized Environmental Condition (CREC) is a *Recognized Environmental Condition* resulting from a past *release* of *hazardous substances* or *petroleum products* that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with *hazardous substances* or *petroleum products* allowed to

remain in place subject to the implementation of required controls (for example, *property use restrictions*, *activity and use limitations*, *institutional controls*, or *engineering controls*).

A Historical Recognized Environmental Condition (HREC) is *a* past *release* of any *hazardous substances* or *petroleum products* that has occurred in connection with the *Property* and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the *Property* to any required controls (for example, *property* use restrictions, *activity and use limitations*, *institutional controls*, or *engineering controls*).

Referenced Documents for ASTM Standard Practice E1527-13:

- ASTM E2600 Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions
- ASTM E2091 Guide for Use of Activity and Use Limitations, Including Institutional and Engineering Controls
- Comprehensive Environmental Response, Compensation, and Liability Act of 1980 ("CERCLA" or "Superfund"), as amended by Superfund Amendments and Reauthorization
- Act of 1986 ("SARA") and Small Business Liability Relief and Brownfields Revitalization Act of 2002 ("Brownfields Amendments"), 42 U.S.C. §§9601 et seq.
- "All Appropriate Inquiries" Final Rule, 40 C.F.R. Part 312 Chapter 1 EPA, Subchapter J-Superfund, Emergency
- Freedom of Information Act, 5 U.S.C. §552, as amended by Public Law No. 104-231, 110 Stat. 3048
- Emergency Planning and Community Right-To-Know Act of 1986 ("EPCRA"), 42 U.S.C. §§11001et seq.
- Resource Conservation and Recovery Act (also referred to as the Solid Waste Disposal Act), as amended ("RCRA"), 42
  Planning, and Community Right-To-Know Programs, 40 C.F.R Parts 300-399 National Oil and Hazardous Substances Pollution Contingency Plan, 40 C.F.R. Part 300
- OSHA Hazard Communication Regulation, 29 C.F.R. §1910.1200

1.2 SCOPE OF WORK

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E1527-13. This assessment included: 1) a property and adjacent site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. WEECO contacted local agencies, such as environmental health departments, fire departments and building departments in order to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property. Additionally, WEECO researched information on the presence of activity and use limitations (AULs) at these

agencies. As defined by ASTM E1527-13, AULs are the legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater on the property.

If requested by Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), mold, and/or radon.

1.3 LIMITATION

WEECO warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. WEECO believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, WEECO cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records and the personal recollections of those persons contacted.

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM, include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 7.3.

1.4 USER RELIANCE

Western Environmental Engineer Company (WEECO) has performed a Phase I Environmental Site Assessment for the property located at **5604-5610 Hollywood Boulevard, Los Angeles, California (Subject Property)**. This report has been prepared for the sole use of **Commonwealth Business Bank (Client).**

An environmental site assessment meeting or exceeding this practice and completed less than one (1) year prior to the date of acquisition is presumed to be valid under this standard. In order to maintain landowner liability protections, the user also has a "continuing obligation to not interfere with activity and use limitations associated with the property," must take "reasonable steps to prevent releases" and must "comply with legal release reporting obligations." Further, it is the goal of this study to identify business risks related to the property associated with environmental conditions. This investigation is not an environmental compliance audit and is not designed to determine if the operations of an existing facility are in compliance with applicable environmental laws and regulations.

While this report provides an overview of potential environmental concerns, both past and present, the environmental assessment is limited by the availability of information at the time of the assessment. It is possible that unreported disposal of waste or illegal activities impairing the environmental status of the property may have occurred which could not be identified. The conclusions and recommendations regarding environmental conditions that are presented in this report are based on a scope of work authorized by the Client. Note, however, that virtually no scope of work, no matter how exhaustive, can identify all contaminants or all conditions above and below ground.

This report has been prepared in accordance with generally accepted environmental methodologies referred to in ASTM E-1527-13, and contains all of the limitations inherent in these methodologies. No other warranties, expressed or implied, are made as to the professional services provided under the terms of our contract and included in this report. The conclusions of this report are based in part, on the information provided by others. The possibility remains that unexpected environmental conditions may be encountered at the site in locations not specifically investigated. The services performed and outlined in this report were based, in part, upon visual observations of the site and attendant structures. Our opinion cannot be extended to portions of the site that were unavailable for direct observation, reasonably beyond the control of WEECO. The objective of this report was to assess environmental conditions at the site, within the context of our contract and existing environmental regulations within the applicable jurisdiction. Evaluating compliance of past or future owners with applicable local, provincial, and federal government laws and regulations was not included in our contract for services. Our observations relating to the condition of environmental media at the site are described in this report. It should be noted that compounds or materials other than those described could be present in the site environment.

This report has been prepared for the sole use of **Commonwealth Business Bank.** The contents should not be relied upon by any other parties without the express written consent of **Commonwealth Business Bank and WEECO.**

1.5 LIMITING CONDITIONS

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-13.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Interviews with past or current owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources (as discussed in Section 3.0), this data gap is not expected to alter the findings of this assessment.

- Information relative to deed restrictions and environmental liens, a title search, and a pre-survey questionnaire was not provided by the Report User.

- WEECO was unable to determine the property use at 5-year intervals, which constitutes a data gap. Information concerning historical use of the subject property was unavailable for various time frame intervals. Except for property tax files and recorded land title records, which were not considered to be sufficiently useful, WEECO reviewed all standard historical sources and conducted appropriate interviews.

2.0 SITE DESCRIPTION

2.1 SITE LOCATION AND LEGAL DESCRIPTION

The subject site at **5604-5610 Hollywood Boulevard** is a commercial / residential property located on the south side of Hollywood Boulevard between Wilton Place and St. Andrews Place, in the City of Los Angeles, County of Los Angeles within the State of California. According to the Los Angeles County Assessor, the subject property is described as Assessor's Parcel Numbers (APNs): 5544-026-007 and 5544-026-008.

Please refer to Figure 1: Site Location Map, Figure 2: Site Plan, Figure 3: Topographic & Aerial Photo Map, and Appendix A: Site Photographs for the location and site characteristics of the subject property.

2.2 CURRENT PROPERTY USE

The subject property is currently occupied by "Precise Auto Body" and residential dwellings. The subject property consists of one (1) single-story commercial building being used as an auto body shop and one (1) two-story commercial / residential building being used as a vehicle storage garage and residential dwellings. In addition to the current structures, the subject property is also improved with a concrete paved vehicle storage lot. An automotive spray paint booth was observed inside the single-story subject building.

The subject buildings appear to be constructed of stucco and concrete block walls, composite roofs, and concrete slab floors. The building materials appeared to be in good condition at the time of visual inspection.

The subject property is designated for commercial development by the City of Los Angeles.

The subject property was identified in the HWIS regulatory database report, as further discussed in Section 5.0.

2.3 CURRENT USE OF ADJACENT PROPERTIES

During the Site Reconnaissance, WEECO's field assessor also visually inspected and documented the use of those properties, which adjoin the subject properties. The observations made by Mr. Hansol Yoo of the adjoining properties are as follows:

NORTH

- The property to the north of the subject site across Hollywood Boulevard is used for a commercial purpose (Commercial Building / 5611-5623 W. Hollywood Boulevard).

EAST

- The property to the east of the subject site is Vacant Land (5600 Hollywood Boulevard).

SOUTH

- The properties to the south of the subject site are used for residential purposes (Residential Area / 5607-5617 Carlton Way).

WEST

- The property to the west of the subject site is used for a commercial purpose (Unmarked Building / 5620 Hollywood Boulevard).

2.4 PHYSICAL SETTING SOURCES

2.4.1 USGS Topographic Map Review

The United States Geological Survey (USGS) *Hollywood, California* Quadrangle 7.5-minute series topographic map was reviewed for this ESA.

USGS topographic map indicates that the subject property and the vicinity had established medium duty and light duty roads in their current configurations. The ground elevation level at the subject site is approximately 390 feet above the mean sea level.

The slope in the general topographic region of the Project appears to be to the south.

The Source of these topographic maps is from the US Department of the Interior, Geological Survey.

The topography of the site area demonstrates a complex elevation contour. The topography of the local area can be useful in recognizing the direction in which surface runoff and groundwater will generally flow. However due to the creation of sewers, drains and other man made water canals, the flow of surface runoff is not necessarily the same as would be expected by the topography. The groundwater of the local area can also differ from the general topography due to a variation of depth of the ground water, the geology of the subsurface soil in the area.

A copy of the most recent topographic map is included as Figure 3 of this report.

2.4.2 Geology and Hydrogeology

The subject site is in the Los Angeles Forebay Area, located in the northern part of the Central Basin. In general, it is a free groundwater area; however, in the course of this investigation it became evident that the Bellflower aquiclude extends into the southerly portion of the forebay area. The aquiclude extends in this area contains a high percentage of sand, and vertical

percolation of water is apparently more rapid here than in other portions of the basin covered by it. Where the Bellflower aquiclude is missing within the forebay area, the aquifers are in direct hydraulic continuity with the surface.

The Los Angeles Forebay Area is overlain by parts of the La Brea, Los Angeles and Montebello Plains. The known water-bearing sediments extend to a depth of 1600 feet (1440 feet below sea level) and include recent alluvium, the Lakewood formation and the San Pedro formation. Some fresh water also may be present in the Pliocene and Miocene rocks underlying these formations in this area.

Recent alluvium in the Los Angeles Forebay Area is found on the Los Angeles Plain and in the Los Angeles Narrows. It attains a maximum thickness of 160 feet, and includes the western arm of Gaspur aquifer and the parts of the Semi-perched aquifer and Bellflower aquiclude lying west and south of the Los Angeles River.

The Semi-perched aquifer is defined as the area where sand and gravel overlying the Bellflower aquiclude is more than 20 feet in thickness. This semi-perched aquifer is also present in the Lakewood formation just south of the Repetto Hill. Although the aquifer can be defined in well logs, water levels in well indicate that it contains little or no water.

The groundwater depth in the vicinity of the subject site is approximately 86.90 feet bgs (data obtained from GeoTracker from an open LUST site, 5700 Hollywood Boulevard). The regional groundwater flow is expected to follow the topographic gradient; which is towards the westerly.

3.0 HISTORICAL INFORMATION

WEECO obtained historical use information about the subject property from a variety of sources.

3.1 HISTORICAL TENANT REPORT REVIEW

WEECO reviewed historical Tenant Report obtained from BBL (Environmental Record Search) on **February 7, 2018** for past names and businesses that were listed for the subject property and adjacent properties.

BBL's Historical Tenant Report was reviewed which identifies the tenants (be it the owner or lessee) of the subject site over the last 50 years. Sources for the research includes various city directories, street address directories and criss-cross directories published from 1920 forward. Based on the Historical Tenant Report, in 1956, the subject property had no listings. In 1960, the subject property was listed as having "Bruce Piano". From 1970 to 1980, the subject property was listed as having "Classroom Film Dist, and Coast Visual Ed". From 1985 to 1990, the subject property was listed as having "Lanna Trading Co". In 1994, the subject property was listed as having "Film City Loan & Jewelry Co, and Film City Pawnbrokers". In 1998, the subject property had no commercial listings. In 2000, the subject property was listed as having "Allstate Insurance, and Precise Auto Body". In 2004, the subject property was listed as having "Precise Auto Body". In 2006, the subject property was listed as having "Allstate Insurance Co, and Precise Auto Body". From 2008 to 2012, the subject property was listed as having "Precise Auto Body". In 2014, the subject property was listed as having "Emergency Silver Restoration, and Precise Auto Body". From 2016 to 2017, the subject property was listed as having "Precise Auto Body". Copies of select Historical Tenant Report are included in Appendix C of this report.

In addition to the actual site address the following neighboring addresses have been researched for commercial listings as well:

5566 HOLLYWOOD BLVD
5601 HOLLYWOOD BLVD
5604 HOLLYWOOD BLVD
5606 HOLLYWOOD BLVD
5611 HOLLYWOOD BLVD
5613 HOLLYWOOD BLVD
5615 HOLLYWOOD BLVD
5617 HOLLYWOOD BLVD
5619 HOLLYWOOD BLVD
5620 HOLLYWOOD BLVD

2017

5566 HOLLYWOOD BLVD	SAN ANDREWS LIQUOR
5601 HOLLYWOOD BLVD	HOLLYWOOD DOWNTOWNER MOTEL
5610 HOLLYWOOD BLVD	**PRECISE AUTO BODY**
5615 HOLLYWOOD BLVD	CATCH 56
5617 HOLLYWOOD BLVD	ANNA SINANIAN E A
	BALTAZAR, ARA

	NETWORK CENTRAL
	ROYAL MESSENGER
	SINANIAN, ANNA
5619 HOLLYWOOD BLVD	IVAN BITTON STYLE HOUSE
5620 HOLLYWOOD BLVD	NO 13 LLC

2016

5566 HOLLYWOOD BLVD	SAN ANDREWS LIQUOR
5601 HOLLYWOOD BLVD	HOLLYWOOD DOWNTOWNER MOTEL
5610 HOLLYWOOD BLVD	**PRECISE AUTO BODY**
5611 HOLLYWOOD BLVD	LA SMOKE SHOP
5615 HOLLYWOOD BLVD	CATCH 56
5617 HOLLYWOOD BLVD	ANNA SINANIAN E A
	BALTAZAR, ARA
	NETWORK CENTRAL
	SINANIAN, ANNA
5619 HOLLYWOOD BLVD	HOLLYWOOD RENT A CAR
5620 HOLLYWOOD BLVD	NO 13 LLC

2014

5566 HOLLYWOOD BLVD	SAN ANDREWS LIQUOR
5601 HOLLYWOOD BLVD	HOLLYWOOD DOWNTOWNER MOTEL
5604 HOLLYWOOD BLVD	**EMERGENCY SILVER RESTORATION**
5610 HOLLYWOOD BLVD	**PRECISE AUTO BODY**
5611 HOLLYWOOD BLVD	LA SMOKE SHOP
5615 HOLLYWOOD BLVD	HOUSE OF TACOS
5617 HOLLYWOOD BLVD	BALTAZAR, ARA
	NETWORK CENTRAL
	SINANIAN, ANNA
	T & N MEDICAL TRANSPORT INC
5619 HOLLYWOOD BLVD	BANGKOK TIMES USA
5620 HOLLYWOOD BLVD	NO 13 LLC

2012

5566 HOLLYWOOD BLVD	SAN ANDREWS LIQUOR
5601 HOLLYWOOD BLVD	HOLLYWOOD DOWNTOWNER MOTEL
5610 HOLLYWOOD BLVD	**PRECISE AUTO BODY**
5611 HOLLYWOOD BLVD	LA SMOKE SHOP
5617 HOLLYWOOD BLVD	BALTAZAR, ARA
	NETWORK CENTRAL
	T & N MEDICAL TRANSPORT INC
5619 HOLLYWOOD BLVD	BANGKOK TIMES USA
	DANG TAILOR
5620 HOLLYWOOD BLVD	NO 13 LLC

2010

5566 HOLLYWOOD BLVD	SAN ANDREWS LIQUOR
5610 HOLLYWOOD BLVD	**PRECISE AUTO BODY**
5611 HOLLYWOOD BLVD	LA SMOKE SHOP
5617 HOLLYWOOD BLVD	BALTAZAR, ARA
	NETWORK CENTRAL
	T & N MEDICAL TRANSPORT INC

2008

5566 HOLLYWOOD BLVD	SAN ANDREWS LIQUOR
5601 HOLLYWOOD BLVD	HOLLYWOOD DOWNTOWNER MOTEL
5610 HOLLYWOOD BLVD	**PRECISE AUTO BODY**
5611 HOLLYWOOD BLVD	16 CENTURY DESIGNS
5617 HOLLYWOOD BLVD	BALTAZAR, ARA
	LAMBENT SERVICES
	NETWORK CENTRAL
	T & N MEDICAL TRANSPORT INC
5619 HOLLYWOOD BLVD	BIBLE STUDY CTR
	NARONG WATCH
	P J CONSTRUCTION

2006

5566 HOLLYWOOD BLVD	ST ANDREWS LIQUOR STORE
5601 HOLLYWOOD BLVD	HOLLYWOOD DOWNTOWNER MOTEL
5610 HOLLYWOOD BLVD	**ALLSTATE INSURANCE CO**
	PRECISE AUTO BODY
5611 HOLLYWOOD BLVD	16 CENTURY DESIGNS
5613 HOLLYWOOD BLVD	URBAN LEDGER TAX SVC
5615 HOLLYWOOD BLVD	JAOKA THAI CUISINE
5617 HOLLYWOOD BLVD	BALTAZAR, ARA
	L A ORSTEN & ASSOC
	NETWORK CENTRAL
	T & N MEDICAL TRANSPORT INC
5619 HOLLYWOOD BLVD	NARONG WATCH

2004

5566 HOLLYWOOD BLVD	ST ANDREWS LIQUOR STORE
5601 HOLLYWOOD BLVD	HOLLYWOOD DOWNTOWNER MOTEL
5610 HOLLYWOOD BLVD	**PRECISE AUTO BODY**
5613 HOLLYWOOD BLVD	BEST BEAUTY & SPA
5615 HOLLYWOOD BLVD	THAI SEAFOOD
5617 HOLLYWOOD BLVD	BALTAZAR, ARA
	L A ORSTEN & ASSOC
	NETWORK CENTRAL
	T & N MEDICAL TRANSPORT INC
	V & A DISTRIBUTORS
5619 HOLLYWOOD BLVD	NARONG WATCH
	URBAN LEDGER TAX SVC

2000

5566 HOLLYWOOD BLVD	ST ANDREWS LIQUOR STORE
5601 HOLLYWOOD BLVD	HOLLYWOOD DOWNTOWNER MOTEL
5610 HOLLYWOOD BLVD	**ALLSTATE INSURANCE**
	PRECISE AUTO BODY
5611 HOLLYWOOD BLVD	16TH CENTURY DESIGN
5613 HOLLYWOOD BLVD	SAMMY'S HAIRDO
5615 HOLLYWOOD BLVD	THAI SEAFOOD
5617 HOLLYWOOD BLVD	ACCOUNTING & TAX SVC

	BALTAZAR, ARA
	CHRISTIANSEN, TYRONE
	L A ORSTEN & ASSOC
	MEGUERIAN BOOKKEEPING SVC
	OHANESIAN GAIZ, JACK
	V & A DISTRIBUTORS
5619 HOLLYWOOD BLVD	CENTER POINT CELLULAR
5620 HOLLYWOOD BLVD	PICTURE MILL

1998

5566 HOLLYWOOD BLVD	ST ANDREWS LIQUOR STORE
5601 HOLLYWOOD BLVD	HOLLYWOOD DOWNTOWNER MOTEL
5610 HOLLYWOOD BLVD	**No Commercial Listings**
5613 HOLLYWOOD BLVD	SAMMYS HAIRDO
5615 HOLLYWOOD BLVD	THAI SEA FOOD
5617 HOLLYWOOD BLVD	ACCOUNTING & TAX SVC
	BALTAZAR, ARA
	CHRISTIANSEN, TYRONE
	L A ORSTEN & ASSOC
	SERGIOS AUTO DEPOT
	V & A DISTRIBUTORS
5620 HOLLYWOOD BLVD	JOHNS & GORMAN FILMS

1994

5601 HOLLYWOOD BLVD	HOLLYWOOD DOWNTOWNER MOTEL
5606 HOLLYWOOD BLVD	**FILM CITY LOAN & JEWELRY CO**
	FILM CITY PAWNBROKERS
5610 HOLLYWOOD BLVD	**No Commercial Listings**
5613 HOLLYWOOD BLVD	VIDEO RENTAL & GIFT SHOP
5615 HOLLYWOOD BLVD	CHALERMSRI
5617 HOLLYWOOD BLVD	BALTAZAR, ARA
	CHRISTIANSEN, TYRONE
	GAIZAG, JACK OHANESIAN
	L A ORSTEN ASSOCIATES
	SERGIOS AUTO DEPOT
	THAI TRANSLATION SERVICES
5619 HOLLYWOOD BLVD	ASIAN READER
	THAI MAGAZINE SERVICES

1990

5610 HOLLYWOOD BLVD	**LANNA TRADING CO**

1985

5610 HOLLYWOOD BLVD	**LANNA TRADING CO**

1980

5610 HOLLYWOOD BLVD	**CLASSROOM FILM DIST**
	COAST VISUAL ED

1975

5610 HOLLYWOOD BLVD	**CLASSROOM FILM DIST**
	COAST VISUAL ED

1970
5610 HOLLYWOOD BLVD **CLASSROOM FILM DIST**
COAST VISUAL ED

1965
5610 HOLLYWOOD BLVD **BRUCE PIANO**

1960
5610 HOLLYWOOD BLVD **BEAUTE VUES CORP**

1956
5610 HOLLYWOOD BLVD **NL**

- **Data Gap and Data Failure**

According to ASTM E1527-13, data gaps occur when the Environmental Professional is unable to obtain information required, despite good faith efforts to gather such information. Data failure is one type of data gap. According to ASTM E1527-13 "data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met". Pursuant to ASTM Standards, historical sources are required to document property use back to the property's first developed use or back to 1940, whichever is earlier. However, pursuant to ASTM #1527-13, Section 8.3.2.1, if the specific use of the property appears unchanged over a period longer than five years, then it is not required by this practice to research the use during that period.

3.2 HISTORICAL AERIAL PHOTO MAP REVIEW

WEECO obtained available aerial photographs of the subject property and surrounding area from BBL (Environmental Record Search) on January 25, 2018 and NETR Online - Historical Aerial Photo. A historical map review was conducted to better understand the historical use of the subject site.

Map Date:	Description:
2012	Same as current aerial photo map
2010	Same as 2012 aerial photo map
2009	Same as 2010 aerial photo map
2005	Same as 2009 aerial photo map
2004	Same as 2005 aerial photo map
2003	Same as 2004 aerial photo map
1994	Same as 2003 aerial photo map
1989	Same as 1994 aerial photo map
1980	Same as 1989 aerial photo map
1977	Same as 1980 aerial photo map
1972	Same as 1977 aerial photo map

1964	Same as 1972 aerial photo map
1954	Same as 1964 aerial photo map
1952	Same as 1954 aerial photo map
1948	Same as 1952 aerial photo map

Copies of select aerial photographs are included in Figure 3 of this report.

3.3 SANBORN FIRE INSURANCE MAP

The Sanborn map collection is a series of large-scale maps that depict the commercial, industrial and residential sections of some twelve thousand cities and towns in the United States. These specialized maps were prepared for the exclusive use of fire insurance companies and underwriters to provide accurate, current and detailed information about the buildings they were insuring. Sanborn maps show the size, shape and construction of dwellings, commercial buildings and factories, as well as indicate widths and names of streets, property boundaries, building use, and house and block numbers. D.A. Sanborn, a young surveyor from Somerville, Massachusetts, established the D.A. Sanborn National Insurance Diagram Bureau in New York City in 1867. With good managerial procedures and practices, Sanborn's company quickly became the premiere insurance map company, expanding coverage to all parts of the United States. In 1902, nineteen years after Sanborn passed away, the Sanborn Map and Publishing company became the Sanborn Map Company, the form which the company uses today.\In 1905, the Sanborn Map Company published a manual for the guidance of its surveyors which read, "Our maps are made for the purpose of showing at a glance the character of the fire insurance risks of all buildings. Our customers rely upon the information supplied, incurring large financial risks without making personal examinations of the properties. The information reported", the Sanborn surveyor was advised, "is technical to the fire insurance industry, and you should master the technicalities and ever bear in mind the use to which the map you are producing will be applied." Accuracy and thoroughness were factors in the success the Sanborn Map Company would experience in the coming decades. By 1920, the Sanborn Map company virtually monopolized the insurance map industry, with production probably reaching a peak in the early 1930's. Following World War II, a period of which government restrictions were enforced on the publication of maps, the market for insurance maps experienced a slow and persistent decline. Today, inspection services maintained by fire insurance rating organizations and insurance companies now prove adequate in the light of modern building construction, better fire codes and improved fire protection methods. With the chronology of Sanborn Fire Insurance Maps in mind, a clear benefit of reviewing these maps is to analyze building and property use typically previous to 1950. The existence and location of fuel storage tanks, flammable or other potentially toxic substances is clearly noted.

No Fire Insurance Maps are available for the area surrounding the subject site. Lack of coverage of the site indicates an area of little commercial development prior to 1950.

4.0 GOVERNMENT RECORD SEARCH

4.1 FIRE DEPARTMENT

WEECO investigator contacted the Los Angeles City Fire Department Hazardous Materials Division to search records of inventory lists of active and inactive hazardous materials facilities located within the city of Los Angeles. According to the LAFD, if the address of the subject site does not appear in the lists of active or inactive Hazardous Materials facilities available to view via www.lafd.org/public-records, then the department does not have any documentation pertaining to the subject site. Records were found for the subject site. See Appendix D.

Chemical	Haz. Mat. Type	Max Qnt. On Hand	Physical State
Argon/CO_2	Mixture	600	Gas
Solvent	Mixture	55	Gas
Waste Paint/Thinner	Waste	55	Gas

WEECO investigator contacted the Los Angeles City Fire Department Underground Tank Unit to search records of inventory lists of active and inactive underground tank facilities located within the city of Los Angeles. According to the LAFD, if the address of the subject site does not appear in the lists of active or inactive Underground Storage Tanks (USTs) facilities available to view via www.lafd.org/public-records, then the department does not have any documentation pertaining to the subject site. The subject site was not listed in any of these active or inactive facility lists. No records were found for the subject site.

4.2 SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT

WEECO investigator researched data from the South Coast AQMD Database to review any records regarding Hazardous Waste/Materials and violations for the subject property. Two (2) active records were found for the subject site. According to the records, the company name that holds the records is "G&N Shop". No equipment is listed in the records, and there have been no notices of violation or notices to comply. According to the records, the company name that holds the records is "Precise Auto Body". The site was issued operating permits for automotive spray booths on November 6, 2003, and May 17, 1996. Operating permits are currently active. The site was issued a notice of violation due to installing and operating 2 paint spray booths without a permit to construct and/or operate; however, upon re-inspection, the case is currently closed. The site was issued notices to comply due to record keeping, and equipment repair; however, upon re-inspection, all notices are currently in compliance. Two (2) out of business and inactive records were found for the subject property. The site was issued operating permits for paint and solvent spray booth. All operating permits are currently inactive. There have been no notices of violation or notices to comply. See Appendix D.

4.3 Regional Water Quality Control Board

The subject site was not listed as a LUST (Leaking Underground Storage Tank) site on the Geotracker – California State Water Resources Control Board's sponsored website.

4.4 Department of Toxic Substances Control (EnviroStor)

WEECO investigator contacted the Department of Toxic Substances Control, EnviroStor website to review any records pertaining to hazardous materials used or stored at the subject site and to review any records pertaining to aboveground/underground storage tanks at the subject site. No records were found for the subject site.

4.5 Department of Toxic Substances Control (HWTS)

WEECO investigator contacted the Department of Toxic Substances Control, Hazardous Waste Tracking System (HWTS) website to review the California and Non California Manifests Tonnage Total and Waste Code at the subject site. One (1) inactive record was found. See Appendix D.

The facility, "Precise Auto Body", has an active transporter registration. California Manifest Counts and Total Tonnage records were found for the years 2007, 2009, 2010, 2011, 2012, 2013, 2014, 2015, and 2016. No records were found regarding Non-California Manifest Total Tonnage.

California Manifest Counts and Total Tonnage									
Description	2007	2009	2010	2011	2012	2013	2014	2015	2016
Aq Sol (2<PH<12.5) W Org Residues >=10%	0.00	0.10425	0.45870	0.48789	0.23352	0.25020	0.2085	0.31692	0.25020
Unspecified Solvent Mixture	0.036	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.486
Other Organic Solids	0.00	0.05	0.025	0.00	0.00	0.025	0.00	0.00	0.00

RCRA Waste Code By Year				
Federal Waste Description	2013	2014	2015	2016
Blank / Unknown	0.2502	0.2085	0.31692	0.2502
Non-Halogenated Solvents	0.025	0.00	0.00	0.486

4.6 Oil & Gas Map

WEECO reviewed California Department of Conservation, Division of Oil, Gas & Geothermal Resources (DOGGR) maps for the Property and immediate vicinity via the DOGGR Online Mapping System (DOMS), but found no active or abandoned oil and/or gas wells on the Property or in the immediate vicinity.

Source: http://www.conservation.ca.gov/dog/Pages/WellFinder.aspx

7.0 SITE RECONNAISSANCE

A site reconnaissance of the subject property was conducted on February 5, 2018. Investigator(s) in attendance for the site reconnaissance included the following:

- Hansol Yoo, Project Engineer / WEECO

The site reconnaissance consisted of a visual inspection of the subject property. The following sections discuss the findings of the site reconnaissance.

7.1 GENERAL SITE CHARACTERISTICS

7.1.1 Solid Waste Disposal

Solid waste generated at the subject property is disposed of in commercial trash-bins. Independent solid waste disposal contractor, Athens Services, removes solid waste from the subject property. Two (2) trash-bins were observed at the subject site, and did not appear to contain any hazardous materials or waste.

7.1.2 Sewage Discharge and Disposal

Sanitary discharges on the subject property are directed into the municipal sanitary sewer system. The City of Los Angeles services the subject property vicinity. No wastewater treatment facilities or septic systems are observed or reported on the subject property.

7.1.3 Surface Water Drainage

Storm water is removed from the subject property primarily by sheet flow action across the paved surfaces towards storm water drains located in the public right of way. Site storm water from roofs, landscaped areas, and paved areas is directed to storm water drains in the public right of way. The subject property is connected to a municipal owned and maintained sewer system. The subject property does not appear to be a designated wetland area, based on information obtained from the United States Fish & Wildlife Service; however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property. No surface impoundments, wetlands, natural catch basins, settling ponds, or lagoons are located on the subject property. No drywells were identified on the subject property.

7.1.4 Sources of Heating and Cooling

Heating and cooling systems as well as domestic hot water equipment are fueled by electricity provided by the Los Angeles City Department of Water and Power, and SoCal Gas Company.

7.1.5 Wells

No aboveground evidence of wells was observed during the site reconnaissance.

7.1.6 Septic Systems

No septic systems were observed or reported on the subject property.

7.1.7 Additional Site Observation

- Various auto body repair equipment were observed at the subject property.
- One (1) electric hoist was observed at the subject property.

7.2 Potential Environmental Hazards

7.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Site

Nine (9) 55-gallon industrial drums, some with secondary containment and some without, which were labelled as containing hazardous waste (paint waste, thinner, waterborne cleaning solution, waste, filters/rags/solids/debris) and coolant were observed at the subject site. Based on small quantities observed and the nature of the business, these materials are not expected to represent a significant environmental concern; however, WEECO recommends that secondary containment should be used to store the fluids and that better housekeeping measures be taken to prevent de minimis spilling.

7.2.2 Underground & Aboveground Hazardous Substances and Petroleum Product Storage Tanks (USTs/ASTs)

No evidence of current or former ASTs or USTs was observed during the site reconnaissance.

7.2.3 Evidence of Release

Minor spills, stains or other indications that a surficial release has occurred at the subject property were observed at the subject site. However, those stains could not impose a significant threat upon the environmental integrity of the subject site.

7.2.4 Polychlorinated Biphenyls (PCBs)

Older transformers and other electrical equipment could contain PCBs at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified: 1) Less than 50 parts per million

(ppm) of PCBs – *"Non-PCB;"*2) 50 ppm-500 ppm – *"PCB-Contaminated;"* and, 3) Greater than 500 ppm – *"PCB-Containing."* The manufacture, process, or distribution in commerce or use of any PCB in any manner other than in a totally enclosed manner was prohibited after January 1, 1977.

The on-site reconnaissance addressed indoor and outdoor transformers that may contain PCBs.

No electrical transformers were observed at the subject site.

7.2.5 Drains, Sumps and Clarifiers

Drains were observed inside the subject building.

7.2.6 Pit, Ponds and Lagoons

No pits, ponds or lagoons were observed on the subject property.

7.2.7 Additional Potential Environmental Hazards

- An automotive spray paint booth was observed inside the subject building.
- Automotive paint were observed inside the subject building.

7.3 NON-ASTM SERVICE

7.3.1 Asbestos-Containing Materials (ACMs) and Lead-Based Paint (LBP)

Since an asbestos survey and lead-based paint are not included in the current scope of services for Phase I ESA, WEECO did not test suspect asbestos-containing building materials (ACBM) and suspect lead-based paint (LBP) at the property.

Commercial use of ACM and lead-based paint as a building material was banned by the federal government in 1978. WEECO did not contract to conduct asbestos, lead-based paint inspection at the subject site. Since a subject building was built prior to 1978, asbestos containing materials can still be present. However, prior to renovation or demolition work which would disturb any potential asbestos containing materials or potential lead paint, they should be sampled by a California Certified Asbestos Consultant and lead paint consultant, who may also assist with proper removal of any materials containing asbestos or lead paint. Such materials must be removed by a properly licensed asbestos and/or lead paint abatement contractor. And oversight and monitoring of the work must be performed by a California Certified Asbestos/Lead consultant.

7.3.2 Radon

Radon sampling and testing was not requested by the *User/Client* as part of this Phase I ESA.

Radon is a naturally-occurring, odorless, invisible gas. Natural radon levels vary and are closely related to geologic formations. Radon may enter buildings through basement sumps or other openings.

A review of the EPA's Map of Radon Zones indicates that Los Angeles County falls within Zone 2, a zone of moderate radon potential. Counties located within Zone 2 have a predicted average indoor radon screening level between 2 and 4 picocuries per liter (pCi/L). A radon survey was not included in the current scope of services.

Source: http://www2.epa.gov/radon/find-information-about-local-radonzones-and-radon- programs#radonmap

It should be noted that site-specific radon levels vary greatly within the EPA radon zones and on-site radon measurements would need to be collected in order to determine the Property radon levels.

7.3.3 Lead in Drinking Water

Since a lead in drinking water survey is not included in the current scope of services for Phase I Environmental Site Assessment, WEECO did not test drinking water at the Property for lead content.

The major source of LIW is leaching of lead from household plumbing materials or water service lines used to bring water from the main to the building. Lead can leach into drinking water through contact with the plumbing, solder, fixtures and faucets (brass), and fittings. The amount of lead in drinking water will be influenced by the type and amount of minerals in the water, how long the water stays in the pipes, the amount of wear in the pipes, the water's acidity and its temperature.

8.0 FINDINGS AND CONCLUSIONS

FINDINGS

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- WEECO did not identify any recognized environmental conditions during the course of this assessment.

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

* WEECO investigator contacted the Los Angeles City Fire Department Hazardous Materials Division to search records of inventory lists of active and inactive hazardous materials facilities located within the city of Los Angeles. According to the LAFD, if the address of the subject site does not appear in the lists of active or inactive Hazardous Materials facilities available to view via www.lafd.org/public-records, then the department does not have any documentation pertaining to the subject site. Records were found for the subject site. According to the records, the subject site stores: Argon/CO_2, Solvent, and Waste Paint/Thinner. See Appendix D.

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- WEECO did not identify any historical recognized environmental conditions during the course of this assessment.

An *environmental issue* refers to environmental concerns identified by WEECO, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

* Nine (9) 55-gallon industrial drums, some with secondary containment and some without, which were labeled as containing hazardous waste (paint waste, thinner, waterborne

cleaning solution, waste, filters/rags/solids/debris) and coolant were observed at the subject site. Based on small quantities observed and the nature of the business, these materials are not expected to represent a significant environmental concern; however, WEECO recommends that secondary containment should be used to store the fluids and that better housekeeping measures be taken to prevent de minimis spilling.

CONCLUSIONS, OPINIONS AND RECOMMENDATIONS

WEECO has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of **5604-5610 Hollywood Boulevard, in the City of Los Angeles, Los Angeles County, California** (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of recognized environmental conditions or environmental issues in connection with the subject property. Based on the conclusions of this assessment, WEECO recommends no further investigation of the subject property at this time.

9.0 REFERENCES

During the preparation of this Report, a number of sources were contacted, individuals were interviewed, and various federal, state, county or local municipal agencies were consulted. Documentation applicable to the Property in those departments and agencies was requested and reviewed when and where reasonably ascertainable, as detailed in ASTM Standard Practice E1527-13. Individuals listed without phone numbers were contacted in person or by e-mail. Reference sources for site-specific information, hydrogeologic setting, technical data, historical research data, environmental reports and other records used are identified throughout this Report in corresponding sections. Any additional reference sources not cited in each applicable section of this report, if applicable, are disclosed in this section.

- ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation E1527-13
- Current USGS 7.5 Minute Topographic Map
- BBL Radius Map Report
- BBL Historical Tenant Report
- BBL Historical Sanborn Fire Insurance Maps
- BBL Historical Aerial Photographs
- Historical Topographic Map Series (USGS 7.5 minute)
- DTSC EnviroStor online database: http://www.envirostor.dtsc.ca.gov/public/
- DTSC HWTS online database: http://hwts.dtsc.ca.gov/report_search.cfm?id=5
- California Department of Conservation, Division of Oil, Gas & Geothermal Resources (DOGGR)
- Los Angeles County Office of the Assessor
- California Water Resources Control Board GeoTracker online database
- Los Angeles City Fire Department
- South Coast Air Quality Management District (SCAQMD)

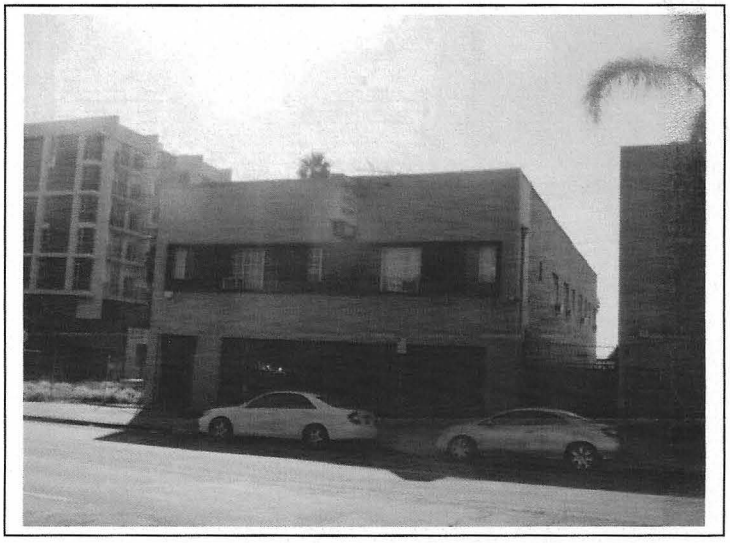
APPENDIX A

SITE PHOTOGRAPHS

PHOTOGRAPHS OF THE SUBJECT SITE
5604-5610 Hollywood Boulevard, Los Angeles, California 90028

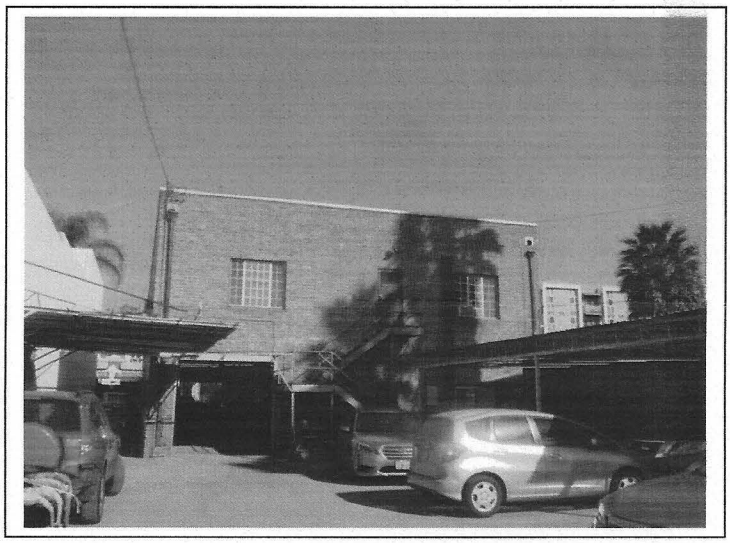


Picture (1). Subject Site Facing North



Picture (2). Subject Building, 5604 Hollywood Boulevard, Facing North

PHOTOGRAPHS OF THE SUBJECT SITE
5604-5610 Hollywood Boulevard, Los Angeles, California 90028



Picture (3). Subject Building, 5604 Hollywood Boulevard, Facing South



Picture (4). View Inside Subject Building, 5604 Hollywood Boulevard

PHOTOGRAPHS OF THE SUBJECT SITE
5604-5610 Hollywood Boulevard, Los Angeles, California 90028

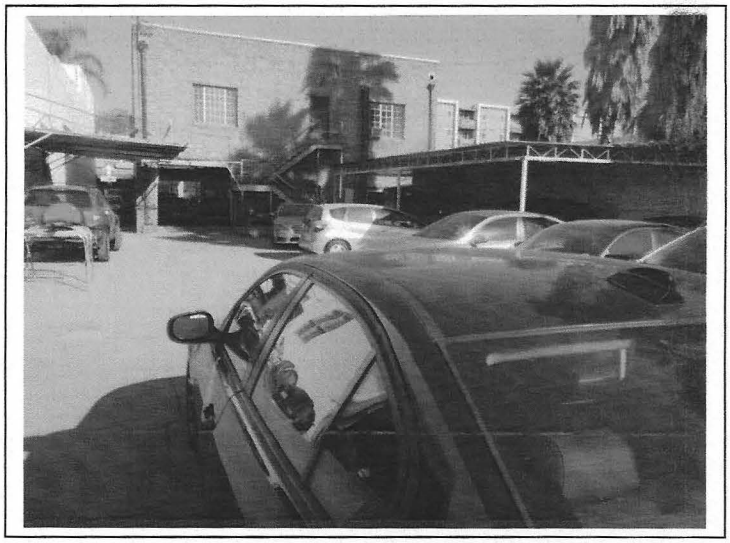


Picture (5). Subject Building, 5610 Hollywood Boulevard, Facing North

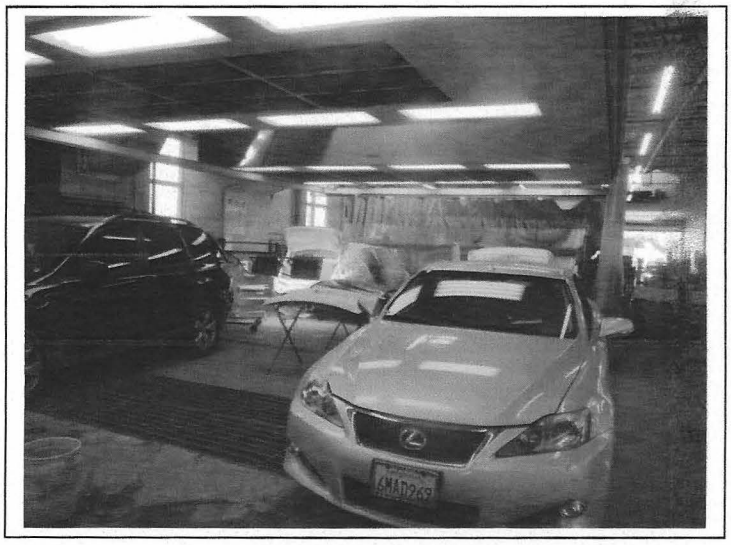


Picture (6). View Inside Subject Building, 5610 Hollywood Boulevard

PHOTOGRAPHS OF THE SUBJECT SITE
5604-5610 Hollywood Boulevard, Los Angeles, California 90028



Picture (7). Concrete Paved Vehicle Lot

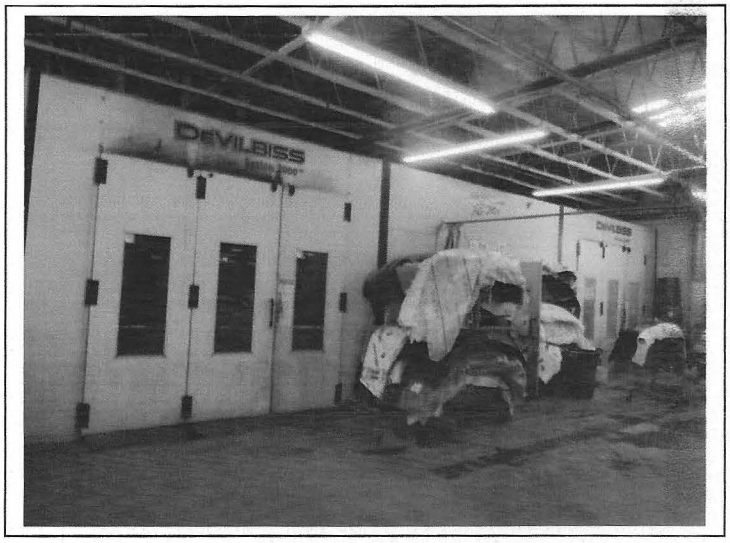


Picture (8). Drying Area

PHOTOGRAPHS OF THE SUBJECT SITE
5604-5610 Hollywood Boulevard, Los Angeles, California 90028

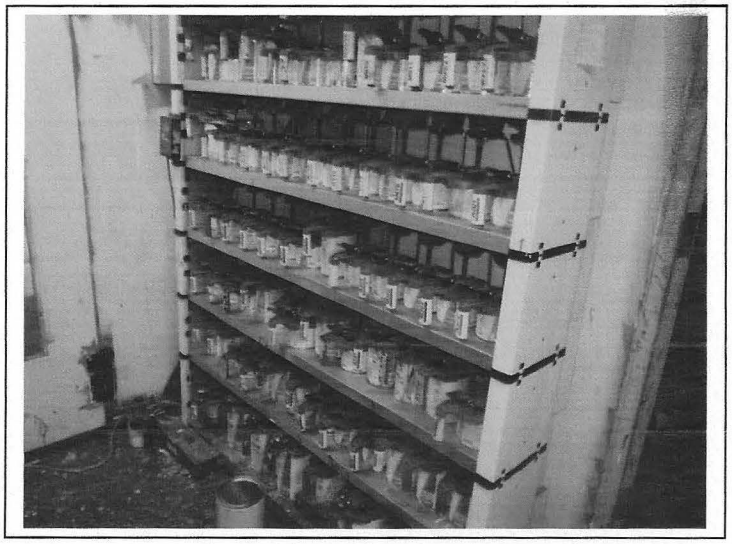


Picture (9). Two (2) Trash-Bins

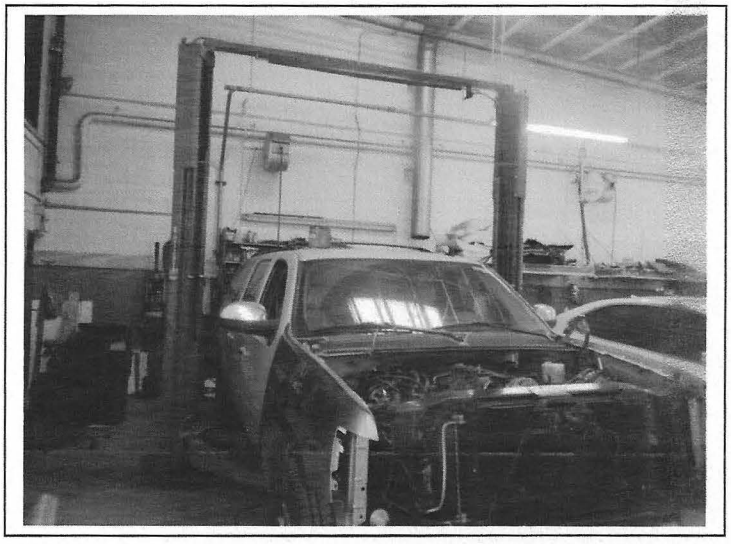


Picture (10). Automotive Spray Paint Booth

PHOTOGRAPHS OF THE SUBJECT SITE
5604-5610 Hollywood Boulevard, Los Angeles, California 90028



Picture (11). Automotive Paints



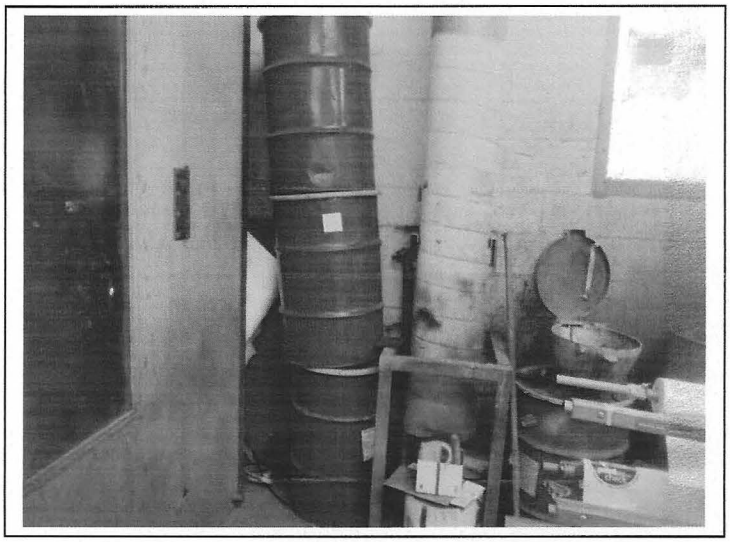
Picture (12). One (1) Electric Hoist



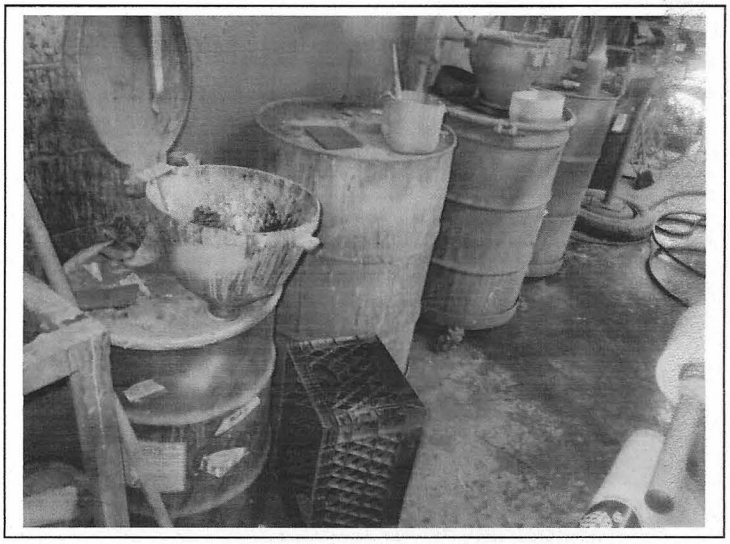
Picture (13). Drain



Picture (14). One (1) 55-Gallon Drum

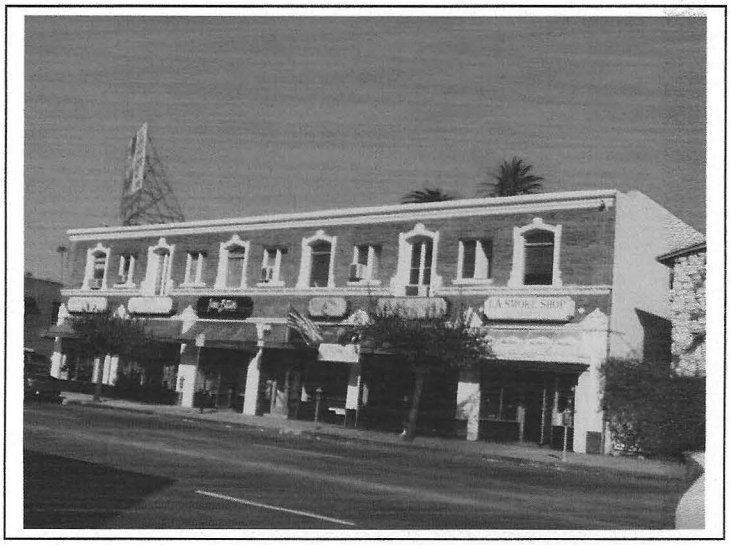


Picture (15). Three (3) 55-Gallon Drums



Picture (16). Five (5) 55-Gallon Drums

PHOTOGRAPHS OF THE SUBJECT SITE
5604-5610 Hollywood Boulevard, Los Angeles, California 90028



Picture (17). Northern Adjacent Property Across Hollywood Boulevard (Commercial Building / 5611-5623 W. Hollywood Boulevard)



Picture (18). Eastern Adjacent Property (Vacant Land / 5600 Hollywood Boulevard)

PHOTOGRAPHS OF THE SUBJECT SITE
5604-5610 Hollywood Boulevard, Los Angeles, California 90028



Picture (19). Southern Adjacent Properties (Residential / 5607-5617 Carlton Way)



Picture (20). Western Adjacent Property (Unmarked Building / 5620 Hollywood Boulevard)

APPENDIX B

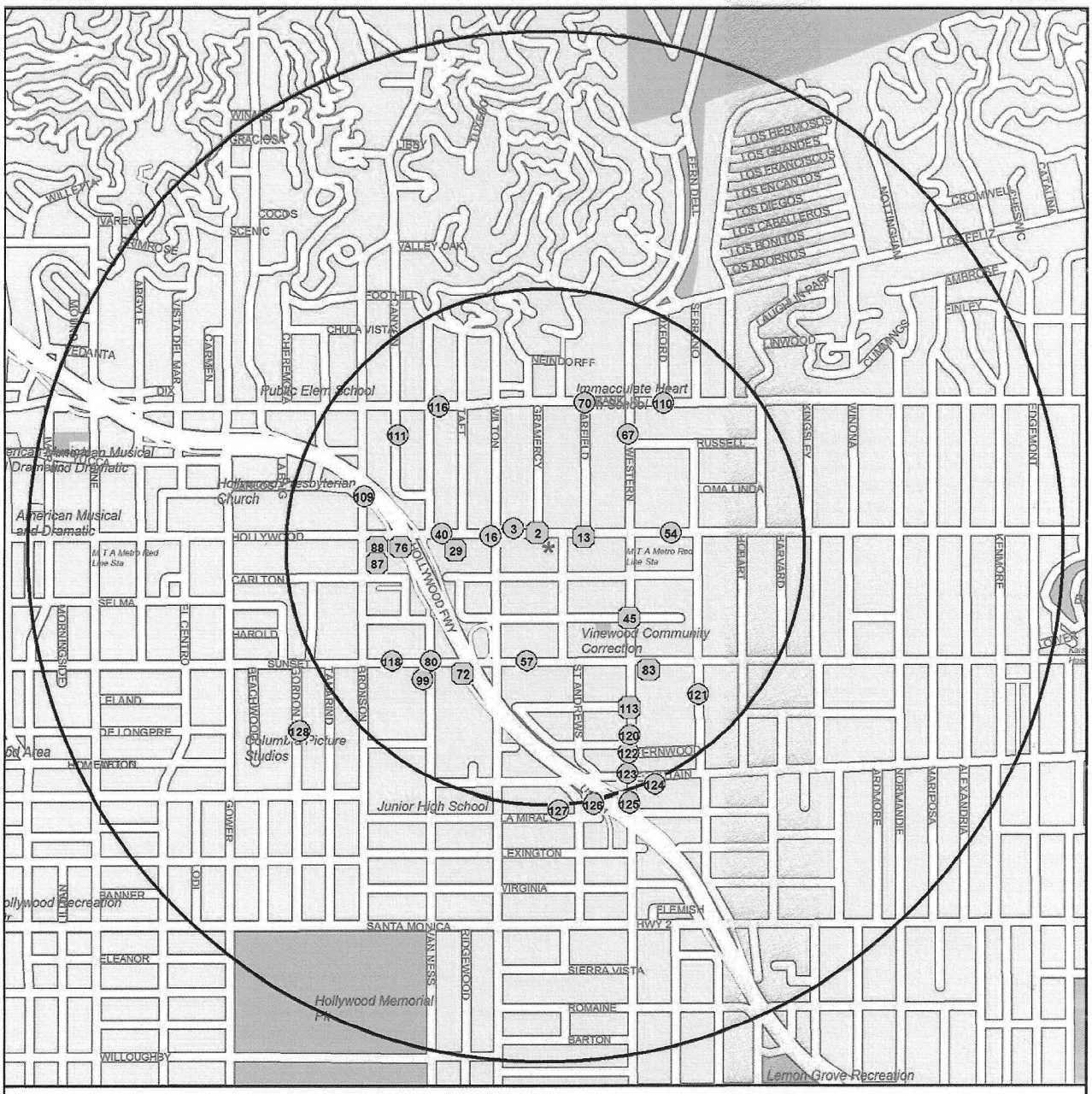
DATABASE REPORT

REGULATORY RECORDS RESEARCH

The purpose of this Regulatory Records Research is to establish potential environmental issues at the subject site and adjacent properties in accordance with the Active ASTM Standard E-1527-13 record review requirements and 40 CFR 312.26 Compliant; Reviews of Federal, State, Tribal, and local government records.

REGULATORY RECORDS SUMMARY										
Environmental Concerns	Pg #	Search Dist	Site	< 1/8	1/8-1/4	1/4-1/2	1/2-1/1	area	un kwn	total
National Priority List	24	1 mile								
SEMS (CERCLIS)	24	1/2 mile								
NFRAP	24	1/2 mile								
Federal Facilities	25	1/2 mile								
Emergency Response Notification System	25	1/4 mile			2	1				3
Hazardous Material Incident Report System	26	subject								
Targeted Brownfields Assessments	26	1/2 mile								
Site Enforcement Tracking System	26	1/2 mile								
Enforcement Docket (DOCKET/CDETS)	26	1/4 mile								
C-Docket	27	1/4 mile								
Integrated Compliance Information System	27	1/2 mile				1				1
CORRACTS	27	1 mile								
RCRA - TSD Facilities	27	1/2 mile								
Clandestine Drug Laboratories	28	1/2 mile					1			1
Indian LUST/VCP/UST	28	1/2 mile								
Federal Lead	28	1 mile								
State Response	28	1/2 mile								
Voluntary Cleanup Program	29	1/2 mile								
Properties Needing Further Evaluation	29	1/2 mile			1	2				3
Military Evaluation Sites	30	1/2 mile			1					1
Expedited Remedial Action	30	1/2 mile								
Border Zone	30	1/2 mile								
School Property Evaluation Program	31	1/4 mile				2				2
SMBRPD Land Use Restrictions	32	1/2 mile								
HWMP Deed/Land Use Restrictions	32	1/2 mile								
Corrective Action	32	1/2 mile								
Historical Sites	33	1/2 mile								
CALSITES - No Further Action	33	1/4 mile		3	3	4				10
Cortese	35	1/2 mile								
Leaking Underground Storage Tanks	35	1/2 mile		2	4	7	2			15
Solid Waste Information System	86	1 mile								
Well Investigation Program	86	1 mile								
Drinking Water Program	86	1/2 mile								
Toxic Releases	87	1/2 mile				1				1
Land Disposal Sites	87	1/2 mile								
Toxic Pits	87	1 mile								
Solid Waste Assessment Test	87	1 mile								
Environmental Concern References				5	11	18	3			37
Environmental Concern Sites				5	8	17	3			33
Operating Permits										
RCRA Generators	88	1/4 mile		4	9	11				24
SARA Title III,section 313 (TRIS)	88	1/4 mile								
Nuclear Regulatory Commission Licensees	88	1/4 mile								
PCB Waste Handlers Database	93	1/4 mile			1					1
Permit Compliance System (PCS)	93	1/4 mile								
AIRS Facility System (AFS)	93	1/4 mile								
Section Seven Tracking System	93	1/4 mile								
FIFRA/TSCA tracking system	93	1/4 mile			1	1			1	3
Federal Facilities Information System (FFIS)	93	1/4 mile								
Chemicals in Commerce Information System	94	1/4 mile								
FINDS EPA Facility Index System	94	1/4 mile								
Hazardous Waste Information System	94	1/4 mile	1	34	33	31				99
Underground Storage Tanks	95	1/4 mile		3	11	6				20
Operating Permits References			1	41	55	49			1	147
Operating Permits Sites			1	33	31	30			1	96
Total References			1	46	66	67	3		1	184
Total Sites			1	38	39	47	3		1	129

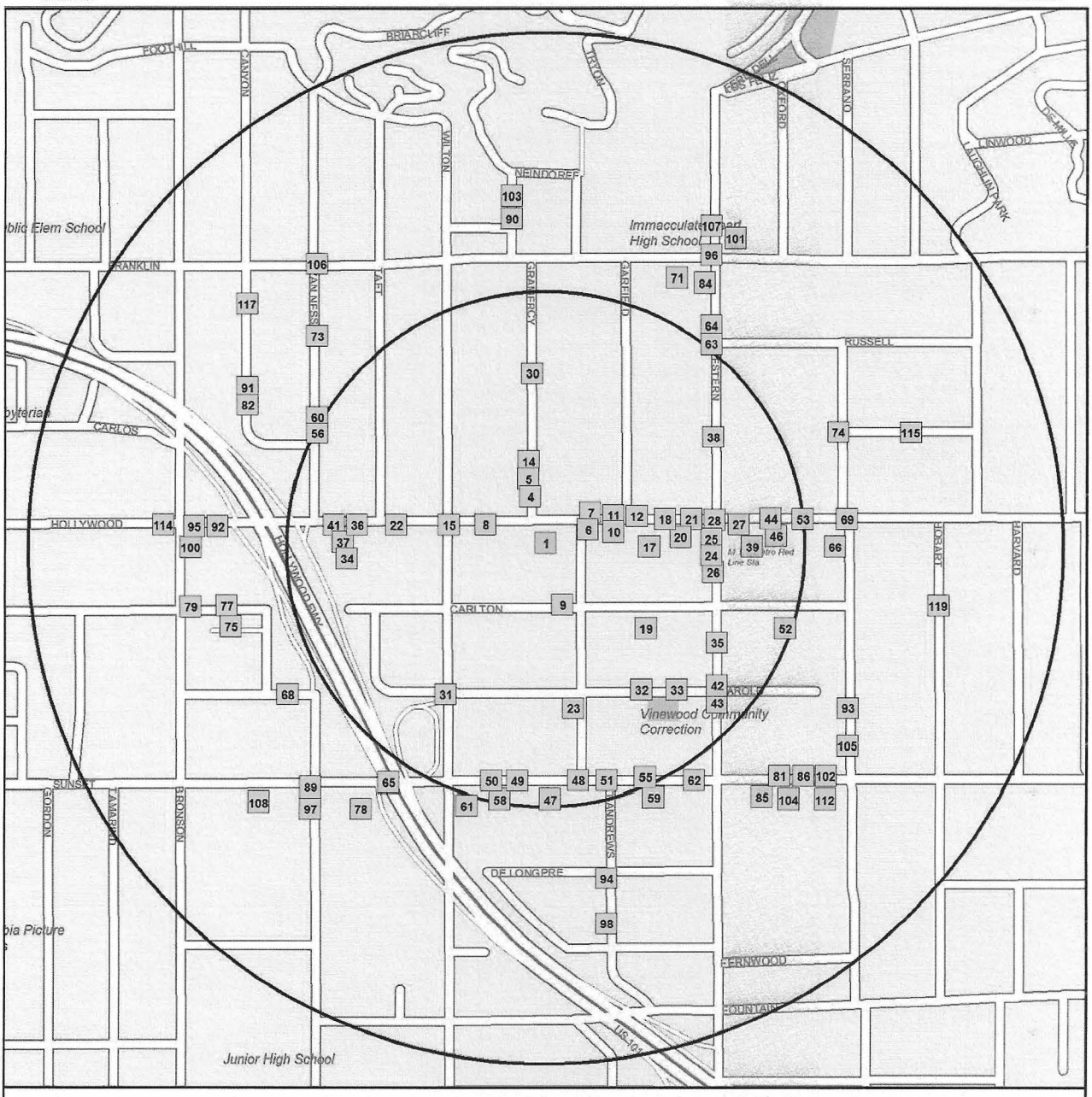
* The classification by distance takes into consideration physical property sizes by assuming a standard size.



odd street numbers to the SW
1.8 inch to 1/2 mile (the circles do not include any buffer zone)

- ENVIRONMENTAL CONCERNS - HIGH PRIORITY
- ENVIRONMENTAL CONCERNS
- ENVIRONMENTAL CONCERNS - WITH A 'NO FURTHER ACTION' STATUS'
- OPERATING PERMITS ONLY
- WATER WELLS

APPROXIMATE LOCATION OF IDENTIFIED SITES WITH KNOWN ENVIRONMENTAL CONCERNS IN THE VICINITY
AT 5610 HOLLYWOOD BOULEVARD, LOS ANGELES



APPROXIMATE LOCATION OF IDENTIFIED SITES WITH OPERATING PERMITS ONLY WITHIN HALF A MILE
AT 5610 HOLLYWOOD BOULEVARD, LOS ANGELES

1. PRECISE AUTO BODY
2. QUARTET FILMS INC.
3. PRECISION AUTO INC
4. 1717 GRAMERCY LLC
5. HOME SAVINGS OF AMERICA
6. AXLE REBUILDERS CERTIFIED INC
7. NC AUTO ELECTRIC
8. MEL PIERCE CAMERA SHOP
9. JAMES TUGGLE
10. CITY OF LA/DEPT BLDG & SAFETY
11. 5550 HOLLYWOOD BLVD PARTNERS,
12. CIM 5501 HOLLYWOOD HSF HOTEL,
13. TUNG-O PAINT COMPANY
14. PACIFICA HOLLYWOOD LLC
15. CIRCLE K STORES INC. SITE #221
16. MOBIL #11-LMR
17. TAN PAUL
18. AXLE REBUILDERS CERTIFIED
19. DUNNING APARTMENTS PARTNERSHIP
20. 5550 HOLLYWWOD BLVD PARTNERS,
21. PETCO STORE #2134
22. LIBERMAN BROADCASTING INC
23. LAUSD/GRANT CC
24. HOLLYWEST ASSOC
25. HOLLYWEST
26. CITY OF LOS ANGELES - COMMUNIT
27. DOLLAR CLEANERS
28. CVS PHARMACY NO 7086
29. STUDIO BLUEPRINTING
30. HOME SAVINGS OF AMERICA
31. LA USD GRANT EL
32. HAROLD WAY APARTMENTS
33. HAROLD WAY APARTMENTS
34. HOLLYWOOD SPORT CARS INC
35. C&R TIRE
36. SEVEN ELEVEN
37. SOGHOMONIAN, SURN
38. GERSHWIN LOFTS LLC
39. HOLLYWEST ASSOC
40. ARCO FACILITY # 1247
41. RIPLEYS BELIEVE IT OR NOT MUSE
42. SUNRISE SQUARE
43. SANTEE GARMENT GROUP LP
44. ROSS DRESS FOR LESS #0590
45. QUALITY CONTROL COMPANY
46. KEWIT SHEA
47. A-1 CARE AUTO BDY PNT SVC
48. HOME DEPOT USA INC HD 6616
49. TESORO (SHELL) 68556
50. S P OPERATOR
51. SUNSET & ST ANDREWS RETAIL CTR
52. HOLLYWOOD FILM CO
53. HOLLYWEST
54. QUANTITY PHOTO'S, INC.
55. HARRISCOPE OF LOS ANGELES INC
56. HAROLD AND BARBARA SMITH
57. SHELL OIL CO
58. BURTON WAY MOTORWORKS
59. ORCHARD SUPPLY HARDWARE #650/5
60. ALTERNATIVE TECHNOLOGIES INC
61. DIXON CADALLAC
62. SAV-ON #9755
63. WESTERM CHEVRON AUTO SERVICE
64. RITE AID #5436
65. TRIBUNE STUDIOS
66. MELTON PRINTING CO
67. CHEVRON #9-0659
68. TANNER & WHITE PROPERTIES, INC
69. SEVAK PREPARATORY SCHOOL
70. SCOVEL PROPERTY
71. FLAIR CLEANERS
72. TOM CORRADINE & ASSOCIATES
73. MCCOY FAMILY TRUST OF 1995 C/O
74. 1750 SERRANO LIMITED LIABILITY
75. CARLTON WAY INVESTMENT GROUP L
76. HOTEL AND TRAVEL INDEX
77. HUD
78. MOBIL OIL CORPORATION
79. CARLTON APARTMENTS
80. CENTRAL LOS ANGELES HIGH SCHOO
81. WALGREENS #7036
82. CANYON DRIVE MANOR APARTMENTS
83. BERGEL OF HOLLYWOOD INC
84. NIMMACULATE HEART HIGH SCHL
85. RALPHS GROCERY CO NO 133
86. VILLAGE BUILDERS LP
87. ANGELES CONSTRUCTION CO
88. BUSINESS APPLIANCE CORP.
89. SUNSET BRONSON ENTERTAINMENT
90. HOWARD WOFFINDER
91. MICHAEL GHAZI
92. KEVIN SET
93. HOLLYWOOD BUNGALO COURTS LP
94. AUTO ENG
95. 91655
96. LOS ANGELES DEPARTMENT-WATER &
97. MIDAS MUFFLER & BRAKE SHOP
98. ASSISTANCE LEAGUE DAY KINDERGA
99. HOTEL HOLLYWOOD
100. GEORGES UNOCAL 76
101. MELODY SHABAZI
102. FOOD 4 LESS #362
103. MR. LAUGHLIN
104. APPLIED GRAPHICS TECHNOLOGY
105. HOLLYWOOD BUNGALOW COURTS LP
106. ASIAN PACIFIC WOMENS PARTNERSH
107. KAEHLER, ADRIAN
108. A WALK IN THE CLOUDS PRODUCTIO
109. FIRE STATION #82
110. CAHUENGA NEW ELEMENTARY SCHOOL
111. 1845 CANYON DR
112. JASMINE CLEANERS
113. FOUR STAR FILMS, INC
114. SALVATION ARMY
115. NTA INVESTMENTS
116. BOB'S CLEANERS
117. GREG DILGER
118. MOBIL #18-HYO
119. HOBART APT BLDG
120. USPS LA NORTH VEHICLE MAINT.
121. DELUXE LABORATORIES
122. GAS TO GO (FORMER)
123. 76 STATION #3739
124. MOBIL #18-H5D
125. CHEVRON STATION #8-8723 (FORME
126. CALTRANS
127. CALTRANS
128. 1406 GORDON ST

UNKNOWN LOCATIONS
BLIND CHILDREN'S CENTER

INDEX OF SITES LISTED BY MAP NUMBERS

KNOWN ENVIRONMENTAL CONCERNS

ADDRESS	CITY	LOCATION	SOURCE	STATUS	PAGE	MAP LOC	DIR
KNOWN ENVIRONMENTAL CONCERNS, WITHIN 1/4 MILE OF THE SUBJECT SITE							
5631 HOLLYWOOD BLVD	LOS ANGELES	QUARTET FILMS INC.	AN	RED	33	2	W
5632 HOLLYWOOD BLVD	HOLLYWOOD	PRECISION AUTO INC	LT	NRA	35	3	NW
		PRECISE AUTO BODY	HW		96		
5536 HOLLYWOOD BLVD	LOS ANGELES	TUNG-O PAINT COMPANY	AN	NFA	33	13	E
5700 HOLLYWOOD BLVD	HOLLYWOOD	MOBIL #11-LMR	LT	REM	35	16	W
		UNITED FOREIGN CARS	HW		98		
		EXXONMOBIL OIL CORPORATION # 1	HW		98		
		JOE'S MOBIL	HW		98		
		HOLLYWOOD SERVICE STATION INC	HW		98		
		CIRCLE K STORE 2211102 KYUNG S	HW		98		
		EXXONMOBIL OIL CORP.	RN	L	89		
		MOBIL SERVICE STATION LMR	UT	2014	121		
		KHARHADOR SCNORHAVORIAN	UT	87&A9	121		
		MOBIL OIL #11-LMR	HW		99		
5750 HOLLYWOOD BLVD	LOS ANGELES	STUDIO BLUEPRINTING	AN	NFA	33	29	W
5777 HOLLYWOOD BLVD	LOS ANGELES	ARCO FACILITY # 1247	ER		25	40	W
		ARCO #1247	LT	CLSD	51		
		ARCO PRODUCTS CO FAC 1247	HW		102		
		WAGIHS ARCO AM/PM MINI MKT.	UT	2013	121		
		WAGIHS ARCO AM/PM MINI MKT.--#	UT	2014	121		
1566 N WESTERN AVE	LOS ANGELES	QUALITY CONTROL COMPANY	AN	NFA	33	45	SE
5432 HOLLYWOOD BLVD	HOLLYWOOD	QUANTITY PHOTO'S, INC.	ME		30	54	E
		QUANTITY PHOTO'S, INC.	FE	NRA	29		
		QUANTITY PHOTOS, INC	HW		105		
5657 W SUNSET BLVD, STATION WILTON #	LOS ANGELES	SHELL OIL CO	ER		25	57	S
5657 W SUNSET BLVD	LOS ANGELES	SHELL STATION #135540	LT	CLSD	51	57	S
		JIN'S HOLLYWOOD SHELL	UT	2014	122		
		JIN'S HOLLYWOOD SHELL	UT		122		
5657 W SUNSET BLVD, S A P NO 135540	LOS ANGELES	SHELL SERVICE STATION	RN	S	90	57	S
5657 W SUNSET BLVD,AND WILTON	LOS ANGELES	SHELL OIL CO STA#204-4539-6300	HW		105	57	S
5657 W SUNSET BLVD	LOS ANGELES	TESORO REFINING & MRKTING/KELL	HW		105	57	S
1868 N WESTERN AVE	LOS FELIZ	CHEVRON #9-0659	LT	CLSD	52	67	NE
1868 N WESTERN AVE, TANKS	LOS ANGELES	CHEVRON STATION NO 90659	HW		110	67	NE
1868 N WESTERN AVE	LOS ANGELES	CHEVRON PRODUCTS SS#_90659	HW		110	67	NE
		CHEVRON U S A #90659	HW		110		
		CHEVRON AUTO	HW		110		
		CHEVRON STATION #9-0659	UT	2014	122		
		MIKE'S STATION	UT	2014	123		
		90659	UT	87&A9	123		
		CHEVRON STATION 9 0659	RN	S	90		
		CHEVRON STATION NO 90659	RN	S	90		
		MIKES STATION LLC	HW		110		
5600 FRANKLIN AVE	LOS ANGELES	SCOVEL PROPERTY	LT	ASSM	52	70	N
		JAMES SCOVEL	UT	1995I	123		
		JIM SCOVEL	HW		111		
		L. LEBAREDIAN	UT	8798I	123		
5746 W SUNSET BLVD	LOS ANGELES	TOM CORRADINE & ASSOCIATES	AN	RED	34	72	SW
		FOX TELEVISION CENTER	UT	2013	123		
		FOX TELEVISION CORP	HW		111		
		FOX TAPE	HW		111		
		FOX TELEVISION INC	RN		91		
		METROTAPE	RN	X	91		
		FOX TELEVISION STATIONS INC	UT	2014	123		
		KTWV RADIO STATION SITE C	PB		93		
		FOX TELEVISION CENTER	HW		111		
		FOX TELEVISION INC	HW		111		
5850 HOLLYWOOD BLVD	LOS ANGELES	HOTEL AND TRAVEL INDEX	AN	NFA	34	76	W
KNOWN ENVIRONMENTAL CONCERNS, WITHIN 1/4 - 1/2 MILE OF THE SUBJECT SITE							
SUNSET BLVD & VAN NESS AVE	LOS ANGELES	CENTRAL LOS ANGELES HIGH SCHOO	SC		31	80	SW

; ADDRESS	CITY	LOCATION	SOU-RCE	STA-TUS	PA GE	MAP LOC	DIR
5453 W SUNSET BLVD	LOS ANGELES	BERGEL OF HOLLYWOOD INC	AN	NFA	34	**83**	SE
5855 HOLLYWOOD BLVD	LOS ANGELES	ANGELES CONSTRUCTION CO	AN	NFA	34	**87**	W
5870 HOLLYWOOD BLVD	LOS ANGELES	BUSINESS APPLIANCE CORP.	AN	NFA	34	**88**	W
5825 W SUNSET BLVD	HOLLYWOOD	HOTEL HOLLYWOOD	IS		27	**99**	SW
		PHOTO PRISM	HW		115		
		SUNSET ONE HOUR	RN		91		
		SUNSET ONE HOUR	HW		115		
5825 W SUNSET BLVD,STE 212	HOLLYWOOD	TISON DENTAL CORP. INC.	HW		115	**99**	SW
1800 N BRONSON AVE	HOLLYWOOD	FIRE STATION #82	LT	CLSD	53	**109**	W
		LA FIRE STATION 82	RN	S	92		
		FIRE STATION 82	UT	87&A9	125		
		LOS ANGELES FIRE STATION 82	UT	2014	125		
		LA FIRE STATION 82	HW		118		
WESTERN AVE & OXFORD AVE	LOS ANGELES	CAHUENGA NEW ELEMENTARY SCHOOL	SC		31	**110**	NE
1845 CANYON DR	HOLLYWOOD		ER		26	**111**	NW
1417 N WESTERN AVE	LOS ANGELES	FOUR STAR FILMS, INC	AN	RED	34	**113**	SE
5823 FRANKLIN AVE	LOS ANGELES	BOB'S CLEANERS	FE		29	**116**	NW
		BOBS CLEANERS	HW		119		
		BOBS CLEANERS	RN	S	92		
		BOB'S CLEANERS	HW		119		
5857 W SUNSET BLVD	LOS ANGELES	MOBIL #18-HYO	LT	REM	53	**118**	SW
		MOBIL OIL CORP #11-HYO	HW		119		
		EXXONMOBIL OIL CORP 12240	RN	S	92		
		SUNSET AND BRONSON MOBIL INC	HW		119		
		EXXONMOBIL OIL CORPORATION #12	HW		119		
		BRONSON PETROLEUM	UT	2014	125		
		EXXONMOBIL OIL CORP 12240	HW		120		
		MOBIL SERVICE STATION #18-HYO	UT	2014	125		
		CIRCLE K STORE #2211262	HW		120		
1375 N WESTERN AVE	LOS ANGELES	USPS LA NORTH VEHICLE MAINT.	LT	CLSD	60	**120**	SE
1377 N SERRANO AVE	LOS ANGELES	DELUXE LABORATORIES	FE	NRA	29	**121**	SE
		DELUXE LABORATORIES	NT	NRA	87		
		DELUXE LABORATORIES	FE		30		
		DELUXE LABORATORIES	NT	INACT	87		
1353 N WESTERN AVE	LOS ANGELES	GAS TO GO (FORMER)	LT	REM	60	**122**	SE
1300 N WESTERN AVE	LOS ANGELES	76 STATION #3739	LT	CLSD	78	**123**	SE
1277 N WESTERN AVE	LOS ANGELES	MOBIL #18-H5D	LT	CLSD	80	**124**	SE
1276 N WESTERN AVE	LOS ANGELES	CHEVRON STATION #8-8723 (FORME	LT	CLSD	85	**125**	SE

KNOWN ENVIRONMENTAL CONCERNS, WITHIN 1/2 - 3/4 MILE OF THE SUBJECT SITE

1276 N WESTERN AVE	LOS ANGELES	CHEVRON #9-8723	LT	CLSD	86	**125**	S
1260 N ST ANDREWS PL	HOLLYWOOD	CALTRANS	LT	CLSD	86	**126**	S
1260 ST ANDREWS PL N	HOLLYWOOD	CALTRANS	LT		86	**127**	S
1406 GORDON ST	LOS ANGELES		LB		28	**128**	SW

OPERATING PERMITS ONLY

ADDRESS	CITY	LOCATION	SOURCE	STATUS	PAGE	MAP LOC	DIR LOC
OPERATING PERMITS ONLY, WITHIN 1/4 MILE OF THE SUBJECT SITE							
5610 HOLLYWOOD BLVD	HOLLYWOOD	PRECISE AUTO BODY	HW		96	1	
1717 N GRAMERCY PL	LOS ANGELES	1717 GRAMERCY LLC	HW		96	4	N
1735 N GRAMERCY PL	LOS ANGELES	HOME SAVINGS OF AMERICA	HW		96	5	N
5571 HOLLYWOOD BLVD	LOS ANGELES	AXLE REBUILDERS CERTIFIED INC	HW		96	6	NE
5562 HOLLYWOOD BLVD	HOLLYWOOD	NC AUTO ELECTRIC	HW		96	7	E
5645 HOLLYWOOD BLVD	HOLLYWOOD	MEL PIERCE CAMERA SHOP	HW		97	8	W
5611 CARLTON WAY	LOS ANGELES	JAMES TUGGLE	HW		97	9	S
5555 HOLLYWOOD BLVD	LOS ANGELES	CITY OF LA/DEPT BLDG & SAFETY BOND CO'S	HW HW		97 97	10	E
5552 HOLLYWOOD BLVD	LOS ANGELES	5550 HOLLYWOOD BLVD PARTNERS,	HW		97	11	E
5533 HOLLYWOOD BLVD	LOS ANGELES	CIM 5501 HOLLYWOOD HSF HOTEL, CIM 5501 HOLLYWOOD HSF HOTEL L	HW HW		97 97	12	E
1745 N GRAMERCY PL	LOS ANGELES	PACIFICA HOLLYWOOD LLC DISCIPLE HOMES CORP	HW HW		98 98	14	N
5700 W HOLLYWOOD BLVD	LOS ANGELES	CIRCLE K STORES INC. SITE #221	UT	2014	120	15	W
5524 HOLLYWOOD BLVD, 5524-28	LOS ANGELES	TAN PAUL	HW		99	17	E
5517 HOLLYWOOD BLVD	LOS ANGELES	AXLE REBUILDERS CERTIFIED	HW		99	18	E
5552 CARLTON WAY	LOS ANGELES	DUNNING APARTMENTS PARTNERSHIP	HW		99	19	SE
5512 HOLLYWOOD BLVD, # 5514	LOS ANGELES	5550 HOLLYWWOD BLVD PARTNERS,	HW		99	20	E
5507 HOLLYWOOD BLVD, STE A	LOS ANGELES	PETCO STORE #2134	HW		99	21	E
5507 HOLLYWOOD BLVD, STE B	LOS ANGELES	MARSHALLS 1276	HW		99	21	E
5718 HOLLYWOOD BLVD	HOLLYWOOD	LIBERMAN BROADCASTING INC	HW		99	22	W
1559 N ST ANDREWS PL	LOS ANGELES	LAUSD/GRANT CC LAUSD/GRANT CC	HW RN		100 89	23	S
1700 N WESTERN AVE	LOS ANGELES	HOLLYWEST ASSOC	HW		100	24	E
1702 N WESTERN AVE	LOS ANGELES	HOLLYWEST	HW		100	25	E
1658 N WESTERN AVE	LOS ANGELES	CITY OF LOS ANGELES - COMMUNIT	HW		100	26	E
1710 N WESTERN AVE	LOS ANGELES	DOLLAR CLEANERS	HW		100	27	E
5500 HOLLYWOOD BLVD	LOS ANGELES	CVS PHARMACY NO 7086 CVS PHARMACY # 7086 CVS PHARMACY NO 7086 MAYER BUILDING	HW HW RN HW	 L 	100 100 89 101	28	E
1812 N GRAMERCY PL	LOS ANGELES	HOME SAVINGS OF AMERICA	HW		101	30	N
1530 N WILTON PL	LOS ANGELES	LA USD GRANT EL GRANT EL	RN HW	S 	89 101	31	SW
5527 HAROLD WAY	LOS ANGELES	HAROLD WAY APARTMENTS	HW		101	32	SE
5525 HAROLD WAY	LOS ANGELES	HAROLD WAY APARTMENTS	HW		101	33	SE
5766 HOLLYWOOD BLVD	HOLLYWOOD	HOLLYWOOD SPORT CARS INC	HW		101	34	W
1620 N WESTERN AVE	LOS ANGELES	C&R TIRE	HW		101	35	SE
5763 HOLLYWOOD BLVD	LOS ANGELES	SEVEN ELEVEN	HW		102	36	W
5770 HOLLYWOOD BLVD	HOLLYWOOD	SOGHOMONIAN, SURN SAABS AUTOMOTIVE INC SAAB & RAFFI FOREIGN AUTO SERV	HW UT HW	 1998I 	102 121 102	37	W
1735 N WESTERN AVE	LOS ANGELES	GERSHWIN LOFTS LLC	HW		102	38	NE

ADDRESS	CITY	LOCATION	SOURCE	STATUS	PAGE	MAP LOC	DIR
5447 HOLLYWOOD BLVD	LOS ANGELES	HOLLYWEST ASSOC	HW		102	39	E
5780 HOLLYWOOD BLVD	LOS ANGELES	RIPLEYS BELIEVE IT OR NOT MUSE	HW		102	41	W
1546 N WESTERN AVE, # 1522	LOS ANGELES	SUNRISE SQUARE	HW		103	42	SE
1541 N WESTERN AVE	HOLLYWOOD	SANTEE GARMENT GROUP LP	HW		103	43	SE
5455 HOLLYWOOD BLVD	LOS ANGELES	ROSS DRESS FOR LESS #0590	HW		103	44	E
5450 HOLLYWOOD BLVD	LOS ANGELES	KEWIT SHEA	HW		103	46	E
5624 W SUNSET BLVD	LOS ANGELES	A-1 CARE AUTO BDY PNT SVC	HW		103	47	S
		SERVICE AUTO BODY & REPAIR	RN	S	89		
		SERVICE AUTO BODY & REPAIR	HW		103		
5600 W SUNSET BLVD	HOLLYWOOD	HOME DEPOT USA INC HD 6616	HW		103	48	S
		HOME DEPOT USA INC HD 6616	RN	S	89		
		THE HOME DEPOT #6616	HW		104		
5657 SUNSET BLVD	LOS ANGELES	TESORO (SHELL) 68556	UT	2014	121	49	S
5667 W SUNSET BLVD	LOS ANGELES	S P OPERATOR	UT	87	121	50	S
5555 W SUNSET BLVD	HOLLYWOOD	SUNSET & ST ANDREWS RETAIL CTR	HW		104	51	S
		RAY M. JOHNSON STUDIO	HW		104		
5446 CARLTON WAY	HOLLYWOOD	HOLLYWOOD FILM CO	RN	S	90	52	E
		HOLLYWOOD FILM CO	HW		104		
5429 HOLLYWOOD BLVD, 5429-45	LOS ANGELES	HOLLYWEST	HW		105	53	E
5429 HOLLYWOOD BLVD	LOS ANGELES	RALPHS GROCERY #206	HW		105	53	E
5533 W SUNSET BLVD	HOLLYWOOD	HARRISCOPE OF LOS ANGELES INC	HW		105	55	SE
1728 N VAN NESS AVE	LOS ANGELES	HAROLD AND BARBARA SMITH	HW		105	56	NW
5639 W SUNSET BLVD	HOLLYWOOD	BURTON WAY MOTORWORKS	HW		106	58	S
		MOUSHOUL, JAMES	HW		106		
5525 W SUNSET BLVD	HOLLYWOOD	ORCHARD SUPPLY HARDWARE #650/5	HW		106	59	SE
		BUILDERS EMPORIUM #664	HW		106		
		BUILDERS EMPORIUM #664	RN		90		
1754 N VAN NESS AVE, 1754-1760	LOS ANGELES	ALTERNATIVE TECHNOLOGIES INC	HW		106	60	NW
5678 W SUNSET BLVD	HOLLYWOOD	DIXON CADALLAC	HW		106	61	S
5678 W SUNSET BLVD, K	HOLLYWOOD	THE DIXON CADILLAC CO	UT	8798I	122	61	S
5510 W SUNSET BLVD	SACRAMENTO	SAV-ON #9755	HW		107	62	SE
		SAV-ON DRUG STORES #3155	HW		107		
		TARGET STORE 2479	HW		107		
		CVS PHARMACY # 9755	HW		107		
1860 N WESTERN AVE	LOS ANGELES	WESTERM CHEVRON AUTO SERVICE	UT	1995A	122	63	NE
1841 N WESTERN AVE	HOLLYWOOD	RITE AID #5436	HW		107	64	NE
		RITE AID 5436	RN	E	90		
		RITE AID #5436	HW		107		
		RITE AID #5436	HW		108		
5800 W SUNSET BLVD, STAGE 3	HOLLYWOOD	TRIBUNE STUDIOS	HW		108	65	SW
5800 W SUNSET BLVD	HOLLYWOOD	SUNSET BRONSON ENTERTAINMENT P	HW		108	65	SW
		THREE DOORS PRODUCTION	HW		108		
		CHANNEL 5 KTLA	HW		108		
5800 W SUNSET BLVD, BLDG 11	HOLLYWOOD	TRIBUNE CAL. PROP., INC.	HW		108	65	SW
5800 W SUNSET BLVD	HOLLYWOOD	THREE DOORS PRODUCTION INC	HW		109	65	SW
		SUNSET BRONSON STUDIOS BUILDIN	HW		109		
		KTLA TELEVISION INC	HW		109		
		3 DOORS PRODUCTIONS/BRONSON ST	HW		109		
		KTLA	UT	2014	122		
		K T L A STUDIOS INCORPORATED	UT	2014	122		
		KTLA BROADCASTING	HW		110		
5405 HOLLYWOOD BLVD	HOLLYWOOD	MELTON PRINTING CO	HW		110	66	E
5812 HAROLD WAY, # 5820	LOS ANGELES	TANNER & WHITE PROPERTIES, INC	HW		111	68	SW
5400 HOLLYWOOD BLVD	LOS ANGELES	SEVAK PREPARATORY SCHOOL	FT		94	69	E
		SEVAK PREPARATORY SCHOOL	FT		94		

ADDRESS	CITY	LOCATION	SOURCE	STATUS	PAGE	MAP LOC	DIR
5518 FRANKLIN AVE	LOS ANGELES	FLAIR CLEANERS	RN	S	90	71	NE
		FLAIR CLEANERS	HW		111		
1831 N VAN NESS AVE	LOS ANGELES	MCCOY FAMILY TRUST OF 1995 C/O	HW		112	73	NW
1750 N SERRANO AVE	LOS ANGELES	1750 SERRANO LIMITED LIABILITY	HW		112	74	E
		CEDARHURST MGMT INC	HW		112		
5845 CARLTON WAY	LOS ANGELES	CARLTON WAY INVESTMENT GROUP L	HW		112	75	W
5846 CARLTON WAY	HOLLYWOOD	HUD	HW		112	77	W
5758 W SUNSET BLVD	LOS ANGELES	MOBIL OIL CORPORATION	UT	1998I	123	78	SW
5515 FRANKLIN AVE	LOS ANGELES	IMMACULATE HEART HIGH SCHOOL	HW		113	84	NE
		IMMACULATE HEART HIGH SCHOO	HW		113		
1904 N WESTERN AVE	LOS ANGELES	LOS FELIZ PUMPING STATION	UT	87&A9	124	96	NE
		LOS FELIZ PUMP STATION	UT	2014	124		
5801 W SUNSET BLVD	HOLLYWOOD	MIDAS AUTO SERVICE EXPERTS	HW		115	97	SW
		NAPA AUTO CARE - HOLLYWOOD	HW		115		

OPERATING PERMITS ONLY, WITHIN 1/4 - 1/2 MILE OF THE SUBJECT SITE

5800 W SUNSET BLVD	LOS ANGELES	KTLA STUDIOS	UT	87&A9	122	65	SW
		KTLA CHANNEL 5	HW		109		
		KTLA	HW		109		
5855 CARLTON WAY	LOS ANGELES	CARLTON APARTMENTS	HW		112	79	W
5451 W SUNSET BLVD	LOS ANGELES	WALGREENS #7036	HW		112	81	SE
1738 CANYON DR	HOLLYWOOD	CANYON DRIVE MANOR APARTMENTS	HW		113	82	NW
5515 FRANKLIN AVE	LOS ANGELES	NIMMACULATE HEART HIGH SCHL	RN		91	84	NE
5420 W SUNSET BLVD	HOLLYWOOD	RALPHS GROCERY CO NO 133	HW		113	85	SE
		RALPHS GROCERY CO NO 133	RN		91		
		FEDERATED DEPT STORES	RN		91		
5445 W SUNSET BLVD	LOS ANGELES	VILLAGE BUILDERS LP	HW		113	86	SE
5800 W SUNSET BLVD UN A	LOS ANGELES	SUNSET BRONSON ENTERTAINMENT	UT	2014	124	89	SW
1914 N GRAMERCY PL	LOS ANGELES	HOWARD WOFFINDER	HW		113	90	N
1755 CANYON DR,	LOS ANGELES	MICHAEL GHAZI	HW		113	91	NW
5858 HOLLYWOOD BLVD	HOLLYWOOD	KEVIN SET	HW		114	92	W
1544 N SERRANO AVE	LOS ANGELES	HOLLYWOOD BUNGALO COURTS LP	HW		114	93	SE
1415 N ST ANDREWS PL	HOLLYWOOD	AUTO ENG	HW		114	94	S
5871 HOLLYWOOD BLVD	LOS ANGELES	91655	UT	8798I	124	95	W
5871 HOLLYWOOD BLVD, 5871-5873	HOLLYWOOD	POMONA COLLEGE ET AL	HW		114	95	W
1904 N WESTERN AVE	LOS ANGELES	LOS ANGELES DEPARTMENT-WATER &	HW		114	96	NE
		LOS FELIZ PUMPING STATION	HW		114		
		LOS FELIZ PUMP STATION	UT	2010	124		
5801 W SUNSET BLVD	HOLLYWOOD	MIDAS MUFFLER & BRAKE SHOP	HW		114	97	SW
		MIDAS MUFFLER	RN	S	91		
1375 N ST ANDREWS PL	HOLLYWOOD	ASSISTANCE LEAGUE DAY KINDERGA	FT		94	98	S
		ASSISTANCE LEAGUE DAY NURSERY	FT		94		
5890 HOLLYWOOD BLVD	HOLLYWOOD	GEORGES UNOCAL 76	HW		115	100	W
		UNOCAL AUTO SERVICES	HW		115		
		TOMMYS 76	HW		116		
		CONOCO PHILLIPS #255286	HW		116		
		TOSCO CORPORATION #30845	UT	2014	124		
		RHA INC.	UT	2014	124		
		TOSCO CORPORATION, STATION #30	HW		116		
		UNOCAL SVC STA #5286	RN		92		
		UNION OIL SERVICE STATION 5286	UT	87	125		
		SERVICE STATION 5286	UT	87&A9	125		
		UNOCAL SVC STA #5286	HW		116		
1928 N WESTERN AVE	LOS ANGELES	MELODY SHABAZI	HW		116	101	NE
5420 SUNSET BLVD	HOLLYWOOD	FOOD 4 LESS #362	HW		116	102	SE
1923 N GRAMERCY PL	LOS ANGELES	MR. LAUGHLIN	HW		117	103	N

ADDRESS	CITY	LOCATION	SOURCE	STATUS	PAGE	MAP LOC	DIR
5419 W SUNSET BLVD	HOLLYWOOD	APPLIED GRAPHICS TECHNOLOGY	HW		117	**104**	SE
		BERNARD FRANKLIN	HW		117		
		KORDET GRAPHICS	HW		117		
		KORDET GRAPHICS WEST	RN	S	92		
1516 N SERRANO AVE	LOS ANGELES	HOLLYWOOD BUNGALOW COURTS LP	HW		117	**105**	SE
		HOLLYWOOD BUNGALOWS INC	HW		117		
1901 N VAN NESS AVE	LOS ANGELES	ASIAN PACIFIC WOMENS PARTNERSH	HW		117	**106**	NW
1940 N WESTERN AVE	LOS ANGELES	KAEHLER, ADRIAN	HW		118	**107**	NE
5842 W SUNSET BLVD	HOLLYWOOD	A WALK IN THE CLOUDS PRODUCTIO	HW		118	**108**	SW
		STUDIO MANAGEMENT SERVICES INC	HW		118		
		STUDIO MANAGEMENT SERVICES INC	RN	S	92		
5409 W SUNSET BLVD	LOS ANGELES	JASMINE CLEANERS	HW		118	**112**	SE
		JASMINE CLEANERS	RN	X	92		
5941 HOLLYWOOD BLVD	HOLLYWOOD	SALVATION ARMY	HW		118	**114**	W
5347 LOMA LINDA AVE	LOS ANGELES	NTA INVESTMENTS	HW		118	**115**	E
1854 CANYON DR	HOLLYWOOD	GREG DILGER	HW		119	**117**	NW
1631 N HOBART BLVD	LOS ANGELES	HOBART APT BLDG	HW		120	**119**	E
1631 N HOBART BLVD,APT 1	LOS ANGELES	ELEK PROPERTIES 1, LLC	HW		120	**119**	E

SITES WITH UNKNOWN OR NON-SPECIFIC LOCATION

PO BOX 29159	LOS ANGELES	BLIND CHILDREN'S CENTER	FT		95		

REFERENCED SOURCES

NPL	NATIONAL PRIORITY LIST				
CERCLA	SEMS (CERCLIS)				
	CERCLIS				
NFRAP	NFRAP				
FedFac	FEDERAL FACILITIES				
ERNS	EMERGENCY RESPONSE NOTIFICATION SYSTEM				
HM	HAZARDOUS MATERIAL INCIDENT REPORT SYSTEM				
TB	TARGETED BROWNFIELDS ASSESSMENTS				
SETS	SITE ENFORCEMENT TRACKING SYSTEM				
CDETS	ENFORCEMENT DOCKET (DOCKET/CDETS)				
CD	C-DOCKET				
IS	INTEGRATED COMPLIANCE INFORMATION SYSTEM				
RV	CORRACTS				
TSD	RCRA - TSD FACILITIES				
	I Incinerator	D	Land Disposal	T	Storage/Treatment
LB	CLANDESTINE DRUG LABORATORIES				
II	INDIAN LUST/VCP/UST				
FL	FEDERAL LEAD				
SR	STATE RESPONSE				
VC	VOLUNTARY CLEANUP PROGRAM				
FE	PROPERTIES NEEDING FURTHER EVALUATION				
ME	MILITARY EVALUATION SITES				
EP	EXPEDITED REMEDIAL ACTION				
BZ	BORDER ZONE				
SC	SCHOOL PROPERTY EVALUATION PROGRAM				
LU	SMBRPD LAND USE RESTRICTIONS				
DR	HWMP DEED/LAND USE RESTRICTIONS				
CA	CORRECTIVE ACTION				
HI	HISTORICAL SITES				
CS-nfa	CALSITES - NO FURTHER ACTION				
CS	CORTESE				
LUST	LEAKING UNDERGROUND STORAGE TANKS				
	0 No action	3B	Prel site assmnt underway	7	Remedial action underway
	1 Leak being confirmed	5C	Pollution characterization	8	Post remedial action monitoring
	3A Site workplan submitted	5R	Remediation plan	9	Case closed
SWIS	SOLID WASTE INFORMATION SYSTEM				
WIP	WELL INVESTIGATION PROGRAM				
WQ	DRINKING WATER PROGRAM				
NT	TOXIC RELEASES				
LD	LAND DISPOSAL SITES				
	Land Disposal Sites				
TP	TOXIC PITS				
SW	SOLID WASTE ASSESSMENT TEST				
RCRA	RCRA GENERATORS				
	L Large Generator	T	Transporter	S	Small Generator
SARA	SARA TITLE III,SECTION 313 (TRIS)				
Nucl	NUCLEAR REGULATORY COMMISSION LICENSEES				
PCB	PCB WASTE HANDLERS DATABASE				
	PCB Waste Handlers Database				
	PCB Waste Handlers Database				
	03/08				
PCS	PERMIT COMPLIANCE SYSTEM (PCS)				
AFS	AIRS FACILITY SYSTEM (AFS)				
PE	SECTION SEVEN TRACKING SYSTEM				
FIFRA	FIFRA/TSCA TRACKING SYSTEM				
FIFS	FEDERAL FACILITIES INFORMATION SYSTEM (FFIS)				
CICIS	CHEMICALS IN COMMERCE INFORMATION SYSTEM				
FN	FINDS EPA FACILITY INDEX SYSTEM				
HWIS	HAZARDOUS WASTE INFORMATION SYSTEM				
UST	UNDERGROUND STORAGE TANKS				

INTRODUCTION

BBL has used its best effort but makes no claims as to the completeness or accuracy of the referenced government sources or the completeness of the search. Our records are frequently updated but only as current as their publishing date and may not represent the entire field of known or potential hazardous waste or contaminated sites. To ensure complete coverage of the subject property and surrounding area, sites may be included in the list if there is any doubt as to the location because of discrepancies in map location, zip code, address, or other information in our sources. For additional information call 858 793-0641.

In accordance with ASTM E-1527-13, the following government sources have been searched for sites within one mile radius,within the distances of the subject location as listed below.

FEDERAL SOURCES

NPL National Priority List

EPA has prioritized sites with significant risk to human health and the environment. These sites receive remedial funding under the Comprehensive Environmental Response Conservation and Liability Act (CERCLA).

No listings within 1 mile radius of the subject site.

SEMS Comprehensive Environmental Response, Compensation, and Liability Act

Superfund Enterprise Management System (SEMS) replaced CERCLIS in 2014. This database is used by the EPA to track activities conducted under the Comprehensive Environmental Response and Liability Act CERCLA (1980) and the amendment the Superfund Amendments and Reauthorization Act SARA (1986).

Sites to be included are identified primarily by the reporting requirements of hazardous substances Treatment, Storage and Disposal (TSD) facilities and releases larger than specific Reportable Quantities (RQ), established by EPA.

Using the National Oil and hazardous Substance Pollution Contingency Plan (National Contingency Plan) the EPA set priorities for cleanup.

The EPA rates National Contingency Plan sites according to a quantitative Hazard Ranking System (HRS) based on the potential health risk via any one or more pathways: groundwater, surface water, air, direct contact, and fire/explosion.

The EPA and state agencies seek to identify potentially responsible parties (PRP) and ultimately Responsible Parties (RP) who can be required to finance cleanup activities, either directly or through reimbursement of federal Superfund expenditures.

Any Institutional/Engineering controls issued under CERCLA are described in the status detail for each site. Sites delisted from the NPL list are included here.

No listings within half of a mile radius of the subject site.

NFRAP No Further Remedial Action Planned sites (CERCLIS)

As of February 1995, CERCLIS sites designated 'No Further Remedial Action Planned' NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

EPA has removed these NFRAP sites from CERCLIS to lift unintended barriers to the redevelopment of these properties. This policy change is part of EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens promote economic redevelopment of unproductive urban sites.

No listings within half of a mile radius of the subject site.

FEDFAC Federal Facilities

As part of the CERCLA program, federal facilities with known or suspected environmental problems, the Federal Facilities Hazardous Waste Compliance Docket is tracked separately to comply with a Federal Court order.

No listings within half of a mile radius of the subject site.

ERNS Emergency Response Notification System

The ERNS is a national computer database used to store information on unauthorized releases of oil and hazardous substances. The program is a cooperative effort of the Environmental Protection Agency, the Department of Transportation Research and Special Program Administration's John Volpe National Transportation System Center and the National Response Center.

There are primarily five Federal statutes that require release reporting the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) section 103; the Superfund Amendments and Reauthorization Act (SARA) Title III Section 304; the Clean Water Act of 1972(CWA) section 311(b)(3); and the Hazardous Material Transportation Act of 1974(HMTA section 1808(b).

This list has been researched within a quarter of a mile radius of the subject site.

Site: ARCO FACILITY # 1247
Address: 5777 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 40 - about .2 mile W of the subject
Status: 0100592432

On 09/04/01 an incident involving GASOLINE: AUTOMOTIVE (UNLEADED) was discovered.
THE CALLER STATED GASOLINE WAS RELEASED FROM A GAS STATION DUE TO AN UNKNOWN CAUSE.

SHUTDOWN FACILITY,CONTRACTOR HAS BEEN HIRED,MATERIAL CONTAINED.
THE RELEASE WAS DISCOVERED AFTER A SOIL TEST INDICATED THE PRESENCE OF GASOLINE. THE CALLER HAD NO ADDITIONAL INFORMATION.

Site: SHELL OIL CO
Address: 5657 W SUNSET BLVD, STATION WILTON # 20
City: LOS ANGELES
Map Loc: 57 - about .2 mile S of the subject
Status: 8900018950 1500 GAL of GASOLINE & WATER (08/04/1989)

STATION #204-4539-6305/657 SUNSET/WILTON.
EMERGENCY TANK REMOVAL/PUMP CONTENTS TO VACUUM TRUCK/TANSPORT TO CONTR ACTORS
RP TO PUMP TRANSPORT/STORE MATERIALS TO ACCOMADATE TANK REMOVAL/NO ACT UAL SPIL

Site:
Address: 1845 CANYON DR
City: HOLLYWOOD
Map Loc: 111 - about .3 mile NW of the subject
Status: 0500747046

On 01/09/05 an incident involving 5857 gallon(s) of RAW SEWAGE & STORMWATER MIX, caused by flood, occurred.

REPORT OF RELEASE OF SEWAGE DUE TO RECENT FLOOD WATERS IN THE AREA.

SECURED 1/11/2005 @ 0800.

HMIRS Hazardous Material Incident Report System

The Hazardous Material Report Incident Report Subsystem HMIRS of the Research and Special Programs Administration (RSPA) Hazardous Material Information System was established in 1971 to fulfill the requirements of the Federal hazardous material transportation law. Part 171 of Title 49, Code of Federal Regulations (49 CFR) contains the incident reporting requirements of carriers of hazardous materials. An unintentional release of hazardous materials meeting the criteria set forth in Section 171.16, 49 CFR, must be reported on DOT Form 5800.1. The data from the reports received are subsequently entered in the HAZMAT database.

No listings within the street address of the subject site.

TBA Targeted Brownfields Assessments

EPA's Targeted Brownfields Assessment (TBA) program is designed to help states, tribes, and municipalitiesùespecially those without EPA Brownfields Assessment Pilots/Grantsùminimize the uncertainties of contamination often associated with brownfields. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Program to promote the cleanup and redevelopment of brownfields. EPA's TBA assistance is available through two sources: directly from EPA through EPA Regional Brownfields offices under Subtitle A of the law, and from state or tribal voluntary response program offices receiving funding under Subtitle C of the law

No listings within half of a mile radius of the subject site.

SETS Site Enforcement Tracking System (SETS)

When expanding Superfund monies at a CERCLA (Comprehensive Environmental Response, Compensation and Liability Act) Site, EPA must conduct a search to identify parties with potential financial responsibility for remediation of uncontrolled hazardous waste sites. EPA regional Superfund Waste Management Staff issue a notice letter to the potentially responsible party (PRP). The status field contains the EPA ID number and name of the site where the actual pollution occurred.

No listings within half of a mile radius of the subject site.

DO Enforcement Docket System (DOCKET)/Consent Decree Tracking System (CDETS)

DOCKET tracks civil judicial cases against environmental polluters, while CDETS processes court settlements, called consent decrees.

No listings within a quarter of a mile radius of the subject site.

CD Criminal Docket System (C-DOCKET)

The Criminal Docket System is a comprehensive automated system for tracking criminal enforcement actions. C-Docket handles data for all environmental statues and tracks enforcement actions from the initial stages of investigations through conclusion.

No listings within a quarter of a mile radius of the subject site.

ICIS Integrated Compliance Information System (ICIS)

ICIS is the Integrated Compliance Information System and provides a database that, when complete, will contain integrated Enforcement and Compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain Enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions. This information is maintained in ICIS by EPA in the Regional offices and it Headquarters. A future release of ICIS will replace the Permit Compliance System (PCS) which supports the NPDES and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities occurring in the Region that support Compliance and Enforcement programs. These include; Incident Tracking, Compliance Assistance, and Compliance Monitoring.

This list has been researched within half of a mile radius of the subject site.

Site: HOTEL HOLLYWOOD
Address: 5825 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 99 - about .3 mile SW of the subject
Status:
Permit id#: 110028070263

RCRA RCRA Violators List (CORRACTS)

The Resource Conservation and Recovery Act of 1976 provides for "cradle to grave" regulation of hazardous wastes. RCRA requires regulation of hazardous waste generators, transporters, and storage/treatment/disposal sites. Evaluation to potential violations, ranging from manifest requirements to hazardous waste discharges, is typically conducted by the US EPA. This database is also known as Corrective Action Report (CORRACTS)

If enforcement is required, it is typically delegated to a state agency.

Any Institutional/Engineering controls issued under CORRACTS are described in the status detail for each site

No listings within 1 mile radius of the subject site.

RCRA-D Resource Conservation and Recovery Information System - Treatment, Storage & Disposal

The Environmental Protection Agency regulates the treatment, storage and disposal of hazardous material through the Resource Conservation and Recovery Act (RCRA). All hazardous waste TSD facilities are required to notify EPA of their existence by submitting the Federal Notification of Regulated Waste Activity Form (EPA Form 8700-12) or a state equivalent form as well as part A (EPA form 8700-23) and Part B of their Hazardous Waste Permit Application.

Status Codes: I Incinerator
T Storage/Treatment facility other than Incinerator
D Land Disposal Facility

No listings within half of a mile radius of the subject site.

CDL Clandestine Drug Laboratories

The U.S. Department of Justice ("the Department") provides this information as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

This list has been researched within half of a mile radius of the subject site.

Site:
Address: 1406 GORDON ST
City: LOS ANGELES
Map Loc: 128 - about .5 mile SW of the subject
Status: CA 3/26/2006

IDN Indian REservation LUST/VCP/UST

This database includes all environmental records from Indian Reservations such as Leaking Underground Tanks (LUST), Voluntary Cleanup Program (VCP) and Underground Storage Tanks (UST)

No listings within half of a mile radius of the subject site.

CALIFORNIA STATE SOURCES

FL State Response Sites - Federal Lead

The Site Mitigation and Brownfields Reuse Database (SMBRD) identifies certain high priority hazardous were the U.S. EPA is the lead agency. These sites are typically proposed, on or delisted from the National Priority List.

No listings within 1 mile radius of the subject site.

SR State Response Sites

The Site Mitigation and Brownfields Reuse Database (SMBRD) identifies certain potential hazardous waste sites. These are confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity and deemed generally high-priority and high potential risk.

The information has been compiled into this database by the California Environmental Protection Agency, Department of Toxic Substance Control (DTSC) in accordance with Section 25359.6 of the California Health and Safety Code.

No listings within half of a mile radius of the subject site.

VCP Voluntary Cleanup Program

This category contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have requested that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

No listings within half of a mile radius of the subject site.

FE Properties Needing Further Evaluation

This category of Envirostor, formerly The Site Mitigation and Brownfields Reuse Program Database SMBRPD, contains properties that are suspected, but unconfirmed, contaminated sites that need or have gone through an investigation and assessment process. If a site is found to have confirmed contamination, it will change from Evaluation to either a State Response or Voluntary Cleanup site type. Sites found to have no contamination at the completion of the investigation and assessment process result in a No Action Required (for Phase 1 assessments) or No Further Action (for Phase 2 assessments) determination.

This list has been researched within half of a mile radius of the subject site.

Site: QUANTITY PHOTO'S, INC.
Address: 5432 HOLLYWOOD BLVD
City: HOLLYWOOD
Map Loc: 54 - about .2 mile E of the subject
Status: NRA

id: 71003286

The present status - was reported as of .
The lead agency for this site is .

Site: BOB'S CLEANERS
Address: 5823 FRANKLIN AVE
City: LOS ANGELES
Map Loc: 116 - about .3 mile NW of the subject
Status:

id: 19720027

The present status - was reported as of 2004-03-09.
The lead agency for this site is LOS ANGELES COUNTY..
Completed tasks:
2004-03-05: SB 1248 Notification.

Site: DELUXE LABORATORIES
Address: 1377 N SERRANO AVE
City: LOS ANGELES
Map Loc: 121 - about .4 mile SE of the subject
Status: NRA

id: JAVIER HINOJOSA

Site: DELUXE LABORATORIES
Address: 1377 N SERRANO AVE
City: LOS ANGELES
Map Loc: 121 - about .4 mile SE of the subject
Status:

id: 60001863

Past use include photographic processing. Potential contaminents of concern include Under Investigation, Tetrachloroethylene (PCE). The Soil, Drinking water well is potentialy affected. The present status - was reported as of 2014-05-09.
The lead agency for this site is LOS ANGELES COUNTY, the regulatory agency is SMBRP, LOS ANGELES COUNTY,.
The program manger is Manjul Bose from Cleanup Chatsworth. Funding is provided by EPA GRANT.
Completed tasks:
2013-09-12: PASI Site Screening.

Completed tasks:
2014-04-01: Correspondence. Correspondence Rece
Completed tasks:
2014-05-08: Correspondence. SB 1248

Completed tasks:
2014-05-08: Correspondence. Transfer of site to LACOFD
ived.

ME Military Evaluation Sites

This category the Site Mitigation and Brownfields Reuse Program Database SMBRPD, contains Formerly Used Defense Sites (FUDS) and Open or Closed military facilities with confirmed or unconfirmed releases and where DTSC is involved in investigation and/or remediation, either in a lead or support capacity. Sites with confirmed releases are generally considered high-priority and high potential risk.

This list has been researched within half of a mile radius of the subject site.

Site: QUANTITY PHOTO'S, INC.
Address: 5432 HOLLYWOOD BLVD
City: HOLLYWOOD
Map Loc: 54 - about .2 mile E of the subject
Status:

id: 71003286

The present status - was reported as of .
The lead agency for this site is .

EP Expedited Remedial Action Program

The Expedited Remedial Action Program is a pilot program limited to 30 sites. These are confirmed release sites worked on by Responsible Parties with oversight of the cleanup by DTSC. These confirmed sites are generally high-priority and high potential risk.

No listings within half of a mile radius of the subject site.

BZ Border Zone Properties

These sites went through the Hazardous Waste Property or Border Zone Property evaluation and formal determination process. (Chapter 6.5, Health and Safety Code section 25221.)

No listings within half of a mile radius of the subject site.

SCH School Property Evaluation Program Properties

This category the Site Mitigation and Brownfields Reuse Program Database (SMBRPD), contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. School sites are further defined as Cleanup (remedial actions occurred) or Evaluation (no remedial action ccurred) based on completed activities. All proposed school sites that will receive State funding for acquisition or construction are required to go through a rigorous environmental review and cleanup process under DTSC's oversight.

This list has been researched within a quarter of a mile radius of the subject site.

Site: CENTRAL LOS ANGELES HIGH SCHOO
Address: SUNSET BLVD & VAN NESS AVE
City: LOS ANGELES
Map Loc: 80 - about .3 mile SW of the subject
Status:

id: 19980041 070202 NONCLASSIFIABLE ESTABLISHMENTS

Past use include * unknown. Potential contaminents of concern include Arsenic, TPH-diesel. The Soil is potentialy affected. The present status - was reported as of 2002-07-02.
The lead agency for this site is SMBRP. Funding is provided by SCHOOL DISTRICT.
Completed tasks:
2000-02-10: Environmental Oversight Agreement
Completed tasks:
2001-10-01: Preliminary Endangerment Assessment
Completed tasks:
2001-12-10: CEQA - Notice of Exemption.

Completed tasks:
2002-07-02: Certification. DTSC has determined
Completed tasks:
2003-08-13: Cost Recovery Closeout Memo.

Report.
2001-12-12: Removal Action Completion Report. ApproximaLAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTthat all appropriate response actions have been completed, that all acceptable engineering practices were implemented and that no furtheED ON 2/10/00. As part of the Master Oversight Agreement between Dtely 136 cubic yards of soil were removed. Based on confirmation sampling, the estimated mean for surface soil based on 95% UCL was 0.8r removal/remedial action is necessary, specific only to the removalTSC and the Los Angeles Unified School District (LAUSD), DTSC will p around the underground storage tank. Additional sampling will be co60 mg/kg and for subsurface 1.91 mg/kg. Based on this, residual arserovide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Central Los Angeles High School No. 1 site (aka Metromnducted post- demolition near on-site hydraulic elevators and residenic levels are below the cleanup goal.
2001-12-07: Removal Action Workplan. RAW/CEQA - DTSC approved the Removal Action Workplan for edia)
ntial structures. For Arsenic only: FA for hydraulic elevators and lead
the removal of arsenic contaminated soil. CEQA completed.
2003-05-01: Supplemental Site Investigation Report.
2003-07-24: Supplemental Site Investigation Report. approved.
2002-11-21: Supplemental Site Investigation Workplan.
2003-08-07: Technical Report.

Site: CAHUENGA NEW ELEMENTARY SCHOOL
Address: WESTERN AVE & OXFORD AVE
City: LOS ANGELES
Map Loc: 110 - about .3 mile NE of the subject
Status:

id: 19730195 120503 BUSINESS SERVICES

Actions:
PHASE 1 - CALMORTGAGE AND SCHOOL SITE PROPERTIES - completed on 04/19/01
PRELIMINARY ENDANGERMENT ASSESSMENT - completed on 03/20/02
SUPPLEMENTAL SITE INVESTIGATION (SCHOOLS ONLY) - completed on 12/05/03.
Used for commercial purposes since 1921, with some residential. Currently there are two auto service sites, a commercial printing facility, restaurants, retail shops, a clinic, an apartment building, and a YMCA on the site.

(02/10/00) LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Cahuenga New Elementary School #1 site.

(03/20/02) DTSC issued a Preliminary Endangerment Assessment determination, requiring further action at the proposed school site.

(04/19/01) Phase I - Pursuant to an agreement between the Department of Toxic Substances Control (DTSC) and the California Department of Education, DTSC's Site Mitigation Program completed review of a Phase I Environmental Assessment and has determined that a Preliminary Endangerment Assessment (PEA) is required. The PEA will be conducted under DTSC's oversight pursuant to an agreement between DTSC and the Los Angeles Unified School District (LAUSD). Any subsequent cleanup activities (if needed) after the PEA would be conducted pursuant to an agreement with DTSC and LAUSD).

(12/05/03) DTSC approved the Supplemental Site Investigation (SSI) and determined neither an actual or a potential release of hazardous material, nor the presence of naturally occurring hazardous material indicated at the site pose a threat to human health or the environment under any land use. Therefore, DTSC concurred that no further environmental investigation or cleanup was required at this site, and approved the SSI.

LUR Brownfields Reuse Program Facility Sites with Land Use Restrictions

The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents land use restrictions that are active. Some sites have multiple land use restrictions.

No listings within half of a mile radius of the subject site.

DR Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction

The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous

substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

No listings within half of a mile radius of the subject site.

CA Hazardous Waste sites - Permitted and Corrective Action

Permitted and Corrective Action sites are RCRA-permitted facilities undergoing cleanup activities or permitted to handle Hazardous Waste.

No listings within half of a mile radius of the subject site.

HIS Historical Site

This category of The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), contains sites from an older database where no site type was identified. Most of these sites have a status of Referred or No Further Action. DTSC is working to clean up this data by identifying an appropriate site type for each Historic site.

No listings within half of a mile radius of the subject site.

CALS CALSITES - No Further Action

This section includes the sites on the Calsite list, which have been flagged for no further action by the California Environmental Protection Agency, Department of Toxic Substance Control (DTSC) in accordance with Section 25359.6 of the California Health and Safety Code.

This list has been researched within a quarter of a mile radius of the subject site.

Site: QUARTET FILMS INC.
Address: 5631 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 2 - about .0 mile W of the subject
Status:

id: 1978002903141983 78 00 00

FACILITY DRIVE-BY SITE HAS BEEN REDEVELOPED ST NOT EXIST AREA ISFACILITY IDENTIFIED LA CHAM COMM DIR 1963-64. MOTION PICTURES. (10/0 RETAIL-COMM. NO VISIBLE PROB. RATIONALE FOR NFA NO PROBLEM BASED 1/82)
ON DRIVEBY. (03/14/83)

Site: TUNG-O PAINT COMPANY
Address: 5536 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 13 - about .0 mile E of the subject
Status:

id: 1928098403141983 28 00 00

FACILITY DRIVE-BY DRIVE BY. BLDG FOR LEASE, NOW EMPTY. NO PROBLEMSFACILITY IDENTIFIED ID BY PAC.TEL DIR 1947. PAINT MANUFACTURER. (09/ OR WASTE VISIBLE. (03/14/83)
11/82)

Site: STUDIO BLUEPRINTING
Address: 5750 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 29 - about .1 mile W of the subject
Status:

id: 1973011806231983 73 00 00

FACILITY DRIVE-BY PART OF A JAGUAR AUTO SHOWROOM. NO WASTE VISIBLEFACILITY IDENTIFIED LA CHAM COMM DIRECT 63-64 BLUEPRINTING (07/02/82)
. REDEVELOPED AREA. RATIONALE FOR NFA NO PROBLEM BASED ON DRIVEBY. (06/23/83)

Site: QUALITY CONTROL COMPANY
Address: 1566 N WESTERN AVE
City: LOS ANGELES
Map Loc: 45 - about .2 mile SE of the subject
Status:

id: 1938004304261983 38 00 00

FACILITY DRIVE-BY NOW A 1 ROBBINS GROOMING. NO PROBLEM RATIONALEFACILITY IDENTIFIED ID FROM LA CHAM COMMDIR 1963-64. SCIENTIFIC INST FOR NFA NO PROBLEM BASED ON DRIVEBY. (04/26/83)
RUMENTS, GAUGES. (10/21/82)

Site: TOM CORRADINE & ASSOCIATES
Address: 5746 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 72 - about .3 mile SW of the subject
Status:

id: 1978001003141983 78 00 00

FACILITY DRIVE-BY NOW AN OFFICE BLDG. NO VISIBLE PROB. RATIONALE FFACILITY IDENTIFIED LA CHAM COMM DIR 1963-64. T FILMS. (10/08/82)
OR NFA NO PROBLEM BASED ON DRIVEBY. (03/14/83)

Site: HOTEL AND TRAVEL INDEX
Address: 5850 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 76 - about .3 mile W of the subject
Status:

id: 1958000103111983 58 00 00

FACILITY IDENTIFIED ID D BY LOS ANGELES CHAM COMM DIR 63-64. DIRECTOHAINES DIR 83 HAS SITE AS OFFICE BLDG (03/11/83)
RY PUBLISHING. (10/01/82)

Site: BERGEL OF HOLLYWOOD INC
Address: 5453 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 83 - about .3 mile SE of the subject
Status:

id: 1928053206231983 28 00 00

FACILITY DRIVE-BY PART OF A RETAIL SHOP. NO VISIBLE PROB (06/23/83FACILITY IDENTIFIED INDUST WASTE SURVEY QUEST (03/17/80)
QUEST RECEIVED (03/20/80)
)

Site: ANGELES CONSTRUCTION CO
Address: 5855 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 87 - about .3 mile W of the subject
Status:

id: 1929017903141983 29 00 00

FACILITY DRIVE-BY SITE AREA HAS BEEN REDEVELOPED. STREET NO S ARE FACILITY IDENTIFIED ID D BY 1947 PAC TEL DIR ASPHALT AND PRODUCTS (05858 THEN 5850 HOLLYWOOD BLVD NO PROBLEMS OR WASTE VISIBLE IN AREA. 8/25/82)
(03/14/83)

Site: BUSINESS APPLIANCE CORP.
Address: 5870 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 88 - about .3 mile W of the subject
Status:

id: 1950016803141983 50 00 00

FACILITY DRIVE-BY AREA HAS BEEN REDEVELOPED, ST IS 5890 THEN 5858FACILITY IDENTIFIED LA CHAM COMM DIR 1963-64. DUPLICATING EQUIPMENT HOLLYWOOD BLVD. NO PROB OBSERV RATIONALE FOR NFA NO PROBLEM BASED- MATERIALS. (10/01/82)
ON DRIVEBY. (03/14/83)

Site: FOUR STAR FILMS, INC
Address: 1417 N WESTERN AVE
City: LOS ANGELES
Map Loc: 113 - about .3 mile SE of the subject
Status:

id: 1978000503141983 78 00 00

FACILITY DRIVE-BY CURRENTLY A RETAIL SHOPPING CENTER. NO PROBLEMS FACILITY IDENTIFIED LA CHAM COMM DIR 1963-64. MOTION PICTURES. (10/08/82)
VISIBLE. RATIONALE FOR NFA NO PROBLEM BASED ON DRIVEBY (03/14/83)

CORTESE State of California Office of Planning and Research

This database is a consolidation of information from various sources. It is maintained by the State Office of Planning and Research and lists potential and confirmed hazardous waste or substances sites.

Facilities that have been reported elsewhere in this report will not be included in the listing below.

Status Codes:		
	WRCBT	Tank leaks. Compiled by Water Resource Control Board
	DHS1	Abandoned hazardous waste site. Compiled by Toxic Substance Control Div. of DHS
	DHS2	Contaminated public water drinking wells serving less than 200 connections. Compiled by Env. Health Div. of DHS
	DHS3	Contaminated public water drinking wells serving more than 200 connections
	DHS5	Sites pursuant to section 25356 of the Health and Safety Code (see BEP)
	CWMB	Solid waste disposal sites with known migration of hazardous waste

No listings within half of a mile radius of the subject site.

LUST Leaking Underground Storage Tanks - California State

The Leaking Underground Storage Tanks Information System is maintained by the State Water Resource Board pursuant to Section 25295 of the Health and Safety Code.

This section includes tank cases located on military installation.

Status Codes:		
	0	No action
	1	Leak being confirmed
	3A	Prel site assessment workplan submitted
	3B	Prel site assessment underway
	5C	Pollution characterization
	5R	Remediation plan
	7	Remedial action underway
	8	Post remedial action monitoring
	9	Case closed
	P	Case purged from agency list

This list has been researched within half of a mile radius of the subject site.

Site: PRECISION AUTO INC
Address: 5632 HOLLYWOOD BLVD
City: HOLLYWOOD
Map Loc: 3 - about .0 mile NW of the subject
Status: NRA -

Site: MOBIL #11-LMR
Address: 5700 HOLLYWOOD BLVD

City: HOLLYWOOD
Map Loc: 16 - about .1 mile W of the subject
Status: REM - Remedial Action

The aquifer is potentially impacted. The case, 03700759, is managed by the Regional Water Quality Board.

AQUIFER USED FOR DRINKING WATER SUPPLY

2005-10-14: MONITORING REPORT - QUARTERLY
2005-10-24: STAFF LETTER
2005-12-15: OTHER REPORT / DOCUMENT
2006-01-15: MONITORING REPORT - QUARTERLY
2006-04-15: MONITORING REPORT - QUARTERLY
2006-09-13: SOIL AND WATER INVESTIGATION REPORT
2006-10-15: MONITORING REPORT - QUARTERLY
2007-01-15: MONITORING REPORT - QUARTERLY
2007-04-15: MONITORING REPORT - QUARTERLY
2007-07-15: MONITORING REPORT - QUARTERLY
2007-10-15: MONITORING REPORT - QUARTERLY
2008-01-15: MONITORING REPORT - QUARTERLY
2008-01-24: SOIL AND WATER INVESTIGATION WORKPLAN
2008-04-15: MONITORING REPORT - QUARTERLY
2008-08-30: SOIL AND WATER INVESTIGATION REPORT
2008-07-15: MONITORING REPORT - QUARTERLY
2008-09-29: PILOT STUDY / TREATABILITY WORKPLAN
2008-10-15: MONITORING REPORT - QUARTERLY
2008-11-01: SOIL VAPOR EXTRACTION (SVE)
2009-01-15: MONITORING REPORT - QUARTERLY
2009-02-03: CORRECTIVE ACTION PLAN / REMEDIAL ACTION PLAN
2009-02-27: SOIL AND WATER INVESTIGATION WORKPLAN
2009-04-15: MONITORING REPORT - QUARTERLY
2009-06-15: STAFF LETTER
2009-06-22: OTHER REPORT / DOCUMENT
2009-07-15: MONITORING REPORT - SEMI-ANNUALLY
2009-08-03: SOIL AND WATER INVESTIGATION REPORT
2010-01-15: MONITORING REPORT - SEMI-ANNUALLY
2010-04-15: MONITORING REPORT - SEMI-ANNUALLY
2010-06-07: CORRECTIVE ACTION PLAN / REMEDIAL ACTION PLAN
2010-10-15: MONITORING REPORT - SEMI-ANNUALLY
2010-11-10: STAFF LETTER
2011-01-18: SOIL AND WATER INVESTIGATION REPORT
2011-07-15: MONITORING REPORT - SEMI-ANNUALLY
2011-07-15: REMEDIAL PROGRESS REPORT
2011-12-16: SOIL AND WATER INVESTIGATION REPORT
2011-12-27: STAFF LETTER
2012-01-15: MONITORING REPORT - SEMI-ANNUALLY
2012-04-15: MONITORING REPORT - QUARTERLY
2012-07-15: REMEDIAL PROGRESS REPORT
2012-10-15: MONITORING REPORT - QUARTERLY
2013-04-15: MONITORING REPORT - SEMI-ANNUALLY
2013-10-05: MONITORING REPORT - SEMI-ANNUALLY
2013-12-05: OTHER WORKPLAN - REGULATOR RESPONDED
2014-04-15: MONITORING REPORT - SEMI-ANNUALLY
2014-06-12: CORRECTIVE ACTION PLAN / REMEDIAL ACTION PLAN
2014-08-12: PILOT STUDY / TREATABILITY WORKPLAN - REGULATOR RESPONDED
2014-08-11: STAFF LETTER
2014-10-15: CAP/RAP - OTHER REPORT
2014-10-15: MONITORING REPORT - SEMI-ANNUALLY
2014-12-05: PILOT STUDY/ TREATABILITY REPORT
2015-01-15: MONITORING REPORT - SEMI-ANNUALLY
2015-04-15: MONITORING REPORT - QUARTERLY
2015-07-15: MONITORING REPORT - QUARTERLY

Monitoring well: MW01 active
lat/long: 34.1015134/-118.3139198
depth to gw: 69.37 - 87.51
sample data: ALK 476 MG/L 2012-02-23 (max 598 MG/L 2009-03-03)
BZ 120 UG/L 2015-11-19 (max 29600 UG/L 2006-11-30)
BZME 13000 UG/L 2012-08-31 (max 89800 UG/L 2006-11-30)
x 29600 UG/L 2006-11-30)
BZME 3100 UG/L 2015-11-19 (max 89800 UG/L 2006-11-30)

CH4 48.7 UG/L 2012-02-23 (max 419 UG/L 2009-03-03)
DO 4.36 MG/L 2012-02-23 (max 49 UG/L 2006-11-30)
ETBE .84 UG/L 2006-11-30 (max 221 UG/L 2006-11-30)
FE2 .7 MG/L 2011-05-04)
EBZ 390 UG/L 2015-11-19 (max 4800 UG/L 2006-11-30)
ETB48.7 MG/L 2011-05-04)
EBZ 2100 UG/L 2012-08-31 (max 4800 UG/L 2006-11-30)
729 MG/L 2010-02-16 (max 4.13 MG/L 2009-03-03)
GRO 7970 UG/L 2010-02-16 (max 43400 UG/LE 84 UG/L 2006-11-30 (max 390 UG/L 2006-11-30)
FE2 2.6 MG/L 2011-05-04 (max 4.13 MG/L 2009-03-03)
GRO 69900 UG/L 2010-09-15
GROC4C12 12000 UG/L 2015-11-18 (max G/L 2009-03-03)
GRO 69900 UG/L 2010-09-15
GROC4C12 20100 UG/L 2008-06-09 (328000 UG/L 2006-06-05)
IPBZ 5.2 UG/L 2015-02-25
MTBE 130 UG/L 2015-11-19 TBE 189 UG/L 2010-02-16 (max 67300 UG/L 2006-06-05)
NO3N 6.56 MG/L 2010-02-16 (max 189 max 328000 UG/L 2006-06-05)
MTBE 1200 UG/L 2012-08-31 (max 67300 UG/L 2006-06-05)
NO3N 7.7 MG/L 2012-02-23 (max 1200 MG/L 2009-03-03)
OXYGEN 6.26 MG/L 2010-02-16
(max 67300 UG/L 2006-06-05)
NAPH 14 UG/L 2015-02-25
NO3N 7.7 MG/L 2012-02-23MG/L 2009-03-03)
OXYGEN 6.26 MG/L 2010-02-16
PHCG 16400 UG/L 2005-06-06 (m (max 14 MG/L 2009-03-03)
OXYGEN 6.26 MG/L 2010-02-16
PBZN 6.3 UG/L 2015-0ax 149000 UG/L 2003-12-02)
SO4 132 MG/L 2010-02-16
TAME 3.62 UG/L 2008-12-18 (max 188 UG/L 2008-11-30)
TBA 8.4 UG/L 2010-02-16 (max 1550 UG/L 2006-06-05)
2-23 (max 132 MG/L 2010-02-16)
TAME 1.15 UG/L 2010-09-15 (max 166 UG/L 2006-11-30)
5-27
PHCG 48000 UG/L 2012-08-31 (max 149000 UG/L 2003-12-02)
SO4 120 MG/L TBA 110 UG/L 2012-02-23 (max 1550 UG/L 2006-06-05)
UNK 1.77 UG/L 2006-03-06
2012-02-23 (max 132 MG/L 2010-02-16)
TAME 1.15 UG/L 2010-09-15 (max 166 UG/L 2006-11-30 XYLENES 16000 UG/L 2012-08-31 (max 33100 UG/L 2003-12-02)
)
TBA 110 UG/L 2012-02-23 (max 1550 UG/L 2006-06-05)
TMB124 230 UG/L 2015-11-19
TMB135 75 UG/L 2015-11-19
UNK 1.77 UG/L 2006-03-06
XYLENES 2500 UG/L 2015-11-19 (max 33100 UG/L 2003-12-02)
XYLENES1314 1800 UG/L 2015-11-19
XYLO 670 UG/L 2015-11-19

Monitoring well: MW02 active
lat/long: 34.1013368/-118.3138055
depth to gw: 68 - 80.35

Monitoring well: MW02 active
lat/long: 34.1013368/-118.3138055
depth to gw: 68 - 80.19
sampl
Monitoring well: MW02 active
lat/long: 34.1013368/-118.3138055
depth to gw: 68 - 80.35
sample data: ALK 436 MG/L 2010-02-16 (max 470 MG/L 2009-03-03)
BZ 2 UG/L 2007-08-28 (max 2.8 UG/L 2003-08-19)
BZME .91 UG/L 2009-03-03 (max 8.1 UG/L 2003-08-19)
EBZ e data:ALK 444 MG/L 2013-01-23 (max 636 MG/L 2012-02-24)
BZ 2 UG/L 2007-08-28 (max 2.8 UG/L 2003-08-19)
BZME .26 UG/L 2011-10-11 (max 8.1 UG/L 2003-08-19)
CH4 .25 UG/L 2008-03-06 (max 1.5 UG/L 2003-08-19)
FE2 .138 MG/L 2010-02-16 (max 1.5 MG/L 20.019 UG/L 2013-01-23 (max 2.37 UG/L 2011-05-04)
DO 4.89 MG/L 2013-01-23
EBZ09-03-03)
GRO 170 UG/L 2008-12-18 (max 689 UG/L 2008-09-08)

GROC4C12 606 U
Monitoring well: MW02 no access
lat/long: 34.1013368/-118.3138055
depth to gw: 0 - 85.81
sam .35 UG/L 2006-03-06 (max 1.5 UG/L 2003-08-19)
FE2 .138 MG/L 2010-02-16 (max 1.5 MG/L G/L 2008-06-09 (max 1060 UG/L 2007-05-29)
MTBE 1.08 UG/L 2010-02-16 (max 710 UG/L 2008-ple data:ALK 444 MG/L 2013-01-23 (max 636 MG/L 2012-02-24)
BZ 2 UG/L 2007-08-28 (max 2.8 UG/L 2003-08-19)
BZME 3.4 UG/L 2015-11-19 (max 8.1 UG/L 2003-08-19)
CH4(09-08)
NO3N 6.09 MG/L 2010-02-16
OXYGEN 6.32 MG/L 2010-02-16
P2009-03-03)
GRO 170 UG/L 2008-12-18 (max 689 UG/L 2008-09-08)
GROC4C12 606 .019 UG/L 2013-01-23 (max 3.4 UG/L 2011-05-04)
DO 4.89 MG/L 2013-01-23
EB UG/L 2008-06-09 (max 1060 UG/L 2007-05-29)
MTBE 1.3 UG/L 2013-01-23 (max 710 UG/L 2008HCG 53.1 UG/L 2005-06-06 (max 254 UG/L 2003-08-19)
SO4 108 MG/L 2010-02-16
TAME 2.18 UG/L 2008-09-08 (max 2.93 UG/L 2007-08-28)
TBA 6.56 UG/L 2008-12-18 (max 31 -09-08)
NO3N 6.2 MG/L 2013-01-23
OXYGEN 6.32 MG/L 2010-02-16
PZ .56 UG/L 2015-11-19 (max 1.5 UG/L 2003-08-19)
FE2 .138 MG/L 2010-02-16 (max 1.5 MG/L 2009-03-03)
GRO 170 UG/L 2008-12-18 (max 689 UG/L 2008-09-08)
GROC4C12 605 UG/L 2004-09-07)
XYLENES 1.13 UG/L 2009-03-03 (max 6.4 UG/L 2003-08-19)
HCG 53.1 UG/L 2005-06-06 (max 254 UG/L 2003-08-19)
SO4 110 MG/L 2013-01-23
TAME 2.18 UG/L 2008-09-08 (max 2.93 UG/L 2007-08-28)
TBA 13 UG/L 2012-08-30 (max 35 UG6 UG/L 2008-06-09 (max 1060 UG/L 2007-05-29)
MTBE 1.3 UG/L 2013-01-23 (max 710 UG/L 200L 2012-02-24)
TCLME 2.1 UG/L 2014-03-05 (max 2.4 UG/L 2013-09-11)
XYLENES8-09-08)
NO3N 6.2 MG/L 2013-01-23
OXYGEN 6.32 MG/L 2010-02-16
.26 UG/L 2011-10-11 (max 6.4 UG/L 2003-08-19)
PHCG 53.1 UG/L 2005-06-06 (max 254 UG/L 2003-08-19)
SO4 110 MG/L 2013-01-23
TAME 2.18 UG/L 2008-09-08 (max 2.93 UG/L 2007-08-28)
TBA 6.2 UG/L 2015-05-26 (max 35 UG/L 2012-02-24)
TCLME 2.1 UG/L 2015-11-19 (max 2.4 UG/L 2013-09-11)
TMB124 .27 UG/L 2015-11-19 (max 2.1 UG/L 2015-11-19)
XYLENES 4 UG/L 2015-11-19 (max 6.4 UG/L 2003-08-19)
XYLENES1314 3 UG/L 2015-11-19
XYLO 1 UG/L 2015-11-19

Monitoring well: MW03 active
lat/long: 34.1015634/-118.3138389
depth to gw: 68.75 - 81.43

Monitoring well: MW03 active
lat/long: 34.1015634/-118.3138389
depth to gw: 68.75 - 81.34
sample data: BZ 79.7 UG/L 2010-02-16 (max 13600 UG/L 2006-11-30)
BZME 2.02 UG/L 2010-02-16 (max 3700 UG/L 2006-11-30)
EBZ 7.67 UG/L 2010-02-16 (max 4910 UG/L 2006-11-30)

Monitoring well: MW03 active
lat/long: 34.1015634/-118.3138389
depth to gw: 68.75 - 81.43
sa ETBE .51 UG/L 2007-05-29 (max 7.67 UG/L 2006-06-05)
GRO 751 UG/L 2010-02-16 (max
Monitoring well: MW03 active
lat/long: 34.1015634/-118.3138389
depth to gw: 68.75 - 81.43
sample data: BZ 2.1 UG/L 2013-01-22 (max 13600 UG/L 2006-11-30)
BZME 1.2 UG/L 2011-10-11 7900 UG/L 2007-08-28)

GROC4C12 974 UG/L 2008-06-09 (max 73100 UG/L 2006-11-30)
(max 3700 UG/L 2006-11-30)
EBZ .4 UG/L 2013-01-22 (max 4910 UG/L 2006-11-30)
mple data: BTBZN .53 UG/L 2013-09-11 (max 1.13 UG/L 2013-09-11)
BTBZS .28 UG/L 2014-03-05 (max 1.13 UG/L 2014-03-05)
BZ 6.8 UG/L 2014-09-08 (max 13600 UG/L 2006-11-30)
BZME 2.6 UG/L 2014-09-08 (max 3700 UG/L 2006-11-30)
EBZ 8.9 UG/L 2014-09-08 (maxUG/L 2007-08-28)
GROC4C12 974 UG/L 2008-06-09 (max 73100 UG/L 2006-11-30)
x 7570 UG/L 2003-12-02)
TAME 7.82 UG/L 2007-10-23 (max 83.7 UG/L 2006-11-30)
4910 UG/L 2006-11-30)
ETBE .51 UG/L 2007-05-29 (max 8.9 UG/L 2006-06-05)
MTBE 1.3 UG/L 2013-01-22 (max 16000 UG/L 2006-11-30)
PHCG 92 UG/L 2013-01-22 (max 7570
Monitoring well: MW03 active
lat/long: 34.1015634/-118.3138389
depth to gw: 68.75 - 87.06
sa2 UG/L 2006-03-06)
XYLENES 77.9 UG/L 2010-02-16 (max 6080 UG/L 2006-11-30)
GRO 809 UG/L 2010-09-15 (max 7900 UG/L 2007-08-28)
GROC4C12 270 UG/L 2014-09-08 (max 73UG/L 2003-12-02)
TAME 1.1 UG/L 2011-10-11 (max 83.7 UG/L 2006-11-30)
TBA mple data:BTBZN .46 UG/L 2015-11-19 (max 2.3 UG/L 2014-11-11)
BTBZS .35 UG/L 2015-05-26 XYLENES1314 82 UG/KG 2003-08-06 (max 130 UG/KG 2003-08-06)
XYLO 5.3 UG/KG 2003-08-06 ((max 2.3 UG/L 2014-03-05)
BZ 1.8 UG/L 2015-11-19 (max 13600 UG/L 2006-11-30)
100 UG/L 2006-11-30)
IPBZ .44 UG/L 2014-09-08 (max 270 UG/L 2013-09-11)
MT BZME 87 UG/L 2015-11-19 (max 3700 UG/L 2006-11-30)
CYMP .31 UG/L 2014-11-11 (max -03-06)
XYLENES 20 UG/L 2013-01-22 (max 6080 UG/L 2006-11-30)
XYLENES1314 BE 10 UG/L 2014-09-08 (max 16000 UG/L 2006-11-30)
MTLNCL .53 UG/L 2013-09-11 (max 10 UGmax 47 UG/KG 2003-08-06)
4, 2013-09-11)
NAPH .72 UG/L 2014-09-08 (max 10 UG/L 2013-09-11)
PBZN 1.21 1 UG/L 2014-11-11)
EBZ 4.1 UG/L 2015-11-19 (max 4910 UG/L 2006-11-30)
ETBZ UG/KG 2003-08-06 (max 130 UG/KG 2003-08-06)
XYLO 5.3 UG/KG 2003-08-06 (max 47 UG/KG UG/L 2014-09-08 (max 10 UG/L 2013-09-11)
PHCG 92 UG/L 2013-01-22 (max 7570 UG/L 2003-12003-08-06)
BE 51 UG/L 2007-05-29 (max 4.1 UG/L 2006-08-05)
GRO 809 UG/L 2010-09-15 (max 7900 UG/L 2007-08-28)
GROC4C12 340 UG/L 2015-11-19 (max 73100 UG/L 2006-11-30)
IPBZ2-02)
TAME 1.1 UG/L 2011-10-11 (max 83.7 UG/L 2006-11-30)
TBA 46 UG/L 2014 75 UG/L 2015-05-26 (max 340 UG/L 2013-09-11)
MTBE 11 UG/L 2015-11-19 (max 16000 UG/L -09-08 (max 5200 UG/L 2012-02-24)
TCLME 1 UG/L 2014-09-08 (max 46 UG/L 2013-09-11)
2006-11-30)
MTLNCL .53 UG/L 2013-09-11 (max 11 UG/L 2013-09-11)
NAPH 2.3 (max 5.2 UG/L 2013-09-11)
UNK .51 UG/L 2006-03-06 (max 3.5 UG/L 2006-03-06)
UG/L 2015-11-19 (max 11 UG/L 2013-09-11)
PBZN .33 UG/L 2015-11-19 (max 2.6 UG/L 2015-02 XYLENES 35 UG/L 2014-09-08 (max 6080 UG/L 2006-11-30)
XYLENES1314 32 UG/L 2014-09-08-25)
PHCG 92 UG/L 2013-01-22 (max 7570 UG/L 2003-12-02)
TAME 1.1 UG/L 2011 (max 130 UG/L 2003-08-06)
XYLO 2.5 UG/L 2014-09-08 (max 47 UG/L 2003-08-06)
-10-11 (max 83.7 UG/L 2006-11-30)
TBA 88 UG/L 2015-11-19 (max 5200 UG/L 2012-02-24)
TCLME 1.3 UG/L 2015-11-19 (max 88 UG/L 2013-09-11)
TMB124 17 UG/L 2015-11-19 (max 64 UG/L 2014-11-11)
TMB135 7 UG/L 2015-11-19 (max 30 UG/L 2014-11-11)
UNK .51 UG/L 2006-03-06 (max 7 UG/L 2006-03-06)
XYLENES 45 UG/L 2015-11-19 (max 6080 UG/L 2006-11-30)
XYLENES1314 42 UG/L 2015-11-19 (max 220 UG/L 2014-11-11)
XYLO 2.9 UG/L 2015-11-19 (max 47 UG/L 2003-08-06)

Monitoring well: MW04 active
lat/long: 34.1015472/-118.3140783
depth to gw: 70.93 - 82.37

Monitoring well: MW04 active
lat/long: 34.1015472/-118.3140783
depth to gw: 70.93 - 82.26
sample data: ALK 474 MG/L 2010-02-16
BZ 1.21 UG/L 2007-10-23 (max 474 UG/L 2006-05-09)
BZME .25 UG/L 2009-03-03 (max 1.97 UG/L 2006-06-05)
EBZ .33 UG/L 2008-09-08
Monitoring well: MW04 active
lat/long: 34.1015472/-118.3140783
depth to gw: 70.93 - 82.37
sa(max 142 UG/L 2006-11-30)
FE2 .203 MG/L 2010-02-16 (max 1.17 MG/L 2009-03-03)
mple data: ALK 483 MG/L 2013-01-23 (max 548 MG/L 2012-02-23)
BZ 1.21 UG/L 2007-10-23 (m GRO 32.6 UG/L 2009-03-03
GROC4C12 27.4 UG/L 2008-06-09 (max 5150 UG/L 2006-11-30)
ax 483 UG/L 2006-05-09)
BZME .25 UG/L 2009-03-03 (max 1.97 UG/L 2006-06-05)
CH4 .021 UG/L 2013-01-23 (max 1.97 UG/L 2011-05-04)
DO 5.54 MG/L 2013-01-23
EBZ .33 UG/L 2008-09-08 (max 142 UG/L 2006-11-30)
FE2 .203 MG/L 2010-02-16 (max 1.12-16
SOLID 87.5 PERCENT 2006-05-09
TAME 7.14 UG/L 2006-06-05
T7 MG/L 2009-03-03)
GRO 32.6 UG/L 2009-03-03
GROC4C12 27.4 UG/L 2008-06-09 (max 5150 UG/L 2006-11-30)
MTBE 2.4 UG/L 2012-08-31 (max 3.46 UG/L 2008-11-30)
BA 11.4 UG/L 2008-09-08 (max 116 UG/L 2006-11-30)
XYLENES .52 UG/L 2007-10-23 (max 496
Monitoring well: MW04 active
lat/long: 34.1015472/-118.3140783
depth to gw: 70.93 - 82.37
sa NO3N 16 MG/L 2013-01-23
OXYGEN 5.92 MG/L 2010-02-16
SO4 140 MG/L 2013-0UG/L 2006-06-05)
mple data:ALK 483 MG/L 2013-01-23 (max 548 MG/L 2012-02-23)
BZ 1.21 UG/L 2007-10-23 (m1-23 (max 172 MGL 2010-02-16)
SOLID 87.5 PERCENT 2006-05-09
TAME 7.14 UGax 483 UG/L 2006-05-09)
BZME .25 UG/L 2009-03-03 (max 1.97 UG/L 2006-06-05)
CH4 .021 UG/L 2013-01-23 (max 1.97 UG/L 2011-05-04)
DO 5.54 MG/L 2013-01-23
L 2006-06-05
TBA 11.4 UG/L 2008-09-08 (max 116 UG/L 2006-11-30)
XYLENES .5 EBZ .33 UG/L 2008-08-08 (max 142 UG/L 2006-11-30)
FE2 .203 MG/L 2010-02-16 (max 1.12 UG/L 2007-10-23 (max 496 UG/L 2006-06-05)
7 MG/L 2009-03-03)
GRO 32.6 UG/L 2009-03-03
GROC4C12 27.4 UG/L 2008-06-09
Monitoring well: MW04 active
lat/long: 34.1015489/-118.3140768
depth to gw: 70.93 - 88
sampl(max 5150 UG/L 2006-11-30)
MTBE 2.4 UG/L 2012-08-31 (max 3.46 UG/L 2008-11-30)
e data: ALK 483 MG/L 2013-01-23 (max 548 MG/L 2012-02-23)
NO3N 16 MG/L 2013-01-23
OXYGEN 5.92 MG/L 2010-02-16
PCE .28 UG/L 2013-09-11 (max 5.92 UG/L 2013-09-11)
SO4 140 MG/L 2013-01-23 (max 172 MG/L 2010-02-16)
SOLID 87.5 PERCENT 2006-05-09
TAME 7.14 UG/L 2006-06-05
TBA 11.4 UG/L 2008-09-08 (max 116 UG/L 2006-11-30)
TCLME 1.2 UG/L 2014-09-08
XYLENES .52 UG/L 2007-10-23 (max 496 UG/L 2006-06-05)

Monitoring well: MW04A no access
lat/long: 34.1015489/-118.3140768

depth to gw: 0 - 0

Monitoring well: MW04B no access
lat/long: 34.1015489/-118.3140768
depth to gw: 0 - 0

Monitoring well: MW05 active
lat/long: 34.1012718/-118.3139055
depth to gw: 70.39 - 81.48

Monitoring well: MW05 active
lat/long: 34.1012718/-118.3139055
depth to gw: 70.39 - 81.37
sample data: BZ .69 UG/L 2007-02-26 (max 24.8 UG/L 2006-05-10)
BZME .27 UG/L 2009-11-19 (max 24.8 UG/L 2006-05-10)
EBZ 8.69 UG/L 2008-09-08 (max 1.24 UG/L 2007-10-23)
GRO 148 UG/L 2008-09-08 (max 1930 UG/L 2007-08-28)
GROC4C12 418 UG/L 2008-06-09 (max

Monitoring well: MW05 active
lat/long: 34.1012718/-118.3139055
depth to gw: 70.39 - 81.48
sa 1620 UG/L 2007-10-23)
MTBE .33 UG/L 2009-11-19 (max 418 UG/L 2006-06-05)
mple data: BZ .69 UG/L 2007-02-26 (max 24.8 UG/L 2006-05-10)
BZME .28 UG/L 2011-10-10 (SOLID 86.5 PERCENT 2006-05-10
TBA 16.5 UG/L 2009-03-03
XYLENES .48 UG/L 2009max 24.8 UG/L 2006-05-10)
EBZ .19 UG/L 2012-02-23 (max 124 UG/L 2007-10-23)
GRO 148 UG/L 2008-09-08 (max 1930 UG/L 2007-08-28)
GROC4C12 418 UG/L 2008-06-09 (max -11-19 (max 401 UG/L 2007-08-28)
1620 UG/L 2007-10-23)
MTBE .33 UG/L 2009-11-19 (max 418 UG/L 2006-06-05)
S

Monitoring well: MW05 active
lat/long: 34.1015489/-118.3140768
depth to gw: 70.39 - 86.96
OLID 86.5 PERCENT 2006-05-10
TBA 10 UG/L 2011-10-10 (max 16.5 UG/L 2009-03-03)
XYLENES .26 UG/L 2012-02-23 (max 401 UG/L 2007-08-28)

Monitoring well: MW05 active
lat/long: 34.1012718/-118.3139055
depth to gw: 70.39 - 81.48
sample data: BZ .69 UG/L 2007-02-26 (max 24.8 UG/L 2006-05-10)
BZME .28 UG/L 2011-10-10 (max 24.8 UG/L 2006-05-10)
EBZ .19 UG/L 2012-02-23 (max 124 UG/L 2007-10-23)
GRO 148 UG/L 2008-09-08 (max 1930 UG/L 2007-08-28)
GROC4C12 25 UG/L 2014-03-05 (max 1620 UG/L 2007-10-23)
MTBE .33 UG/L 2009-11-19 (max 25 UG/L 2006-06-05)
SOLID 86.5 PERCENT 2006-05-10
TBA 10 UG/L 2011-10-10 (max 16.5 UG/L 2009-03-03)
TCLME 2 UG/L 2014-03-08 (max 2.4 UG/L 2013-09-11)
XYLENES .26 UG/L 2012-02-23 (max 401 UG/L 2007-08-28)

Monitoring well: MW06 active
lat/long: 34.1014529/-118.314017
depth to gw: 71.32 - 82.68

Monitoring well: MW06 active
lat/long: 34.1014529/-118.314017
depth to gw: 71.32 - 82.54
sam

Monitoring well: MW06 dry
lat/long: 34.1015489/-118.3140768
depth to gw: 0 - 88.8
ple data: ALK 574 MG/L 2010-02-16
BZ .65 UG/L 2008-09-08 (max 750 UG/L 2007-05-29)
BZME .28 UG/L 2008-12-18 (max 6.11 UG/L 2007-05-29)
CH4 10 UG/L 2010-02-16
EBZ .25 UG/L 2008-09-08 (max 125 UG/L 2007-05-29)
FE2 6.47 MG/L 2010-02-16

Monitoring well: MW06 active

lat/long: 34.1014529/-118.314017
depth to gw: 71.32 - 82.68
sam GRO 157 UG/L 2010-02-16 (max 618 UG/L 2007-08-28)
GROC4C12 346 UG/L 2008-08-08ple data: ALK 554 MG/L 2013-01-23 (max 574 MG/L
2010-02-16)
BZ .65 UG/L 2008-09-08 (max 750 UG/L 2007-05-29)
BZME .41 UG/L 2010-09-15 (max 6.11 UG/L 2007-05-29)
NO3N 604 MG/L 2010-02-16 (max 2.53 MG/L 2009-03-03)
OXYGEN 4.01 MG/L 2010-02-16
CH4 .147 UG/L 2013-01-23 (max 10 UG/L 2010-02-16)
DO 3.76 MG/L 2013-01-23
SO4 160 MG/L 2010-02-16
SOLID 90.7 PERCENT 2006-05-11 (max 87.8 PERCENT 20EBZ .25 UG/L
2008-09-08 (max 125 UG/L 2007-05-29)
FE2 6.47 MG/L 2010-02-16
GRO 133 UG/L 2010-09-15 (max 618 UG/L 2007-08-28)
GROC4C12 346 UG/L 2008-08-08 (max 5106-05-11)
TAME .59 UG/L 2008-06-09 (max 87.8 UG/L 2007-02-26)
TBA 22.4 UG/70 UG/L 2007-05-29)
MTBE .47 UG/L 2013-01-23 (max 518 UG/L 2007-10-23)
NO3L 2010-02-16 (max 210 UG/L 2006-11-30)
XYLENES .94 UG/L 2008-09-08 (max 187 UG/L 2007-05-29)
N 1.7 MG/L 2013-01-23 (max 4.2 MG/L 2012-02-23)
OXYGEN 4.01 MG/L 2010-02-16
SO4 160 MG/L 2013-01-23 (max 160 MG/L 2010-02-16)
SOLID 90.7 PERCENT 2006-05-11 (max

Monitoring well: MW06 active
lat/long: 34.1014529/-118.314017
depth to gw: 71.32 - 82.68
sam87.8 PERCENT 2006-05-11)
TAME .59 UG/L 2008-06-09 (max 87.8 UG/L 2007-02-26)
ple data: ALK 554 MG/L 2013-01-23 (max 574 MG/L 2010-02-16)
BZ .28 UG/L 2013-09-11 (max 750 UG/L 2007-05-29)
BZME 1.9 UG/L 2013-09-11 (max 6.11 UG/L 2007-05-29)
187 UG/L 2007-05-29)
CH4 .147 UG/L 2013-01-23 (max 10 UG/L 2010-02-16)
DO 3.76 MG/L 2013-01-23
EBZ .25 UG/L 2008-09-08 (max 125 UG/L 2007-05-29)
FE2 6.47 MG/L 2010-02-16
GRO 133 UG/L 2010-09-15 (max 618 UG/L 2007-08-28)
GROC4C12 25 UG/L 2014-03-05 (max 6170 UG/L 2007-05-29)
MTBE .47 UG/L 2013-01-23 (max 518 UG/L 2007-10-23)
MTLNCL .51 UG/L 2013-09-11 (max 1.2 UG/L 2013-09-11)
NO3N 1.7 MG/L 2013-01-23 (max 4.2 MG/L 2012-02-23)
OXYGEN 4.01 MG/L 2010-02-16
SO4 160 MG/L 2013-01-23 (max 160 MG/L 2010-02-16)
SOLID 90.7 PERCENT 2006-05-11 (max 87.8 PERCENT 2006-05-11)
TAME .59 UG/L 2008-06-09 (max 87.8 UG/L 2007-02-26)
TBA 31.6 UG/L 2010-09-15 (max 210 UG/L 2006-11-30)
TCLME .26 UG/L 2013-09-11 (max 31.6 UG/L 2013-09-11)
XYLENES 2.9 UG/L 2013-09-11 (max 187 UG/L 2007-05-29)
XYLENES1314 1.8 UG/L 2013-09-11
XYLO 1.1 UG/L 2013-09-11

Monitoring well: MW06A no access
lat/long: 34.1015489/-118.3140768
depth to gw: 0 - 0

Monitoring well: MW06B no access
lat/long: 34.1015489/-118.3140768
depth to gw: 0 - 0

Monitoring well: MW07 active
lat/long: 34.1015729/-118.3137863
depth to gw: 78.68 - 82.3

Monitoring well: MW07 active
lat/long: 34.1015489/-118.3140768
depth to gw: 78.68 - 87.8

Monitoring well: MW07 active
lat/long: 34.1015729/-118.3137863
depth to gw: 79.06 - 82.16

sample data: ACE < 1200 UG/L 2008-05-01

Monitoring well: MW07 active
lat/long: 34.1015729/-118.3137863
depth to gw: 78.68 - 82.3
sample data: ACE < 1200 UG/L 2008-05-01

Monitoring well: MW07 active
lat/long: 34.1015729/-118.3137863
depth to gw: 78.68 - 82.3
sample data: ACE < 1200 UG/L 2008-05-01

Monitoring well: MW08A no access
lat/long: 34.1015718/-118.3139668
depth to gw: 0 - 0
sample data: BZME 2.2 PPMV 2010-06-28
EBZ 9 PPMV 2010-06-28 (max 2.2 PPMV 2010-06-28)
HEXANE 410 PPMV 2010-06-28
XYLENES 47 PPMV 2010-06-28

Monitoring well: MW08B no access
lat/long: 34.1015722/-118.3139524
depth to gw: 0 - 0
sample data: BZ .36 PPMV 2012-03-16 (max 310 PPMV 2008-04-09)
BZME 19 PPMV 2012-03-16 (max 3500 PPMV 2008-04-09)
DIPE < 89 UG/KG 2008-04-09
EBZ 4 PPMV 2012-03-16 (max 520 PPMV 2008-04-09)
EBZME4 .67 PPMV 2012-03-16 (max 4 PPMV 2012-03-13)
ETBE < 89 UG/KG 2008-04-09
ETHANOL < 500 UG/KG 2008-04-09 (max 44000 UG/KG 2008-04-09)
HEXANE 100 PPMV 2012-03-16 (max 2400 PPMV 2010-06-28)
MTBE .4 PPMV 2012-03-16 (max 100 PPMV 2008-04-09)
PHCG .8 MG/KG 2008-04-09 (max 1.2 MG/KG 2008-04-09)
TAME < 89 UG/KG 2008-04-09
TBA 23 UG/KG 2008-04-09 (max 1800 UG/KG 2008-04-09)
TMB124 1.7 PPMV 2012-03-16
TMB135 .84 PPMV 2012-03-16 (max 1.7 PPMV 2012-03-13)
XYLENES 23 PPMV 2012-03-16 (max 3600 PPMV 2008-04-09)

Monitoring well: MW08C active
lat/long: 34.1015722/-118.3139386
depth to gw: 78.05 - 81.73

Monitoring well: MW08C active
lat/long: 34.1015722/-118.3139386
depth to gw: 78.48 - 81.57
sample data: ACE < 2500 UG/L 2008-05-01
ALK 673 MG/L 2010-02-16
BDCME < 50 UG/L 2008-05-01
BRBZ < 50 UG/L 2008-05-01
BRCLME < 50 UG/L 2008-05-01
BRME < 500 UG/L 2008-05-01
BTBZN 24 UG/L 2008-05-01
BTBZS < 50 UG/L 2008-05-01
BTBZT < 50 UG/L 2008-05-01
BZ 1300 UG/L 2010-02-16 (max 4800 UG/L 2008-0

Monitoring well: MW08C active
lat/long: 34.1015722/-118.3139386
depth to gw: 78.05 - 81.73
s5-01)
BZME 14100 UG/L 2010-02-16 (max 25000 UG/L 2008-05-01)
CDS < 500 UG/L

Monitoring well: MW08C dry
lat/long: 34.1015722/-118.3139386
depth to gw: 0 - 86.84
sample dample data: ACE < 2500 UG/L 2008-05-01
ALK 537 MG/L 2013-01-22 (max 673 MG/L 2010-02-16)
BDCME < 50 UG/L 2008-05-01
BRBZ < 50 UG/L 2008-05-01
BRCLME < 50 ata ACE < 2500 UG/L 2008-05-01
ALK 537 MG/L 2013-01-22 (max 673 MG/L 2010-02-16)
BDCME < 50 UG/L 2008-05-01
BRBZ < 50 UG/L 2008-05-01

BRCLME < 50 UG/L 20BZME2 < 50 UG/L 2008-05-01
CLBZME4 < 50 UG/L 2008-05-01
CLEA < 50 UG/L 2008-05-UG/L 2008-05-01
BRME < 500 UG/L 2008-05-01
BTBZN 24 UG/L 2008-05-01
BTBZS < 50 UG/L 2008-05-01
BTBZT < 50 UG/L 2008-05-01
BZ 44 UG/L 2013-01-08-05-01
BRME < 500 UG/L 2008-05-01
BTBZN 11 UG/L 2015-05-27 (max 24 UG/L 2008-05-01)
BTBZS 2.9 UG/L 2015-02-25 (max 50 UG/L 2008-05-01)
BTBZT < 50 UG22 (max 4800 UG/L 2008-05-01)
BZME 160 UG/L 2013-01-22 (max 25000 UG/L 2008-05-01)
CDS < 500 UG/L 2008-05-01
CH4 .885 UG/L 2013-01-22 (max 54 UG/L 2010-02-16)
/L 2008-05-01
BZ 180 UG/L 2015-05-27 (max 4800 UG/L 2008-05-01)
BZME 1000 CLBZ < 50 UG/L 2008-05-01
CLBZME2 < 50 UG/L 2008-05-01
CLBZME4 < 5008-05-01
DCBZ12 < 50 UG/L 2008-05-01
DCBZ13 < 50 UG/L 2008-05-01
UG/L 2015-05-27 (max 25000 UG/L 2008-05-01)
CDS < 500 UG/L 2008-05-01
CH4 DCBZ14 < 50 UG/L 2008-05-01
DCE11 < 50 UG/L 2008-05-01
DCE12C < 50 UG/L 2008-0 UG/L 2008-05-01
CLEA < 50 UG/L 2008-05-01
CLME < 500 UG/L 2008-05-01
885 UG/L 2013-01-22 (max 54 UG/L 2010-02-16)
CLBZ < 50 UG/L 2008-05-01
CLBZM CTCL < 25 UG/L 2008-05-01
CYMP < 50 UG/L 2008-05-01
DBCME < 50 UG/L 2008-5-01
DCE12T < 50 UG/L 2008-05-01
DCP11 < 50 UG/L 2008-05-01
DCP1E2 < 50 UG/L 2008-05-01
CLBZME4 < 50 UG/L 2008-05-01
CLEA < 50 UG/L 2008-05-01
CLME < 500 UG/L 2008-05-01
CTCL < 25 UG/L 2008-05-01
CYMP < 50 U05-01
DBCP < 250 UG/L 2008-05-01
DBMA < 50 UG/L 2008-05-01
DCA13C < 25 UG/L 2008-05-01
DCP12T < 25 UG/L 2008-05-01
DCPA12 < 50 UG/L 2008-05-01

Monitoring well: MW08C active
lat/long: 34.1015722/-118.3139386
depth to gw: 78.05 - 81.73
s < 50 UG/L 2008-05-01
DCA12 < 25 UG/L 2008-05-01
DCBZ12 < 50 UG/L 2008-05-01
G/L 2008-05-01
DBCME < 50 UG/L 2008-05-01
DBCP < 250 UG/L 2008-05-01

DCPA13 < 50 UG/L 2008-05-01
DCPA22 < 50 UG/L 2008-05-01
DIPE < ample data: ACE < 2500 UG/L 2008-05-01
ALK 537 MG/L 2013-01-22 (max 673 MG/L 2010-02-16)
DBMA < 50 UG/L 2008-05-01
DCA11 < 50 UG/L 2008-05-01
DCA12 < 25 UG/L 2008-50 UG/L 2008-05-01
EBZ 1330 UG/L 2010-02-16 (max 1900 UG/L 2008-05-01)
EDB UG/L 2008-05-01
DCE12C < 50 UG/L 2008-05-01
DCE12T < 50 UG/L 2008-05-01
05-01
DCBZ12 < 50 UG/L 2008-05-01
DCBZ13 < 50 UG/L 2008-05-01
DC < 50 UG/L 2008-05-01
ETBE < 50 UG/L 2008-05-01

ETHANOL < 12000 UG/L 2008-05-01
UG/L 2008-05-01
BRME < 500 UG/L 2008-05-01
BTBZN 8.3 UG/L 2014-03-05 (max 24 UG/L 2008-05-01)
BTBZS 2.6 UG/L 2014-03-05 (max 50 UG/L 2008-05-01)
BTBZTBZ14 < 50 UG/L 2008-05-01
DCE11 < 50 UG/L 2008-05-01
DCE12C < 50 UG/L 2008-05-0< 50 UG/L 2008-05-01
BZ 100 UG/L 2014-09-08 (max 4800 UG/L 2008-05-01)
BZM UG/L 2008-05-01
FE2 2.79 MG/L 2010-02-16 (max 2.88 MG/L 2009-03-03)
GRO 91
DCE12T < 50 UG/L 2008-05-01
DCP11 < 50 UG/L 2008-05-01
DCP13C L 2008-05-01
DCPA12 < 50 UG/L 2008-05-01
DCPA13 < 50 UG/L 2008-05-01
DCPA22 < 50 UG/L 2008-05-01
DIPE < 50 UG/L 2008-05-01
DO 1.95 MG/L 2013-03400 UG/L 2010-02-16 (max 71800 UG/L 2009-06-02)
GROC4C12 14700 UG/L 2009-06-09
< 25 UG/L 2008-05-01
DCP13T < 25 UG/L 2008-05-01
DCPA12 < 50 UG/L 2008-05-01
E 220 UG/L 2014-09-08 (max 26000 UG/L 2008-05-01)
CDS < 500 UG/L 2008-05-01
CH4 .895 UG/L 2013-01-22 (max 54 UG/L 2010-02-16)
CLBZ < 50 UG/L 2008-05-01
DCPA13 < 50 UG/L 2008-05-01
DCPA22 < 50 UG/L 2008-05-01
DIPE < 50 1-22 (max 2.16 MG/L 2011-05-04)
EBZ 84 UG/L 2013-01-22 (max 1900 UG/L 2008-05-01)
CLBZME2 < 50 UG/L 2008-05-01
CLBZME4 < 50 UG/L 2008-05-01
CLEA < 50 UG/L 2008-01
MIBK < 500 UG/L 2008-05-01
MTBE 2010 UG/L 2010-02-16 (max 2570 UG/L 200UG/L 2008-05-01
DO 1.95 MG/L 2013-01-22 (max 2.16 MG/L 2011-05-04)
EBZ 340 UG/L 2015-05-27 (max 1900 UG/L 2008-05-01)
EDB < 50 UG/L 2008-05-01
ETBE < -05-01
CLME < 500 UG/L 2008-05-01
CTCL < 25 UG/L 2008-05-01
CYMP/L 2008-05-01
FC11 < 500 UG/L 2008-05-01
FC113 < 500 UG/L 2008-05-01
9-11-19)
MTLNCL < 500 UG/L 2008-05-01
NAPH 120 UG/L 2008-05-01
< 50 UG/L 2008-05-01
DBCME < 50 UG/L 2008-05-01
DBCP < 250 UG/L 2008-05-01
FC12 < 50 UG/L 2008-05-01
FE2 .173 MG/L 2013-01-22 (max 3.5 MG/L 2011-05-04)
50 UG/L 2008-05-01
ETHANOL < 12000 UG/L 2008-05-01
FC11 < 500 UG/L 2008-05-01
NO3N 2.43 MG/L 2010-02-16 (max 2.98 MG/L 2009-03-03)
OXYGEN 4.15 MG/L 2010-02-16
FC113 < 500 UG/L 2008-05-01
FC12 < 50 UG/L 2008-05-01
FE2 .173 M PCE< 50 UG/L 2008-05-01
PHCG 69000 UG/L 2008-05-01
SO4 85.2 MG/L 2014 2008-05-01
IPBZ 29 UG/L 2008-05-01
MEK < 500 UG/L 2008-05-01
G/L 2013-01-22 (max 3.5 MG/L 2011-05-04)
GRO 78000 UG/L 2010-09-15
GROC4C12L 2008-05-01
DCBZ12 < 50 UG/L 2008-05-01
DCBZ13 < 50 UG/L 2008-05-01
10000 UG/L 2015-05-27 (max 14700 UG/L 2008-06-09)
HXO2 < 500 UG/L 2008-05-01

DCBZ14 < 50 UG/L 2008-05-01
DCE11 < 50 UG/L 2008-05-01
DCE12C < 50 UG/L 200-02-16 (max 131 MG/L 2009-03-03)
STY < 50 UG/L 2008-05-01
TAME < 50 UG/L 20 IPBZ 8.2 UG/L 2015-05-27 (max 29 UG/L 2008-05-01)
MEK < 500 UG/L 2008-05-01
08-05-01
DCE12T < 50 UG/L 2008-05-01
DCP11 < 50 UG/L 2008-05-01
MIBK< 500 UG/L 2008-05-01
MTBE 180 UG/L 2015-05-27 (max 2570 UG/L 2009-11-19)
01-22 (max 2.98 MG/L 2009-03-03)
OXYGEN 4.15 MG/L 2010-02-16
PBZN 91 UG/L 2008-05-01
TC1112 < 50 UG/L 2008-05-01
TCA111 < 50 UG/L 2008-05-01
DCP13C < 25 UG/L 2008-05-01
DCP13T < 25 UG/L 2008-05-01
DCPA12 < 50 UG/L 2008-0 MTLNCL 2.8 UG/L 2013-09-11 (max 500 UG/L
2008-05-01)
NAPH 87 UG/L 2015-05-27 (m2008-05-01 (max 4.15 UG/L 2008-05-01)
PCA < 50 UG/L 2008-05-01
PCE < 50 UG/L5-01
DCPA13 < 50 UG/L 2008-05-01
DCPA22 < 50 UG/L 2008-05-01
DIP 2008-05-01
PHCG 1700 UG/L 2013-01-22 (max 69000 UG/L 2008-05-01)
SO4 140 8-05-01
TCE < 50 UG/L 2008-05-01
TCLME < 50 UG/L 2008-05-01
TCPRE < 50 UG/L 2008-05-01
DO 1.95 MG/L 2013-01-22 (max 2.16 MG/L 2011-05-04)
Eax 120 UG/L 2008-05-01)
NO3N 2.9 MG/L 2013-01-22 (max 2.98 MG/L 2009-03-03)
OXYGEN 4.15 MG/L 2010-02-16
PBZN 22 UG/L 2015-05-27
PCA < 50 UG/L 2008-05-0123< 250 UG/L 2008-05-01
TMB124 750 UG/L 2008-05-01
TMB135 390 UG/L 2008-05-BZ 25 UG/L 2014-09-08 (max 1900 UG/L 2008-05-01)
EDB < 50 UG/L 2008-05-01
EMG/L 2013-01-22
STY < 50 UG/L 2008-05-01
TAME .74 UG/L 2010-09-15 (max 50 UG/L 2008-04-11)
TBA 150 UG/L 2013-01-22 (max 500 UG/L 2008-05-01)
TBME < 5001
VA < 500 UG/L 2008-05-01
VC < 25 UG/L 2008-05-01
XYLENES 7961
PCE < 50 UG/L 2008-05-01
PHCG 1700 UG/L 2013-01-22 (max 69000 UG/L 2008-0TBE< 50 UG/L
2008-05-01
ETHANOL < 12000 UG/L 2008-05-01
FC11 < 500 UG/L 2008-0 UG/L 2008-05-01
TC1112 < 50 UG/L 2008-05-01
TCA111 < 50 UG/L 2008-05-01
0 UG/L 2010-02-16 (max 10100 UG/L 2009-11-19)
5-01)
SO4 140 MG/L 2013-01-22
STY < 50 UG/L 2008-05-01
TAME .7 TCA112< 50 UG/L 2008-05-01
TCB123 < 50 UG/L 2008-05-01
TCB124 < 50 UG.173 MG/L 2013-01-22 (max 3.5 MG/L 2011-05-04)
GRO 78000 UG/L 2010-09-15
GR4 UG/L 2010-09-15 (max 50 UG/L 2008-04-11)
TBA 480 UG/L 2015-05-27 (max 500 UG/L 2008-05-01)
TBME < 50 UG/L 2008-05-01
TC1112 < 50 UG/L 2008-05-01
TCA1OC4C12 2100 UG/L 2014-09-08 (max 14700 UG/L 2008-06-09)
HXO2 < 500 UG/L 2008-05-01
IPBZ 8.3 UG/L 2014-03-05 (max 29 UG/L 2008-05-01)
MEK < 500 UG/L 2008-05-01
11 < 50 UG/L 2008-05-01
TCA112 < 50 UG/L 2008-05-01

TCB123 < 50 UG/L 2008-05-01 MIBK< 500 UG/L 2008-05-01
MTBE 440 UG/L 2014-09-08 (max 2570 UG/L 2009-11-19)
08-05-01
VA < 500 UG/L 2008-05-01
VC < 25 UG/L 2008-05-01
XYLENE
TCB124 < 50 UG/L 2008-05-01
TCE < 50 UG/L 2008-05-01
TCLME < 50 UG/L 2008-05-01
TCPR123 < 250 UG/L 2008-05-01
TMB124 440 UG/L 2015-05-27 (mS 380 UG/L 2013-01-22 (max 10600 UG/L
2010-09-15)
(max 120 UG/L 2008-05-01)
NO3N 2.9 MG/L 2013-01-22 (max 2.98 MG/L 2009-03-03)
ax 750 UG/L 2008-05-01)
TMB135 140 UG/L 2015-05-27 (max 390 UG/L 2008-05-01)
VA < 500 UG/L 2008-05-01
VC < 25 UG/L 2008-05-01
XYLENES 2500 UG/L 2015-05- PCA< 50 UG/L 2008-05-01
PCE < 50 UG/L 2008-05-01
PHCG 1700 UG/L 2027 (max 10600 UG/L 2010-09-15)
XYLENES1314 1800 UG/L 2015-05-27
XYLO 700 U13-01-22 (max 69000 UG/L 2008-05-01)
SO4 140 MG/L 2013-01-22
STY < 50 UG/L G/L 2015-05-27
2008-05-01
TAME .74 UG/L 2010-09-15 (max 50 UG/L 2008-04-11)
TBA 370 UG/L 2014-09-08 (max 500 UG/L 2008-05-01)
TBME < 50 UG/L 2008-05-01
TC1112 < 50 UG/L 2008-05-01
TCA111 < 50 UG/L 2008-05-01
TCA112 < 50 UG/L 2008-05-01
TCB123 < 50 UG/L 2008-05-01
TCB124 < 50 UG/L 2008-05-01
TCE < 50 UG/L 2008-05-01
TCLME < 50 UG/L 2008-05-01
TCPR123 < 250 UG/L 2008-05-01
TMB124 91 UG/L 2014-09-08 (max 750 UG/L 2008-05-01)
TMB135 37 UG/L 2014-09-08 (max 390 UG/L 2008-05-01)
VA < 500 UG/L 2008-05-01
VC < 25 UG/L 2008-05-01
XYLENES 420 UG/L 2014-09-08 (max 10600 UG/L 2010-09-15)
XYLENES1314 38 UG/L 2014-09-08 (max 1100 UG/L 2014-03-05)
XYLO 380 UG/L 2014-09-08 (max 610 UG/L 2014-03-05)

Monitoring well: MW09A no access
lat/long: 34.1015143/-118.3139367
depth to gw: 0 - 0
sample data: ACE .9 PPMV 2008-11-04 (max 700 PPMV 2008-11-04)
BDCME < .18 PPMV 2008-11-04 (max 700 PPMV 2008-11-04)
BRME < .18 PPMV 2008-11-04 (max 700 PPMV 2008-11-04)
BZ .45 PPMV 2008-11-04 (max 700 PPMV 2008-11-04)
BZLCL < .36 PPMV 2008-11-04 (max 700 PPMV 2008-11-04)
BZME 3.3 PPMV 2008-11-04
CDS .35 PPMV 2008-11-04 (max 3.3 PPMV 2008-11-04)
CLBZ < .18 PPMV 2008-11-04 (max 3.3 PPMV 2008-11-04)
CLEA < .18 PPMV 2008-11-04 (max 3.3 PPMV 2008-11-04)
CLME < .18 PPMV 2008-11-04 (max 3.3 PPMV 2008-11-04)
CTCL < .18 PPMV 2008-11-04 (max 3.3 PPMV 2008-11-04)
DBCME < .18 PPMV 2008-11-04 (max 3.3 PPMV 2008-11-04)
DCA11 < .18 PPMV 2008-11-04 (max 3.3 PPMV 2008-11-04)
DCA12 < .18 PPMV 2008-11-04 (max 3.3 PPMV 2008-11-04)
DCBZ12 < .18 PPMV 2008-11-04 (max 3.3 PPMV 2008-11-04)
DCBZ13 < .18 PPMV 2008-11-04 (max 3.3 PPMV 2008-11-04)
DCBZ14 < .18 PPMV 2008-11-04 (max 3.3 PPMV 2008-11-04)
DCE11 < .18 PPMV 2008-11-04 (max 3.3 PPMV 2008-11-04)
DCE12C < .18 PPMV 2008-11-04 (max 3.3 PPMV 2008-11-04)
DCE12T < .18 PPMV 2008-11-04 (max 3.3 PPMV 2008-11-04)
DCP13C < .18 PPMV 2008-11-04 (max 3.3 PPMV 2008-11-04)
DCP13T < .35 PPMV 2008-11-04 (max 3.3 PPMV 2008-11-04)
DCPA12 < .18 PPMV 2008-11-04 (max 3.3 PPMV 2008-11-04)
DIPE < .7 PPMV 2008-11-04 (max 3.3 PPMV 2008-11-04)
EBZ 35 PPMV 2008-11-04

EBZME4 14 PPMV 2008-11-04
EDB < .18 PPMV 2008-11-04 (max 14 PPMV 2008-11-04)
ETBE < .7 PPMV 2008-11-04 (max 14 PPMV 2008-11-04)
ETHANOL < 1.8 PPMV 2008-11-04
FC11 < .35 PPMV 2008-11-04 (max 1.8 PPMV 2008-11-04)
FC113 < .35 PPMV 2008-11-04 (max 1.8 PPMV 2008-11-04)
FC114 < .7 PPMV 2008-11-04 (max 1.8 PPMV 2008-11-04)
FC12 < .18 PPMV 2008-11-04 (max 1.8 PPMV 2008-11-04)
HCBU < .35 PPMV 2008-11-04 (max 1.8 PPMV 2008-11-04)
HEXANE 1100 PPMV 2008-11-04
HXO2 < .35 PPMV 2008-11-04 (max 1100 PPMV 2008-11-04)
MEK .5 PPMV 2008-11-04 (max 1100 PPMV 2008-11-04)
MIBK < .35 PPMV 2008-11-04 (max 1100 PPMV 2008-11-04)
MTBE 4.5 PPMV 2008-11-04
MTLNCL < 1.8 PPMV 2008-11-04
NAPH < 3.5 PPMV 2008-11-04
PCA < .35 PPMV 2008-11-04 (max 3.5 PPMV 2008-11-04)
PCE < .18 PPMV 2008-11-04 (max 3.5 PPMV 2008-11-04)
STY < .35 PPMV 2008-11-04 (max 3.5 PPMV 2008-11-04)
TAME < .7 PPMV 2008-11-04 (max 3.5 PPMV 2008-11-04)
TBA < .7 PPMV 2008-11-04 (max 3.5 PPMV 2008-11-04)
TBME < .18 PPMV 2008-11-04 (max 3.5 PPMV 2008-11-04)
TCA111 < .18 PPMV 2008-11-04 (max 3.5 PPMV 2008-11-04)
TCA112 < .18 PPMV 2008-11-04 (max 3.5 PPMV 2008-11-04)
TCB124 < .7 PPMV 2008-11-04 (max 3.5 PPMV 2008-11-04)
TCE < .18 PPMV 2008-11-04 (max 3.5 PPMV 2008-11-04)
TCLME < .18 PPMV 2008-11-04 (max 3.5 PPMV 2008-11-04)
TMB124 18 PPMV 2008-11-04
TMB135 16 PPMV 2008-11-04
VA < .7 PPMV 2008-11-04 (max 16 PPMV 2008-11-04)
VC < .18 PPMV 2008-11-04 (max 16 PPMV 2008-11-04)
XYLENES 240 PPMV 2008-11-04

Monitoring well: MW09B no access
lat/long: 34.1015242/-118.3139494
depth to gw: 0 - 0
sample data: ACE 4 PPMV 2008-11-04 (max 45000 PPMV 2008-04-04)
BDCME < .75 PPMV 2008-11-04 (max 4 PPMV 2008-04-04)
BRBZ < 910 UG/KG 2008-04-04 (max 4 UG/KG 2008-04-04)
BRCLME < 1800 UG/KG 2008-04-04
BRME < .75 PPMV 2008-11-04 (max 18000 PPMV 2008-04-04)
BTBZN 12000 UG/KG 2008-04-04
BTBZS 2400 UG/KG 2008-04-04
BTBZT < 910 UG/KG 2008-04-04 (max 2400 UG/KG 2008-04-04)
BZ .9 PPMV 2012-03-16 (max 2400 PPMV 2008-04-04)
BZLCL < 1.5 PPMV 2008-11-04
BZME 5 PPMV 2012-03-16 (max 460000 PPMV 2008-04-04)
CDS 2.5 PPMV 2008-11-04 (max 5 PPMV 2008-04-04)
CH4 < .5 %V/V 2008-11-04 (max 2.5 %V/V 2008-11-04)
CLBZ < .75 PPMV 2008-11-04 (max 2.5 PPMV 2008-04-04)
CLBZME2 < 910 UG/KG 2008-04-04 (max 2.5 UG/KG 2008-04-04)
CLBZME4 < 910 UG/KG 2008-04-04 (max 2.5 UG/KG 2008-04-04)
CLEA < .75 PPMV 2008-11-04 (max 1800 PPMV 2008-04-04)
CLME < .75 PPMV 2008-11-04 (max 18000 PPMV 2008-04-04)
CMONOXIDE < .5 %V/V 2008-11-04 (max 18000 %V/V 2008-11-04)
CO2 6.21 %V/V 2011-02-25 (max 10.9 %V/V 2008-11-04)
CTCL < .75 PPMV 2008-11-04 (max 6.21 PPMV 2008-04-04)
CYMP 930 UG/KG 2008-04-04 (max 6.21 UG/KG 2008-04-04)
DBCME < .75 PPMV 2008-11-04 (max 1800 PPMV 2008-04-04)
DBCP < 4500 UG/KG 2008-04-04
DBMA < 910 UG/KG 2008-04-04 (max 4500 UG/KG 2008-04-04)
DCA11 < .75 PPMV 2008-11-04 (max 4500 PPMV 2008-04-04)
DCA12 < .75 PPMV 2008-11-04 (max 4500 PPMV 2008-04-04)
DCBZ12 < .75 PPMV 2008-11-04 (max 4500 PPMV 2008-04-04)
DCBZ13 < .75 PPMV 2008-11-04 (max 4500 PPMV 2008-04-04)
DCBZ14 < .75 PPMV 2008-11-04 (max 4500 PPMV 2008-04-04)
DCE11 < .75 PPMV 2008-11-04 (max 4500 PPMV 2008-04-04)
DCE12C < .75 PPMV 2008-11-04 (max 4500 PPMV 2008-04-04)
DCE12T < .75 PPMV 2008-11-04 (max 4500 PPMV 2008-04-04)
DCP11 < 1800 UG/KG 2008-04-04
DCP13C < .75 PPMV 2008-11-04 (max 1800 PPMV 2008-04-04)
DCP13T < 1.5 PPMV 2008-11-04 (max 1800 PPMV 2008-04-04)
DCPA12 < .75 PPMV 2008-11-04 (max 1.5 PPMV 2008-04-04)

	DCPA13	< 910 UG/KG 2008-04-04 (max 1.5 UG/KG 2008-04-04)
	DCPA22	< 4500 UG/KG 2008-04-04
	DIPE	< 3 PPMV 2008-11-04 (max 4500 PPMV 2008-04-04)
	EBZ	.99 PPMV 2012-03-16 (max 170000 PPMV 2008-04-04)
	EBZME4	.55 PPMV 2012-03-16 (max 26 PPMV 2008-11-04)
	EDB	< .75 PPMV 2008-11-04 (max 1.9 PPMV 2008-04-04)
	ETBE	< 3 PPMV 2008-11-04 (max 1800 PPMV 2008-04-04)
	ETHANOL	< 7.5 PPMV 2008-11-04 (max 880000 PPMV 2008-04-04)
	FC11	< 1.5 PPMV 2008-11-04 (max 7.5 PPMV 2008-04-04)
	FC113	< 1.5 PPMV 2008-11-04
	FC114	< 3 PPMV 2008-11-04
	FC12	< .75 PPMV 2008-11-04 (max 1800 PPMV 2008-04-04)
	HCBU	< 1.5 PPMV 2008-11-04
	HEXANE	.81 PPMV 2012-03-16 (max 5800 PPMV 2010-07-02)
	HXO2	< 1.5 PPMV 2008-11-04 (max 18000 PPMV 2008-04-04)
	IPBZ	4700 UG/KG 2008-04-04
	MEK	3.2 PPMV 2008-11-04 (max 18000 PPMV 2008-04-04)
	MIBK	< 1.5 PPMV 2008-11-04 (max 18000 PPMV 2008-04-04)
	MTBE	.1 PPMV 2012-03-16 (max 7700 PPMV 2008-04-04)
	MTLNCL	< 7.5 PPMV 2008-11-04
	N	77.1 %V/V 2011-02-25 (max 83.4 %V/V 2008-11-04)
	NAPH	< 15 PPMV 2008-11-04 (max 28000 PPMV 2008-04-04)
	OXYARGON	16.7 %V/V 2011-02-25
	OXYGEN	7.54 %V/V 2008-11-04
	PBZN	21000 UG/KG 2008-04-04
	PCA	< 1.5 PPMV 2008-11-04 (max 1800 PPMV 2008-04-04)
	PCE	< .75 PPMV 2008-11-04 (max 1.5 PPMV 2008-04-04)
	PHCG	3700 MG/KG 2008-04-04
	STY	< 1.5 PPMV 2008-11-04 (max 3700 PPMV 2008-04-04)
	TAME	< 3 PPMV 2008-11-04 (max 1800 PPMV 2008-04-04)
	TBA	< 3 PPMV 2008-11-04 (max 35000 PPMV 2008-04-04)
	TBME	< .75 PPMV 2008-11-04 (max 4500 PPMV 2008-04-04)
	TC1112	< 910 UG/KG 2008-04-04 (max 4500 UG/KG 2008-04-04)
	TCA111	< .75 PPMV 2008-11-04 (max 4500 PPMV 2008-04-04)
	TCA112	< .75 PPMV 2008-11-04 (max 4500 PPMV 2008-04-04)
	TCB123	< 1800 UG/KG 2008-04-04
	TCB124	< 3 PPMV 2008-11-04 (max 1800 PPMV 2008-04-04)
	TCE	< .75 PPMV 2008-11-04 (max 1800 PPMV 2008-04-04)
	TCLME	< .75 PPMV 2008-11-04 (max 1800 PPMV 2008-04-04)
	TCPR123	< 1800 UG/KG 2008-04-04
	TMB124	1.5 PPMV 2012-03-16 (max 180000 PPMV 2008-04-04)
	TMB135	.72 PPMV 2012-03-16 (max 71000 PPMV 2008-04-04)
	VA	< 3 PPMV 2008-11-04
	VC	< .75 PPMV 2008-11-04 (max 3 PPMV 2008-04-04)
	XYLENES	8 PPMV 2012-03-16 (max 1100000 PPMV 2008-04-04)

Monitoring well: MW09C active
lat/long: 34.1015722/-118.3139386
depth to gw: 78.22 - 81.9

Monitoring well: MW09C active
lat/long: 34.1015722/-118.3139386
depth to gw: 78.64 - 81.76

Monitoring well: MW09C active
lat/long: 34.1015722/-118.3139386
depth to gw: 78.22 - 81.9

Monitoring well: MW09C active
lat/long: 34.1015722/-118.3139386
depth to gw: 78.22 - 81.9

Monitoring well: MW09C active
lat/long: 34.1015235/-118.3139364
depth to gw: 78.22 - 87.5
sample data: ACE < 10000 UG/L 2008-05-01

Monitoring well: MW1 no access
lat/long: 34.1017071/-118.3139673
depth to gw: 0 - 0

Monitoring well: MW10 active
lat/long: 34.1017071/-118.3139673

depth to gw: 78.34 - 82.07

Monitoring well: MW10 active
lat/long: 34.1017071/-118.3139673
depth to gw: 80.38 - 81.92
sample data: BDCME .8 UG/L 2009-06-01 (max 1730 UG/L 2009-06-01)
BZ .0037 MG/KG 2009-05-28 (max 1730 MG/KG 2009-05-22)
BZME .28 UG/L 2009-11-19 (max 1730 UG/L 2009-05-22)
DBCME 1 UG/L 2009-06-01
EBZ .0002 MG/KG 2009-05-28 (max 1 MG/KG 2009-05-28)
ETHANOL .089 MG/KG 2009-05-28 (max 1 MG/KG 2009-05-28)
GRO 42.4 UG/L 2009-06-02

Monitoring well: MW10 active
lat/long: 34.1017071/-118.3139673
depth to gw: 78.34 - 82.07
sa6-01 XYLENES 1.52 UG/L 2009-06-02 (max 5 UG/L 2009-05-28)
mple data: BDCME .8 UG/L 2009-06-01 (max 1730 UG/L 2009-06-01)
BZ .0037 MG/KG 2009-05-28 (max 1730 MG/KG 2009-05-22)
BZME .25 UG/L 2012-02-23 (max 1730 UG/L 2009-05-22)
DBCME 1 UG/L 2009-06-01
EBZ .0002 MG/KG 2009-05-28 (max 1 MG/KG 2009-05-28)
ETHANOL .089 MG/KG 2009-05-28 (max 1 MG/KG 2009-05-28)
GRO 42.4 UG/L 2009-06-02
PHCG .16 MG/KG 2009-05-28 (max 42.4 MG/KG 2009-05-28)
TCLME 5 UG/L 2009-06-01
XYLENES .4 UG/L 2013-01-22 (max 5 UG/L 2009-05-28)

Monitoring well: MW10 active
lat/long: 34.1017071/-118.3139673
depth to gw: 78.34 - 82.07
sample data: BDCME .8 UG/L 2009-06-01 (max 1730 UG/L 2009-06-01)
BZ .0037 MG/KG 2009-05-28 (max 1730 MG/KG 2009-05-22)
BZME .25 UG/L 2012-02-23 (max 1730 UG/L 2009-05-22)
DBCME 1 UG/L 2009-06-01
EBZ .0002 MG/KG 2009-05-28 (max 1 MG/KG 2009-05-28)
ETHANOL .089 MG/KG 2009-05-28 (max 1 MG/KG 2009-05-28)
GRO 42.4 UG/L 2009-06-02
GROC4C12 31 UG/L 2013-09-11
PCE .27 UG/L 2013-09-11 (max 31 UG/L 2013-09-11)
PHCG .16 MG/KG 2009-05-28 (max 31 MG/KG 2009-05-28)
TCLME 2.1 UG/L 2014-09-08 (max 5 UG/L 2009-06-01)
XYLENES .4 UG/L 2013-01-22 (max 2.1 UG/L 2009-05-28)

Monitoring well: MW10 no access
lat/long: 34.1017071/-118.3139673
depth to gw: 0 - 87.93
sample data: BDCME .8 UG/L 2009-06-01 (max 1730 UG/L 2009-06-01)
BZ .43 UG/L 2015-11-19 (max 1730 UG/L 2009-05-22)
BZME 28 UG/L 2015-11-19 (max 1730 UG/L 2009-05-22)
DBCME 1 UG/L 2009-06-01
EBZ 4.2 UG/L 2015-11-19
ETHANOL .089 MG/KG 2009-05-28 (max 4.2 MG/KG 2009-05-28)
GRO 42.4 UG/L 2009-06-02
GROC4C12 120 UG/L 2015-11-19
PCE .27 UG/L 2013-09-11 (max 120 UG/L 2013-09-11)
PHCG .16 MG/KG 2009-05-28 (max 120 MG/KG 2009-05-28)
TCLME 1.2 UG/L 2015-11-19 (max 5 UG/L 2009-06-01)
TDS 920 MG/L 2015-11-19 (max 1.2 MG/L 2014-11-11)
TMB124 1.8 UG/L 2015-11-19
TMB135 .79 UG/L 2015-11-19 (max 1.8 UG/L 2015-11-19)
XYLENES .30 UG/L 2015-11-19
XYLENES1314 .22 UG/L 2015-11-19
XYLO 7.9 UG/L 2015-11-19

Monitoring well: MW11 active
lat/long: 34.1015268/-118.3136575
depth to gw: 76.02 - 79.81

Monitoring well: MW11 active
lat/long: 34.1015268/-118.3136575
depth to gw: 77.99 - 79.44
sample data: BDCME 1.1 UG/L 2009-06-01

Monitoring well: MW11 active
lat/long: 34.1015268/-118.3136575
depth to gw: 76.02 - 79.81
sample data: BDCME 1.1 UG/L 2009-06-01

Monitoring well: MW11 active
lat/long: 34.1015268/-118.3136575
depth to gw: 76.02 - 79.81
sample data: BDCME 1.1 UG/L 2009-06-01

Monitoring well: MW11 no access
lat/long: 34.1015268/-118.3136575
depth to gw: 0 - 85
sample data: BDCME 1.1 UG/L 2009-06-01

Monitoring well: MW2 no access
lat/long: 34.1015268/-118.3136575
depth to gw: 0 - 0
sample data: GROC4C12 354 UG/L 2008-03-06
MTBE 331 UG/L 2008-03-06
TAME 1.46 UG/L 2008-03-06
TBA 10.9 UG/L 2008-03-06

Monitoring well: MW3 no access
lat/long: 34.1015268/-118.3136575
depth to gw: 0 - 0
sample data: BZ 84.2 UG/L 2008-03-06
BZME 4.44 UG/L 2008-03-06
EBZ 33.5 UG/L 2008-03-06
GROC4C12 441 UG/L 2008-03-06
MTBE 32.1 UG/L 2008-03-06
TBA 108 UG/L 2008-03-06
XYLENES 68.4 UG/L 2008-03-06

Monitoring well: MW4 no access
lat/long: 34.1015268/-118.3136575
depth to gw: 0 - 0
sample data: BZ .34 UG/L 2008-03-06 (max 68.4 UG/L 2008-03-06)
BZME .56 UG/L 2008-03-06 (max 68.4 UG/L 2008-03-06)
EBZ .26 UG/L 2008-03-06 (max 68.4 UG/L 2008-03-06)
MTBE .35 UG/L 2008-03-06 (max 68.4 UG/L 2008-03-06)
TBA 6.01 UG/L 2008-03-06
XYLENES .56 UG/L 2008-03-06 (max 6.01 UG/L 2008-03-06)

Monitoring well: MW5 no access
lat/long: 34.1015268/-118.3136575
depth to gw: 0 - 0
sample data: BZME .4 UG/L 2008-03-06 (max 6.01 UG/L 2008-03-06)
EBZ 3.17 UG/L 2008-03-06
GROC4C12 68.6 UG/L 2008-03-06
MTBE .58 UG/L 2008-03-06 (max 68.6 UG/L 2008-03-06)
XYLENES 9.65 UG/L 2008-03-06 (max 68.6 UG/L 2008-03-06)

Monitoring well: MW6 no access
lat/long: 34.1015268/-118.3136575
depth to gw: 0 - 0
sample data: BZ 13 UG/L 2008-03-06

Site: ARCO #1247
Address: 5777 HOLLYWOOD BLVD
City: HOLLYWOOD
Map Loc: 40 - about .2 mile W of the subject
Status: CLSD - Case Closed

Only the soil is impacted. The case, 03700760, .

SOIL

Site: SHELL STATION #135540

Address: 5657 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 57 - about .2 mile S of the subject
Status: CLSD - Case Closed

The case, 000003200,

2004-12-04: EXCAVATION
2011-11-07: REFERRAL TO REGIONAL BOARD
2011-12-07: STAFF LETTER
2012-01-15: OTHER REPORT / DOCUMENT
2012-02-01: OTHER REPORT / DOCUMENT
2012-04-27: SITE ASSESSMENT REPORT
2012-07-15: OTHER REPORT / DOCUMENT
2012-10-15: OTHER REPORT / DOCUMENT
2013-01-15: OTHER REPORT / DOCUMENT
2013-03-01: SITE ASSESSMENT REPORT
2013-07-15: MONITORING REPORT - QUARTERLY
2013-09-26: REQUEST FOR CLOSURE - REGULATOR RESPONDED
2013-12-24: NOTIFICATION - PRECLOSURE
2014-04-03: WELL DESTRUCTION REPORT
2014-07-01: CLOSURE/NO FURTHER ACTION LETTER

Monitoring well: MW-1 active
lat/long: 34.0984822/-118.3135281
depth to gw: 53.79 - 54.98
sample data: XYLENES 2.6 UG/KG 2012-12-19 (max 1830 UG/KG BZ)

Monitoring well: MW-2 active
lat/long: 34.0983078/-118.3133706
depth to gw: 53.12 - 53.25

Monitoring well: MW-2 active
lat/long: 34.0983078/-118.3133706
depth to gw: 53.12 - 54.01
sample data: TPPH 75 UG/KG 2012-12-20 (max 203.5 UG/KG BZ)

Monitoring well: MW-3 active
lat/long: 34.0985253/-118.3132722
depth to gw: 54.91 - 55.26

Monitoring well: MW-3 active
lat/long: 34.0985253/-118.3132722
depth to gw: 54.91 - 56.1
sammple data: TPPH .51 UG/KG 2012-12-21 (max 212.9 UG/KG BZ)
ple data: TPPH 51 UG/KG 2012-12-21 (max 212.9 UG/KG BZ)

Site: CHEVRON #9-0659
Address: 1868 N WESTERN AVE
City: LOS FELIZ
Map Loc: 67 - about .2 mile NE of the subject
Status: CLSD - Case Closed

The aquifer is potentially impacted. The case, 03700746, .

AQUIFER USED FOR DRINKING WATER SUPPLY

Site: SCOVEL PROPERTY
Address: 5600 FRANKLIN AVE
City: LOS ANGELES
Map Loc: 70 - about .2 mile N of the subject
Status: ASSM - Site Assessment

The case, 000005251, .

1992-02-15: OTHER REPORT / DOCUMENT

2014-09-17: SOIL AND WATER INVESTIGATION WORKPLAN - REGULATOR RESPONDED
2015-03-18: REFERRAL TO REGIONAL BOARD
2015-04-06: STAFF LETTER
2015-07-15: MONITORING REPORT - SEMI-ANNUALLY
2015-08-07: WELL INSTALLATION REPORT
2015-08-07: WELL INSTALLATION REPORT
2016-02-10: STAFF LETTER
2016-03-15: WELL INSTALLATION WORKPLAN - REGULATOR RESPONDED
2016-03-22: STAFF LETTER
2016-07-15: MONITORING REPORT - SEMI-ANNUALLY
2016-07-15: WELL INSTALLATION REPORT

Monitoring well: MW-1 active
lat/long: 34.1051231/-118.3108722
depth to gw: 99.4 - 99.4

Monitoring well: MW-2 active
lat/long: 34.1052039/-118.3110033
depth to gw: 100.67 - 100.87

Monitoring well: MW-4 active
lat/long: 34.1050457/-118.3112101
depth to gw: 100.36 - 100.36

Site: FIRE STATION #82
Address: 1800 N BRONSON AVE
City: HOLLYWOOD
Map Loc: 109 - about .3 mile W of the subject
Status: CLSD - Case Closed

Only the soil is impacted. The case, 03700759,

SOIL

Site: MOBIL #18-HYO
Address: 5857 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 118 - about .3 mile SW of the subject
Status: REM - Remedial Action

The aquifer is potentially impacted. The case, 0374883, is managed by the Regional Water Quality Board.

AQUIFER USED FOR DRINKING WATER SUPPLY

2002-03-29: OTHER REPORT / DOCUMENT
2002-04-15: MONITORING REPORT - QUARTERLY
2002-05-12: SOIL AND WATER INVESTIGATION WORKPLAN
2002-07-15: MONITORING REPORT - QUARTERLY
2002-08-13: STAFF LETTER
2002-10-15: MONITORING REPORT - QUARTERLY
2002-10-15: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
2003-01-15: MONITORING REPORT - QUARTERLY
2003-04-15: MONITORING REPORT - QUARTERLY
2003-05-20: STAFF LETTER
2003-07-15: MONITORING REPORT - QUARTERLY
2003-08-04: STAFF LETTER
2003-10-15: MONITORING REPORT - QUARTERLY
2003-11-14: SOIL AND WATER INVESTIGATION REPORT
2003-12-16: STAFF LETTER
2004-01-15: MONITORING REPORT - QUARTERLY
2004-02-26: SOIL AND WATER INVESTIGATION REPORT
2004-04-15: MONITORING REPORT - QUARTERLY
2004-05-25: INTERIM REMEDIAL ACTION PLAN
2004-06-23: STAFF LETTER
2004-07-15: MONITORING REPORT - QUARTERLY
2004-10-15: CAP/RAP - FEASIBILITY STUDY REPORT
2004-10-15: MONITORING REPORT - QUARTERLY
2004-10-15: WELL INSTALLATION REPORT

2005-01-15: MONITORING REPORT - QUARTERLY
2005-04-15: MONITORING REPORT - QUARTERLY
2005-07-15: MONITORING REPORT - QUARTERLY
2005-10-15: MONITORING REPORT - QUARTERLY
2006-01-15: MONITORING REPORT - QUARTERLY
2006-04-04: WELL INSTALLATION REPORT
2006-04-15: MONITORING REPORT - QUARTERLY
2006-07-15: MONITORING REPORT - QUARTERLY
2006-08-31: SOIL VAPOR EXTRACTION (SVE)
2006-10-15: MONITORING REPORT - QUARTERLY
2007-01-15: MONITORING REPORT - QUARTERLY
2007-04-01: PUMP & TREAT (P&T) GROUNDWATER
2007-04-15: MONITORING REPORT - QUARTERLY
2007-05-16: SOIL AND WATER INVESTIGATION WORKPLAN
2007-07-15: MONITORING REPORT - QUARTERLY
2007-10-15: MONITORING REPORT - QUARTERLY
2007-12-27: WELL INSTALLATION REPORT
2008-01-15: MONITORING REPORT - QUARTERLY
2008-03-27: EXCAVATION
2008-04-15: MONITORING REPORT - QUARTERLY
2008-04-28: OTHER REPORT / DOCUMENT
2008-05-22: OTHER REPORT / DOCUMENT
2008-07-15: MONITORING REPORT - QUARTERLY
2008-10-15: MONITORING REPORT - QUARTERLY
2009-01-15: MONITORING REPORT - OTHER
2009-04-15: MONITORING REPORT - QUARTERLY
2009-06-15: STAFF LETTER
2009-07-15: MONITORING REPORT - SEMI-ANNUALLY
2010-01-15: MONITORING REPORT - SEMI-ANNUALLY
2010-04-15: MONITORING REPORT - SEMI-ANNUALLY
2010-07-13: OTHER WORKPLAN
2010-07-15: MONITORING REPORT - SEMI-ANNUALLY
2010-09-08: SOIL AND WATER INVESTIGATION WORKPLAN
2010-10-15: MONITORING REPORT - SEMI-ANNUALLY
2011-01-19: SOIL AND WATER INVESTIGATION REPORT
2011-07-15: MONITORING REPORT - SEMI-ANNUALLY
2012-01-15: MONITORING REPORT - SEMI-ANNUALLY
2012-07-15: MONITORING REPORT - SEMI-ANNUALLY
2012-10-13: CORRECTIVE ACTION PLAN / REMEDIAL ACTION PLAN
2013-01-15: MONITORING REPORT - SEMI-ANNUALLY
2013-01-15: REMEDIAL PROGRESS REPORT
2013-07-15: MONITORING REPORT - SEMI-ANNUALLY
2013-07-15: REMEDIAL PROGRESS REPORT
2014-01-15: MONITORING REPORT - SEMI-ANNUALLY
2014-01-15: REMEDIAL PROGRESS REPORT
2014-04-03: CAP/RAP - FEASIBILITY STUDY REPORT
2014-04-03: WELL INSTALLATION WORKPLAN - REGULATOR RESPONDED
2014-07-10: FREE PRODUCT REMOVAL
2014-07-15: MONITORING REPORT - SEMI-ANNUALLY
2015-01-15: MONITORING REPORT - SEMI-ANNUALLY
2015-04-13: OTHER REPORT / DOCUMENT
2015-04-13: WELL INSTALLATION REPORT
2015-07-15: MONITORING REPORT - SEMI-ANNUALLY
2015-12-10: STAFF LETTER
2016-01-15: MONITORING REPORT - SEMI-ANNUALLY
2016-01-15: REMEDIAL PROGRESS REPORT

Monitoring well: MW1 no access
lat/long: 34.0269922/-118.4816333
depth to gw: 0 - 60.05

Monitoring well: MW10 active
lat/long: 34.0986754/-118.3178399
depth to gw: 56.03 - 64.6

Monitoring well: MW2 no access
lat/long: 34.0982441/-118.31781
depth to gw: 0 - 63.25
sample data: BZ 430 UG/L 2014-01-13 (max 7050 UG/L 2003-11-06)
BZME 810 UG/L 2014-01-13 (max e data BZ 2260 UG/L 2010-02-09 (max 7050 UG/L 2003-11-06)
BZME 264 UG/L 2010-02-09 (ma 4470 UG/L 2003-11-06)
EBZ 1220 UG/L 2011-08-23 (max 5160 UG/L 2003-07-22)

4470 UG/L 2003-11-06)
EBZ 1300 UG/L 2014-01-13 (max 5160 UG/L 2003-07-22)
x 4470 UG/L 2003-11-06)
EBZ 1230 UG/L 2010-02-09 (max 5160 UG/L 2003-07-22)
ETBE 2.04 UG/L 2011-08-23 (max 20.3 UG/L 2004-08-31)
GRO 143000 UG/L 2003-05-16
ETBE 7.49 UG/L 2010-02-09 (max 20.3 UG/L 2004-08-31)
GRO 143000 UG/L 2003-05-16
ETBE 2 UG/L 2013-07-10 (max 20.3 UG/L 2004-08-31)
GRO 143000 UG/L 2003-05-16
GROC4C12 28900 UG/L 2011-08-23 (max 68200 UG/L 2009-06-09)
MINSPRT 86000 UG/L 2004-02--02-06
MTBE 721 UG/L 2011-08-23 (max 182000 UG/L 2004-10-26)
PHCG 3500 UG/06
MTBE 92 UG/L 2014-01-13 (max 182000 UG/L 2004-10-26)
PHCG 29000 UG/L 204-02-06
MTBE 5560 UG/L 2010-02-09 (max 182000 UG/L 2004-10-26)
PHCG 3500 U14-01-13 (max 247000 UG/L 2004-10-26)
TAME 2.7 UG/L 2013-01-09 (max 840 UG/L 2003-07-22G/L 2005-04-26 (max 247000 UG/L 2004-10-26)
TAME 9.71 UG/L 2009-03-03 (max 840 UG/L 200L 2005-04-26 (max 247000 UG/L 2004-10-26)
TAME 30.3 UG/L 2010-09-07 (max 840 UG/L 2003-)
TBA 11000 UG/L 2014-01-13 (max 67900 UG/L 2009-06-09)
XYLENES 5300 UG/L 07-22)
TBA 7370 UG/L 2011-08-23 (max 67900 UG/L 2009-06-09)
XYLENES 6830 U3-07-22)
TBA 36600 UG/L 2010-02-09 (max 67900 UG/L 2009-06-09)
XYLENES 4310 UG/L 2010-02-09 (max 21600 UG/L 2003-11-06)
2014-01-13 (max 21600 UG/L 2003-11-06)
G/L 2011-08-23 (max 21600 UG/L 2003-11-06)

Monitoring well: MW3 active
lat/long: 34.0982441/-118.31781
depth to gw: 51.23 - 60.45

Monitoring well: MW3 dry
lat/long: 34.0982441/-118.31781
depth to gw: 0 - 63.13
sample data: BZ 8.89 UG/L 2011-08-23 (max 109 UG/L 2009-11-17)
BZME 63.2 UG/L 2009-11-17
e data: BZ 8.89 UG/L 2011-08-23 (max 109 UG/L 2009-11-17)
BZME 63.2 UG/L 2009-11-17
EBZ .72 UG/L 2011-08-23 (max 63.2 UG/L 2006-10-31)
ETBE .43 UG/L 2009-06-09 (max 32 -17 (max 63.2 UG/L 2006-10-31)
ETBE .43 UG/L 2009-06-09 (max 32.2 UG/L 2004-02-06)
GRO 45400 UG/L 2003-05-16
GROC4C12 844 UG/L 2009-11-17 (max 7680 UG/L 2005-08-2 UG/L 2004-02-06)
GRO 45400 UG/L 2003-05-16
GROC4C12 55.9 UG/L 2011-08-23 max 32.2 UG/L 2004-02-06)
GRO 45400 UG/L 2003-05-16
GROC4C12 55.9 UG/L 2011- (max 7680 UG/L 2005-08-09)
MEOH 1440 UG/L 2005-02-14
MINSPRT 82000 UG/L 20008-23 (max 7680 UG/L 2005-08-09)
MEOH 1440 UG/L 2006-02-14
MINSPRT 82000 U4-02-06
MTBE .82 UG/L 2014-07-10 (max 86000 UG/L 2004-10-26)
PHCG 13 UG/L BE 12.2 UG/L 2010-02-09 (max 86000 UG/L 2004-10-26)
PHCG 5330 UG/L 2005-04-26 (max 8840G/L 2004-02-06
MTBE 4.2 UG/L 2014-01-14 (max 86000 UG/L 2004-10-26)
PHCG 1 UG/L 2012-08-03 (max 86400 UG/L 2004-02-06)
TAME .82 UG/L 2007-07-31 (max 191 UG/L 2000 UG/L 2004-02-06)
TAME .82 UG/L 2007-07-31 (max 191 UG/L 2004-02-06)
TBA 2013-07-10 (max 86400 UG/L 2004-02-06)
TAME .82 UG/L 2007-07-31 (max 191 UG/L 2004-02-03 UG/L 2013-07-10 (max 86400 UG/L 2004-02-06)
TAME .82 UG/L 2007-07-31 (max 191 UG/L 20 4.59 UG/L 2010-02-09 (max 107000 UG/L 2006-08-08)
XYLENES 207 UG/L 2009-11-17
04-02-06)
TBA 4.59 UG/L 2010-02-09 (max 107000 UG/L 2006-08-08)
TPPH 160 U4-02-06)
TBA 4.59 UG/L 2010-02-09 (max 107000 UG/L 2006-08-08)

TPPH 160 UG6)
TBA 4.59 UG/L 2010-02-09 (max 107000 UG/L 2006-08-08)
TPPH 160 UG/L 20\L 2012-03-02
XYLENES 207 UG/L 2009-11-17
2-03-02
XYLENES 38 UG/L 2014-07-10 (max 207 UG/L 2009-11-17)
G/L 2012-03-02
XYLENES 207 UG/L 2009-11-17

Monitoring well: MW4 active
lat/long: 34.0986877/-118.3176608
depth to gw: 51.37 - 61.82

Monitoring well: MW4 active
lat/long: 34.0986877/-118.3176608
depth to gw: 51.37 - 61.82
sam
Monitoring well: MW4 active
lat/long: 34.0986877/-118.3176608
depth to gw: 51.37 - 64.5
sampple data: BZ .31 UG/L 2009-11-17 (max 1.03 UG/L 2007-04-17)
BZME 1.29 UG/L 2007-07-31
EBZ .27 UG/L 2009-11-17 (max 3.4 UG/L 2007-04-17)
GROC4C12 117 UG/L 2008-05-2le data BZ .31 UG/L 2009-11-17 (max 1.03 UG/L 2007-04-17)
BZME 1.29 UG/L 2007-07-31
ple data: BZ .31 UG/L 2009-11-17 (max 1.03 UG/L 2007-04-17)
BZME 1.29 UG/L 2007-07-31
EBZ .11 UG/L 2014-07-10 (max 3.4 UG/L 2007-04-17)
GROC4C12 117 UG/L 2008-05-200
MINSPRT 90000 UG/L 2004-02-06 (max 117 UG/L 2004-02-06)
MTBE 5.85 UG/L 20
MINSPRT 90000 UG/L 2004-02-06 (max 117 UG/L 2004-02-06)
MTBE 5.85 UG/L 2
MINSPRT 90000 UG/L 2004-02-06 (max 117 UG/L 2004-02-06)
MTBE 5.85 UG/L 2009-11-17 (max 117 UG/L 2004-02-06)
PHCG 13 UG/L 2015-01-09 (max 119 UG/L 2004-02-06)

TBA 455 UG/L 2008-05-20
XYLENES 6.44 UG/L 2007-04-17
TBA 455 UG/L 2008-05-20
XYLENES .57 UG/L 2014-07-10 (max 6.44 UG/L 2007-04-1
TBA 455 UG/L 2008-05-20
XYLENES 6.44 UG/L 2007-04-17
7)

Monitoring well: MW5 no access
lat/long: 34.0985238/-118.3180263
depth to gw: 0 - 58.62

Monitoring well: MW5 no access
lat/long: 34.0985238/-118.3180263
depth to gw 0 - 58.62
samp
Monitoring well: MW5 no access
lat/long: 34.0985238/-118.3180263
depth to gw 0 - 58.62
sample data: BZ 1.03 UG/L 2007-10-30 (max 1.58 UG/L 2007-04-17)
BZME 1.07 UG/L 2007-10-30
EBZ .58 UG/L 2007-10-30 (max 4.7 UG/L 2007-04-17)
ETBE .26 UG/L 2008-09-09
Monitoring well: MW5 no access
lat/long: 34.0985238/-118.3180263
depth to gw 0 - 62.71
sample data: BZ 1.03 UG/L 2007-10-30 (max 1.58 UG/L 2007-04-17)
BZME 1.07 UG/L 2007-10-30
EBZ .58 UG/L 2007-10-30 (max 4.7 UG/L 2007-04-17)
ETBE .26 UG/L 2008-09-09 (max 1.19 UG/L 2007-07-31)
GROC4C12 76.6 UG/L 2008-05-20 (max 115 UG/L 2007-04-17)
le data: BZ 1.03 UG/L 2007-10-30 (max 1.58 UG/L 2007-04-17)
BZME 1.07 UG/L 2007-10-30
EBZ .58 UG/L 2007-10-30 (max 4.7 UG/L 2007-04-17)
ETBE .26 UG/L 2008-09-09 (max 1.19 UG/L 2007-07-31)

GROC4C12 78.6 UG/L 2008-05-20 (max 115 UG/L 2007-04-17)
MEOH 3410 UG/L 2007-01-30
MINSPRT 80000 UG/L 2004-02-06
MTBE 1.55 U(max 1.19 UG/L 2007-07-31)
GROC4C12 76.6 UG/L 2008-05-20 (max 115 UG/L 2007-04-17)
G/L 2009-08-09 (max 157 UG/L 2004-08-31)
PHCG 178 UG/L 2004-08-31
TBA 11.5 MEOH 3410 UG/L 2007-01-30
MINSPRT 80000 UG/L 2004-02-06
MTBE 1.55 UG/L 2009-06-09 (max 157 UG/L 2004-08-31)
PHCG 178 UG/L 2004-08-31
TBA 11.5 UG/L 2008-12-02 (max 827 UG/L 2008-05-20)
XYLENES 1.61 UG/L 2007-10-30 (max 8.99 UG/L 2007-04-17)
G/L 2009-08-09 (max 157 UG/L 2004-08-31)
PHCG 18 UG/L 2015-01-09 (max 178 UG/L 2004-08-2007-04-17)
31)
TBA 11.5 UG/L 2008-12-02 (max 827 UG/L 2008-05-20)
XYLENES 1.61 UG/L 2007-10-30 (max 8.99 UG/L 2007-04-17)

Monitoring well: MW6 no access
lat/long: 34.098253/-118.3180254
depth to gw: 0 - 57.78

Monitoring well: MW6 no access
lat/long: 34.098253/-118.3180254
depth to gw: 0 - 57.78
sampl
Monitoring well: MW6 no access
lat/long: 34.098253/-118.3180254
depth to gw: 0 - 57.78
sample data: BZ 2.63 UG/L 2008-12-02
BZME .4 UG/L 2009-03-03 (max 2.63 UG/L 2007-07-31)
EBZ .27 UG/L 2009-03-03 (max 4.17 UG/L 2007-04-17)
ETBE .32 UG/L 2010-02-09 (m
Monitoring well: MW6 no access
lat/long: 34.098253/-118.3180254
depth to gw: 0 - 60.3
samplee data: BZ 2.63 UG/L 2008-12-02
BZME .4 UG/L 2009-03-03 (max 2.63 UG/L 2007-07-31)
data: BZ 2.63 UG/L 2008-12-02
BZME .4 UG/L 2009-03-03 (max 2.63 UG/L 2007-07-31)
ax 1.39 UG/L 2009-06-09)
GROC4C12 163 UG/L 2009-06-09
MINSPRT 78000 UG/L 200 EBZ .27 UG/L 2009-03-03 (max 4.17 UG/L 2007-04-17)
ETBE .29 UG/L 2011-03-01 (ma4-02-06
MTBE 9.58 UG/L 2010-02-09 (max 78000 UG/L 2004-02-06)
PHCG 85 UG/Lax 1.39 UG/L 2009-06-09)
GROC4C12 23 UG/L 2011-08-23 (max 163 UG/L 2009-06-09)
MINSPRT 78000 UG/L 2004-02-06
MTBE 11 UG/L 2014-01-14 (max 78000 UG/L 2004-02-06)
x 1.39 UG/L 2009-06-09)
GROC4C12 23 UG/L 2011-08-23 (max 163 UG/L 2009-06-09)
MINSPRT 78000 UG/L 2004-02-06
MTBE 11 UG/L 2014-01-14 (max 78000 UG/L 2004-02-06)
9)
XYLENES .79 UG/L 2009-12-02 (max 7.42 UG/L 2007-04-17)
PHCG 15 UG/L 2015-01-09 (max 189 UG/L 2004-08-31)
TBA 42.1 UG/L 2010-09-07 (max 1070 UG/L 2009-06-09)
TPPH 52 UG/L 2012-03-02
XYLENES .79 UG/L 2009-12--02 (max 7.42 UG/L 2007-04-17)
2.62 (max 7.42 UG/L 2007-04-17)
02 (max 7.42 UG/L 2007-04-17)

Monitoring well: MW7 active
lat/long: 34.098253/-118.3180254
depth to gw: 46.25 - 65.97

Monitoring well: MW7 active
lat/long: 34.098253/-118.3180254
depth to gw: 46.25 - 65.97
sample data: BZ .5 UG/L 2007-04-17 (max 2.12 UG/L 2006-05-09)
BZME 1.73 UG/L 2007-07-31 (ma

Monitoring well: MW7 active
lat/long: 34.098253/-118.3180254
depth to gw: 46.25 - 65.97
sampx 2.12 UG/L 2006-05-09)
EBZ 1.67 UG/L 2006-05-09
ETBE 1.9 UG/L 2005-02-15
GROC4C12 44.2 UG/L 2010-02-09 (max 237 UG/L 2006-05-09)
MTBE 27.8 UG/L 2009-
Monitoring well: MW7 active
lat/long: 34.098253/-118.3180254
depth to gw: 46.25 - 65.97
sample data: BZ .8 UG/L 2014-01-13 (max 2.12 UG/L 2006-05-09)
BZME 1.2 UG/L 2014-01-13 (max 2.12 UG/L 2006-05-09)
EBZ 1.8 UG/L 2014-01-13
ETBE 1.9 UG/L 2005-02-15
11-17 (max 8750 UG/L 2005-02-15)
PHCG 7800 UG/L 2005-02-15
TAME 19.1 UG/L le data:BZ .8 UG/L 2014-01-13 (max 2.12 UG/L 2006-05-09)
BZME 1.2 UG/L 2014-01-13 (maxx 2.12 UG/L 2006-05-09)
EBZ 1.67 UG/L 2006-05-09
ETBE 1.9 UG/L 2005-02-15
2.12 UG/L 2006-05-09)
EBZ 1.8 UG/L 2014-01-13
ETBE 1.9 UG/L 2005-02-15
2005-02-15
TBA 44 UG/L 2006-05-09 (max 808 UG/L 2005-02-15)
XYLENES 48 UG GROC4C12 34.1 UG/L 2011-03-01 (max 237 UG/L 2006-05-09)
MTBE 7 UG/L 2015-01-0/L 2008-12-02 (max 1.39 UG/L 2008-05-09)
13 (max 8750 UG/L 2005-02-15)
PHCG 87 UG/L 2014-01-13 (max 7800 UG/L 2005-02-15)
8-03 (max 8750 UG/L 2005-02-15)
PHCG 7800 UG/L 2005-02-15
TAME 19.1 UG/L 2 TAME 19.1 UG/L 2005-02-15
TBA 44 UG/L 2006-05-09 (max 808 UG/L 2005-02-15)
005-02-15
TBA 44 UG/L 2006-05-09 (max 808 UG/L 2005-02-15)
XYLENES .48 UG/9 (max 8750 UG/L 2005-02-15)
PHCG 77 UG/L 2015-01-09 (max 7800 UG/L 2005-02-15)
TAME 19.1 UG/L 2005-02-15
TBA 44 UG/L 2006-05-09 (max 808 UG/L 2005-02-15)
L 2008-12-02 (max 1.39 UG/L 2006-05-09)
XYLENES 7 UG/L 2014-01-13

Monitoring well: MW6 no access
lat/long: 34.098253/-118.3180254
depth to gw: 0 - 60.43

Monitoring well: MW6 no access
lat/long: 34.098253/-118.3180254
depth to gw: 0 - 60.43
sample data: BZ 143 UG/L 2009-03-03
BZME 41.4 UG/L 2009-03-03
EBZ 5.92 UG/L 2009-03-03
ETBE .27 UG/L 2010-02-09 (max 8.1 UG/L 2004-10-26)
GROC4C12 680 UG/L
Monitoring well: MW6 no access
lat/long: 34.098253/-118.3180254
depth to gw: 0 - 60.43
sampl 2009-03-03
MTBE 11.9 UG/L 2010-02-09 (max 161000 UG/L 2004-10-26)
PHCG 26
Monitoring well: MW6 no access
lat/long: 34.098253/-118.3180254
depth to gw: 0 - 64.62
sample data: BZ 1 UG/L 2014-01-13 (max 143 UG/L 2009-03-03)
BZME 2.6 UG/L 2014-01-13 (max 41.4 UG/L 2009-03-03)
EBZ 6.3 UG/L 2014-01-13
ETBE .27 UG/L 2010-02-09 (max 03-03
ETBE .27 UG/L 2010-02-09 (max 8.1 UG/L 2004-10-26)
GROC4C12 680 UG/L e data:BZ 1 UG/L 2014-01-13 (max 143 UG/L 2009-03-03)
BZME .13 UG/L 2014-07-10 (max 41 2009-03-03
MTBE 5 UG/L 2012-08-03 (max 161000 UG/L 2004-10-26)

PHCG 29 UG 4 UG/L 2009-03-03)
EBZ .18 UG/L 2014-07-10 (max 6.3 UG/L 2014-01-13)
ETBE004-10-26)
TBA 392 UG/L 2010-02-09 (max 42000 UG/L 2004-10-26)
XYLENES 25.8.1 UG/L 2004-10-26)
GROC4C12 680 UG/L 2009-03-03
MTBE 24 UG/L 2014-01-13 .27 UG/L 2010-02-09 (max 8.1 UG/L 2004-10-26)
GROC4C12 680 UG/L 2009-03-03
(max 161000 UG/L 2004-10-26)
PHCG 140 UG/L 2014-01-13 (max 126000 UG/L 2004-10-26)
/L 2012-08-03 (max 126000 UG/L 2004-10-26)
TAME 1.1 UG/L 2005-02-15 (max 320 UG/L 2004-3 UG/L 2009-03-03 (max 392 UG/L 2007-04-17)
MTBE 1.2 UG/L 2014-07-10 (max 161000 UG/L 2004-10-26)
PHCG 96 UG/L 2015-07-29 (max 1210-26)
TBA 279 UG/L 2010-09-07 (max 42000 UG/L 2004-10-26)
XYLENES 25.3 UG 42000 UG/L 2004-10-26)
XYLENES 24 UG/L 2014-01-13 (max 60 UG/L 2007-04-17)
/L 2009-03-03 (max 279 UG/L 2007-04-17)
6000 UG/L 2004-10-26)
TAME 1.1 UG/L 2005-02-15 (max 320 UG/L 2004-10-26)
TBA 60 UG/L 2014-01-13 (max 42000 UG/L 2004-10-26)
XYLENES 1 UG/L 2014-07-10 (max 60 UG/L 2007-04-17)

Monitoring well: MW6 no access
lat/long: 34.098253/-118.3180254
depth to gw: 0 - 62.97

Monitoring well: MW6 no access
lat/long: 34.098253/-118.3180254
depth to gw: 0 - 52.97
sample data: BZ 12.1 UG/L 2009-11-17 (max 201 UG/L 2007-04-03)
BZME 3.58 UG/L 2008-05-20 (ma
Monitoring well: MW6 no access
lat/long: 34.098253/-118.3180254
depth to gw: 0 - 52.97
samplx 26.7 UG/L 2007-04-03)
EBZ 53.1 UG/L 2009-11-17 (max 196 UG/L 2005-05-03)
ETBE 1 UG/L 2007-04-03
GROC4C12 443 UG/L 2009-11-17 (max 6740 UG/L 2007-04-03)
e data: BZ .5 UG/L 2014-01-14 (max 201 UG/L 2007-04-03)
BZME 3.58 UG/L 2008-05-20 (max MEOH 7300 UG/KG 2005-05-03 (max 27800 UG/KG 2005-05-03)
MTBE 2.4 UG/L 2009-11-17 26.7 UG/L 2007-04-03)
EBZ .57 UG/L 2011-03-01 (max 196 UG/L 2005-05-03)
ET
Monitoring well: MW6 no access
lat/long: 34.098253/-118.3180254
depth to gw: 0 - 53.56
samplx 26.7 UG/L 2007-04-03)
EBZ .57 UG/L 2011-03-01 (max 196 UG/L 2005-05-03)
(max 2280 UG/L 2007-04-03)
PHCD 3130 UG/KG 2005-05-03 (max 24300 UG/KG 2005-05-03)
BE 1 UG/L 2007-04-03
GROC4C12 23.3 UG/L 2011-03-01 (max 6740 UG/L 2007-04-03)
ETBE 1 UG/L 2007-04-03
GROC4C12 23.3 UG/L 2011-03-01 (max 6740 UG/L 2007-04-03)
e data: BZ .5 UG/L 2014-01-14 (max 201 UG/L 2007-04-03)
BZME 3.58 UG/L 2008-05-20 (max MEOH 7300 UG/KG 2005-05-03 (max 27800 UG/KG 2005-05-03)
MTBE .63 UG/L 2012-08-03 (m26.7 UG/L 2007-04-03)
EBZ .57 UG/L 2011-03-01 (max 196 UG/L 2005-05-03)
ET 2009-11-17 (max 2780 UG/L 2007-04-03)
XYLENES .95 UG/L 2009-11-17 (max 367 UG/L 2007-0(max 2280 UG/L 2007-04-03)
PHCD 3130 UG/KG 2005-05-03 (max 24300 UG/KG 2005-05-03)
BE 1 UG/L 2007-04-03
GROC4C12 23.3 UG/L 2011-03-01 (max 6740 UG/L 2007-04-03)
ax 2280 UG/L 2007-04-03)
PHCD 3130 UG/KG 2005-05-03 (max 24300 UG/KG 2005-05-03)
MEOH 7300 UG/KG 2005-05-03 (max 27800 UG/KG 2005-05-03)
MTBE .63 UG/L 2012-08-03 (mx4-03)
TBA 340 UG/L 2014-01-14 (max 2780 UG/L 2007-04-03)

XYLENES .65 UG/L 2011-03-ax 2280 UG/L 2007-04-03)
PHCD 3130 UG/KG 2005-05-03 (max 24300 UG/KG 2005-05-03)
PHCG 240 UG/L 2014-01-14 (max 592000 UG/L 2005-05-03)
TAME 3.44 UG/L 2007-04-03
-01 (max 367 UG/L 2007-04-03)
01 (max 367 UG/L 2007-04-03)
TBA 340 UG/L 2014-01-14 (max 2780 UG/L 2007-04-03)
XYLENES .65 UG/L 2011-03-01 (max 367 UG/L 2007-04-03)

Site: USPS LA NORTH VEHICLE MAINT.
Address: 1375 N WESTERN AVE
City: LOS ANGELES
Map Loc: 120 - about .4 mile SE of the subject
Status: CLSD - Case Closed

The aquifer is potentially impacted. The case, 03700757, .

AQUIFER USED FOR DRINKING WATER SUPPLY

1999-12-20: * HISTORICAL ENFORCEMENT

Site: GAS TO GO (FORMER)
Address: 1353 N WESTERN AVE
City: LOS ANGELES
Map Loc: 122 - about .4 mile SE of the subject
Status: REM - Remedial Action

The aquifer is potentially impacted. The case, 03742795, is managed by the Regional Water Quality Board

AQUIFER USED FOR DRINKING WATER SUPPLY

2004-01-30: STAFF LETTER
2004-03-15: SOIL AND WATER INVESTIGATION WORKPLAN
2004-04-15: MONITORING REPORT - QUARTERLY
2004-04-30: CAP/RAP - OTHER REPORT
2004-10-15: MONITORING REPORT - QUARTERLY
2005-04-15: MONITORING REPORT - QUARTERLY
2005-05-03: INTERIM REMEDIAL ACTION PLAN
2005-08-08: 13267 REQUIREMENT
2005-10-15: MONITORING REPORT - QUARTERLY
2005-10-15: SOIL AND WATER INVESTIGATION REPORT
2005-10-15: SOIL AND WATER INVESTIGATION REPORT
2005-10-15: SOIL AND WATER INVESTIGATION WORKPLAN
2005-11-22: STAFF LETTER
2006-01-15: MONITORING REPORT - QUARTERLY
2006-01-15: SOIL AND WATER INVESTIGATION REPORT
2006-04-15: SOIL AND WATER INVESTIGATION REPORT
2006-05-15: STAFF LETTER
2006-06-01: CAP/RAP - FEASIBILITY STUDY REPORT
2006-06-01: CAP/RAP - FINAL REMEDIATION / DESIGN PLAN
2006-06-01: MONITORING REPORT - QUARTERLY
2006-06-01: SOIL AND WATER INVESTIGATION REPORT
2006-06-01: WELL INSTALLATION REPORT
2006-07-13: STAFF LETTER
2006-08-15: SOIL AND WATER INVESTIGATION WORKPLAN
2006-10-15: MONITORING REPORT - QUARTERLY
2006-10-15: REMEDIAL PROGRESS REPORT
2006-10-15: SOIL AND WATER INVESTIGATION REPORT
2006-11-03: STAFF LETTER
2007-01-15: CAP/RAP - FEASIBILITY STUDY REPORT
2007-01-15: MONITORING REPORT - QUARTERLY
2007-01-15: SOIL AND WATER INVESTIGATION REPORT
2007-02-15: WELL INSTALLATION REPORT
2007-04-15: MONITORING REPORT - QUARTERLY
2007-04-15: SOIL AND WATER INVESTIGATION REPORT
2007-05-29: CORRECTIVE ACTION PLAN / REMEDIAL ACTION PLAN - ADDENDUM
2007-07-15: MONITORING REPORT - QUARTERLY
2007-07-15: SOIL AND WATER INVESTIGATION REPORT
2007-08-15: STAFF LETTER

2007-09-15: OTHER REPORT / DOCUMENT
2007-10-15: CONCEPTUAL SITE MODEL
2007-10-15: MONITORING REPORT - QUARTERLY
2007-11-15: WELL INSTALLATION REPORT
2008-05-30: IN SITU PHYSICAL/CHEMICAL TREATMENT (OTHER THAN SVE)
2008-01-15: CONCEPTUAL SITE MODEL
2009-01-15: MONITORING REPORT - QUARTERLY
2009-04-15: CONCEPTUAL SITE MODEL
2009-04-15: MONITORING REPORT - QUARTERLY
2009-05-19: CORRECTIVE ACTION PLAN / REMEDIAL ACTION PLAN - ADDENDUM
2009-06-15: STAFF LETTER
2009-06-25: CLEAN UP FUND - 5-YEAR REVIEW SUMMARY
2009-07-14: STAFF LETTER
2009-07-15: CONCEPTUAL SITE MODEL
2009-07-15: MONITORING REPORT - SEMI-ANNUALLY
2009-09-30: WASTE DISCHARGE REQUIREMENTS
2010-01-15: MONITORING REPORT - SEMI-ANNUALLY
2010-01-15: NPDES / WDR REPORTS
2010-01-15: REMEDIAL PROGRESS REPORT
2010-06-22: SITE VISIT / INSPECTION / SAMPLING
2010-07-15: CONCEPTUAL SITE MODEL
2010-07-15: MONITORING REPORT - SEMI-ANNUALLY
2010-07-15: REMEDIAL PROGRESS REPORT
2010-10-15: REMEDIAL PROGRESS REPORT
2011-01-15: CONCEPTUAL SITE MODEL
2011-01-15: MONITORING REPORT - SEMI-ANNUALLY
2011-01-15: REMEDIAL PROGRESS REPORT
2011-04-15: REMEDIAL PROGRESS REPORT
2011-07-15: REMEDIAL PROGRESS REPORT
2012-01-05: STAFF LETTER
2012-07-15: MONITORING REPORT - SEMI-ANNUALLY
2013-01-15: MONITORING REPORT - ANNUALLY
2013-07-15: MONITORING REPORT - SEMI-ANNUALLY
2014-01-15: MONITORING REPORT - SEMI-ANNUALLY
2015-01-15: CLEAN UP FUND - 5-YEAR REVIEW SUMMARY
2015-07-15: MONITORING REPORT - SEMI-ANNUALLY
2016-01-15: MONITORING REPORT - SEMI-ANNUALLY

Monitoring well: LZ-1 inactive
lat/long: 34.1441966/-118.3938673
depth to gw: 39.04 - 39.04

Monitoring well: LZ-10 active
lat/long: 34.1441966/-118.3938673
depth to gw: 50.5 - 52.11
sample data:

BZ	3.5 UG/L 2016-01-04	(max 2520 UG/L 2007-12-20)
BZME	14.8 UG/L 2008-12-22	(max 780 UG/L 2008-09-10)
DRO	2320 UG/L 2008-09-10	(max 3080 UG/L 2007-12-20)
EBZ	3.26 UG/L 2008-12-22	(max 2320 UG/L 2007-07-24)
GRO	923 UG/L 2008-12-22	(max 6230 UG/L 2008-06-17)
MTBE	34.3 UG/L 2008-09-10	
PCE	2.9 UG/L 2016-01-04	
TCLME	1.5 UG/L 2016-01-04	
XYLENES	46.5 UG/L 2008-12-22	(max 416 UG/L 2007-12-20)

Monitoring well: LZ-12 active
lat/long: 34.1441966/-118.3938673
depth to gw: 49.91 - 51.9
free product: .8000031 (2016-01-04)
sample data:

BTBZN	73 UG/L 2015-06-10	
BZ	250 UG/L 2015-06-10	(max 2250 UG/L 2009-12-21)
BZME	280 UG/L 2015-06-10	(max 2250 UG/L 2008-12-11)
CYMP	32 UG/L 2015-06-10	
DRO	4.3 MG/L 2015-06-10	(max 15100 MG/L 2008-12-11)
EBZ	2000 UG/L 2015-06-10	(max 2380 UG/L 2008-12-11)
GRO	30000 UG/L 2015-06-10	(max 76200 UG/L 2008-12-11)
IPBZ	120 UG/L 2015-06-10	
NAPH	520 UG/L 2015-06-10	
PBZN	380 UG/L 2015-06-10	
TMB124	2400 UG/L 2015-06-10	
TMB135	820 UG/L 2015-06-10	
XYLENES	9510 UG/L 2008-12-11	(max 820 UG/L 2008-12-11)
XYLENES1314	6700 UG/L 2015-06-10	

XYLO	2200 UG/L 2015-06-10	

Monitoring well: LZ-13 active
lat/long: 34.1441966/-118.3938673
depth to gw: 50.15 - 52.06
free product: .5600014 (2016-01-04)
sample data:

BZ	980 UG/L 2015-06-09	(max 2200 UG/L 2015-06-09)

Monitoring well: LZ-3 inactive
lat/long: 34.1441966/-118.3938673
depth to gw: 38.91 - 38.91
sample data:

BZ	4.17 UG/L 2009-06-02	(max 126 UG/L 2007-12-27)
BZME	3.04 UG/L 2008-12-12	(max 5.01 UG/L 2007-12-27)
DRO	3440 UG/L 2007-12-27	
EBZ	2.95 UG/L 2007-12-27	
GRO	84.8 UG/L 2008-09-10	(max 1050 UG/L 2007-12-27)
MTBE	8.28 UG/L 2008-12-12	(max 193 UG/L 2007-12-27)
TBA	462 UG/L 2009-06-02	(max 12300 UG/L 2007-12-27)
XYLENES	3.53 UG/L 2008-12-12	(max 113 UG/L 2007-12-27)

Monitoring well: LZ-5 dry
lat/long: 34.1441966/-118.3938673
depth to gw: 0 - 51.64
sample data:

BZ	1010 UG/L 2009-12-21	(max 1420 UG/L 2007-12-19)
BZME	186 UG/L 2009-12-21	(max 1020 UG/L 2007-12-19)
DRO	4910 UG/L 2009-12-21	
EBZ	973 UG/L 2009-12-21	(max 1300 UG/L 2007-12-19)
GRO	15900 UG/L 2009-12-21	(max 19800 UG/L 2007-12-19)
IPBZ	34.5 UG/L 2009-12-21	
MTBE	217 UG/L 2007-12-19	
NAPH	147 UG/L 2009-12-21	
PBZN	89.8 UG/L 2009-12-21	
TBA	43500 UG/L 2009-12-21	
TCLME	10.9 UG/L 2009-12-21	
TMB124	1280 UG/L 2009-12-21	
TMB135	407 UG/L 2009-12-21	
XYLENES	185 UG/L 2008-12-09	(max 5230 UG/L 2007-12-19)
XYLENES1314	3670 UG/L 2009-12-21	
XYLO	847 UG/L 2009-12-21	

Monitoring well: LZ-6 active
lat/long: 34.1441966/-118.3938673
depth to gw: 51.2 - 52.64
sample data:

BTBZN	1.2 UG/L 2015-06-10	
BZ	53 UG/L 2016-01-05	(max 1800 UG/L 2015-06-10)
BZME	2.2 UG/L 2016-01-05	(max 129 UG/L 2008-09-10)
DIPE	16 UG/L 2015-06-10	
DRO	.13 MG/L 2016-01-05	(max 52.9 MG/L 2007-07-20)
EBZ	5.3 UG/L 2016-01-05	(max 39.6 UG/L 2007-07-20)
GRO	200 UG/L 2016-01-05	(max 3700 UG/L 2015-06-10)
IPBZ	5.8 UG/L 2015-06-10	
MTBE	81 UG/L 2015-06-10	
NAPH	12 UG/L 2015-06-10	
PBZN	.59 UG/L 2016-01-05	(max 10 UG/L 2015-06-10)
PCE	3.8 UG/L 2016-01-05	
TBA	3500 UG/L 2015-06-10	
TCLME	1.4 UG/L 2016-01-05	
TMB124	2.2 UG/L 2016-01-05	(max 21 UG/L 2015-06-10)
TMB135	5.4 UG/L 2015-06-10	
XYLENES	102 UG/L 2008-09-10	(max 229 UG/L 2007-07-20)
XYLENES1314	6.1 UG/L 2016-01-05	(max 120 UG/L 2015-06-10)
XYLO	1.3 UG/L 2016-01-05	(max 25 UG/L 2015-06-10)

Monitoring well: LZ-7 active
lat/long: 34.1441966/-118.3938673
depth to gw: 50.65 - 52.13
sample data:

BZ	270 UG/L 2016-01-05	
BZME	2.9 UG/L 2016-01-05	(max 7.96 UG/L 2008-06-18)
DCE12C	.58 UG/L 2016-01-05	(max 2.9 UG/L 2016-01-05)
DRO	3610 UG/L 2007-12-20	
EBZ	2.76 UG/L 2009-06-02	(max 3610 UG/L 2007-07-19)
GRO	810 UG/L 2016-01-05	(max 1770 UG/L 2007-12-20)
PCE	3.8 UG/L 2016-01-05	

TMB124	.61 UG/L 2016-01-05	(max 3.8 UG/L 2016-01-05)
XYLENES	5.03 UG/L 2009-06-02	(max 167 UG/L 2007-12-20)
XYLENES1314	4.9 UG/L 2016-01-05	

Monitoring well: LZ-8 inactive
lat/long: 34.1441966/-118.3938673
depth to gw: 51.2 - 51.3
sample data:

BZ	58.8 UG/L 2008-12-12	(max 1880 UG/L 2007-12-19)
BZME	2.21 UG/L 2008-12-12	(max 1980 UG/L 2007-12-19)
DRO	1640 UG/L 2007-12-19	
EBZ	6 UG/L 2008-12-12	(max 691 UG/L 2007-12-19)
GRO	286 UG/L 2008-12-12	(max 16200 UG/L 2007-12-19)
MTBE	6.95 UG/L 2008-12-12	(max 286 UG/L 2007-12-19)
TBA	400 UG/L 2008-12-12	(max 10600 UG/L 2007-12-19)
XYLENES	32.5 UG/L 2008-12-12	(max 2970 UG/L 2007-12-19)

Monitoring well: LZ-9 inactive
lat/long: 34.1441966/-118.3938673
depth to gw: 50.65 - 50.65
sample data:

BZ	249 UG/L 2008-12-22	(max 599 UG/L 2008-06-17)
BZME	6.77 UG/L 2008-12-22	(max 61.5 UG/L 2007-07-25)
DRO	47 MG/KG 2007-07-25	
EBZ	36.6 MG/KG 2007-07-25	
GRO	626 UG/L 2008-12-22	(max 1820 UG/L 2008-06-17)
XYLENES	20.3 UG/L 2008-12-22	(max 238 UG/L 2007-07-25)

Monitoring well: MW-1 active
lat/long: 34.1441966/-118.3938673
depth to gw: 28.46 - 28.46

Monitoring well: MW-1 active
lat/long: 34.1441966/-118.3938673
depth to gw: 28.46 - 28.46
sample data:

BZ	57.5 UG/L 2010-12-06	(max 677 UG/L 2007-06-06)

Monitoring well: MW-10 active
lat/long: 34.1441966/-118.3938673
depth to gw: 37.86 - 37.86
s
sample data:

BZ	3460 UG/L 2007-12-19	
BZME	853 UG/L 2007-12-19	
DRO	9340 UGsample data:BZ 3460 UG/L 2007-12-19	
BZME	853 UG/L 2007-12-19	
DRO	9340 UG/L 24, 2007-12-19	(max 853 UG/L 2007-12-19)
EBZ	1.99 UG/L 2008-06-17	(max 1800 UG/L 2007-12007-12-19 (max 853 UG/L 2007-12-19)
EBZ	1.99 UG/L 2008-06-17	(max 1800 UG/L 2007-12-19)-19)
GRO	119 UG/L 2008-06-17	(max 40800 UG/L 2007-12-19)
TBA	1210 UG/L 200	
GRO	119 UG/L 2008-06-17	(max 40800 UG/L 2007-12-19)
TBA	1210 UG/L 2007-12-19	
XYLENES	6340 UG/L 2007-12-19	
	7-12-19	
XYLENES	6340 UG/L 2007-12-19	

Monitoring well: MW-10 active
lat/long: 34.1441966/-118.3938673
depth to gw: 37.86 - 37.86
sample data:

BZ	3460 UG/L 2007-12-19	
BZME	853 UG/L 2007-12-19	
DRO	9340 UG/L 2007-12-19	(max 853 UG/L 2007-12-19)
EBZ	1.99 UG/L 2008-06-17	(max 1800 UG/L 2007-12-19)
GRO	119 UG/L 2008-06-17	(max 40800 UG/L 2007-12-19)
TBA	1210 UG/L 2007-12-19	
XYLENES	6340 UG/L 2007-12-19	
BZ	5.3 UG/L 2016-01-04	
EBZ	1.9 UG/L 2016-01-04	
PBZN	.62 UG/L 2016-01-04	(max 1.9 UG/L 2016-01-04)
PCE	2.6 UG/L 2016-01-04	
TCLME	.53 UG/L 2016-01-04	(max 2.6 UG/L 2016-01-04)
TMB124	1.3 UG/L 2016-01-04	
XYLENES1314	7.7 UG/L 2016-01-04	
XYLO	.9 UG/L 2016-01-04	(max 7.7 UG/L 2016-01-04)

BZ	260 UG/L 2016-01-05	
BZME	3 UG/L 2016-01-05	
DCE12C	.6 UG/L 2016-01-05	(max 3 UG/L 2015-06-10)
GRO	770 UG/L 2016-01-05	
PCE	3.8 UG/L 2016-01-05	
TCE	.61 UG/L 2015-06-10	(max 3.8 UG/L 2015-06-10)
TMB124	.61 UG/L 2016-01-05	(max 3.8 UG/L 2016-01-05)
XYLENES1314	4.8 UG/L 2016-01-05	
BTBZN	1.7 UG/L 2016-01-06	
BTBZS	2.6 UG/L 2016-01-06	
BZ	1.3 UG/L 2016-01-06	
DRO	.13 MG/L 2016-01-06	(max 1.3 MG/L 2016-01-06)
GRO	310 UG/L 2016-01-06	
IPBZ	2.9 UG/L 2016-01-06	
PBZN	.7 UG/L 2016-01-06	(max 2.9 UG/L 2016-01-06)
PCE	1.6 UG/L 2016-01-06	
TCE	.68 UG/L 2016-01-06	(max 1.6 UG/L 2016-01-06)
TMB124	.5 UG/L 2016-01-06	(max 1.6 UG/L 2016-01-06)
TMB135	.95 UG/L 2016-01-06	(max 1.6 UG/L 2016-01-06)

Monitoring well: MW-11 active
lat/long: 34.1441966/-118.3938673
depth to gw: 39.27 - 39.27

Monitoring well: MW-11 active
lat/long: 34.1441966/-118.3938673
depth to gw: 39.27 - 39.27
s
sample data:

BZ	260 UG/L 2008-12-09	(max 25600 UG/L 2007-06-06)
BZME	265 UG/L 2008-12-ample data:BZ 260 UG/L 2008-12-09	(max 25600 UG/L 2007-06-06)
BZME	265 UG/L 2008-12-09	(max 54000 UG/L 2007-06-06)
DRO	2230 UG/L 2007-06-06	
EBZ	95.3 UG/L 2008-12-09	(max 54000 UG/L 2007-06-06)
DRO	2230 UG/L 2007-06-06	
EBZ	95.3 UG/L 2008-12-09	(max 5500 UG/L 2007-06-06)
GRO	2340 UG/L 2008-12-09	(max 144000 UG/L 2007-06-06)09 (max 5500 UG/L 2007-06-06)
GRO	2340 UG/L 2008-12-09	(max 144000 UG/L 2007-06-06)
MTBE	20.5 UG/L 2008-09-10	(max 54.9 UG/L 2007-12-19)
TBA	567 UG/L 2008-06-12	
MTBE	20.5 UG/L 2008-09-10	(max 54.9 UG/L 2007-12-19)
TBA	567 UG/L 2008-06	(max 60100 UG/L 2007-06-06)
XYLENES	437 UG/L 2008-12-09	(max 31400 UG/L 2007-06-06)
-12	(max 60100 UG/L 2007-06-06)	
XYLENES	437 UG/L 2008-12-09	(max 31400 UG/L 2007-06-06)

Monitoring well: MW-11 inactive
lat/long: 34.1441966/-118.3938673
depth to gw: 39.27 - 50.95
sample data:

BZ	260 UG/L 2008-12-09	(max 25600 UG/L 2007-06-06)
BZME	265 UG/L 2008-12-09	(max 54000 UG/L 2007-06-06)
DRO	2230 UG/L 2007-06-06	
EBZ	95.3 UG/L 2008-12-09	(max 5500 UG/L 2007-06-06)
GRO	2340 UG/L 2008-12-09	(max 144000 UG/L 2007-06-06)
MTBE	20.5 UG/L 2008-09-10	(max 54.9 UG/L 2007-12-19)
TBA	567 UG/L 2008-06-12	(max 60100 UG/L 2007-06-06)
XYLENES	437 UG/L 2008-12-09	(max 31400 UG/L 2007-06-06)

Monitoring well: MW-12 active
lat/long: 34.1441966/-118.3938673
depth to gw: 37.17 - 37.17

Monitoring well: MW-12 active
lat/long: 34.1441966/-118.3938673
depth to gw: 37.17 - 37.17
s
Monitoring well: MW-12 active
lat/long: 34.096048926/-118.309612926
depth to gw: 37.17 - 37.17ample data:BZ 3520 UG/L 2008-12-05 (max 8760 UG/L 2008-06-17)

BZME	249 UG/L 2008-12-05	(max 2240 UG/L 2005-11-23)
DRO	27300 UG/L 2008-12-05	
EBZ	165 UG/L 2008-12-0	

sample data: BZ 3520 UG/L 2008-12-05 (max 8760 UG/L 2008-06-17)
BZME 249 UG/L 2008-12-05 (max 2240 UG/L 2005-11-23)
DRO 27300 UG/L 2008-12-05
EBZ 185 UG/L 2008-5 (max 1970 UG/L 2008-06-17)
GRO 21200 UG/L 2008-12-05 (max 41300 UG/L 2008-06-17)
TBA 941 UG/L 2005-11-23 (max 21200 UG/L 2005-11-23)
XYLENES 2580 UG/L 2008-12-12-05 (max 1970 UG/L 2008-06-17)
GRO 21200 UG/L 2008-12-05 (max 41300 UG/L 2008-06-17)
TBA 941 UG/L 2005-11-23 (max 21200 UG/L 2005-11-23)
XYLENES 2580 UG/L 2008-12-05 (max 5520 UG/L 2006-07-12)
-12-05 (max 5520 UG/L 2008-07-12)

Monitoring well: MW-12 active
lat/long: 34.1441986/-118.3938673
depth to gw: 37.17 - 37.17
sample data: BZ 3520 UG/L 2008-12-05 (max 8760 UG/L 2008-06-17)
BZME 249 UG/L 2008-12-05 (max 2240 UG/L 2005-11-23)
DRO 27300 UG/L 2008-12-05
EBZ 185 UG/L 2008-12-05 (max 1970 UG/L 2008-06-17)
GRO 21200 UG/L 2008-12-05 (max 41300 UG/L 2008-06-17)
TBA 941 UG/L 2005-11-23 (max 21200 UG/L 2005-11-23)
XYLENES 2580 UG/L 2008-12-05 (max 5520 UG/L 2006-07-12)

Monitoring well: MW-13 active
lat/long: 34.1441986/-118.3938673
depth to gw: 37.83 - 37.83

Monitoring well: MW-13 active
lat/long: 34.1441986/-118.3938673
depth to gw: 37.83 - 37.83
s
Monitoring well: MW-13 active
lat/long: 34.086048926/-118.309612326
depth to gw: 37.83 - 37.83sample data:BZ 1.67 UG/L 2011-06-14 (max 86.6 UG/L 2005-11-23)
BZME 9.68 UG/L 2009-09-16 (max 125 UG/L 2005-11-23)
EBZ 1.74 UG/L 2011-06-14 (max 16.5 UG/L 2005-11-23)

sample data: BZ 5.22 UG/L 2009-09-16 (max 86.6 UG/L 2005-11-23)
BZME 9.68 UG/L 2009-09 GRO 367 UG/L 2009-09-16 (max 587 UG/L
2005-11-23)
XYLENES 79.3 UG/L 2009-09-16 (m-16 (max 125 UG/L 2005-11-23)
EBZ 16.5 UG/L 2009-09-16
GRO 367 UG/L 2009-09-16 (max 587 UG/L 2005-11-23)
XYLENES 79.3 UG/L 2009-09-16 (max 82.4 UG/L 2005-11-23)
ax 82.4 UG/L 2005-11-23)

Monitoring well: MW-13 active
lat/long: 34.1441986/-118.3938673
depth to gw: 37.83 - 37.83
sample data: BZ 1.67 UG/L 2011-06-14 (max 86.6 UG/L 2005-11-23)
BZME 9.68 UG/L 2009-09-16 (max 125 UG/L 2005-11-23)
EBZ 1.74 UG/L 2011-06-14 (max 16.5 UG/L 2005-11-23)
GRO 367 UG/L 2008-09-16 (max 587 UG/L 2005-11-23)
XYLENES 79.3 UG/L 2009-09-16 (max 82.4 UG/L 2005-11-23)

Monitoring well: MW-14 active
lat/long: 34.09562145/-118.310147698
depth to gw: 38.7 - 38.7

Monitoring well: MW-14 active
lat/long: 34.09562145/-118.310147698
depth to gw: 38.7 - 38.7
sample data: BZ 3.44 UG/L 2009-12-21 (max 848 UG/L 2006-04-10)
BZME 1.2 UG/L 2008-12-05 (max 22.1 UG/L 2006-04-10)
DRO 858 UG/L 2007-06-06 (max 3350 UG/L 2006-07-12)
EBZ 21.9 UG/L 2009-12-21 (max 1750 UG/L 2006-07-12)
GRO 233 UG/L 2009-12-21 (max 6170 UG/L 2006-04-10)
IPBZ 1.19 UG/L 2009-12-21
PBZN 3.6 UG/L 2009-12-21
PCE 14.8 UG/L 2009-12-21
TBA 410 UG/L 2009-12-21 (max 751 UG/L 2007-06-08)
TCE 1.09 UG/L 2009-12-21
TCLME 7.62 UG/L 2009-12-21

TMB124 10.3 UG/L 2009-12-21
TMB135 3.38 UG/L 2009-12-21
XYLENES 49.4 UG/L 2008-12-05 (max 1910 UG/L 2006-07-12)
XYLENES1314 11.4 UG/L 2009-12-21

Monitoring well: MW-14 dry
lat/long: 34.09562145/-118.310147698
depth to gw: 0 - 50.26
sample data: BTBZN 39 UG/L 2015-06-09
BTBZS 24 UG/L 2015-06-09
BZ 170 UG/L 2015-06-09 (max 648 UG/L 2006-04-10)
BZME 1.2 UG/L 2008-12-05 (max 22.1 UG/L 2006-04-10)
DRO 2.3 MG/L 2015-06-09 (max 3350 MG/L 2006-07-12)
EBZ 850 UG/L 2015-06-09 (max 1750 UG/L 2006-07-12)
GRO 9400 UG/L 2015-06-09 (max 6170 UG/L 2006-04-10)
IPBZ 180 UG/L 2015-06-09
NAPH 88 UG/L 2015-06-09
PBZN 500 UG/L 2015-06-09
PCE 14.8 UG/L 2009-12-21
TBA 410 UG/L 2009-12-21 (max 751 UG/L 2007-06-08)
TCE 1.09 UG/L 2009-12-21
TCLME 7.62 UG/L 2009-12-21
TMB124 10.3 UG/L 2009-12-21
TMB135 54 UG/L 2015-06-09
XYLENES 49.4 UG/L 2008-12-05 (max 1910 UG/L 2006-07-12)
XYLENES1314 95 UG/L 2015-06-09 (max 11.4 UG/L 2009-12-21)

Monitoring well: MW-15 active
lat/long: 34.09556619/-118.309974865
depth to gw: 38.61 - 38.61

Monitoring well: MW-15 active
lat/long: 34.09556619/-118.309974865
depth to gw: 38.61 - 38.61
sample data: BZ 523 UG/L 2010-12-06 (max 743 UG/L 2008-12-11)
BZME 11.3 UG/L 2008-12-11 (max 525 UG/L 2006-04-07)
DRO 1260 UG/L 2010-12-06 (max 4400 UG/L 2006-04-07)
EBZ 432 UG/L 2010-12-06 (max 1640 UG/L 2006-04-07)
GRO 4120 UG/L 2010-12-06 (max 16100 UG/L 2006-04-07)
IPBZ 24.2 UG/L 2010-12-06
MTBE 3.77 UG/L 2007-06-06
NAPH 58.3 UG/L 2010-12-06
PBZN 98.6 UG/L 2010-12-06 (max 24.8 UG/L 2009-12-10)
TMB124 85.4 UG/L 2010-12-06
TMB135 28.2 UG/L 2010-12-06
X6-04-07)
XYLENES1314 128 UG/L 2009-12-10
YLENES 541 UG/L 2008-12-11 (max 2860 UG/L 2006-04-07)
XYLENES1314 183 UG/L 2010-12-06

Monitoring well: MW-15 active
lat/long: 34.09556619/-118.309974865
depth to gw: 38.61 - 51.76
sample data: BZ 5.1 UG/L 2016-01-04 (max 743 UG/L 2008-12-11)
BZME 11.3 UG/L 2008-12-11 (max 525 UG/L 2006-04-07)
DCE12C 67 UG/L 2015-06-10 (max 11.3 UG/L 2015-06-10)
DRO 1260 UG/L 2010-12-06 (max 4400 UG/L 2006-04-07)
EBZ 1.5 UG/L 2016-01-04 (max 1640 UG/L 2006-04-07)
GRO 100 UG/L 2015-06-10 (max 16100 UG/L 2006-04-07)
IPBZ 24.2 UG/L 2010-12-06
MTBE 3.77 UG/L 2007-06-06
NAPH 58.3 UG/L 2010-12-06
PBZN 59 UG/L 2016-01-04 (max 24.8 UG/L 2009-12-10)
PCE 2.2 UG/L 2016-01-04 (max 3.8 UG/L 2015-06-10)
TCE 59 UG/L 2015-06-10 (max 2.2 UG/L 2015-06-10)
TCLME 55 UG/L 2016-01-04 (max 2.2 UG/L 2016-01-04)
TMB124 1 UG/L 2016-01-04 (max 85.4 UG/L 2010-12-06)
TMB135 28.2 UG/L 2010-12-06
XYLENES 541 UG/L 2008-12-11 (max 2860 UG/L 2006-04-07)
XYLENES1314 6.9 UG/L 2016-01-04 (max 183 UG/L 2010-12-06)
XYLO .78 UG/L 2016-01-04 (max 6.9 UG/L 2016-01-04)

Monitoring well: MW-16 active

lat/long: 34.09521585/-118.310260445
depth to gw: 37.31 - 37.31

Monitoring well: MW-16 active
lat/long: 34.09521585/-118.310260445
depth to gw: 37.31 - 37.31
sample data: BZ 172 UG/L 2009-12-21 (max 1070 UG/L 2007-03-05)
BZME 1.26 UG/L 2008-09-1

Monitoring well: MW-16 active
lat/long: 34.09521585/-118.310260445
depth to gw: 37.31 - 37.31
sample data: BZ 254 UG/L 2010-12-10 (max 1070 UG/L 2007-03-05)
BZME 1.26 UG/L 2008-09-16 (max 75.8 UG/L 2006-04-07)
DRO 1470 UG/L 2009-12-21 (max 8170 UG/L 2008-09-16)
EBZ 213 UG/L 2009-12-21 (max 1980 UG/L 2007-03-05)
GRO 2640 UG/L 2009-12-21 (m6 (max 75.8 UG/L 2006-04-07)
DRO 2920 UG/L 2010-12-10 (max 8170 UG/L 2008-09-16)
EBZ 505 UG/L 2010-12-10 (max 2920 UG/L 2006-03-10)
GRO 4080 UG/L 2010-12-10 (max 26000 UG/L 2007-03-05)
IPBZ 20.7 UG/L 2009-12-21
NAPH 82.8 UG/L 2009-12-21
PBZN 48.3 UG/L 2009-12-21
TBA 63.9 UG/L 2008-06-18
TMB124 1ax 26000 UG/L 2007-03-05)
IPBZ 20.7 UG/L 2009-12-21
NAPH 82.8 UG/L 2009-12-21
PBZN 48.3 UG/L 2009-12-21
TBA 63.9 UG/L 2008-06-18
TMB124 131 UG/L 2009-12-21
TMB135 32.8 UG/L 2009-12-21
XYLENES 347 UG/L 2008-12-11 (max 6950 UG/L 2007-03-05)
XYLENES1314 301 UG/L 2009-12-21
31 UG/L 2009-12-21
TMB135 32.8 UG/L 2009-12-21
XYLENES 212 UG/L 2010-12-10 (max 6950 UG/L 2007-03-05)
XYLENES1314 301 UG/L 2009-12-21

Monitoring well: MW-16 active
lat/long: 34.09521585/-118.310260445
depth to gw: 37.31 - 50.69
free product: .6299973 (2016-01-04)
sample data: BTBZN 21 UG/L 2015-06-10
BTBZS 13 UG/L 2015-06-10
BZ 120 UG/L 2015-06-10 (max 1070 UG/L 2007-03-05)
BZME 5.8 UG/L 2015-06-10 (max 75.8 UG/L 2006-04-07)
DRO 2.3 MG/L 2015-06-10 (max 8170 MG/L 2008-09-16)
EBZ 170 UG/L 2015-06-10 (max 1980 UG/L 2007-03-05)
GRO 4500 UG/L 2015-06-10 (max 26000 UG/L 2007-03-05)
IPBZ 140 UG/L 2015-06-10
NAPH 420 UG/L 2015-06-10
PBZN 360 UG/L 2015-06-10
TBA 110 UG/L 2015-06-10
TMB124 68 UG/L 2015-06-10 (max 131 UG/L 2009-12-21)
TMB135 37 UG/L 2015-06-10
XYLENES 212 UG/L 2010-12-10 (max 6950 UG/L 2007-03-05)
XYLENES1314 50 UG/L 2015-06-10 (max 301 UG/L 2009-12-21)

Monitoring well: MW-17 active
lat/long: 34.0953471/-118.309794779
depth to gw: 38.54 - 38.54

Monitoring well: MW-17 active
lat/long: 34.0953471/-118.309794778
depth to gw: 38.54 - 38.54
sample data: BZ 1.52 UG/L 2008-09-16 (max 54.4 UG/L 2006-03-13)
BZME 1.43 UG/L 2006-12-0

Monitoring well: MW-17 active
lat/long: 34.0953471/-118.309794779
depth to gw: 38.54 - 38.54
sample data: BZ 1.52 UG/L 2008-09-16 (max 54.4 UG/L 2006-03-13)
BZME 1.43 UG/L 2006-12-05
DRO 2030 UG/L 2006-04-10
EBZ 56.2 UG/L 2007-03-05 (max 2030 UG/L 2006-03-13)

GRO 73.3 UG/L 2009-12-21 (max 1080 UG/L 2006-04-10)
MTBE 3.59 UG/L 205
DRO 2030 UG/L 2006-04-10
EBZ 56.2 UG/L 2007-03-05 (max 2030 UG/L 2006-03-13)
GRO 73.3 UG/L 2009-12-21 (max 1080 UG/L 2006-04-10)
MTBE 3.59 UG/L 2008-12-08 (max 16.5 UG/L 2008-09-16)
PCE 4.3 UG/L 2009-12-21
XYLENES 3.11 UG8-12-09 (max 16.5 UG/L 2008-09-16)
PCE 4.3 UG/L 2009-12-21
XYLENES 3.11 UG/L 2008-06-17 (max 3.52 UG/L 2006-12-05)
G/L 2008-06-17 (max 3.52 UG/L 2006-12-05)

Monitoring well: MW-17 active
lat/long: 34.0953471/-118.309794779
depth to gw: 38.54 - 51.61
sample data: BTBZS 3 UG/L 2016-01-04 (max 4 UG/L 2015-06-10)
BZ 1 UG/L 2016-01-04 (max 54.4 UG/L 2006-03-13)
BZME 1.43 UG/L 2006-12-05
DCA12 1.5 UG/L 2016-01-04
DRO .12 MG/L 2016-01-04 (max 2030 MG/L 2006-04-10)
EBZ 56.2 UG/L 2007-03-05 (max 2030 UG/L 2006-03-13)
GRO 210 UG/L 2016-01-04 (max 1080 UG/L 2006-04-10)
IPBZ .64 UG/L 2015-06-10 (max 210 UG/L 2015-06-10)
MTBE 5.1 UG/L 2016-01-04 (max 16.5 UG/L 2008-09-16)
NAPH 4.4 UG/L 2015-06-10
PCE 1 UG/L 2015-06-10 (max 4.3 UG/L 2009-12-21)
TCE .73 UG/L 2016-01-04 (max 1 UG/L 2015-06-10)
XYLENES 3.11 UG/L 2008-06-17 (max 3.52 UG/L 2006-12-05)

Monitoring well: MW-18 inactive
lat/long: 34.09504543/-118.310249028
depth to gw: 0 - 0

Monitoring well: MW-18 inactive
lat/long: 34.09504543/-118.310249028
depth to gw: 0 - 0
samp
Monitoring well: MW-18 inactive
lat/long: 34.09504543/-118.310249028
depth to gw: 0 - 0
sample data: BZ 18.8 UG/L 2009-12-21 (max 1480 UG/L 2007-12-14)
BZME 1.15 UG/L 2008-09-16 (le data:BZ 16.8 UG/L 2009-12-21 (max 1480
UG/L 2007-12-14)
BZME 1.15 UG/L 2009-09-16 (max 84.6 UG/L 2007-12-14)
DRO 4580 UG/L 2007-12-14
EBZ 13.8 UG/L 2009-12-21 (max 4580 UG/L 2006-03-15)
GRO 290 UG/L 2009-12-21 (max 14700 UG/L 2006-07-12)
max 84.6 UG/L 2007-12-14)
DRO 4580 UG/L 2007-12-14
EBZ 13.8 UG/L 2009-12-21 (max 4580 UG/L 2006-03-15)
GRO 290 UG/L 2009-12-21 (max 14700 UG/L 2006-07-12)
IPBZ 2.83 UG/L 2009-12-21
MTBE 3.59 UG/L 2008-09-16
NAPH 4.56 UG/L 2009-12-21
PBZN 6.91 UG/L 2009-12-21
PCE 18.6 UG/L 2009-12-21
TB09-12-21
PBZN 6.91 UG/L 2009-12-21
PCE 18.6 UG/L 2009-12-21
TBA 532 UG/L 2007-06-07
TCE 2.29 UG/L 2009-12-21
TMB124 1.73 UG/L 2009-12-21
XYLENES 4.77 UG/L 2008-12-11 (max 2760 UG/L 2006-07-12)
XYLENES1314 8.7 UG/A 532 UG/L 2007-06-07
TCE 2.29 UG/L 2009-12-21
TMB124 1.73 UG/L 2009-12-21
XYLENES 4.77 UG/L 2008-12-11 (max 2760 UG/L 2006-07-12)
XYLENES1314 8.7 UG/L 2009-12-21
L 2009-12-21

Monitoring well: MW-18 inactive
lat/long: 34.09504543/-118.310249028
depth to gw: 0 - 49.94

sample data: BZ 6.8 UG/L 2016-01-04 (max 1480 UG/L 2007-12-14)
BZME 1.15 UG/L 2008-09-16 (max 84.8 UG/L 2007-12-14)
DRO 4580 UG/L 2007-12-14
EBZ 4.4 UG/L 2016-01-04 (max 4580 UG/L 2006-03-15)
GRO 110 UG/L 2016-01-04 (max 14700 UG/L 2006-07-12)
IPBZ 1.5 UG/L 2016-01-04 (max 2.83 UG/L 2009-12-21)
MTBE 3.59 UG/L 2008-09-16
NAPH 3.5 UG/L 2016-01-04 (max 4.56 UG/L 2009-12-21)
PBZN 2 UG/L 2016-01-04 (max 6.91 UG/L 2009-12-21)
PCE 3.1 UG/L 2016-01-04 (max 18.6 UG/L 2009-12-21)
TBA 532 UG/L 2007-06-07
TCE .62 UG/L 2016-01-04 (max 2.28 UG/L 2009-12-21)
TCLME .62 UG/L 2016-01-04 (max 2.29 UG/L 2015-06-10)
TMB124 4.6 UG/L 2016-01-04
TMB135 1.5 UG/L 2016-01-04
XYLENES 4.77 UG/L 2008-12-11 (max 2760 UG/L 2006-07-12)
XYLENES1314 3.6 UG/L 2016-01-04 (max 8.7 UG/L 2009-12-21)

Monitoring well: MW-19 active
lat/long: 34.09519229/-118.310442557
depth to gw: 37 - 37

Monitoring well: MW-19 active
lat/long: 34.09519229/-118.310442557
depth to gw: 37 - 37
samp

Monitoring well: MW-19 active
lat/long: 34.09519229/-118.310442557
depth to gw: 37 - 37
sample data: BTBZS 30.5 UG/L 2009-12-21
le data BTBZS 30.5 UG/L 2009-12-21

Monitoring well: MW-19 active
lat/long: 34.09519229/-118.310442557
depth to gw: 37 - 50.5
free product: .75 (2016-01-04)
sample data: BTBZN 2.6 UG/L 2015-06-10

Monitoring well: MW-2 active
lat/long: 34.09592031/-118.309388434
depth to gw: 38.84 - 38.84

Monitoring well: MW-2 active
lat/long: 34.09592031/-118.309388434
depth to gw: 38.84 - 38.84

Monitoring well: MW-2 active
lat/long: 34.09592031/-118.309388434
depth to gw: 38.84 - 38.84

Monitoring well: MW-2 active
lat/long: 34.09592031/-118.309388434
depth to gw: 38.84 - 52.33

Monitoring well: MW-20 active
lat/long: 34.09505105/-118.309826573
depth to gw: 36.75 - 36.75

Monitoring well: MW-20 active
lat/long: 34.09505105/-118.309826573
depth to gw: 36.75 - 36.75
sample data: BZ 4.31 UG/L 2007-06-07
BZME 1.07 UG/L 2007-06-07 (max 1.53 UG/L 2006-12-0

Monitoring well: MW-20 active
lat/long: 34.09505105/-118.309826573
depth to gw: 36.75 - 36.75
sample data: BZ 4.31 UG/L 2007-06-07
BZME 1.07 UG/L 2007-06-07 (max 1.53 UG/L 2006-12-05)
EBZ 9.89 UG/L 2007-06-07 (max 1.07 UG/L 2007-06-07)
GRO 80.5 UG/L 2007-06-07 (max 135 UG/L 2006-04-10)
PCE 10.4 UG/L 2009-12-21
TCLME 1.14 UG/L 25)
EBZ 9.89 UG/L 2007-06-07 (max 1.07 UG/L 2007-06-07)

GRO 80.5 UG/L 2007-06-07 (max 135 UG/L 2006-04-10)
PCE 10.4 UG/L 2009-12-21
TCLME 1.14 UG/L 2009-12-21
XYLENES 9.03 UG/L 2007-06-07 (max 1.14 UG/L 2007-06-07)

Monitoring well: MW-20 dry
lat/long: 34.09505105/-118.309826573
depth to gw: 0 - 36.75
sample data: BZ 4.31 UG/L 2007-06-07
BZME 1.07 UG/L 2007-06-07 (max 1.53 UG/L 2006-12-05)
EBZ 9.89 UG/L 2007-06-07 (max 1.07 UG/L 2007-06-07)
GRO 80.5 UG/L 2007-06-07 (max 135 UG/L 2006-04-10)
PCE 10.4 UG/L 2009-12-21
TCLME 1.14 UG/L 2009-12-21
XYLENES 9.03 UG/L 2007-06-07 (max 1.14 UG/L 2007-06-07)
BZ .66 UG/L 2016-01-04 (max 1.14 UG/L 2016-01-04)

Monitoring well: MW-21 active
lat/long: 34.09537354/-118.309556027
depth to gw: 38.27 - 38.27

Monitoring well: MW-21 active
lat/long: 34.09537354/-118.309556027
depth to gw: 38.27 - 38.27
sample data: BZ 12.7 UG/L 2007-06-07
BZME 7.76 UG/L 2007-06-07
EBZ 14.3 UG

Monitoring well: MW-21 active
lat/long: 34.09537354/-118.309556027
depth to gw: 38.27 - 38.27
sample data: BZ 12.7 UG/L 2007-06-07
BZME 7.76 UG/L 2007-06-07
EBZ 14.3 UG/L 2007-06-07 (max 21.9 UG/L 2006-04-10)
GRO 69.9 UG/L 2008-09-16 (max 419 UG/L 2006-04-10)
PCE 11.8 UG/L 2009-12-21
TCE 1.27 UG/L 2009-12-21
XYLENES/L 2007-06-07 (max 21.9 UG/L 2006-04-10)
GRO 69.9 UG/L 2008-09-16 (max 419 UG/L 2006-04 10 UG/L 2008-09-16
(max 30.7 UG/L 2007-06-07)
-10)
PCE 11.8 UG/L 2009-12-21
TCE 1.27 UG/L 2009-12-21
XYLENES 10 UG/L 2008-09-16 (max 30.7 UG/L 2007-06-07)

Monitoring well: MW-21 active
lat/long: 34.09537354/-118.309556027
depth to gw: 38.27 - 51.46
sample data: BZ 12.7 UG/L 2007-06-07
BZME 7.76 UG/L 2007-06-07
EBZ 14.3 UG/L 2007-06-07 (max 21.9 UG/L 2006-04-10)
GRO 69.9 UG/L 2008-09-16 (max 419 UG/L 2006-04-10)
PCE 4.8 UG/L 2016-01-04 (max 11.8 UG/L 2009-12-21)
TCE 1.27 UG/L 2009-12-21
TCLME 1.2 UG/L 2016-01-04 (max 1.27 UG/L 2015-06-10)
XYLENES 10 UG/L 2008-09-16 (max 30.7 UG/L 2007-06-07)

Monitoring well: MW-22 active
lat/long: 34.09537354/-118.309556027
depth to gw: 32.25 - 32.25

Monitoring well: MW-22 active
lat/long: 34.09537354/-118.309556027
depth to gw: 32.25 - 32.25
sample data: BZ 1 UG/L 2008-09-12 (max 4.15 UG/L 2007-06-08)
BZME 1.54 UG/L 2008-09-12

Monitoring well: MW-22 active
lat/long: 34.09537354/-118.309556027
depth to gw: 32.25 - 32.25
sample data: BZ 1 UG/L 2008-09-12 (max 4.15 UG/L 2007-06-08)
BZME 1.54 UG/L 2008-09-12 (max 3.2 UG/L 2007-06-08)
EBZ 12.4 UG/L 2007-06-08
GRO 98.4 UG/L 2007-06-08 (max 12.4 UG/L 2007-06-08)
XYLENES 4.31 UG/L 2008-09-12 (max 17.9 UG/L 2007-06-08)

8 (max 12.4 UG/L 2007-06-08)
XYLENES 4.31 UG/L 2008-09-12 (max 17.9 UG/L 2007-06-08)

Monitoring well: MW-22 dry
lat/long: 34.09537354/-118.309556027
depth to gw: 0 - 32.25
sample data: BZ 1 UG/L 2008-09-12 (max 4.15 UG/L 2007-06-08)
BZME 1.54 UG/L 2008-09-12 (max 3.2 UG/L 2007-06-08)
EBZ 12.4 UG/L 2007-06-08
GRO 98.4 UG/L 2007-06-08 (max 12.4 UG/L 2007-06-08)
XYLENES 4.31 UG/L 2008-09-12 (max 17.9 UG/L 2007-06-08)

Monitoring well: MW-23 active
lat/long: 34.09537354/-118.309556027
depth to gw: 33.92 - 33.92

Monitoring well: MW-23 active
lat/long: 34.09537354/-118.309556027
depth to gw: 33.82 - 33.82
sample data: BZ 1.28 UG/L 2009-12-21 (max 540 UG/L 2007-06-08)
BZME 1.21 UG/L 2008-12-0

Monitoring well: MW-23 active
lat/long: 34.09537354/-118.309556027
depth to gw: 33.92 - 33.82
sample data: BZ 1.28 UG/L 2009-12-21 (max 540 UG/L 2007-06-08)
BZME 1.21 UG/L 2008-12-08 (max 6.82 UG/L 2006-11-30)
DRO 733 UG/L 2008-09-16 (max 4590 UG/L 2007-03-05)
EBZ 26.8 UG/L 2008-12-08 (max 132 UG/L 2007-06-08)
GRO 120 UG/L 2009-12-21 (max6 (max 6.82 UG/L 2006-11-30)
DRO 733 UG/L 2008-09-16 (max 4590 UG/L 2007-03-05)
EBZ 26.8 UG/L 2008-12-08 (max 132 UG/L 2007-06-08)
GRO 120 UG/L 2009-12-21 (max 2840 UG/L 2007-03-05)
PBZN 1.17 UG/L 2009-12-21
PCE 6.7 UG/L 2009-12-21
TCE 3.38 UG/L 2008-12-21
XYLENES 15.4 UG/L 2008-12-08 (max 84.4 UG/L 2006-11-30)
30)

Monitoring well: MW-23 active
lat/long: 34.09537354/-118.309556027
depth to gw: 33.92 - 45.89
free product: .4699979 (2016-01-06)
sample data: BTBZN 1.9 UG/L 2015-06-09
BTBZS 1.8 UG/L 2015-06-09
BZ 2.9 UG/L 2015-06-09 (max 540 UG/L 2007-06-08)
BZME 1.21 UG/L 2008-12-08 (max 6.82 UG/L 2006-11-30)
DRO 733 UG/L 2008-09-16 (max 4590 UG/L 2007-03-05)
EBZ 4.7 UG/L 2015-06-09 (max 132 UG/L 2007-06-08)
GRO 380 UG/L 2015-06-09 (max 2840 UG/L 2007-03-05)
IPBZ 5.7 UG/L 2015-06-09
NAPH 3.2 UG/L 2015-06-09
PBZN 8.3 UG/L 2015-06-09
PCE .73 UG/L 2015-06-09 (max 6.7 UG/L 2009-12-21)
TCE 1.4 UG/L 2015-06-09 (max 3.38 UG/L 2009-12-21)
TMB124 .97 UG/L 2015-06-09 (max 1.4 UG/L 2015-06-09)
TMB135 1.3 UG/L 2015-06-09
XYLENES 15.4 UG/L 2008-12-08 (max 84.4 UG/L 2006-11-30)
XYLENES1314 3 UG/L 2015-06-09

Monitoring well: MW-24 active
lat/long: 34.09537354/-118.309556027
depth to gw: 33.77 - 33.77

Monitoring well: MW-24 active
lat/long: 34.09537354/-118.309556027
depth to gw: 33.77 - 33.77
sample data: BZ 19.2 UG/L 2008-12-08 (max 89.6 UG/L 2007-06-11)

Monitoring well: MW-24 active
lat/long: 34.09537354/-118.309556027
depth to gw: 33.77 - 33.77
sample data: BZ 1.11 UG/L 2011-06-14 (max 89.6 UG/L 2007-06-11)

Monitoring well: MW-24 active
lat/long: 34.09537354/-118.309556027
depth to gw: 33.77 - 44.15
free product: .2900009 (2016-01-06)
sample data: BTBZN 42 UG/L 2015-06-09
BZ .7 UG/L 2015-06-09 (max 89.6 UG/L 2007-06-11)
BZME .65 UG/L 2015-06-09 (max 10.4 UG/L 2008-09-12)
CYMP 4.6 UG/L 2015-06-09
DRO 2.4 MG/L 2015-06-09 (max 5220 MG/L 2007-12-12)
EBZ 490 UG/L 2015-06-09 (max 1370 UG/L 2007-06-11)
GRO 7500 UG/L 2015-06-09 (max 7910 UG/L 2007-03-05)
IPBZ 97 UG/L 2015-06-09 (max 7500 UG/L 2015-06-09)
NAPH 470 UG/L 2015-06-09
PBZN 320 UG/L 2015-06-09
TCE 2.5 UG/L 2015-06-09
TMB124 540 UG/L 2015-06-09
TMB135 250 UG/L 2015-06-09
XYLENES 112 UG/L 2008-12-08 (max 741 UG/L 2007-01-04)
XYLENES1314 280 UG/L 2015-06-09
XYLO 2.8 UG/L 2015-06-09

Monitoring well: MW-25 active
lat/long: 34.09537354/-118.309556027
depth to gw: 37.47 - 39.42
sample data: BTBZN 1.5 UG/L 2016-01-06
BTBZS 2 UG/L 2016-01-06
DRO .11 MG/L 2016-01-06 (max 2 MG/L 2016-01-06)
EBZ 2.38 UG/L 2007-03-05
GRO 320 UG/L 2016-01-06
IPBZ 2.4 UG/L 2016-01-06
PCE 1.2 UG/L 2016-01-06
TCE .63 UG/L 2016-01-06 (max 1.2 UG/L 2016-01-06)
TMB135 .74 UG/L 2016-01-06 (max 1.2 UG/L 2016-01-06)

Monitoring well: MW-26 active
lat/long: 34.09537354/-118.309556027
depth to gw: 41 - 41.33
sample data: BZ 450 UG/L 2016-01-05 (max 757 UG/L 2008-09-10)
BZME 2.51 UG/L 2009-12-10 EBZ 26.5 UG/L 2010-12-06 (max 186 UG/L
2008-09-10)
GRO 940 UG/L 2016-01-05 (max 4050 UG/L 2008-09-10)
IPBZ 1.08 UG/L 2010-12-06
MTBE 66 UG/L 2016-01-05
NAPH 5.51 UG/L 2010-12-06
PBZN 2.63 UG/L 2010-12-06
PCE 62.2 UG/L 2010-12-06
TBA 240 UG/L 2016-01-05 (max 370 UG/L 2010-12-06)
TCE 3.72 UG/L 2010-12-06
TCLME 1.22 UG/L 2010-12-06 (max 26.5 UG/L 2009-12-10)
TMB124 21 UG/L 2010-12-06
TMB135 2.5 UG/L 2010-12-06
XYLENES 29.7 UG/L 2008-12-12 (max 533 UG/L 2008-09-10)
XYLENES1314 13.5 UG/L 2010-12-06
XYLO 2.94 UG/L 2009-12-10

Monitoring well: MW-27 inactive
lat/long: 34.09537354/-118.309556027
depth to gw: 43.46 - 43.46
sample data: EBZ 1.06 UG/L 2007-06-11

Monitoring well: MW-28 active
lat/long: 34.09537354/-118.309556027
depth to gw: 42 - 43.81
sample data: BTBZN 21 UG/L 2016-01-06

Monitoring well: MW-3 active
lat/long: 34.09537354/-118.309556027
depth to gw: 30.6 - 30.6

Monitoring well: MW-3 active
lat/long: 34.09537354/-118.309556027
depth to gw: 30.6 - 30.6
s

Monitorng well: MW-3 active
lat/long: 34.09537354/-118.309556027
depth to gw: 30.6 - 30.6
sample data: BZ 5.74 UG/L 2009-06-02 (max 460 UG/L 2008-06-18)
BZME 9.57 UG/L 2009-06-02 (max 23 UG/L 2006-11-30)
DRO 885 UG/L 2008-06-18 (max 1610 UG/L 2007-12-27)
ample data: BZ 5.74 UG/L 2009-06-02 (max 460 UG/L 2008-06-18)
BZME 9.57 UG/L 2009-06-02 (max 23 UG/L 2006-11-30)
DRO 885 UG/L 2008-06-18 (max 1610 UG/L 2007-12-27)
EBZ 5.77 UG/L 2009-06-02 (max 165 UG/L 2008-06-18)
GRO 94.1 UG/L 2009-12-21 (max 2380 UG/L 2007-12-27)
MTBE 21.4 UG/L 2008-09-12 (max 42.5 UG/L 2009-06-18)
PCO UG/L 2007-12-27)
MTBE 21.4 UG/L 2008-09-12 (max 42.5 UG/L 2009-06-18)
PCE 3.41 UG/L 2009-12-21
XYLENES 42 UG/L 2009-06-02 (max 63 UG/L 2006-07-11)
E 3.41 UG/L 2009-12-21
XYLENES 42 UG/L 2009-06-02 (max 63 UG/L 2006-07-11)

Monitoring well: MW-3 active
lat/long: 34.09537354/-118.309556027
depth to gw: 30.6 - 30.6
sample data: BZ 5.74 UG/L 2009-06-02 (max 460 UG/L 2008-06-18)
BZME 9.57 UG/L 2009-06-02 (max 23 UG/L 2006-11-30)
DRO 885 UG/L 2008-06-18 (max 1610 UG/L 2007-12-27)
EBZ 5.77 UG/L 2009-06-02 (max 165 UG/L 2008-06-18)
GRO 94.1 UG/L 2009-12-21 (max 2380 UG/L 2007-12-27)
MTBE 21.4 UG/L 2008-09-12 (max 42.5 UG/L 2008-06-18)
PCE 3.41 UG/L 2009-12-21
XYLENES 42 UG/L 2009-06-02 (max 63 UG/L 2006-07-11)

Monitoring well: MW-4 active
lat/long: 34.095817781/-118.309511957
depth to gw: 38.4 - 38.4

Monitoring well: MW-4 active
lat/long: 34.095817781/-118.309511957
depth to gw: 38.4 - 38.4

Monitoring well: MW-4 active
lat/long: 34.095817781/-118.309511957
depth to gw: 38.4 - 38.4
sample data: BZ 528 UG/L 2006-11-30 (max 3170 UG/L 2006-04-06)
BZME 340 UG/L 2006-11-30 (max 520 UG/L 2006-04-06)
DRO 1790 UG/L 2006-04-06
EBZ 70.7 UG/L 2006-11-30sample data: BZ 528 UG/L 2006-11-30 (max 3170 UG/L 2006-04-06)
BZME 340 UG/L 2006-11-30 (max 520 UG/L 2006-04-06)
DRO 1790 UG/L 2006-04-06
EBZ 70.7 UG/L 2006-11-30 (max 257 UG/L 2006-04-06)
GRO 3580 UG/L 2006-11-30 (max 12700 UG/L 2006-04-06)

Monitoring well: MW-4 active
lat/long: 34.095817781/-118.309511957
depth to gw: 38.4 - 38.4
sample data: BZ 528 UG/L 2006-11-30 (max 3170 UG/L 2006-04-06)
BZME 340 UG/L 2006-11-30 (max 520 UG/L 2006-04-06)
DRO 1790 UG/L 2006-04-06
EBZ 70.7 UG/L 2006-11-30 (max 257 UG/L 2006-04-06)
GRO 3580 UG/L 2006-11-30 (max 12700 UG/L 2006-04-06)
XYLENES 360 UG/L 2006-11-30 (max 720 UG/L 2006-04-06)

Monitoring well: MW-5 active
lat/long: 34.096000318/-118.309316083
depth to gw: 38.36 - 38.36

Monitoring well: MW-5 active
lat/long: 34.096000318/-118.309316083
depth to gw: 38.36 - 38.36
sample data: BZ 34.6 UG/L 2009-12-10 (max 1210 UG/L 2006-11-30)
BZME 2.55 UG/L 2009-12-
Monitoring well: MW-5 active
lat/long: 34.096000318/-118.309316083

depth to gw: 38.36 - 38.36
sample data: BZ 4.67 UG/L 2012-12-21 (max 1210 UG/L 2006-11-30)
BZME 2.55 UG/L 2009-12-10 (max 228 UG/L 2006-11-30)
DRO 608 UG/L 2008-09-12
EBZ 1 UG/L 2009-12-10 (max 608 UG/L 2004-04-17)
GRO 182 UG/L 2009-12-10 (max 5730 UG/L 2006-11-30)
10 (max 228 UG/L 2006-11-30)
DRO 608 UG/L 2008-09-12
EBZ 1 UG/L 2009-12-10 (max 608 UG/L 2004-04-17)
GRO 182 UG/L 2009-12-10 (max 5730 UG/L 2006-11-30)
PCE 22.1 UG/L 2010-12-06 (max 27.2 UG/L 2009-12-10)
TBA 50.9 UG/L 2005-11-23
-10
XYLENES 4.66 UG/L 2007-12-12 (max 160 UG/L 2006-11-30)
XYLENES1314 4.5 TCLME 1 UG/L 2009-12-10
XYLENES 4.86 UG/L 2007-12-12 (max 160 UG/L 2006-11-30)
5 UG/L 2009-12-10
XYLO 2.3 UG/L 2009-12-10
XYLENES1314 4.55 UG/L 2009-12-10
XYLO 2.3 UG/L 2009-12-10

Monitoring well: MW-5 active
lat/long: 34.096000318/-118.309316083
depth to gw: 38.36 - 50.2
sample data: BTBZN 1.8 UG/L 2016-01-06
BTBZS 1.4 UG/L 2016-01-06
BZ 160 UG/L 2016-01-06 (max 1210 UG/L 2006-11-30)
BZME 66 UG/L 2016-01-06 (max 228 UG/L 2006-11-30)
DRO 97 MG/L 2016-01-06 (max 608 MG/L 2009-09-12)
EBZ 22 UG/L 2016-01-06 (max 608 UG/L 2004-04-17)
GRO 2500 UG/L 2016-01-06 (max 5730 UG/L 2006-11-30)
IPBZ 6.4 UG/L 2016-01-06
PBZN 11 UG/L 2016-01-06
PCE .84 UG/L 2016-01-06 (max 27.2 UG/L 2009-12-10)
TBA 50.9 UG/L 2005-11-23
TCE .58 UG/L 2015-06-09 (max 50.9 UG/L 2015-06-09)
TCLME 1.2 UG/L 2015-06-09
TMB124 1.6 UG/L 2016-01-06
TMB135 .76 UG/L 2016-01-06 (max 1.6 UG/L 2016-01-06)
XYLENES 4.86 UG/L 2007-12-12 (max 160 UG/L 2006-11-30)
XYLENES1314 2.2 UG/L 2016-01-06 (max 4.55 UG/L 2009-12-10)
XYLO 2.3 UG/L 2009-12-10

Monitorng well: MW-6 active
lat/long: 34.096078088/-118.309831888
depth to gw: 31.64 - 31.64

Monitoring well: MW-6 active
lat/long: 34.096078088/-118.309831888
depth to gw: 31.64 - 31.64
sample data: BZ 2.08 UG/L 2009-12-10 (max 6.28 UG/L 2007-06-06)
BZME 5.09 UG/L 2007-06-
Monitoring well: MW-6 active
lat/long: 34.096078088/-118.309831888
depth to gw: 31.64 - 31.64
sample data: BZ 2.08 UG/L 2009-12-10 (max 6.28 UG/L 2007-06-06)
BZME 5.09 UG/L 2007-06-06
EBZ 5.4 UG/L 2007-06-06
GRO 174 UG/L 2007-06-06
PCE 40.4 U06
EBZ 5.4 UG/L 2007-06-06
GRO 174 UG/L 2007-06-06
PCE 40.4 UG/L 2009-12-10
TCLME 1.74 UG/L 2009-12-10
XYLENES 17.1 UG/L 2007-06-06
XYLENES1314 2.58 UG/L 2009-12-10
G/L 2009-12-10
TCLME 1.74 UG/L 2009-12-10
XYLENES 17.1 UG/L 2007-06-06
XYLENES1314 2.58 UG/L 2009-12-10

Monitoring well: MW-6 active
lat/long: 34.096078088/-118.309831888

depth to gw: 31.64 - 53.39
sample data: BZ 300 UG/L 2016-01-05
BZME 5.8 UG/L 2016-01-05
DCE12C 10 UG/L 2016-01-05
DRO .37 MG/L 2016-01-05 (max 10 MG/L 2016-01-05)
EBZ 230 UG/L 2016-01-05
GRO 1700 UG/L 2016-01-05
IPBZ 17 UG/L 2016-01-05
PBZN 38 UG/L 2016-01-05
PCE 40.4 UG/L 2009-12-10
TCLME 1.74 UG/L 2009-12-10
XYLENES 17.1 UG/L 2007-06-06
XYLENES1314 22 UG/L 2016-01-05

Monitoring well: MW-7 active
lat/long: 34.095888768/-118.309811471
depth to gw: 39.94 - 39.94

Monitoring well: MW-7 active
lat/long: 34.095888768/-118.309811471
depth to gw: 39.94 - 39.94
sample data: BZ 4380 UG/L 2008-12-12 (max 10600 UG/L 2006-04-06)
BZME 453 UG/L 2008-12-
Monitoring well: MW-7 active
lat/long: 34.095888768/-118.309811471
depth to gw: 39.94 - 39.94
sample data: BZ 1000 UG/L 2012-12-21 (max 10600 UG/L 2006-04-06)
BZME 453 UG/L 2008-12-12 (max 3730 UG/L 2006-04-06)
DRO 6760 UG/L 2008-12-12 (max 8210 UG/L 2007-09-20)
EBZ 1720 UG/L 2008-12-12 (max 2650 UG/L 2006-04-06)
GRO 25000 UG/L 2008-12-12 12 (max 3730 UG/L 2006-04-06)
DRO 1430 UG/L 2012-12-21 (max 8210 UG/L 2007-09-20)
EBZ 1050 UG/L 2012-12-21 (max 2650 UG/L 2006-04-06)
GRO 11600 UG/L 2012-12-21 (max 52600 UG/L 2006-04-06)
MTBE 490 UG/L 2007-12-19
TBA 12500 UG/L 2008-12-12
XYLENES 5750 UG/L 2008-12-12 (max 11800 UG/L 2006-04-06)
-12
XYLENES 336 UG/L 2012-12-21 (max 11800 UG/L 2006-04-06)

Monitoring well: MW-7 inactive
lat/long: 34.095888768/-118.309811471
depth to gw: 39.94 - 51.87
sample data: BZ 1000 UG/L 2012-12-21 (max 10600 UG/L 2006-04-06)
BZME 453 UG/L 2008-12-12 (max 3730 UG/L 2006-04-06)
DRO 1430 UG/L 2012-12-21 (max 8210 UG/L 2007-09-20)
EBZ 1050 UG/L 2012-12-21 (max 2650 UG/L 2006-04-06)
GRO 11600 UG/L 2012-12-21 (max 52600 UG/L 2006-04-06)
MTBE 490 UG/L 2007-12-19
TBA 12500 UG/L 2008-12-12
XYLENES 336 UG/L 2012-12-21 (max 11800 UG/L 2006-04-06)

Monitoring well: MW-8 active
lat/long: 34.096128152/-118.309630426
depth to gw: 31.55 - 31.55

Monitoring well: MW-8 active
lat/long: 34.096128152/-118.309630426
depth to gw: 31.55 - 31.55
sample data: BZ 121 UG/L 2009-12-10 (max 44300 UG/L 2007-06-06)
BZME 15400 UG/L 2009-06-
Monitoring well: MW-8 active
lat/long: 34.096128152/-118.309630426
depth to gw: 31.55 - 31.55
sample data: BZ 121 UG/L 2009-12-10 (max 44300 UG/L 2007-06-06)
BZME 15400 UG/L 2009-06-02 (max 49800 UG/L 2007-06-06)
DRO 5700 UG/L 2009-06-02 (max 16100 UG/L 2007-12-17)
EBZ 2130 UG/L 2009-06-02 (max 4090 UG/L 2007-12-17)
GRO 635 UG/L 2009-12-10 -02 (max 49800 UG/L 2007-06-06)
DRO 5700 UG/L 2009-06-02 (max 16100 UG/L 2007-12-17)
EBZ 2130 UG/L 2009-06-02 (max 4090 UG/L 2007-12-17)
GRO 635 UG/L 2009-12-10 (max 168900 UG/L 2006-06-13)
MTBE 2490 UG/L 2009-06-02 (max 4800 UG/L 2007-06-06)

TBA 10800 UG/L 2009-12-10 (max 215000 UG/L 2007-06-06)
TCLME 64 UG/L 2009-12-10
XYLENES 16500 UG/L 2009-06-02 (max 26800 UG/L 2007-12-17)
XYLENES 16500 UG/L 2009-06-02 (max 26800 UG/L 2007-12-17)

Monitoring well: MW-9 inactive
lat/long: 34.096128152/-118.309630426
depth to gw: 31.55 - 41.2
sample data: BZ 121 UG/L 2009-12-10 (max 44300 UG/L 2007-06-06)
BZME 15400 UG/L 2009-06-02 (max 49800 UG/L 2007-06-06)
DRO 5700 UG/L 2009-06-02 (max 16100 UG/L 2007-12-17)
EBZ 2130 UG/L 2009-06-02 (max 4090 UG/L 2007-12-17)
GRO 635 UG/L 2009-12-10 (max 168900 UG/L 2006-06-13)
MTBE 2490 UG/L 2009-06-02 (max 4800 UG/L 2007-06-06)
TBA 10800 UG/L 2009-12-10 (max 215000 UG/L 2007-06-06)
TCLME 64 UG/L 2009-12-10
XYLENES 16500 UG/L 2009-06-02 (max 26800 UG/L 2007-12-17)

Monitoring well: MW-9 active
lat/long: 34.095560134/-118.309295426
depth to gw: 37.26 - 37.26

Monitoring well: MW-9 active
lat/long: 34.095560134/-118.309295426
depth to gw: 37.26 - 37.26
sample data: BZ 4.52 UG/L 2008-09-16 (max 212 UG/L 2005-11-23)
BZME 8.39 UG/L 2008-09-1
Monitoring well: MW-9 active
lat/long: 34.095560134/-118.309295426
depth to gw: 37.26 - 37.26
sample data: BZ 4.52 UG/L 2008-09-16 (max 212 UG/L 2005-11-23)
BZME 8.39 UG/L 2008-09-16 (max 207 UG/L 2005-11-23)
EBZ 14.2 UG/L 2008-09-16 (max 22.7 UG/L 2005-11-23)
GRO 265 UG/L 2008-09-16 (max 1360 UG/L 2005-11-23)
XYLENES 64.7 UG/L 2008-09-16 6 (max 207 UG/L 2005-11-23)
EBZ 14.2 UG/L 2008-09-16 (max 22.7 UG/L 2005-11-23)
GRO 265 UG/L 2008-09-16 (max 1360 UG/L 2005-11-23)
XYLENES 64.7 UG/L 2008-09-16 (max 118 UG/L 2005-11-23)

Monitoring well: MW-9 active
lat/long: 34.095560134/-118.309295426
depth to gw: 37.26 - 37.26
sample data: BZ 4.52 UG/L 2008-09-16 (max 212 UG/L 2005-11-23)
BZME 8.39 UG/L 2008-09-16 (max 207 UG/L 2005-11-23)
EBZ 14.2 UG/L 2008-09-16 (max 22.7 UG/L 2005-11-23)
GRO 265 UG/L 2008-09-16 (max 1360 UG/L 2005-11-23)
XYLENES 64.7 UG/L 2008-09-16 (max 118 UG/L 2005-11-23)

Monitoring well: PT-1 active
lat/long: 34.095560134/-118.309295426
depth to gw: 39.89 - 39.89

Monitoring well: PT-1 active
lat/long: 34.095560134/-118.309295426
depth to gw: 39.89 - 39.89
sample data: BZ 1410 UG/L 2008-09-12 (max 3340 UG/L 2006-11-28)
BZME 119 UG/L 2008-09-1
Monitoring well: PT-1 active
lat/long: 34.095560134/-118.309295426
depth to gw: 39.89 - 39.89
sample data: BZ 1410 UG/L 2008-09-12 (max 3340 UG/L 2006-11-28)
BZME 119 UG/L 2008-09-12 (max 539 UG/L 2006-11-28)
DRO 7850 UG/L 2008-09-12 (max 19400 UG/L 2007-12-27)
EBZ 1660 UG/L 2008-09-12 (max 3370 UG/L 2007-12-27)
GRO 22900 UG/L 2008-09-12 2 (max 539 UG/L 2006-11-28)
DRO 7850 UG/L 2008-09-12 (max 19400 UG/L 2007-12-27)
EBZ 1660 UG/L 2008-09-12 (max 3370 UG/L 2007-12-27)
GRO 22900 UG/L 2008-09-12 (max 40100 UG/L 2007-12-27)
MTBE 347 UG/L 2008-09-12 (max 807 UG/L 2007-12-27)
TBA 24800 UG/L 2008-09-12 (max 36300 UG/L 2007-12-27)
XYLENES 4740 UG/L 2008-09-12 (max 40100 UG/L 2007-12-27)
MTBE 347 UG/L 2008-09-12 (max 807 UG/L 2007-12-27)

	TBA	24600 UG/L 2008-09-12 (max 36300 UG/L 2007-12-27)
	XYLENES	4740 UG/L 2008-09-12 (max 10300 UG/L 2007-12-27)
Monitoring well:	PT-1 active	
lat/long:	34.095560134/-118.309295426	
depth to gw:	39.89 - 53.19	
sample data:	BTBZN	10 UG/L 2016-01-05
	BTBZS	6 UG/L 2016-01-05
	BZ	1000 UG/L 2016-01-05 (max 3340 UG/L 2008-11-26)
	BZME	30 UG/L 2016-01-05 (max 539 UG/L 2006-11-28)
	DRO	87 MG/L 2016-01-05 (max 19400 MG/L 2007-12-27)
	EBZ	140 UG/L 2016-01-05 (max 3370 UG/L 2007-12-27)
	GRO	6100 UG/L 2016-01-05 (max 40100 UG/L 2007-12-27)
	IPBZ	52 UG/L 2016-01-05
	MTBE	76 UG/L 2016-01-05 (max 807 UG/L 2007-12-27)
	NAPH	48 UG/L 2016-01-05
	PBZN	110 UG/L 2016-01-05
	TBA	5700 UG/L 2016-01-05 (max 36300 UG/L 2007-12-27)
	TMB124	6.2 UG/L 2016-01-05
	XYLENES	4740 UG/L 2008-09-12 (max 10300 UG/L 2007-12-27)
	XYLENES1314	76 UG/L 2016-01-05
	XYLO	7.1 UG/L 2016-01-05
Monitoring well:	PT-2 active	
lat/long:	34.095560134/-118.309295426	
depth to gw:	38.19 - 38.19	
Monitoring well:	PT-2 active	
lat/long:	34.095560134/-118.309295426	
depth to gw:	38.19 - 38.19	
sample data:	BZ	433 UG/L 2008-12-12 (max 2800 UG/L 2008-06-12)
	BZME	70 UG/L 2008-12-12
Monitoring well:	PT-2 active	
lat/long:	34.095560134/-118.309295426	
depth to gw:	38.19 - 38.19	
sample data:	BZ	433 UG/L 2008-12-12 (max 2800 UG/L 2008-06-12)
	BZME	70 UG/L 2008-12-12 (max 1330 UG/L 2007-12-27)
	DRO	6030 UG/L 2008-09-10 (max 6900 UG/L 2007-12-27)
	EBZ	247 UG/L 2008-12-12 (max 6030 UG/L 2006-11-28)
	GRO	4880 UG/L 2008-12-12 (max 45700 UG/L 2008-09-10)
	MTBE	364 UG/L 2007-12-27
	TBA	22200 UG/L 2008-12-12 (max 26800 UG/L 2007-12-27)
	XYLENES	1290 UG/L 2008-12-12 (max 10800 UG/L 2008-09-10)
Monitoring well:	PT-2 active	
lat/long:	34.095560134/-118.309295426	
depth to gw:	38.19 - 38.19	
sample data:	BZ	433 UG/L 2008-12-12 (max 2800 UG/L 2008-06-12)
	BZME	70 UG/L 2008-12-12 (max 1330 UG/L 2007-12-27)
	DRO	6030 UG/L 2008-09-10 (max 6900 UG/L 2007-12-27)
	EBZ	247 UG/L 2008-12-12 (max 6030 UG/L 2006-11-28)
	GRO	4880 UG/L 2008-12-12 (max 45700 UG/L 2008-09-10)
	MTBE	364 UG/L 2007-12-27
	TBA	22200 UG/L 2008-12-12 (max 26800 UG/L 2007-12-27)
	XYLENES	1290 UG/L 2008-12-12 (max 10800 UG/L 2008-09-10)
Monitoring well:	PT-3 active	
lat/long:	34.095560134/-118.309295426	
depth to gw:	39.63 - 39.63	
Monitoring well:	PT-3 active	
lat/long:	34.095560134/-118.309295426	
depth to gw:	39.63 - 39.63	
sample data:	BZ	6820 UG/L 2008-09-10 (max 10600 UG/L 2006-11-28)
	BZME	8200 UG/L 2008-09
Monitoring well:	PT-3 active	
lat/long:	34.095560134/-118.309295426	
depth to gw:	39.63 - 39.63	
sample data:	BZ	976 UG/L 2012-12-21 (max 10600 UG/L 2006-11-28)
	BZME	8200 UG/L 2008-09-10 (max 15800 UG/L 2007-06-21)
	DRO	8970 UG/L 2008-09-10
	EBZ	2820 UG/L 20010 (max 15800 UG/L 2007-06-21)
	DRO	3590 UG/L 2012-12-21 (max 8970 UG/L 2008-09-10)

8-09-10		
	GRO	87200 UG/L 2008-09-10 (max 110000 UG/L 2007-06-21)
	MTBE	362 UG EBZ 2910 UG/L 2012-12-21
	GRO	7200 UG/L 2012-12-21 (max 110000 UG/L 2007-06-21)L 2006-11-28
	TBA	15500 UG/L 2008-08-12 (max 20000 UG/L 2006-11-28)
	XYLENES	17300 UG/L 2008-09-10
	MTBE	362 UG/L 2006-11-28
	TBA	15500 UG/L 2008-08-12 (max 20000 UG/L 2006-11-28)
	XYLENES	909 UG/L 2012-12-21 (max 17300 UG/L 2008-09-10)
Monitoring well:	PT-3 inactive	
lat/long:	34.095560134/-118.309295426	
depth to gw:	39.63 - 51.62	
sample data:	BZ	976 UG/L 2012-12-21 (max 10600 UG/L 2006-11-28)
	BZME	8200 UG/L 2008-09-10 (max 15800 UG/L 2007-06-21)
	DRO	3590 UG/L 2012-12-21 (max 8970 UG/L 2008-09-10)
	EBZ	2910 UG/L 2012-12-21
	GRO	7200 UG/L 2012-12-21 (max 110000 UG/L 2007-06-21)
	MTBE	362 UG/L 2006-11-28
	TBA	15500 UG/L 2008-08-12 (max 20000 UG/L 2006-11-28)
	XYLENES	909 UG/L 2012-12-21 (max 17300 UG/L 2008-09-10)
Monitoring well:	PT-4 active	
lat/long:	34.095560134/-118.309295426	
depth to gw:	40.14 - 40.14	
Monitoring well:	PT-4 active	
lat/long:	34.095560134/-118.309295426	
depth to gw:	40.14 - 40.14	
sample data:	BZ	661 UG/L 2008-09-10 (max 2590 UG/L 2006-11-28)
Monitoring well:	PT-4 active	
lat/long:	34.095560134/-118.309295426	
depth to gw:	40.14 - 40.14	
sample data:	BZ	661 UG/L 2008-09-10 (max 2590 UG/L 2006-11-28)
Monitoring well:	PT-4 active	
lat/long:	34.095560134/-118.309295426	
depth to gw:	40.14 - 40.14	
sample data:	BZ	661 UG/L 2008-09-10 (max 2590 UG/L 2006-11-28)
	BZME	159 UG/L 2008-09-10 (max 1240 UG/L 2007-06-21)
	DRO	6940 UG/L 2008-09-10 (max 13100 UG/L 2007-12-27)
	EBZ	1680 UG/L 2008-09-10 (max 2830 UG/L 2007-12-27)
	GRO	31900 UG/L 2008-09-10 (max 51400 UG/L 2007-06-21)
	MTBE	510 UG/L 2007-12-27
	TBA	5080 UG/L 2008-11-28
	XYLENES	7270 UG/L 2008-09-10 (max 11600 UG/L 2007-12-27)
Monitoring well:	UZ-1 dry	
lat/long:	34.095560134/-118.309295426	
depth to gw:	0 - 0	

Site: 76 STATION #3739
Address: 1300 N WESTERN AVE
City: LOS ANGELES
Map Loc: 123 - about .4 mile SE of the subject
Status: CLSD - Case Closed

The aquifer is potentially impacted. The case, 03739186, is managed by the Regional Water Quality Board

AQUIFER USED FOR DRINKING WATER SUPPLY

2004-06-23: OTHER (USE DESCRIPTION FIELD)
2005-05-23: STAFF LETTER
2005-08-01: OTHER REPORT / DOCUMENT
2006-03-07: SOIL AND WATER INVESTIGATION WORKPLAN
2006-07-15: MONITORING REPORT - QUARTERLY
2006-10-15: MONITORING REPORT - QUARTERLY
2007-01-11: OTHER REPORT / DOCUMENT
2007-04-15: MONITORING REPORT - QUARTERLY

2007-05-04: SOIL AND WATER INVESTIGATION REPORT
2007-07-15: MONITORING REPORT - QUARTERLY
2007-10-15: MONITORING REPORT - QUARTERLY
2008-01-15: MONITORING REPORT - QUARTERLY
2008-04-15: MONITORING REPORT - QUARTERLY
2008-07-15: MONITORING REPORT - QUARTERLY
2008-10-15: MONITORING REPORT - QUARTERLY
2008-10-28: REQUEST FOR CLOSURE
2008-12-22: STAFF LETTER
2009-01-15: MONITORING REPORT - QUARTERLY
2009-04-15: MONITORING REPORT - QUARTERLY
2009-06-15: STAFF LETTER
2009-07-15: MONITORING REPORT - SEMI-ANNUALLY
2009-07-16: SOIL AND WATER INVESTIGATION REPORT
2009-10-27: NOTIFICATION - PRECLOSURE
2009-11-05: SITE VISIT / INSPECTION / SAMPLING
2009-11-19: CLOSURE/NO FURTHER ACTION LETTER

Monitoring well:	MW-1 active	
lat/long:	34.0952319/-118.3089229	
depth to gw:	37.18 - 44.6	
sample data:	BZ	.0013 MG/KG 2006-11-29 (max 1300 MG/KG 2006-11-29)
	BZME	.13 UG/L 2007-03-01 (max 1300 UG/L 2007-03-01)
	DROC12C24	250 UG/L 2007-11-05
	EBZ	.29 UG/L 2009-02-20 (max 250 UG/L 2007-03-01)
	FC12	.25 UG/L 2009-02-20 (max 250 UG/L 2009-02-20)
	GROC4C12	71 UG/L 2006-12-27
	MTBE	.27 UG/L 2009-05-30 (max 74 UG/L 2006-12-27)
	PCE	.32 UG/L 2008-02-20
	PHCG	54 UG/L 2009-10-30 (max 85 UG/L 2008-05-09)
	TCLME	2.5 UG/L 2009-02-20
	XYLENES	.87 UG/L 2009-02-20 (max 2.5 UG/L 2007-03-01)
Monitoring well:	MW-2 active	
lat/long:	34.0952345/-118.3090171	
depth to gw:	37.43 - 44.53	
Monitoring well:	MW-2 active	
lat/long:	34.0952345/-118.3090171	
depth to gw:	37.43 - 44.53	
sample data:	BZME	.15 UG/L 2009-02-20 (max 2.5 UG/L 2007-03-01)
	DBCME	17 UG/L 2008-02-20
	DROC12C24	150 UG/L 2007-08-13
	EBZ	.58 UG/L 2009-02-20 (max 150 UG/L 2007-03-01)
	GROC4C12	16 UG/L 2006-12-27
	MTBE	.82 UG/L 2007-05-10 (max 16 UG/L 2006-12-27)
	PCE	.20 UG/L 2008-02-20
	PHCG	54 UG/L 2009-10-30 (max 75 UG/L 2008-05-09)
	TCLME	1.8 UG/L 2009-02-20
	XYLENES	1.2 UG/L 2009-02-20 (max 1.9 UG/L 2007-03-01)
Monitoring well:	MW-3 active	
lat/long:	34.0951672/-118.3088349	
depth to gw:	37.25 - 44.75	
Monitoring well:	MW-3 active	
lat/long:	34.0951672/-118.3088349	
depth to gw:	37.25 - 44.75	
sample data:	BZ	.0038 MG/KG 2006-11-30 (max 1.2 MG/KG 2006-11-30)
	BZME	2 UG/L 2007-03-01 (max 1.2 UG/L 2006-11-30)
	DROC12C24	140 UG/L 2007-11-05
	EBZ	.25 UG/L 2009-02-20 (max 140 UG/L 2007-03-01)
	FC12	.41 UG/L 2009-02-20 (max 140 UG/L 2009-02-20)
	GROC4C12	27 UG/L 2006-12-27
	MTBE	1.3 UG/L 2008-02-22 (max 27 UG/L 2006-11-30)
	PCE	.39 UG/L 2009-02-20
	PHCG	64 UG/L 2009-10-30 (max 85 UG/L 2008-05-14)
	TCE	.2 UG/L 2009-02-20 (max 64 UG/L 2008-05-09)
	TCLME	2.6 UG/L 2009-02-20
	XYLENES	.57 UG/L 2009-02-20 (max 2.6 UG/L 2007-03-01)
Monitoring well:	MW-4 active	
lat/long:	34.0950885/-118.3090164	

depth to gw:	37.07 - 44.14	
Monitoring well:	MW-4 active	
lat/long:	34.0950885/-118.3090164	
depth to gw:	37.07 - 44.14	
sample data:	BZ	.003 MG/KG 2006-11-28 (max 2.8 MG/KG 2006-11-28)

Site: MOBIL #18-H5D
Address: 1277 N WESTERN AVE
City: LOS ANGELES
Map Loc: 124 - about .4 mile SE of the subject
Status: CLSD - Case Closed

The aquifer is potentially impacted. The case, 03729835, is managed by the Regional Water Quality Board.

AQUIFER USED FOR DRINKING WATER SUPPLY

2003-01-01: SOIL VAPOR EXTRACTION (SVE)
2003-09-26: STAFF LETTER
2003-10-31: OTHER REPORT / DOCUMENT
2004-03-09: SOIL AND WATER INVESTIGATION WORKPLAN
2004-07-22: STAFF LETTER
2004-10-15: MONITORING REPORT - QUARTERLY
2004-10-15: SOIL AND WATER INVESTIGATION REPORT
2005-04-15: MONITORING REPORT - QUARTERLY
2005-07-15: MONITORING REPORT - QUARTERLY
2005-08-10: 13267 REQUIREMENT
2005-08-30: IN SITU PHYSICAL/CHEMICAL TREATMENT (OTHER THAN SVE)
2005-08-30: IN SITU PHYSICAL/CHEMICAL TREATMENT (OTHER THAN SVE)
2005-10-15: SOIL AND WATER INVESTIGATION REPORT
2005-10-15: SOIL AND WATER INVESTIGATION REPORT
2005-10-15: SOIL AND WATER INVESTIGATION WORKPLAN
2005-12-31: INTERIM REMEDIAL ACTION PLAN
2006-01-15: MONITORING REPORT - QUARTERLY
2006-01-15: SOIL AND WATER INVESTIGATION REPORT
2006-01-30: STAFF LETTER
2006-02-28: SOIL AND WATER INVESTIGATION WORKPLAN
2006-04-15: MONITORING REPORT - QUARTERLY
2006-04-15: SOIL AND WATER INVESTIGATION REPORT
2006-04-19: STAFF LETTER
2006-07-15: MONITORING REPORT - QUARTERLY
2006-07-15: SOIL AND WATER INVESTIGATION REPORT
2006-07-15: SOIL AND WATER INVESTIGATION REPORT
2006-07-15: WELL INSTALLATION REPORT
2006-10-15: MONITORING REPORT - QUARTERLY
2006-10-15: SOIL AND WATER INVESTIGATION REPORT
2007-01-15: MONITORING REPORT - QUARTERLY
2007-01-15: SOIL AND WATER INVESTIGATION REPORT
2007-04-15: MONITORING REPORT - QUARTERLY
2007-04-15: SOIL AND WATER INVESTIGATION REPORT
2007-07-01: SOIL VAPOR EXTRACTION (SVE)
2007-07-15: MONITORING REPORT - QUARTERLY
2007-07-15: SOIL AND WATER INVESTIGATION REPORT
2007-08-15: SOIL VAPOR EXTRACTION (SVE)
2007-10-15: MONITORING REPORT - QUARTERLY
2007-10-15: SOIL AND WATER INVESTIGATION REPORT
2008-01-15: MONITORING REPORT - QUARTERLY
2008-01-15: SOIL AND WATER INVESTIGATION REPORT
2008-03-12: PUMP & TREAT (P&T) GROUNDWATER
2008-04-15: CONCEPTUAL SITE MODEL
2008-04-15: MONITORING REPORT - QUARTERLY
2008-07-15: MONITORING REPORT - QUARTERLY
2008-10-15: CONCEPTUAL SITE MODEL
2008-10-15: MONITORING REPORT - QUARTERLY
2009-01-15: CONCEPTUAL SITE MODEL
2009-01-15: MONITORING REPORT - QUARTERLY
2009-04-15: CONCEPTUAL SITE MODEL
2009-04-15: MONITORING REPORT - QUARTERLY
2009-04-21: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
2009-06-15: STAFF LETTER
2009-07-15: CONCEPTUAL SITE MODEL

2009-07-15: MONITORING REPORT - SEMI-ANNUALLY
2010-01-15: CONCEPTUAL SITE MODEL
2010-01-15: MONITORING REPORT - SEMI-ANNUALLY
2010-01-15: REMEDIAL PROGRESS REPORT
2010-04-15: CONCEPTUAL SITE MODEL
2010-04-15: MONITORING REPORT - SEMI-ANNUALLY
2010-07-15: CONCEPTUAL SITE MODEL
2010-07-15: MONITORING REPORT - SEMI-ANNUALLY
2010-07-15: SOIL AND WATER INVESTIGATION WORKPLAN
2010-08-09: STAFF LETTER
2010-10-15: CONCEPTUAL SITE MODEL
2010-10-15: MONITORING REPORT - SEMI-ANNUALLY
2010-10-26: STAFF LETTER
2010-12-02: STAFF LETTER
2010-12-15: WELL INSTALLATION WORKPLAN
2011-01-15: CONCEPTUAL SITE MODEL
2011-01-15: MONITORING REPORT - SEMI-ANNUALLY
2011-03-15: WELL INSTALLATION REPORT
2011-04-15: CONCEPTUAL SITE MODEL
2011-04-15: MONITORING REPORT - SEMI-ANNUALLY
2011-07-15: CONCEPTUAL SITE MODEL
2011-07-15: MONITORING REPORT - SEMI-ANNUALLY
2012-01-06: REQUEST FOR CLOSURE
2012-01-15: CONCEPTUAL SITE MODEL
2012-01-15: MONITORING REPORT - SEMI-ANNUALLY
2012-04-10: NOTIFICATION - PRECLOSURE
2012-07-02: CLOSURE/NO FURTHER ACTION LETTER
2012-07-15: MONITORING REPORT - SEMI-ANNUALLY
2012-10-15: WELL DESTRUCTION REPORT

Monitoring well: MW1 no access
lat/long: 34.01473/-118.3425
depth to gw: 0 - 41.58

Monitoring well: MW10 no access
lat/long: 34.01473/-118.3425
depth to gw: 0 - 43.77
sample data:

BZ	.36 UG/L 2011-03-09 (max 1.74 UG/L 2007-05-01)
BZME	.41 UG/L 2011-03-09 (max 1.74 UG/L 2007-05-01)
DCE12C	.71 UG/L 2012-02-22 (max 1.74 UG/L 2012-02-22)
EBZ	.38 UG/L 2008-04-21 (max 1.83 UG/L 2007-05-01)
ETBE	.26 UG/L 2008-07-21 (max 1.83 UG/L 2006-08-21)
GRO	59.8 UG/L 2007-10-22
GROC4C12	41 UG/L 2011-11-07 (max 758 UG/L 2007-02-05)
MTBE	36.4 UG/L 2012-02-22 (max 699 UG/L 2006-08-21)
PCE	10.9 UG/L 2012-02-22
TAME	.78 UG/L 2007-07-23 (max 1.29 UG/L 2008-08-21)
TBA	7.16 UG/L 2012-02-22 (max 841 UG/L 2008-08-21)
TCE	1.29 UG/L 2012-02-22
TCLME	.4 UG/L 2012-02-22 (max 1.29 UG/L 2012-02-22)
XYLENES	.47 UG/L 2011-03-09 (max 2 UG/L 2007-05-01)

Monitoring well: MW11 destroyed
lat/long: 34.083955/-118.3088042
depth to gw: 0 - 39.45

Monitoring well: MW11 destroyed
lat/long: 34.083955/-118.3088042
depth to gw: 0 - 39.45
sample data:

DCE12C	.66 UG/L 2012-02-22 (max 2 UG/L 2012-02-22)

Monitoring well: MW2 no access
lat/long: 34.0945617/-118.3093632
depth to gw: 0 - 39.95
samp
Monitoring well: MW2 no access
lat/long: 34.0945617/-118.3093632
depth to gw: 0 - 40.26
le data:

BZ	.61 UG/L 2010-03-18 (max 5240 UG/L 2008-01-21)
BZME	5.52 UG/L 2008-01-21 (max 7.55 UG/L 2007-02-05)
DIPE	2.4 UG/L 2005-04-19
EBZ	.0056 PPMV 2010-06-18 (max 2160 PPMV 2007-07-23)
ETBE	1.46 UG/L 2008-01-21 (max 1.93 UG/L 2006-02-09)

GRO	12700 UG/L 2007-10-22
GROC4C12	583 UG/L 2009-10-29 (max 36600 UG/L 2007-02-05)
MTBE	5.49 UG/L 2010-06-07 (max 36100 UG/L 2005-11-03)
PHCG	24700 UG/L 2005-07-18
TAME	.65 UG/L 2008-07-21 (max 108 UG/L 2007-05-01)
TBA	67.3 UG/L 2010-06-07 (max 43600 UG/L 2007-10-22)
XYLENES	.03 PPMV 2010-06-18 (max 1080 PPMV 2005-11-03)

Monitoring well: MW2 no access
lat/long: 34.0945617/-118.3093632
depth to gw: 0 - 40.26
sample data:

BZ	.33 UG/L 2012-02-22 (max 5240 UG/L 2008-01-21)
BZME	5.52 UG/L 2008-01-21 (max 7.55 UG/L 2007-02-05)
DCE12C	.42 UG/L 2012-02-22 (max 5.52 UG/L 2012-02-22)
DIPE	2.4 UG/L 2005-04-19
EBZ	.45 UG/L 2011-11-07 (max 2160 UG/L 2007-07-23)
ETBE	1.46 UG/L 2008-01-21 (max 1.93 UG/L 2006-02-09)
GRO	12700 UG/L 2007-10-22
GROC4C12	90.6 UG/L 2012-02-22 (max 36600 UG/L 2007-02-05)
HEXANE	4.5 PPMV 2010-07-30
MTBE	32.4 UG/L 2012-02-22 (max 36100 UG/L 2005-11-03)
PCE	10.7 UG/L 2012-02-22
PHCG	24700 UG/L 2005-07-18
TAME	.65 UG/L 2008-07-21 (max 108 UG/L 2007-05-01)
TBA	1080 UG/L 2012-02-22 (max 43600 UG/L 2007-10-22)
TCE	.5 UG/L 2012-02-22 (max 1080 UG/L 2012-02-22)
TCLME	1.2 UG/L 2012-02-22
XYLENES	.044 PPMV 2010-07-30 (max 1080 PPMV 2005-11-03)

Monitoring well: MW3 no access
lat/long: 34.0946785/-118.3094581
depth to gw: 0 - 41.18

Monitoring well: MW3 no access
lat/long: 34.0946785/-118.3094581
depth to gw: 0 - 41.18
sample data:

BZ	.0095 PPMV 2010-06-18 (max 560 PPMV 2007-10-22)
BZME	.0057 PPMV 2010-06-18 (max 285 PPMV 2007-10-22)
EBZ	.027 PPMV 2010-06-18 (max 109 PPMV 2008-04-21)
ETBE	.8 UG/L 2008-07-21 (max 4.84 UG/L 2005-07-18)
GRO	5850 UG/L 2007-10-22
GROC4C12	616 UG/L 2010-03-18 (max 17700 UG/L 2008-01-21)
HEXANE	9.6 PPMV 2010-06-18
MTBE	.019 PPMV 2010-06-18 (max 7400 PPMV 2007-10-22)
PHCG	1420 UG/L 2005-07-18 (max 6310 UG/L 2005-01-31)
TAME	.41 UG/L 2010-03-18 (max 5.3 UG/L 2005-04-19)
TBA	1440 UG/L 2010-03-18 (max 53600 UG/L 2007-10-22)
XYLENES	.16 PPMV 2010-06-18 (max 2960 PPMV 2008-01-21)

Monitoring well: MW3 no access
lat/long: 34.0946785/-118.3094581
depth to gw: 0 - 41.18
sample data:

BZ	.36 UG/L 2012-02-22 (max 560 UG/L 2007-10-22)
BZME	.0057 PPMV 2010-06-18 (max 285 PPMV 2007-10-22)
DCE12C	.3 UG/L 2012-02-22 (max 3.27 UG/L 2012-02-22)
EBZ	.12 PPMV 2010-07-30 (max 109 PPMV 2008-04-21)
ETBE	.8 UG/L 2008-07-21 (max 4.84 UG/L 2005-07-18)
GRO	5850 UG/L 2007-10-22
GROC4C12	242 UG/L 2012-02-22 (max 17700 UG/L 2008-01-21)
HEXANE	32 PPMV 2010-07-30
MTBE	28.6 UG/L 2012-02-22 (max 7400 UG/L 2007-10-22)
PCE	10.9 UG/L 2012-02-22
PHCG	1420 UG/L 2005-07-18 (max 6310 UG/L 2005-01-31)
TAME	.41 UG/L 2010-03-18 (max 5.3 UG/L 2005-04-19)
TBA	5430 UG/L 2012-02-22 (max 53600 UG/L 2007-10-22)
TCE	.81 UG/L 2012-02-22 (max 5430 UG/L 2012-02-22)
TCLME	1.09 UG/L 2012-02-22
XYLENES	.29 PPMV 2010-07-30 (max 2960 PPMV 2008-01-21)

Monitoring well: MW4 no access
lat/long: 34.0947589/-118.3094544
depth to gw: 0 - 42.09

Monitoring well: MW4 no access
lat/long: 34.0947589/-118.3094544
depth to gw: 0 - 42.09
sample data:

BZ	15.2 UG/L 2008-01-21 (max 55.6 UG/L 2007-07-23)
BZME	11.6 UG/L 2008-01-21
EBZ	16.1 UG/L 2008-01-21 (max 107 UG/L 2007-07-23)
ETBE	.58 UG/L 2007-10-22 (max 16.1 UG/L 2007-10-22)
GRO	4630 UG/L 2007-10-22
GROC4C12	78.2 UG/L 2009-10-29 (max 7760 UG/L 2008-01-21)
MTBE	1.57 UG/L 2010-06-07 (max 3930 UG/L 2008-01-21)
PHCG	1090 UG/L 2005-07-18 (max 3820 UG/L 2005-04-19)
TAME	2.94 UG/L 2008-01-21 (max 4.21 UG/L 2007-10-22)
TBA	6.07 UG/L 2010-03-18 (max 10400 UG/L 2008-01-21)
XYLENES	.95 UG/L 2009-10-29 (max 1180 UG/L 2007-10-22)

Monitoring well: MW4 no access
lat/long: 34.0947589/-118.3094544
depth to gw: 0 - 42.09
sample data:

BZ	15.2 UG/L 2008-01-21 (max 55.6 UG/L 2007-07-23)
BZME	11.6 UG/L 2008-01-21
DCA12	.49 UG/L 2012-02-22 (max 11.6 UG/L 2012-02-22)
EBZ	.0059 PPMV 2010-07-30 (max 107 PPMV 2007-07-23)
ETBE	.58 UG/L 2007-10-22 (max 16.1 UG/L 2007-10-22)
GRO	4630 UG/L 2007-10-22
GROC4C12	48.5 UG/L 2011-03-09 (max 7760 UG/L 2008-01-21)
MTBE	2.93 UG/L 2012-02-22 (max 3930 UG/L 2008-01-21)
PCE	14.8 UG/L 2012-02-22
PHCG	1090 UG/L 2005-07-18 (max 3820 UG/L 2005-04-19)
TAME	2.94 UG/L 2008-01-21 (max 4.21 UG/L 2007-10-22)
TBA	6.07 UG/L 2010-03-18 (max 10400 UG/L 2008-01-21)
TCE	.59 UG/L 2012-02-22 (max 6.07 UG/L 2012-02-22)
TCLME	.8 UG/L 2012-02-22 (max 6.07 UG/L 2012-02-22)
XYLENES	.015 PPMV 2010-07-30 (max 1180 PPMV 2007-10-22)

Monitoring well: MW5 no access
lat/long: 34.0947589/-118.3094544
depth to gw: 0 - 42.51

Monitoring well: MW5 no access
lat/long: 34.0947589/-118.3094544
depth to gw: 0 - 42.51
sample data:

BZ	.54 UG/L 2008-07-21 (max 16.6 UG/L 2005-11-03)
BZME	4 UG/L 2008-04-21 (max 8.56 UG/L 2008-01-21)
EBZ	.66 UG/L 2008-04-21 (max 4.71 UG/L 2005-11-03)
GRO	141 UG/L 2007-10-22
GROC4C12	73.7 UG/L 2010-03-18 (max 1280 UG/L 2009-01-29)
MEOH	3650 UG/L 2007-02-05
MTBE	1.08 UG/L 2010-06-07 (max 516 UG/L 2005-11-03)
TBA	466 UG/L 2010-03-18 (max 4540 UG/L 2005-11-03)
XYLENES	3.67 UG/L 2008-04-21 (max 8.04 UG/L 2006-02-09)

Monitoring well: MW5 no access
lat/long: 34.0947589/-118.3094544
depth to gw: 0 - 42.51
sample data:

BTBZS	.51 UG/L 2012-02-22 (max 350 UG/L 2012-02-22)
BZ	.42 UG/L 2012-02-22 (max 16.6 UG/L 2005-11-03)
BZME	4 UG/L 2008-04-21 (max 8.56 UG/L 2008-01-21)
DCA12	1.42 UG/L 2012-02-22
DCE12C	1.29 UG/L 2012-02-22
EBZ	.33 UG/L 2012-02-22 (max 4.71 UG/L 2005-11-03)
GRO	141 UG/L 2007-10-22
GROC4C12	125 UG/L 2012-02-22 (max 1280 UG/L 2009-01-29)
HEXANE	3.2 PPMV 2010-07-30
MEOH	3650 UG/L 2007-02-05
MTBE	39 UG/L 2012-02-22 (max 516 UG/L 2005-11-03)
PCE	9.3 UG/L 2012-02-22 (max 39 UG/L 2012-02-22)
TBA	598 UG/L 2012-02-22 (max 4540 UG/L 2005-11-03)
TCE	1.38 UG/L 2012-02-22
TCLME	.92 UG/L 2012-02-22 (max 1.38 UG/L 2012-02-22)
XYLENES	.88 UG/L 2012-02-22 (max 8.04 UG/L 2006-02-09)

Monitoring well: MW6 no access
lat/long: 34.0947589/-118.3094544

depth to gw: 0 - 41.82

Monitoring well: MW6 no access
lat/long: 34.0947589/-118.3094544
depth to gw: 0 - 41.82
sample data:

BZ	1.15 UG/L 2009-04-30 (max 380 UG/L 2006-11-06)
BZME	.58 UG/L 2009-01-29 (max 26.5 UG/L 2007-10-22)
EBZ	.59 UG/L 2009-04-30 (max 867 UG/L 2006-08-07)
ETBE	1.38 UG/L 2009-04-30 (max 4.02 UG/L 2006-05-08)
GRO	7770 UG/L 2007-10-22
GROC4C12	3240 UG/L 2009-04-30 (max 36500 UG/L 2006-11-06)
MEOH	1120 UG/L 2007-02-05
MTBE	1.92 UG/L 2010-06-07 (max 15600 UG/L 2007-02-05)
TAME	3.18 UG/L 2008-01-21 (max 12.7 UG/L 2006-11-06)
TBA	330 UG/L 2010-03-18 (max 223000 UG/L 2006-08-07)
XYLENES	.019 PPMV 2010-06-18 (max 2010 PPMV 2007-10-22)

Monitoring well: MW6 no access
lat/long: 34.0947589/-118.3094544
depth to gw: 0 - 41.82
sample data:

BZ	.36 UG/L 2011-03-09 (max 380 UG/L 2006-11-06)
BZME	.35 UG/L 2011-03-09 (max 26.5 UG/L 2007-10-22)
EBZ	.016 PPMV 2010-07-30 (max 867 PPMV 2006-08-07)
ETBE	1.38 UG/L 2009-04-30 (max 4.02 UG/L 2006-05-08)
GRO	7770 UG/L 2007-10-22
GROC4C12	45.8 UG/L 2011-11-07 (max 36500 UG/L 2006-11-06)
HEXANE	3.7 PPMV 2010-07-30
MEOH	1120 UG/L 2007-02-05
MTBE	2.46 UG/L 2012-02-22 (max 15600 UG/L 2007-02-05)
PCE	12.7 UG/L 2012-02-22
TAME	3.19 UG/L 2008-01-21 (max 12.7 UG/L 2006-11-06)
TBA	533 UG/L 2012-02-22 (max 223000 UG/L 2006-08-07)
TCLME	1.15 UG/L 2012-02-22
XYLENES	.039 PPMV 2010-07-30 (max 2010 PPMV 2007-10-22)

Monitoring well: MW7 destroyed
lat/long: 34.0947589/-118.3094544
depth to gw: 0 - 43.74

Monitoring well: MW7 active
lat/long: 34.0947589/-118.3094544
depth to gw: 34.84 - 43.74
sample data:

BZ	5.04 UG/L 2010-06-07 (max 286 UG/L 2009-04-30)
BZME	.66 UG/L 2009-01-29 (max 5.04 UG/L 2005-11-03)
EBZ	597 UG/L 2010-06-07 (max 1670 UG/L 2009-04-30)
GRO	424 UG/L 2007-10-22
GROC4C12	7920 UG/L 2010-06-07 (max 14900 UG/L 2009-04-30)
MTBE	.5 UG/L 2009-10-29 (max 7820 UG/L 2005-11-03)
TAME	.39 UG/L 2010-03-18 (max 1.66 UG/L 2010-03-18)
TBA	20.6 UG/L 2010-06-07 (max 71.8 UG/L 2010-03-18)
XYLENES	2.84 UG/L 2010-06-07 (max 896 UG/L 2010-03-18)

Monitoring well: MW7 destroyed
lat/long: 34.0947589/-118.3094544
depth to gw: 0 - 43.74
sample data:

BTBZN	16.4 UG/L 2012-02-22
BTBZS	12.6 UG/L 2012-02-22
BZ	.44 UG/L 2012-02-22 (max 286 UG/L 2009-04-30)
BZME	.66 UG/L 2009-01-29 (max 1.08 UG/L 2005-11-03)
CYMP	2.6 UG/L 2012-02-22
DCE12C	5.74 UG/L 2012-02-22
EBZ	97.9 UG/L 2012-02-22 (max 1670 UG/L 2009-04-30)
GRO	424 UG/L 2007-10-22
GROC4C12	3280 UG/L 2012-02-22 (max 14900 UG/L 2009-04-30)
IPBZ	42.6 UG/L 2012-02-22
MTBE	.33 UG/L 2012-02-22 (max 42.6 UG/L 2005-11-03)
PBZN	81.8 UG/L 2012-02-22
PCE	23.2 UG/L 2012-02-22
TAME	.39 UG/L 2010-03-18 (max 23.2 UG/L 2010-03-18)
TBA	5.15 UG/L 2012-02-22 (max 71.8 UG/L 2010-03-18)
TCE	9.1 UG/L 2012-02-22
TMB124	27.8 UG/L 2012-02-22
TMB135	2.5 UG/L 2012-02-22

XYLENES 1.01 UG/L 2011-11-07 (max:866 UG/L 2010-03-18)

Monitoring well: MW8 no access
lat/long: 34.0947589/-118.3094544
depth to gw: 0 - 43.52

Monitoring well: MW8 no access
lat/long: 34.0947589/-118.3094544
depth to gw: 0 - 43.52
sample data:

BZ	.39 UG/L 2007-07-23	(max:2.84 UG/L 2007-07-23)
BZME	.32 UG/L 2010-03-18	(max:6.14 UG/L 2009-01-29)
EBZ	.76 UG/L 2009-01-29	(max:6.14 UG/L 2006-02-09)
GRO	47.7 UG/L 2007-10-22	
GROC4C12	54.7 UG/L 2010-03-18	(max:56 UG/L 2009-10-29)
MTBE	.4 UG/L 2009-10-20	(max:5.17 UG/L 2005-11-03)
TAME	.48 UG/L 2010-03-18	(max:1.01 UG/L 2008-07-21)
TBA	13.8 UG/L 2009-04-30	
XYLENES	5.78 UG/L 2009-01-29	

Monitoring well: MW8 no access
lat/long: 34.0947589/-118.3094544
depth to gw: 0 - 43.52
sample data:

BZ	.39 UG/L 2007-07-23	(max:1.01 UG/L 2007-07-23)
BZME	.32 UG/L 2010-03-18	(max:6.14 UG/L 2009-01-29)
EBZ	.76 UG/L 2009-01-29	(max:6.14 UG/L 2006-02-09)
GRO	47.7 UG/L 2007-10-22	
GROC4C12	54.7 UG/L 2010-03-18	(max:56 UG/L 2009-10-29)
MTBE	.4 UG/L 2009-10-20	(max:5.17 UG/L 2005-11-03)
PCE	15.3 UG/L 2012-02-22	
TAME	.48 UG/L 2010-03-18	(max:15.3 UG/L 2008-07-21)
TBA	13.6 UG/L 2009-04-30	
TCE	.33 UG/L 2012-02-22	(max:13.6 UG/L 2012-02-22)
TCLME	.91 UG/L 2012-02-22	(max:13.8 UG/L 2012-02-22)
XYLENES	.44 UG/L 2012-02-22	(max:5.78 UG/L 2009-01-29)

Monitoring well: MW8 no access
lat/long: 34.0947589/-118.3094544
depth to gw: 0 - 43.21

Monitoring well: MW8 no access
lat/long: 34.0947589/-118.3094544
depth to gw: 0 - 43.21
sample data: BZ 2.57 UG/L 2008-10-20 (max:4.77 UG/L 2007-07-23)

Monitoring well: MW8 no access
lat/long: 34.0947589/-118.3094544
depth to gw: 0 - 43.21
sample data: BZ 2.57 UG/L 2008-10-20 (max:4.77 UG/L 2007-07-23)

Site: CHEVRON STATION #8-8723 (FORME
Address: 1276 N WESTERN AVE
City: LOS ANGELES
Map Loc: 125 - about .4 mile SE of the subject
Status: CLSD - Case Closed

The aquifer is potentially impacted. The case, 03766903, is managed by the Regional Water Quality Board.

AQUIFER USED FOR DRINKING WATER SUPPLY

2005-06-13:
2006-07-31: STAFF LETTER
2006-08-30: OTHER REPORT / DOCUMENT
2007-07-06: MEETING
2007-09-12: VERBAL COMMUNICATION
2007-10-12: STAFF LETTER
2007-11-30: SOIL AND WATER INVESTIGATION WORKPLAN
2008-03-28: STAFF LETTER
2008-04-15: OTHER WORKPLAN
2008-10-15: SOIL AND WATER INVESTIGATION REPORT
2009-01-15: NOTIFICATION - PRECLOSURE
2009-01-23: SITE VISIT / INSPECTION / SAMPLING

2009-01-30: CLOSURE/NO FURTHER ACTION LETTER

Site: CHEVRON #9-8723
Address: 1276 N WESTERN AVE
City: LOS ANGELES
Map Loc: 125 - about .5 mile S of the subject
Status: CLSD - Case Closed

The aquifer is potentially impacted. The case, 03700768, .

AQUIFER USED FOR DRINKING WATER SUPPLY

Site: CALTRANS
Address: 1260 N ST ANDREWS PL
City: HOLLYWOOD
Map Loc: 126 - about .5 mile S of the subject
Status: CLSD - Case Closed

The aquifer is potentially impacted. The case, 03700928, .

AQUIFER USED FOR DRINKING WATER SUPPLY

Site: CALTRANS
Address: 1260 ST ANDREWS PL N
City: HOLLYWOOD
Map Loc: 127 - about .5 mile S of the subject
Status: - -

SWIS Solid Waste Information System

As legislated under the Solid Waste Management and Resource Recovery Act of 1972, the California Waste Management Board maintains lists of certain facilities, i.e. Active solid waste disposal sites, Inactive or Closed solid waste disposal sites and Transfer facilities.

No listings within 1 mile radius of the subject site.

WIP Well Investigation Program

The Well Investigation Program (AB1803) identifies groundwater that is already contaminated and empowers the California Department of Health Services and local health officers to order ongoing monitoring programs. The focus of this program is to monitor and protect drinking water.

No listings within 1 mile radius of the subject site.

WQ Drinking Water Program

The California Health and Safety Code section 116275-116300 stipulates that it is the intent of the Legislature to improve laws governing drinking water quality to improve upon the minimum requirements of the federal Safe Drinking Water Act Amendments of 1986, to establish primary drinking water standards that are at least as stringent as those established under the federal Safe Drinking Water Act, and to establish a program under this chapter that is more protective of public health than the minimum federal requirements.

In order to provide for the orderly and efficient delivery of safe drinking water the State Department of Health Services collect information on the quality of public drinking water wells under the California Drinking Program.

Below, the latest and maximum analysis of contaminants are reported (only positive reading are included). MCL is the Maximum Contaminant Level or enforceable drinking water standard. RPHL is the Recommended Public Health Level. Additional information is available upon request.

No listings within half of a mile radius of the subject site.

REGIONAL SOURCES

NT Toxic Releases

The California Regional Water Quality Control Boards or local Department of Health Services keeps track of toxic releases to the environment. These lists are known as Unauthorized Releases, Spill, Leaks, Investigations and Cleanups (SLIC), Non-Tank Releases, Toxics List or similar, depending on the local agency.

This list has been researched within half of a mile radius of the subject site.

Site: DELUXE LABORATORIES
Address: 1377 N SERRANO AVE
City: HOLLYWOOD
Map Loc: 121 - about .4 mile SE of the subject
Status: NRA

id: 4-0309

Site: DELUXE LABORATORIES
Address: 1377 N SERRANO AVE
City: HOLLYWOOD
Map Loc: 121 - about .4 mile SE of the subject
Status: INACT - Inactive

id: SLT43206204

0001 1996-05-31: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
2014-02-20: REFERRAL TO LOCAL AGENCY

LD Land Disposal Sites

The Land Disposal program managed by the State Water Control Board, regulates the waste discharge to land for treatment, storage and disposal in waste management units. Waste managment units include waste piles, surface impoundments, and landfills. California Code of Regulations (CCR) Title 23, (Chapter 15) contains the regulatory requirements for hazardous waste. CCR Title 27, contains the regulatory requirements for wastes other than hazardous waste.

No listings within half of a mile radius of the subject site.

TPC Toxic Pits

The Toxic Pits Clean-Up Act (Katz Bill) places strict limitations on the discharge of liquid hazardous wastes into surface impoundment, toxic ponds, pits and lagoons. Regional Water Quality Control Boards are required to inspect all surface impoundment annually, in addition, every facility was required to file a Hydrogeological Assessment Report. Recent legislation allows the Department of Health Services to exempt facilities that closed on or before December 31, 1985, if a showing is made that no significant environmental risk remains (AB1046).

Special exemption provisions have been created for surface impoundment that receive mining wastes.

No listings within 1 mile radius of the subject site.

SWAT Solid Waste Assessment Test - Regional

This program, provided for under the Calderon legislation (Section 13273 of the Water Code), requires that disposal sites with more than 50,000 cubic yards of waste provide sufficient information to the regional water quality control board to determine whether or not the site has discharged hazardous substances which will impact the environment.

Site operators are required to file Solid Waste Assessment Test reports on a staggered basis. Operators of the 150 highest ranking (Rank 1) sites were required to submit Solid Waste Assessment Tests by July 1, 1987, Rank 2 in 1988 and so on.

Operators submit water quality tests to the Regional Water Quality Control Board, describing surface and groundwater quality and supply; and the geology within 1 mile of the site. Air quality tests are submitted to the local Air Quality Management District or Air Pollution Control District.

This program is currently not funded and thus not updated.

Status Codes: Facilities or sites are ranked within each region on a scale 1-15 according to priority.

No listings within 1 mile radius of the subject site.

OPERATING PERMITS

Various agencies issue operating permits or regulate the handling, movements, storage and disposal of hazardous materials and require mandatory reporting. The inclusion in this section does not imply that an environmental problem exists presently or has in the past.

RCRA-G Resource Conservation and Recovery Information System - Generators

The Environmental Protection Agency regulates generators of hazardous material through the Resource Conservation and Recovery Act (RCRA). All hazardous waste generators are required to notify EPA of their existence by submitting the Federal Notification of Regulated Waste Activity Form (EPA Form 8700-12) or a state equivalent form. The notification form provides basic identification information and specific waste activities.

Status Codes: L - Generators who generate at least 1000 kg/mo of non-acutely hazardous waste (or 1 kg/mo of acutely hazardous waste)
S - Generators who generate 100 kg/mo but less than 1000 kg/mo of non-acutely haz waste.
T - Transporter.

This list has been researched within a quarter of a mile radius of the subject site.

Site: EXXONMOBIL OIL CORP.
Address: 5700 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 16 - about .1 mile W of the subject
Status: L - Large Generator

Permit id#: CAL000050608

Activities at this facility include:

Site: LAUSD/GRANT CC
Address: 1559 N ST ANDREWS PL
City: LOS ANGELES
Map Loc: 23 - about .1 mile S of the subject
Status:

Permit id#: CAD982352783

Site: CVS PHARMACY NO 7086
Address: 5500 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 28 - about .1 mile E of the subject
Status: L - Large Generator

Permit id#: CAR000233841

Activities at this facility include:

Site: LA USD GRANT EL
Address: 1530 N WILTON PL
City: LOS ANGELES
Map Loc: 31 - about .1 mile SW of the subject
Status: S - Small Generator

Permit id#: CAD981624968

Acknowledge date 03/31/1991.

Site: SERVICE AUTO BODY & REPAIR
Address: 5624 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 47 - about .2 mile S of the subject
Status: S - Small Generator

Permit id#: CAD982010803

Acknowledge date 03/31/1991.

Site: HOME DEPOT USA INC HD 6616
Address: 5600 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 48 - about .2 mile S of the subject
Status: S - Small Generator

Permit id#: CAR000167940

Activities at this facility include:

Site: HOLLYWOOD FILM CO
Address: 5446 CARLTON WAY
City: HOLLYWOOD
Map Loc: 52 - about .2 mile E of the subject
Status: S - Small Generator

Permit id#: CAD981377086

Acknowledge date 03/31/1991.

Site: SHELL SERVICE STATION
Address: 5657 W SUNSET BLVD, S A P NO 135540
City: LOS ANGELES
Map Loc: 57 - about .2 mile S of the subject
Status: S - Small Generator

Permit id#: CAD980695951

Acknowledge date 07/13/1998.

Site: BUILDERS EMPORIUM #664
Address: 5525 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 59 - about .2 mile SE of the subject

Status:

Permit id#: CAD981432362

Site: RITE AID 5436
Address: 1841 N WESTERN AVE
City: LOS ANGELES
Map Loc: 64 - about .2 mile NE of the subject
Status: E - Conditionally Exempt SQG

Permit id#: CAR000210467

Activities at this facility include:

Site: CHEVRON STATION 9 0659
Address: 1868 N WESTERN AVE
City: LOS ANGELES
Map Loc: 67 - about .2 mile NE of the subject
Status: S - Small Generator

Permit id#: CAD983665373

Acknowledge date 04/15/1999.

Site: CHEVRON STATION NO 90659
Address: 1868 N WESTERN AVE
City: LOS ANGELES
Map Loc: 67 - about .2 mile NE of the subject
Status: S - Small Generator

Permit id#: CAR000121053

Site: FLAIR CLEANERS
Address: 5518 FRANKLIN AVE
City: LOS ANGELES
Map Loc: 71 - about .2 mile NE of the subject
Status: S - Small Generator

Permit id#: CAD981618932

Acknowledge date 03/31/1991.

Site: FOX TELEVISION INC
Address: 5746 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 72 - about .2 mile SW of the subject
Status:

Permit id#: CAD981417231

Site: METROTAPE
Address: 5746 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 72 - about .2 mile SW of the subject
Status:

Permit id#: CAD103892055

Acknowledge date 03/31/1991.

Site: NIMMACULATE HEART HIGH SCHL
Address: 5515 FRANKLIN AVE
City: LOS ANGELES

Map Loc: 84 - about .3 mile NE of the subject
Status:

Permit id#: CAD982330003

Site: RALPHS GROCERY CO NO 133
Address: 5420 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 85 - about .3 mile SE of the subject
Status:

Permit id#: CAD981583073

Site: FEDERATED DEPT STORES
Address: 5420 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 85 - about .3 mile SE of the subject
Status:

Permit id#: CAD981407018

Site: MIDAS MUFFLER
Address: 5801 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 97 - about .3 mile SW of the subject
Status: S - Small Generator

Permit id#: CAD983667353

Acknowledge date 06/15/1993.

Site: SUNSET ONE HOUR
Address: 5825 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 99 - about .3 mile SW of the subject
Status:

Permit id#: CAD981462575

Site: UNOCAL SVC STA #5286
Address: 5690 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 100 - about .3 mile W of the subject
Status:

Permit id#: CAD981644149

Site: KORDET GRAPHICS WEST
Address: 5419 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 104 - about .3 mile SE of the subject
Status: S - Small Generator

Permit id#: CAD982374795

Acknowledge date 03/31/1991.

Site: STUDIO MANAGEMENT SERVICES INC
Address: 5842 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 108 - about .3 mile SW of the subject

Status: S - Small Generator

Permit id#: CAD982045304

Acknowledge date 03/31/1991.
Activities at this facility include:

Site: LA FIRE STATION 82
Address: 1800 N BRONSON AVE
City: LOS ANGELES
Map Loc: 109 - about .3 mile W of the subject
Status: S - Small Generator

Permit id#: CAD981864257

Acknowledge date 03/31/1991.

Site: JASMINE CLEANERS
Address: 5409 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 112 - about .3 mile SE of the subject
Status:

Permit id#: CAD981977424

Acknowledge date 09/23/1994.

Site: BOBS CLEANERS
Address: 5823 FRANKLIN AVE
City: HOLLYWOOD
Map Loc: 116 - about .3 mile NW of the subject
Status: S - Small Generator

Permit id#: CAD983596016

Acknowledge date 07/16/1992.

Site: EXXONMOBIL OIL CORP 12240
Address: 5857 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 118 - about .3 mile SW of the subject
Status: S - Small Generator

Permit id#: CAR000223172

Activities at this facility include:

SARA **SARA Title III,section 313 (TRIS)**

Title III of the Superfund Amendments and Reauthorization Act,Section 313, also known as Emergency Planning and Community Right-to-Know Act of 1986 requires owners or operators of facilities with more than 10 employees and are listed under Standard Industrial Classification(SIC) Codes 20 through 39 to report the manufacturing, processing or use of more than a threshold of certain chemical or chemical categories listed under section 313. This database is also known as Toxic Release Information System (TRIS).

Below summary information for the last five year period is reported grouping the releases into air, water, underground injection, land, public offsite treatment (potw) and transportation offsite.

No listings within a quarter of a mile radius of the subject site.

NC **Nuclear Regulatory Commission Licensees**

The Nuclear Regulatory Commission, Office of Nuclear Material Safety and Safeguards has been mandated (10 CFR Ch 1.42) to protect the public health and safety, the common defense and security, and the environment by

licensing, inspection, and environmental impact assessment for all nuclear facilities and activities, and for the import and export of special nuclear material.

No listings within a quarter of a mile radius of the subject site.

PCB **PCB Waste Handlers Database**

The U.S. Environmental Protection Agency tracks generators, transporters, commercial stores and/or brokers and disposers of PCB's in accordance with the Toxic Substance Control Act. x

This list has been researched within a quarter of a mile radius of the subject site.

Site: KTWV RADIO STATION SITE C
Address: 5746 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 72 - about .2 mile SW of the subject
Status:
Permit id#: CAD983635857

PCS **Permit Compliance System**

PCS is a database that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS was developed by The U.S. Environmental Protection Agency to meet the information needs of the NPDES program under the Clean Water Act. PCS tracks permit, compliance, and enforcement states of NPDES facilities.

No listings within a quarter of a mile radius of the subject site.

AFS **AIRS Facility System**

AFS contains emissions and compliance data on air pollution point sources tracked by the U.S. EPA and state and local environmental regulatory agencies. There are seven "criteria pollutants" for which data must be reported to EPA and stored in AIRS: PM10 (particulate matters less than 10 microns in size), carbon monoxide, sulfur dioxide, nitrogen dioxide, lead, reactive volatile organic compounds (VOC), and ozone.

AFS replaces the former Compliance Data System (CDS), the National Emission Data System (NEDS), and the Storage and Retrieval of Aeromatic Data (SAROAD).

No listings within a quarter of a mile radius of the subject site.

PE **Section Seven Tracking System (SSTS)**

SSTS evolved from the FIFRA and TSCA Enforcement System (FATES). SSTS tracks the registration of all pesticide producing establishments and tracks annually the types and amounts of pesticides, active ingredients, and devices that are produced, sold or distributed each year.

No listings within a quarter of a mile radius of the subject site.

FIFRA **FIFRA/TSCA Tracking System/ National Compliance Database (FTTS/NCDB)**

NCDB supports implementation of the Federal Insecticide, Fungicide and Rodenticide Control Act (FIFRA) and the Toxic Substance Control Act (TSCA).

This list has been researched within a quarter of a mile radius of the subject site.

Site: SEVAK PREPARATORY SCHOOL

Address: 5400 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 69 - about .2 mile E of the subject
Status:
Permit id#: 110011555227

28Program ID: C09#09-C20488

Site: SEVAK PREPARATORY SCHOOL
Address: 5400 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 69 - about .2 mile E of the subject
Status:
Permit id#: CAD983627720

Site: ASSISTANCE LEAGUE DAY KINDERGA
Address: 1375 N ST ANDREWS PL
City: HOLLYWOOD
Map Loc: 98 - about .3 mile S of the subject
Status:
Permit id#: CAD983626920

Site: ASSISTANCE LEAGUE DAY NURSERY
Address: 1375 N ST ANDREWS PL
City: LOS ANGELES
Map Loc: 98 - about .3 mile S of the subject
Status:
Permit id#: 110011787744

31Program ID: C09#09-C40031
32Program ID: C09#D92-0909-01
33Program ID: I09#1992031002735.1

Site: BLIND CHILDREN'S CENTER
Address: PO BOX 29159
City: LOS ANGELES
Status:
Permit id#: 110011463362

26Program ID: C09#09-C20038

FFIS **Federal Facilities Information System (FFIS)**

Federal Facilities Information System (FFIS) contains a list of all Treatment Storage and Disposal Facilities (TSDs) owned and operated by federal agencies.

No listings within a quarter of a mile radius of the subject site.

CICIS **Chemicals in Commerce Information System (CICIS)**

Chemicals in Commerce Information System contains an inventory of chemicals manufactured in commerce or imported for Toxic Substances Control Act regulated commercial purposes. CICIS allows EPA to maintain a comprehensive listing of over 70,000 chemical substances that are manufactured or imported and are regulated under TSCA.

No listings within a quarter of a mile radius of the subject site.

FINDS **FINDS EPA Facility Index System**

The U.S. Environmental Protection Agency maintains an index system of all facilities which are regulated or have been assigned an identification number for other purposes.

Facilities that have been reported elsewhere in this report will not be listed under this category.

No listings within a quarter of a mile radius of the subject site.

HWIS **Hazardous Waste Information System**

The Department of Toxic Substance Control, California Environmental Protection Agency, maintains a a data base keeping track of the movement and disposal of hazardous waste. The data is used to support the Tanner legislation, AB 2948.

Status Codes: EPA Facility Permit Number
CAL - State permanent number
CAC - State provisional or emergency number
CAH - State prov or perm number for household hazardous waste collections
CAI - State permanent number for exotic pest detection
CAS - State permanent number issued by county for emergency response
CAE - State prov number for hazardous waste removal caused by natural disasters
CAX - State permanent or provisional number issued prior to 1987. No longer used.
CLU - State permanent number issued by county for clandestine lab cleanup
CAR - Federal permanent number
CA - Federal permanent number
CAD - Federal permanent or provisional number. State provisional before 1988.
CAT - Federal permanent number
CAP - Federal provisional or emergency number

This list has been researched within a quarter of a mile radius of the subject site.

Site: PRECISE AUTO BODY
Address: 5610 HOLLYWOOD BLVD
City: HOLLYWOOD
Map Loc: 1 - the subject site
Status: EPA ID#: CAL000144464

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues > 10%	ton										.95	.46	.53
Unspecified solvent mixture	ton								.03				
Other organic solids	ton										.05	.02	.02

Site: PRECISE AUTO BODY
Address: 5632 HOLLYWOOD BLVD
City: HOLLYWOOD
Map Loc: 3 - about .0 mile W of the subject
Status: EPA ID#: CAL000043991

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Oxygenated solvents	ton		.37										
Unspecified solvent mixture	ton		.96	.56									

Site: 1717 GRAMERCY LLC
Address: 1717 N GRAMERCY PL
City: LOS ANGELES
Map Loc: 4 - about .0 mile N of the subject
Status: EPA ID#: CAC002683144

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton											47.6	

Site: HOME SAVINGS OF AMERICA

Address: 1735 N GRAMERCY PL
City: LOS ANGELES
Map Loc: 5 - about .0 mile N of the subject
Status: EPA ID#: CAC000872256

Site: AXLE REBUILDERS CERTIFIED INC
Address: 5571 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 6 - about .0 mile NE of the subject
Status: EPA ID#: CAL000312049

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Hydrocarbon solvents	ton									.06			
Unspecified solvent mixture	ton										.08	.19	

Site: NC AUTO ELECTRIC
Address: 5562 HOLLYWOOD BLVD
City: HOLLYWOOD
Map Loc: 7 - about .0 mile E of the subject
Status: EPA ID#: CAL000071852

Site: MEL PIERCE CAMERA SHOP
Address: 5645 HOLLYWOOD BLVD
City: HOLLYWOOD
Map Loc: 8 - about .0 mile W of the subject
Status: EPA ID#: CAC000615688

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton										3.13		

Site: JAMES TUGGLE
Address: 5611 CARLTON WAY
City: LOS ANGELES
Map Loc: 9 - about .0 mile S of the subject
Status: EPA ID#: CAC002786308

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton												.4

Site: CITY OF LA/DEPT BLDG & SAFETY
Address: 5555 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 10 - about .0 mile E of the subject
Status: EPA ID#: CAC001388088

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton										21.07		

Site: BOND CO'S
Address: 5555 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 10 - about .0 mile E of the subject
Status: EPA ID#: CAC002580935

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton										.84		

Site: 5550 HOLLYWOOD BLVD PARTNERS,
Address: 5552 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 11 - about .0 mile E of the subject
Status: EPA ID#: CAC002784581

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton												.92

Site: CIM 5501 HOLLYWOOD HSF HOTEL,
Address: 5533 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 12 - about .0 mile E of the subject
Status: EPA ID#: CAC002681804

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton										16	2	
Inorganic solid waste	ton											.13	

Site: CIM 5501 HOLLYWOOD HSF HOTEL L
Address: 5533 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 12 - about .0 mile E of the subject
Status: EPA ID#: CAC002705023

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton											.8	

Site: PACIFICA HOLLYWOOD LLC
Address: 1745 N GRAMERCY PL
City: LOS ANGELES
Map Loc: 14 - about .0 mile N of the subject
Status: EPA ID#: CAC002839281

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton												4.6

Site: DISCIPLE HOMES CORP
Address: 1745 N GRAMERCY PL
City: HOLLYWOOD
Map Loc: 14 - about .0 mile N of the subject
Status: EPA ID#: CAC000001420

Site: UNITED FOREIGN CARS
Address: 5700 HOLLYWOOD BLVD
City: HOLLYWOOD
Map Loc: 16 - about .1 mile W of the subject
Status: EPA ID#: CAL000071544

Site: EXXONMOBIL OIL CORPORATION # 1
Address: 5700 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 16 - about .1 mile W of the subject
Status: EPA ID#: CAL000050608

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues > 10%	ton							.9	.22		.48	.23	
Aq sol with org residues<10%	ton		.26									.04	
Unspecified aqeous solution	ton												
Hydrocarbon solvents	ton								.01	.03	.01		
Unspec oil cont waste	ton	.27		.68	4.38	3.92	32						
Tank Bottom waste	ton					.2		.07					
Other organic solids	ton							.01					

Site: JOE'S MOBIL
Address: 5700 HOLLYWOOD BLVD
City: HOLLYWOOD
Map Loc: 16 - about .1 mile W of the subject
Status: EPA ID#: CAL000128742

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Waste oil and mixed oil	ton								2.08				
Unspec oil cont waste	ton								1.46				

Site: HOLLYWOOD SERVICE STATION INC
Address: 5700 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 16 - about .1 mile W of the subject
Status: EPA ID#: CAL000254718

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Waste oil and mixed oil	ton								1.25		1.77		

Site: CIRCLE K STORE 2211102 KYUNG S
Address: 5700 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 16 - about .1 mile W of the subject
Status: EPA ID#: CAL000378047

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Unspecified solvent mixture	ton												
Waste oil and mixed oil	ton												.08
Unspec oil cont waste	ton												.73
Pharmaceutical waste	ton												.01
Other organic solids	ton												.11

Site: MOBIL OIL #11-LMR
Address: 5700 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 16 - about .1 mile W of the subject
Status: EPA ID#: CAC000012526

Site: TAN PAUL
Address: 5524 HOLLYWOOD BLVD, 5524-28
City: LOS ANGELES
Map Loc: 17 - about .1 mile E of the subject
Status: EPA ID#: CAC000606248

Site: AXLE REBUILDERS CERTIFIED
Address: 5517 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 18 - about .1 mile E of the subject
Status: EPA ID#: CAL000153671

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues<10%	ton							.1					

Site: DUNNING APARTMENTS PARTNERSHIP
Address: 5552 CARLTON WAY
City: LOS ANGELES
Map Loc: 19 - about .1 mile SE of the subject
Status: EPA ID#: CAC000845416

Site: 5550 HOLLYWWOD BLVD PARTNERS,
Address: 5512 HOLLYWOOD BLVD, # 5514
City: LOS ANGELES
Map Loc: 20 - about .1 mile E of the subject
Status: EPA ID#: CAC002781629

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton												.69

Site: PETCO STORE #2134

Address: 5507 HOLLYWOOD BLVD, STE A
City: LOS ANGELES
Map Loc: 21 - about .1 mile E of the subject
Status: EPA ID#: CAL000402320

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Pharmaceutical waste	ton												
Off-spec, aged or surplus org	ton												.01
Other organic solids	ton												

Site: MARSHALLS 1276
Address: 5507 HOLLYWOOD BLVD, STE B
City: LOS ANGELES
Map Loc: 21 - about .1 mile E of the subject
Status: EPA ID#: CAL000397999

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Inorganic solid waste	ton												.08
Off-spec, aged or surplus org	ton												.08

Site: LIBERMAN BROADCASTING INC
Address: 5718 HOLLYWOOD BLVD
City: HOLLYWOOD
Map Loc: 22 - about .1 mile W of the subject
Status: EPA ID#: CAC001388424

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton								1.69				

Site: LAUSD/GRANT CC
Address: 1559 N ST ANDREWS PL
City: LOS ANGELES
Map Loc: 23 - about .1 mile S of the subject
Status: EPA ID#: CAD982352783

Site: HOLLYWEST ASSOC
Address: 1700 N WESTERN AVE
City: LOS ANGELES
Map Loc: 24 - about .1 mile E of the subject
Status: EPA ID#: CAC000839304

Site: HOLLYWEST
Address: 1702 N WESTERN AVE
City: LOS ANGELES
Map Loc: 25 - about .1 mile E of the subject
Status: EPA ID#: CAC000600488

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton	21.07											

Site: CITY OF LOS ANGELES - COMMUNIT
Address: 1658 N WESTERN AVE
City: LOS ANGELES
Map Loc: 26 - about .1 mile E of the subject
Status: EPA ID#: CAC001144240

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton			160									

Site: DOLLAR CLEANERS
Address: 1710 N WESTERN AVE
City: LOS ANGELES
Map Loc: 27 - about .1 mile E of the subject

Status: EPA ID#: CAL000013104

Site: CVS PHARMACY NO 7086
Address: 5500 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 28 - about .1 mile E of the subject
Status: EPA ID#: CAR000233841

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Sol without metals (PH >12.5)	ton												.02
Aq sol 2<PH<12.5 reactive anions	ton												
Off-spec,aged/surplus inorg	ton												
Unspecified solvent mixture	ton											.13	.17
Pharmaceutical waste	ton											.02	.1
Off-spec, aged or surplus org	ton												.25
Detergent & soaps	ton											.06	.08

Site: CVS PHARMACY # 7086
Address: 5500 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 28 - about .1 mile E of the subject
Status: EPA ID#: CAL000358395

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Sol without metals (PH >12.5)	ton												
Unspecified aqeous solution	ton											.01	
Unspecified solvent mixture	ton											.02	
Pharmaceutical waste	ton											.06	
Photochemical waste	ton											.33	
Detergent & soaps	ton											.01	

Site: MAYER BUILDING
Address: 5500 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 28 - about .1 mile E of the subject
Status: EPA ID#: CAC002801142

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Inorganic solid waste	ton												.12

Site: HOME SAVINGS OF AMERICA
Address: 1812 N GRAMERCY PL
City: LOS ANGELES
Map Loc: 30 - about .1 mile N of the subject
Status: EPA ID#: CAP000037838

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Other organic solids	ton							.21					

Site: GRANT EL
Address: 1530 N WILTON PL
City: LOS ANGELES
Map Loc: 31 - about .1 mile SW of the subject
Status: EPA ID#: CAD981624968

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton	1.77							.94				
Inorganic solid waste	ton												.05
Oil/water sludge	ton		.83										
Other organic solids	ton							.1					

Site: HAROLD WAY APARTMENTS
Address: 5527 HAROLD WAY
City: LOS ANGELES
Map Loc: 32 - about .1 mile SE of the subject
Status: EPA ID#: CAP400478523

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Other organic solids	ton		.1											

Site: HAROLD WAY APARTMENTS
Address: 5525 HAROLD WAY
City: LOS ANGELES
Map Loc: 33 - about .1 mile SE of the subject
Status: EPA ID#: CAP400480021

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Other organic solids	ton		.3											

Site: HOLLYWOOD SPORT CARS INC
Address: 5766 HOLLYWOOD BLVD
City: HOLLYWOOD
Map Loc: 34 - about .1 mile W of the subject
Status: EPA ID#: CAL000009318

Site: C&R TIRE
Address: 1620 N WESTERN AVE
City: LOS ANGELES
Map Loc: 35 - about .1 mile SE of the subject
Status: EPA ID#: CAC000797648

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Oil/water sludge	ton		4.38											

Site: SEVEN ELEVEN
Address: 5763 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 36 - about .1 mile W of the subject
Status: EPA ID#: CAC001444928

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton					7.33								

Site: SOGHOMONIAN, SURN
Address: 5770 HOLLYWOOD BLVD
City: HOLLYWOOD
Map Loc: 37 - about .1 mile W of the subject
Status: EPA ID#: CAC000586600

Site: SAAB & RAFFI FOREIGN AUTO SERV
Address: 5770 HOLLYWOOD BLVD
City: HOLLYWOOD
Map Loc: 37 - about .1 mile W of the subject
Status: EPA ID#: CAL000073352

Site: GERSHWIN LOFTS LLC
Address: 1735 N WESTERN AVE
City: LOS ANGELES
Map Loc: 38 - about .1 mile NE of the subject
Status: EPA ID#: CAC002642749

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton											112		
Asbestos containing waste	ton											6		
Inorganic solid waste	ton											12.64		

Site: HOLLYWEST ASSOC
Address: 5447 HOLLYWOOD BLVD

City: LOS ANGELES
Map Loc: 39 - about .1 mile E of the subject
Status: EPA ID#: CAC000839286

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton					33.81								

Site: ARCO PRODUCTS CO FAC 1247
Address: 5777 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 40 - about .2 mile W of the subject
Status: EPA ID#: CAL000034603

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues<10%	ton					.33								
Tank Bottom waste	ton					1.66								

Site: RIPLEYS BELIEVE IT OR NOT MUSE
Address: 5780 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 41 - about .2 mile W of the subject
Status: EPA ID#: CAC001501400

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton					2.11								

Site: SUNRISE SQUARE
Address: 1546 N WESTERN AVE, # 1522
City: LOS ANGELES
Map Loc: 42 - about .2 mile SE of the subject
Status: EPA ID#: CAC002829716

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton													36.8

Site: SANTEE GARMENT GROUP LP
Address: 1541 N WESTERN AVE
City: HOLLYWOOD
Map Loc: 43 - about .2 mile SE of the subject
Status: EPA ID#: CAC001053664

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton					1.5								

Site: ROSS DRESS FOR LESS #0590
Address: 5455 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 44 - about .2 mile E of the subject
Status: EPA ID#: CAL000397533

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Off-spec, aged or surplus org	ton													15

Site: KEWIT SHEA
Address: 5450 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 46 - about .2 mile E of the subject
Status: EPA ID#: CAD001495576

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Sol without metals (PH >12.5)	ton					.04								
Unspecified aqeous solution	ton					.2								
Unspecified solvent mixture	ton					.1								
Unspec oil cont waste	ton					.21								
Liquids with pH<2	ton													

Site: A-1 CARE AUTO BDY PNT SVC
Address: 5624 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 47 - about .2 mile S of the subject
Status: EPA ID#: CAL000025929

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Unspecified solvent mixture	ton		.18											

Site: SERVICE AUTO BODY & REPAIR
Address: 5624 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 47 - about .2 mile S of the subject
Status: EPA ID#: CAD982010803

Site: HOME DEPOT USA INC HD 6616
Address: 5600 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 48 - about .2 mile S of the subject
Status: EPA ID#: CAR000167940

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Sol without metals (PH >12.5)	ton											.98	1	
Off-spec,aged/surplus inorg	ton								.06	.06		.01		
Inorganic solid waste	ton											.27	.21	
Hydrocarbon solvents	ton								.02	.01	.02	.04	.06	
Unspecified solvent mixture	ton								.2	.11	2.07	4.18	4.81	
Latex waste	ton								.51		1.55	5.45	.8	
Off-spec, aged or surplus org	ton								3.17	3.57	2.37	2.46	3.45	
Unspec organic liquid mixture	ton								.37					
Other organic solids	ton											.18		
24.52														
Liquids with pH<2	ton											.09	.09	

Site: THE HOME DEPOT #6616
Address: 5600 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 48 - about .2 mile S of the subject
Status: EPA ID#: CAL000100790

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Sol without metals (PH >12.5)	ton							.02						
Aq sol with org residues > 10%	ton					.02								
Inorganic solid waste	ton								.03	.01				
Unspecified solvent mixture	ton								.01					
Waste oil and mixed oil	ton								.22	.77				
Pesticides waste	ton	.32						25.6	.52					
Latex waste	ton				1				.18					
Off-spec, aged or surplus org	ton							1.03	.9					
Off-spec, aged or surplus org	ton									.01				
Off-spec, aged or surplus org	ton									.01				
Off-spec, aged or surplus org	ton									.01				
Off-spec, aged or surplus org	ton									.02				
Off-spec, aged or surplus org	ton									.02				
Off-spec, aged or surplus org	ton									.03				
Off-spec, aged or surplus org	ton									.04				
Off-spec, aged or surplus org	ton									.04				
Off-spec, aged or surplus org	ton									.07				
Off-spec, aged or surplus org	ton									.19				
Off-spec, aged or surplus org	ton									.2				
Off-spec, aged or surplus org	ton									.49				
Off-spec, aged or surplus org	ton									1				
Off-spec, aged or surplus org	ton									1.46				
Unspec organic liquid mixture	ton	.32						76.97	2.46					
Other organic solids	ton								.05					

Site: SUNSET & ST ANDREWS RETAIL CTR
Address: 5555 W SUNSET BLVD

City: HOLLYWOOD
Map Loc: 51 - about .2 mile S of the subject
Status: EPA ID#: CAC002574086

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Unspecified aqeous solution	ton											3.86		

Site: RAY M. JOHNSON STUDIO
Address: 5555 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 51 - about .2 mile S of the subject
Status: EPA ID#: CAX000025569

Site: HOLLYWOOD FILM CO
Address: 5446 CARLTON WAY
City: HOLLYWOOD
Map Loc: 52 - about .2 mile E of the subject
Status: EPA ID#: CAD991377096

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Halogenated solvents	ton					6.15	20.72	8.21						
Liq with hal org>1g/l	ton					6.54								

Site: HOLLYWEST
Address: 5429 HOLLYWOOD BLVD, 5429-45
City: LOS ANGELES
Map Loc: 53 - about .2 mile E of the subject
Status: EPA ID#: CAC000600480

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton					95.3								

Site: RALPHS GROCERY #206
Address: 5429 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 53 - about .2 mile E of the subject
Status: EPA ID#: CAL000320436

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Sol without metals (PH >12.5)	ton												.03	.01
Off-spec,aged/surplus inorg	ton											.01	.01	
Inorganic solid waste	ton												.01	
Unspecified solvent mixture	ton											.02	.08	.03
Pharmaceutical waste	ton													
Off-spec, aged or surplus org	ton												.03	.05
Liquids with pH<2	ton													

Site: QUANTITY PHOTOS, INC
Address: 5432 HOLLYWOOD BLVD
City: HOLLYWOOD
Map Loc: 54 - about .2 mile E of the subject
Status: EPA ID#: CAL000077190

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Waste oil and mixed oil	ton									.22				

Site: HARRISCOPE OF LOS ANGELES INC
Address: 5533 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 55 - about .2 mile SE of the subject
Status: EPA ID#: CAD009161994

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton					2.02								

Site: HAROLD AND BARBARA SMITH
Address: 1728 N VAN NESS AVE
City: LOS ANGELES
Map Loc: 56 - about .2 mile NW of the subject
Status: EPA ID#: CAC002721221

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton										4		

Site: SHELL OIL CO STA#204-4539-6300
Address: 5657 W SUNSET BLVD,AND WILTON
City: LOS ANGELES
Map Loc: 57 - about .2 mile S of the subject
Status: EPA ID#: CAD980695951

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Sol without metals (PH >12.5)	ton												.23
Aq sol with org residues<10%	ton							4.17					
Waste oil and mixed oil	ton							.22					
Other organic solids	ton						.02	.01	.08				

Site: TESORO REFINING & MRKTING/KELL
Address: 5657 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 57 - about .2 mile S of the subject
Status: EPA ID#: CAL000321856

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues<10%	ton								.04	1.5	.29	.04	.43
Other organic solids	ton									.09	.04	.04	.08

Site: BURTON WAY MOTORWORKS
Address: 5639 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 58 - about .2 mile S of the subject
Status: EPA ID#: CAL000019426

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Halogenated solvents	ton	.02											

Site: MOUSHOUL, JAMES
Address: 5639 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 58 - about .2 mile S of the subject
Status: EPA ID#: CAC000205813

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Tank Bottom waste	ton	2.08											

Site: ORCHARD SUPPLY HARDWARE #650/5
Address: 5525 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 59 - about .2 mile SE of the subject
Status: EPA ID#: CAL000191223

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Sol without metals (PH >12.5)	ton											.15	
Aq sol 2<PH<12.5 reactive anions	ton									.01			
Off-spec,aged/surplus inorg	ton											.01	
Hydrocarbon solvents	ton								.1			.08	
Unspecified solvent mixture	ton										.15	.18	
Pesticides waste	ton											.07	
Latex waste	ton							.22	.1	.05	1.25		
Off-spec, aged or surplus org	ton								.05	.02	.04	.32	
Other organic solids	ton									.01			
Lab waste chemicals	ton									.02			
Liquids with pH<2	ton							.06				.04	

Site: BUILDERS EMPORIUM #664
Address: 5525 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 59 - about .2 mile SE of the subject
Status: EPA ID#: CAD981432362

Site: ALTERNATIVE TECHNOLOGIES INC
Address: 1754 N VAN NESS AVE, 1754-1760
City: LOS ANGELES
Map Loc: 60 - about .2 mile NW of the subject
Status: EPA ID#: CAC002635662

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton											.8	

Site: DIXON CADALLAC
Address: 5678 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 61 - about .2 mile S of the subject
Status: EPA ID#: CAX000028779

Site: SAV-ON #9755
Address: 5510 W SUNSET BLVD
City: SACRAMENTO
Map Loc: 62 - about .2 mile SE of the subject
Status: EPA ID#: CAL000272265

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Sol without metals (PH >12.5)	ton			.32						10.24	.25	.01	

Site: SAV-ON DRUG STORES #3155
Address: 5510 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 62 - about .2 mile SE of the subject
Status: EPA ID#: CAC000726984

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton			42.08									

Site: TARGET STORE 2479
Address: 5510 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 62 - about .2 mile SE of the subject
Status: EPA ID#: CAC002715813

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Polychlorinated biphenyls	ton												.5
Off-spec, aged or surplus org	ton												.12

Site: CVS PHARMACY # 9755
Address: 5510 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 62 - about .2 mile SE of the subject
Status: EPA ID#: CAL000306719

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Sol without metals (PH >12.5)	ton										.01		
Sol without metals (PH >12.5)	ton										.01		
Liquids with pH<2	ton										.01	.02	

Site: RITE AID #5436
Address: 1841 N WESTERN AVE

City: HOLLYWOOD
Map Loc: 64 - about .2 mile NE of the subject
Status: EPA ID#: CAL000185106

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Photochemical waste	ton				.03								

Site: RITE AID #5436
Address: 1841 N WESTERN AVE
City: LOS ANGELES
Map Loc: 64 - about .2 mile NE of the subject
Status: EPA ID#: CAL000379622

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Sol without metals (PH >12.5)	ton										.01	.01	
Aq sol 2<PH<12.5 reactive anions	ton												
Inorganic solid waste	ton												
Unspecified solvent mixture	ton										.02	.14	
Pharmaceutical waste	ton												
Off-spec, aged or surplus org	ton											.13	
Unspec organic liquid mixture	ton											.01	
Detergent & soaps	ton											.49	

Site: RITE AID #5436
Address: 1841 N WESTERN AVE
City: LOS ANGELES
Map Loc: 64 - about .2 mile NE of the subject
Status: EPA ID#: CAR000210467

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Sol without metals (PH >12.5)	ton												.18
Unspecified solvent mixture	ton												
Pharmaceutical waste	ton										.01		
Photochemical waste	ton												.07

Site: TRIBUNE STUDIOS
Address: 5800 W SUNSET BLVD, STAGE 3
City: HOLLYWOOD
Map Loc: 65 - about .2 mile SW of the subject
Status: EPA ID#: CAC002552222

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Latex waste	ton							.82					
Paint sludge	ton							.44					

Site: SUNSET BRONSON ENTERTAINMENT P
Address: 5800 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 65 - about .2 mile SW of the subject
Status: EPA ID#: CAL000337833

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Unspecified aqeous solution	ton												.23
Asbestos containing waste	ton									.4			
Inorganic solid waste	ton												.03
Waste oil and mixed oil	ton										.89		
Oil/water sludge	ton										5		
Organic monomer waste	ton												.23
Latex waste	ton									.46	.83	.52	.23
Off-spec, aged or surplus org	ton												.36
Org liquids with restr metals	ton											.6	
Other organic solids	ton											.25	

Site: THREE DOORS PRODUCTION
Address: 5800 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 65 - about .2 mile SW of the subject

Status: EPA ID#: CAC002683631

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Inorganic solid waste	ton												
Off-spec, aged or surplus org	ton												.01

Site: CHANNEL 5 KTLA
Address: 5800 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 65 - about .2 mile SW of the subject
Status: EPA ID#: CAC001346040

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Inorganic solid waste	ton				.05								

Site: TRIBUNE CAL. PROP., INC.
Address: 5800 W SUNSET BLVD, BLDG 11
City: HOLLYWOOD
Map Loc: 65 - about .2 mile SW of the subject
Status: EPA ID#: CAC000930208

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton			1.69	4.21	7.18							
Other organic solids	ton					.25						2.75	

Site: THREE DOORS PRODUCTION INC
Address: 5800 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 65 - about .2 mile SW of the subject
Status: EPA ID#: CAC002661960

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Off-spec, aged or surplus org	ton												.16

Site: SUNSET BRONSON STUDIOS BUILDIN
Address: 5800 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 65 - about .2 mile SW of the subject
Status: EPA ID#: CAC002783837

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues<10%	ton												.55
Waste oil and mixed oil	ton												
15.58													

Site: KTLA TELEVISION INC
Address: 5800 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 65 - about .2 mile SW of the subject
Status: EPA ID#: CAC002630669

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Unspecified aqeous solution	ton											.13	
Asbestos containing waste	ton											1.6	
Inorganic solid waste	ton											.14	

Site: 3 DOORS PRODUCTIONS/BRONSON ST
Address: 5800 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 65 - about .2 mile SW of the subject
Status: EPA ID#: CAC002797364

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Latex waste	ton												.33

Site: KTLA CHANNEL 5

Address: 5800 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 65 - about .3 mile SW of the subject
Status: EPA ID#: CAC000068901

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton	1.6											
Restricted Metal Sludge	ton		.02										

Site: KTLA
Address: 5800 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 65 - about .3 mile SW of the subject
Status: EPA ID#: CAL922945752

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with metals>restr levels	ton			.15									
Aq sol with org residues > 10%	ton								.22				
Aq sol with org residues<10%	ton								.41				
Unspecified aqeous solution	ton									2.31			
Asbestos containing waste	ton			10.11									
Restricted Metal Sludge	ton				.04								
Waste oil and mixed oil	ton				.19		.2						
Oil/water sludge	ton				.17								
Tank Bottom waste	ton		.29										
Latex waste	ton				.44			.45	.22				
Off-spec, aged or surplus org	ton				.22				.3				
Unspec organic liquid mixture	ton			11.47									
Empty non-pesticide cont>30 gal	ton							.5					
Liq with hal org>1g/l	ton				.04								

Site: KTLA BROADCASTING
Address: 5800 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 65 - about .2 mile SW of the subject
Status: EPA ID#: CAC000948884

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Empty non-pesticide cont>30 gal	ton		4.21										

Site: MELTON PRINTING CO
Address: 5405 HOLLYWOOD BLVD
City: HOLLYWOOD
Map Loc: 66 - about .2 mile E of the subject
Status: EPA ID#: CAL000082440

Site: CHEVRON STATION NO 90659
Address: 1868 N WESTERN AVE, TANKS
City: LOS ANGELES
Map Loc: 67 - about .2 mile NE of the subject
Status: EPA ID#: CAR000121053

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues<10%	ton							.32		.21	.63	.12	
Unspec organic liquid mixture	ton											1.19	
Other organic solids	ton									.05			

Site: CHEVRON PRODUCTS SS#_90659
Address: 1868 N WESTERN AVE
City: LOS ANGELES
Map Loc: 67 - about .2 mile NE of the subject
Status: EPA ID#: CAL000169732

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues<10%	ton							.44					

Site: CHEVRON U S A #90659
Address: 1868 N WESTERN AVE
City: LOS ANGELES
Map Loc: 67 - about .2 mile NE of the subject
Status: EPA ID#: CAD983665373

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues<10%	ton								.23	.04			
Unspec organic liquid mixture	ton						.21						

Site: CHEVRON AUTO
Address: 1868 N WESTERN AVE
City: HOLLYWOOD
Map Loc: 67 - about .2 mile NE of the subject
Status: EPA ID#: CAL000071733

Site: MIKES STATION LLC
Address: 1868 N WESTERN AVE
City: LOS ANGELES
Map Loc: 67 - about .2 mile NE of the subject
Status: EPA ID#: CAL000282850

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Waste oil and mixed oil	ton										2.83	.21	

Site: TANNER & WHITE PROPERTIES, INC
Address: 5812 HAROLD WAY, # 5820
City: LOS ANGELES
Map Loc: 68 - about .2 mile SW of the subject
Status: EPA ID#: CAC002761492

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton												10

Site: JIM SCOVEL
Address: 5600 FRANKLIN AVE
City: LOS ANGELES
Map Loc: 70 - about .2 mile N of the subject
Status: EPA ID#: CAC000702784

Site: FLAIR CLEANERS
Address: 5518 FRANKLIN AVE
City: LOS ANGELES
Map Loc: 71 - about .2 mile NE of the subject
Status: EPA ID#: CAD981616832

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues<10%	ton												
Halogenated solvents	ton						.27			.12	.15		
Hydrocarbon solvents	ton												

Site: FOX TELEVISION CORP
Address: 5746 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 72 - about .2 mile SW of the subject
Status: EPA ID#: CAC001226600

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues > 10%	ton								.16				

Site: FOX TAPE
Address: 5746 W SUNSET BLVD
City: HOLLYWOOD

Map Loc: 72 - about .3 mile SW of the subject
Status: EPA ID#: CAD103892055

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Unspecified aqeous solution	ton		.2										
Unspecified solvent mixture	ton		.37										
Off-spec, aged or surplus org	ton		1.1										
Paint sludge	ton		.8										

Site: FOX TELEVISION CENTER
Address: 5746 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 72 - about .3 mile SW of the subject
Status: EPA ID#: CAC000862848

Site: FOX TELEVISION INC
Address: 5746 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 72 - about .3 mile SW of the subject
Status: EPA ID#: CAD981417231

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues > 10%	ton			1.07		.13							
Aq sol with org residues<10%	ton					.14	.08						
Waste oil and mixed oil	ton					.65							
Polychlorinated biphenyls	ton		.88	.45									
Latex waste	ton		.42										
Other organic solids	ton		.1										
Paint sludge	ton		.21										

Site: MCCOY FAMILY TRUST OF 1995 C/O
Address: 1831 N VAN NESS AVE
City: LOS ANGELES
Map Loc: 73 - about .3 mile NW of the subject
Status: EPA ID#: CAC002826830

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Other organic solids	ton												

Site: 1750 SERRANO LIMITED LIABILITY
Address: 1750 N SERRANO AVE
City: LOS ANGELES
Map Loc: 74 - about .3 mile E of the subject
Status: EPA ID#: CAC001206480

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton			1.69									

Site: CEDARHURST MGMT INC
Address: 1750 N SERRANO AVE
City: LOS ANGELES
Map Loc: 74 - about .3 mile E of the subject
Status: EPA ID#: CAC000125941

Site: CARLTON WAY INVESTMENT GROUP L
Address: 5845 CARLTON WAY
City: LOS ANGELES
Map Loc: 75 - about .3 mile W of the subject
Status: EPA ID#: CAC002687862

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton												16

Site: HUD

Address: 5846 CARLTON WAY
City: HOLLYWOOD
Map Loc: 77 - about .3 mile W of the subject
Status: EPA ID#: CAC000951352

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton												

Site: CARLTON APARTMENTS
Address: 5855 CARLTON WAY
City: LOS ANGELES
Map Loc: 79 - about .3 mile W of the subject
Status: EPA ID#: CAC001107816

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton												

Site: WALGREENS #7036
Address: 5451 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 81 - about .3 mile SE of the subject
Status: EPA ID#: CAL000323476

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Sol without metals (PH >12.5)	ton												.02
Aq sol 2<PH<12.5 reactive anions	ton											.01	.01
Unspecified aqeous solution	ton									.06	.04		
Off-spec,aged/surplus inorg	ton												.26
Inorganic solid waste	ton												
Unspecified solvent mixture	ton									.02	.02	.06	.27
Pesticides waste	ton												
Pharmaceutical waste	ton									.02	.01	.06	.01
Off-spec, aged or surplus org	ton												.2
Liquids with pH<2	ton												

Site: CANYON DRIVE MANOR APARTMENTS
Address: 1738 CANYON DR
City: HOLLYWOOD
Map Loc: 82 - about .3 mile NW of the subject
Status: EPA ID#: CAC002103264

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Unspec oil cont waste	ton												

Site: IMMACULATE HEART HIGH SCHOOL
Address: 5515 FRANKLIN AVE
City: LOS ANGELES
Map Loc: 84 - about .2 mile NE of the subject
Status: EPA ID#: CAC000174677

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton												

Site: IMMACULATE HEART HIGH SCHOO
Address: 5515 FRANKLIN AVE
City: LOS ANGELES
Map Loc: 84 - about .2 mile NE of the subject
Status: EPA ID#: CAD982330003

Site: RALPHS GROCERY CO NO 133
Address: 5420 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 85 - about .3 mile SE of the subject
Status: EPA ID#: CAD981583073

Site: VILLAGE BUILDERS LP
Address: 5445 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 86 - about .3 mile SE of the subject
Status: EPA ID#: CAC002563331

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton												

Site: HOWARD WOFFINDER
Address: 1914 N GRAMERCY PL
City: LOS ANGELES
Map Loc: 90 - about .3 mile N of the subject
Status: EPA ID#: CAC002711423

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton												.4

Site: MICHAEL GHAZI
Address: 1755 CANYON DR,
City: LOS ANGELES
Map Loc: 91 - about .3 mile NW of the subject
Status: EPA ID#: CAC002768200

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton												.4

Site: KEVIN SET
Address: 5858 HOLLYWOOD BLVD
City: HOLLYWOOD
Map Loc: 92 - about .3 mile W of the subject
Status: EPA ID#: CAC002630196

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Oil/water sludge	ton										.21		

Site: HOLLYWOOD BUNGALO COURTS LP
Address: 1544 N SERRANO AVE
City: LOS ANGELES
Map Loc: 93 - about .3 mile SE of the subject
Status: EPA ID#: CAC002637355

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton										1.6		
Other organic solids	ton										.1		

Site: AUTO ENG
Address: 1415 N ST ANDREWS PL
City: HOLLYWOOD
Map Loc: 94 - about .3 mile S of the subject
Status: EPA ID#: CAL912965467

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Oxygenated solvents	ton		.24										

Site: POMONA COLLEGE ET AL
Address: 5871 HOLLYWOOD BLVD, 5871-5873
City: HOLLYWOOD
Map Loc: 95 - about .3 mile W of the subject
Status: EPA ID#: CAC001041576

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Waste oil and mixed oil	ton		.63										

Site: LOS ANGELES DEPARTMENT-WATER &

Address: 1904 N WESTERN AVE
City: LOS ANGELES
Map Loc: 96 - about .3 mile NE of the subject
Status: EPA ID#: CAC002986187

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Tank Bottom waste	ton										12		

Site: LOS FELIZ PUMPING STATION
Address: 1904 N WESTERN AVE
City: LOS ANGELES
Map Loc: 96 - about .3 mile NE of the subject
Status: EPA ID#: CAC000753240

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Waste oil and mixed oil	ton										.21		

Site: MIDAS MUFFLER & BRAKE SHOP
Address: 5801 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 97 - about .3 mile SW of the subject
Status: EPA ID#: CAD983667353

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues<10%	ton								46	.41		.17	.1
Unspecified aqeous solution	ton											.24	
Waste oil and mixed oil	ton											4.73	
Unspec organic liquid mixture	ton										1.13	.83	
Liq with hal org>1g/l	ton											.18	.12

Site: MIDAS AUTO SERVICE EXPERTS
Address: 5801 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 97 - about .2 mile SW of the subject
Status: EPA ID#: CAL000352487

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Waste oil and mixed oil	ton											15.64	8.4

Site: NAPA AUTO CARE - HOLLYWOOD
Address: 5801 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 97 - about .2 mile SW of the subject
Status: EPA ID#: CAL000400902

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Waste oil and mixed oil	ton												
12.04													

Site: PHOTO PRISM
Address: 5825 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 99 - about .3 mile SW of the subject
Status: EPA ID#: CAL000121593

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Photochemical waste	ton						.02						

Site: SUNSET ONE HOUR
Address: 5825 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 99 - about .3 mile SW of the subject
Status: EPA ID#: CAD981462575

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Photochemical waste	ton						1.52						

Site: TISON DENTAL CORP., INC.
Address: 5825 W SUNSET BLVD,STE 212
City: HOLLYWOOD
Map Loc: 99 - about .3 mile SW of the subject
Status: EPA ID#: CAL000181035

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Unspecified aqeous solution	ton												
Inorganic solid waste	ton												
Oxygenated solvents	ton							.01	.01	.01			
Unspec oil cont waste	ton												
Unspec organic liquid mixture	ton									.01	.02		
Liq with chrom(IV)>500mg/l	ton												

Site: GEORGES UNOCAL 76
Address: 5890 HOLLYWOOD BLVD
City: HOLLYWOOD
Map Loc: 100 - about .3 mile W of the subject
Status: EPA ID#: CAL000091818

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Waste oil and mixed oil	ton		1.67										

Site: UNOCAL AUTO SERVICES
Address: 5890 HOLLYWOOD BLVD
City: HOLLYWOOD
Map Loc: 100 - about .3 mile W of the subject
Status: EPA ID#: CAL000062527

Site: TOMMYS 76
Address: 5890 HOLLYWOOD BLVD
City: HOLLYWOOD
Map Loc: 100 - about .3 mile W of the subject
Status: EPA ID#: CAL000160867

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues<10%	ton						.06						
Unspecified aqeous solution	ton				.83			.44					
Waste oil and mixed oil	ton								.62				

Site: CONOCO PHILLIPS #255286
Address: 5890 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 100 - about .3 mile W of the subject
Status: EPA ID#: CAL000277197

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues<10%	ton								26				
Other organic solids	ton										.12		

Site: TOSCO CORPORATION, STATION #30
Address: 5890 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 100 - about .3 mile W of the subject
Status: EPA ID#: CAL000152811

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Unspec oil cont waste	ton							.4					

Site: UNOCAL SVC STA #5286
Address: 5890 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 100 - about .3 mile W of the subject
Status: EPA ID#: CAD981644149

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Unspec oil cont waste	ton						.2						
Tank Bottom waste	ton						2.5						
Contaminated soil	ton						424						

Site: MELODY SHABAZI
Address: 1928 N WESTERN AVE
City: LOS ANGELES
Map Loc: 101 - about .3 mile NE of the subject
Status: EPA ID#: CAC002747625

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton												.4

Site: FOOD 4 LESS #362
Address: 5420 SUNSET BLVD
City: HOLLYWOOD
Map Loc: 102 - about .3 mile SE of the subject
Status: EPA ID#: CAL000344137

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Sol without metals (PH >12.5)	ton											.01	.15
Off-spec,aged/surplus inorg	ton											.02	
Inorganic solid waste	ton											.01	
Unspecified solvent mixture	ton										.02	.02	.03
Pesticides waste	ton												
Adhesives	ton												.1
Off-spec, aged or surplus org	ton											.28	.65

Site: MR. LAUGHLIN
Address: 1923 N GRAMERCY PL
City: LOS ANGELES
Map Loc: 103 - about .3 mile N of the subject
Status: EPA ID#: CAC002753621

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton												.4

Site: APPLIED GRAPHICS TECHNOLOGY
Address: 5419 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 104 - about .3 mile SE of the subject
Status: EPA ID#: CAC000775120

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Unspecified alkaline solution	ton						.1						
Aq sol with metals>restr levels	ton						.02						
Off-spec, aged or surplus org	ton						.04						
Liquids with pH<2	ton						.01						

Site: BERNARD FRANKLIN
Address: 5419 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 104 - about .3 mile SE of the subject
Status: EPA ID#: CAC001495896

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Waste oil and mixed oil	ton										.33		

Site: KORDET GRAPHICS
Address: 5419 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 104 - about .3 mile SE of the subject
Status: EPA ID#: CAD982374795

Site: HOLLYWOOD BUNGALOW COURTS LP
Address: 1516 N SERRANO AVE
City: LOS ANGELES
Map Loc: 105 - about .3 mile SE of the subject
Status: EPA ID#: CAC002837353

		86-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Inorganic solid waste	ton									.04			

Site: HOLLYWOOD BUNGALOWS INC
Address: 1516 N SERRANO AVE
City: LOS ANGELES
Map Loc: 105 - about .3 mile SE of the subject
Status: EPA ID#: CAC002644796

		86-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Inorganic solid waste	ton									1.2			

Site: ASIAN PACIFIC WOMENS PARTNERSH
Address: 1901 N VAN NESS AVE
City: LOS ANGELES
Map Loc: 106 - about .3 mile NW of the subject
Status: EPA ID#: CAC001315008

		86-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Other organic solids	ton						33.92						

Site: KAEHLER, ADRIAN
Address: 1940 N WESTERN AVE
City: LOS ANGELES
Map Loc: 107 - about .3 mile NE of the subject
Status: EPA ID#: CAC002806025

		86-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton												18.4

Site: A WALK IN THE CLOUDS PRODUCTIO
Address: 5842 W SUNSET BLVD
City: HOLLYWOOD
Map Loc: 108 - about .3 mile SW of the subject
Status: EPA ID#: CAC000878472

		86-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Paint sludge	ton		.42										

Site: STUDIO MANAGEMENT SERVICES INC
Address: 5842 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 108 - about .3 mile SW of the subject
Status: EPA ID#: CAD982045304

		86-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Unspecified solvent mixture	ton						22						
Latex waste	ton		.2										
Off-spec, aged or surplus org	ton		.21										
Unspec organic liquid mixture	ton	1.4											
Paint sludge	ton		.1										
Empty non-pesticide cont>30 gal	ton	.1											
Empty containers<30 gal	ton	.03											
Lab waste chemicals	ton						.14						

Site: LA FIRE STATION 82
Address: 1800 N BRONSON AVE
City: LOS ANGELES
Map Loc: 109 - about .3 mile W of the subject
Status: EPA ID#: CAD981964257

		86-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton												2
Inorganic solid waste	ton										.15		
Waste oil and mixed oil	ton										.44	.12	
Unspec oil cont waste	ton		.34										
Tank Bottom waste	ton												63

Site: JASMINE CLEANERS
Address: 5409 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 112 - about .3 mile SE of the subject
Status: EPA ID#: CAD981977424

Site: SALVATION ARMY
Address: 5941 HOLLYWOOD BLVD
City: HOLLYWOOD
Map Loc: 114 - about .3 mile W of the subject
Status: EPA ID#: CAC001050824

		86-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton		.84										

Site: NTA INVESTMENTS
Address: 5347 LOMA LINDA AVE
City: LOS ANGELES
Map Loc: 115 - about .3 mile E of the subject
Status: EPA ID#: CAC002750130

		86-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton												1.2

Site: BOBS CLEANERS
Address: 5823 FRANKLIN AVE
City: HOLLYWOOD
Map Loc: 116 - about .3 mile NW of the subject
Status: EPA ID#: CAD983596016

		86-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Halogenated solvents	ton		.21	.21	.08								

Site: BOB'S CLEANERS
Address: 5823 FRANKLIN AVE
City: HOLLYWOOD
Map Loc: 116 - about .3 mile NW of the subject
Status: EPA ID#: CAL000022164

Site: GREG DILGER
Address: 1854 CANYON DR
City: HOLLYWOOD
Map Loc: 117 - about .3 mile NW of the subject
Status: EPA ID#: CAC002768619

		86-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton												.4

Site: MOBIL OIL CORP #11-HYO
Address: 5857 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 118 - about .3 mile SW of the subject
Status: EPA ID#: CAC000520472

Site: SUNSET AND BRONSON MOBIL INC

Address: 5857 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 118 - about .3 mile SW of the subject
Status: EPA ID#: CAL000305082

		86-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Tank Bottom waste	ton											.04	
Other organic solids	ton											.01	

Site: EXXONMOBIL OIL CORPORATION #12
Address: 5857 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 118 - about .3 mile SW of the subject
Status: EPA ID#: CAL000050459

		86-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues > 10%	ton							.67	.26	.23	.48	.23	
Aq sol with org residues<10%	ton		.39	.18		.04	1.82						
Unspecified aqeous solution	ton							.68					
Hydrocarbon solvents	ton								.02	.01			
Waste oil and mixed oil	ton								.62				
Unspec oil cont waste	ton	.32		.92	1.67	1.73	.16	.08	.01	1.67			
Tank Bottom waste	ton												
Other organic solids	ton												
Contaminated soil	ton	8.42											

Site: EXXONMOBIL OIL CORP 12240
Address: 5857 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 118 - about .3 mile SW of the subject
Status: EPA ID#: CAR000223172

		86-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Unspecified aqeous solution	ton										2.02		

Site: CIRCLE K STORE #2211262
Address: 5857 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 118 - about .3 mile SW of the subject
Status: EPA ID#: CAL000372104

		86-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues<10%	ton												
Other organic solids	ton											.03	

Site: HOBART APT BLDG
Address: 1631 N HOBART BLVD
City: LOS ANGELES
Map Loc: 119 - about .3 mile E of the subject
Status: EPA ID#: CAC002830154

		86-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton												.23

Site: ELEK PROPERTIES 1, LLC
Address: 1631 N HOBART BLVD,APT 1
City: LOS ANGELES
Map Loc: 119 - about .3 mile E of the subject
Status: EPA ID#: CAC002761098

		86-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton												.8

UST **Permitted Underground Storage Tanks - State Water Quality Control Board**

The Corteses Bill (AB2013), enacted in 1983, required registration of all underground storage tanks (UST) with the State Water Quality Control Board by July 1, 1984. About 176,000 tanks and surface impounds were registered between 1984 and 1987. An amendment (AB 1413) was passed in 1987, effectively removing the State Board from the registration process starting January 1, 1988. The data reflects the information collected by the state between 1984 and 1987 as well as recent time and includes all tanks and surface impounds in use or closed after 1974.

Home and farm heating fuel tanks with capacities of 1,100 gallons or less and "structures such as sumps, separators, storm drains, catch basins, oil field gathering lines, refinery pipelines, lagoons, evaporation ponds, well cellars, separation sumps, lined and unlined pits, sumps and lagoons" except those defined as UST under HSWA or may be regulated to protect water quality under the Porter-Cologne Water Quality Control Act are excluded.

This list has been researched within a quarter of a mile radius of the subject site.

Site: CIRCLE K STORES INC, SITE #221
Address: 5700 W HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 15 - about .0 mile W of the subject
Status: 90028 570 (192014)

Site: MOBIL SERVICE STATION LMR
Address: 5700 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 16 - about .1 mile W of the subject
Status: 90028 25268 (192014)

Site: KHARHADOR SCNORHAVORIAN
Address: 5700 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 16 - about .1 mile W of the subject
Status: 00000068775 (1987&A9)

Activity AM-FM BROADCASTING
2000 gallon tank , installed in 1975

Site: SAABS AUTOMOTIVE INC
Address: 5770 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 37 - about .1 mile W of the subject
Status: (191998I)

Site: WAGIHS ARCO AM/PM MINI MKT.
Address: 5777 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 40 - about .2 mile W of the subject
Status: (192013)

Site: WAGIHS ARCO AM/PM MINI MKT.--#
Address: 5777 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 40 - about .2 mile W of the subject
Status: 90028 25274 (192014)

Site: TESORO (SHELL) 68556
Address: 5657 SUNSET BLVD
City: LOS ANGELES
Map Loc: 49 - about .2 mile S of the subject
Status: 90028 565 (192014)

Site: S P OPERATOR
Address: 5667 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 50 - about .2 mile S of the subject
Status: 00000055692 (1987)

Activity: GAS STATION
8000 gallon, single-walled, unlined, carbon steel tank (unleaded), installed in 1971
8000 gallon, single-walled, unlined, carbon steel tank (unleaded), installed in 1971
8000 gallon, single-walled, unlined, carbon steel tank (regular), installed in 1971
550 gallon, single-walled, unlined, carbon steel tank (waste oil), installed in 1971
8000 gallon, single-walled, unlined, carbon steel tank (premium), installed in 1971

Site: JIN'S HOLLYWOOD SHELL
Address: 5657 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 57 - about .2 mile S of the subject
Status: 90028 25287 (192014)

Site: JIN'S HOLLYWOOD SHELL
Address: 5657 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 57 - about .2 mile S of the subject
Status: 25287 (19)

Site: THE DIXON CADILLAC CO
Address: 5678 W SUNSET BLVD, K
City: HOLLYWOOD
Map Loc: 61 - about .2 mile S of the subject
Status: 00000055581 (198798I)

Activity: AUTO SALES & SERVIC
800 gallon, carbon steel tank (waste oil), installed in 1973
8000 gallon, fiberglass tank (unleaded), installed in 1973
8000 gallon, fiberglass tank (unleaded), installed in 1973
1000 gallon, carbon steel tank , installed in 1973
1000 gallon, carbon steel tank , installed in 1973

Site: WESTERM CHEVRON AUTO SERVICE
Address: 1860 N WESTERN AVE
City: LOS ANGELES
Map Loc: 63 - about .2 mile NE of the subject
Status: 00061873 (191995A)

Site: KTLA STUDIOS
Address: 5800 W SUNSET BLVD
City: LOS ANGELES

Map Loc: 65 - about .3 mile SW of the subject
Status: 00000047238 (1987&A9)

1000 gallon, single-walled, unlined, carbon steel tank (waste oil), installed in 84

Site: KTLA
Address: 5800 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 65 - about .2 mile SW of the subject
Status: 90028 580 (192014)

Site: K T L A STUDIOS INCORPORATED
Address: 5800 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 65 - about .2 mile SW of the subject
Status: 90028 25276 (192014)

Site: CHEVRON STATION #9-0659
Address: 1868 N WESTERN AVE
City: LOS ANGELES
Map Loc: 67 - about .2 mile NE of the subject
Status: 90027 23754 (192014)

Site: MIKE'S STATION
Address: 1868 N WESTERN AVE
City: LOS ANGELES
Map Loc: 67 - about .2 mile NE of the subject
Status: 90027 FA002 (192014)

Site: 90659
Address: 1868 N WESTERN AVE
City: LOS ANGELES
Map Loc: 67 - about .2 mile NE of the subject
Status: 00000061873 (1987&A9)

Activity: GAS STATION
5000 gallon, single-walled, unlined, carbon steel tank , installed in 1971
10000 gallon, single-walled, unlined, carbon steel tank , installed in 1971
10000 gallon, single-walled, unlined, carbon steel tank , installed in 1971
1000 gallon, single-walled, unlined, carbon steel tank , installed in 1971

Site: JAMES SCOVEL
Address: 5600 FRANKLIN AVE
City: HOLLYWOOD
Map Loc: 70 - about .2 mile N of the subject
Status: 00039873 (191995I)

Site: L. LEBAREDIAN
Address: 5600 FRANKLIN AVE
City: LOS ANGELES
Map Loc: 70 - about .2 mile N of the subject
Status: 00000039873 (198798I)

Activity: GAS STATION
2000 gallon, single-walled, carbon steel tank (regular), installed in 1965
6000 gallon, single-walled, carbon steel tank (premium), installed in 1965
8000 gallon, single-walled, carbon steel tank (unleaded), installed in 1969
5000 gallon, single-walled, carbon steel tank (regular), installed in 1972
280 gallon, single-walled, carbon steel tank (waste oil)

Site: FOX TELEVISION CENTER
Address: 5746 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 72 - about .3 mile SW of the subject
Status: 00000068614 (192013)

Site: FOX TELEVISION STATIONS INC
Address: 5746 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 72 - about .2 mile SW of the subject
Status: 90028 25272 (192014)

Site: MOBIL OIL CORPORATION
Address: 5758 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 78 - about .3 mile SW of the subject
Status: (191998I)

Site: SUNSET BRONSON ENTERTAINMENT
Address: 5800 W SUNSET BLVD UN A
City: LOS ANGELES
Map Loc: 89 - about .3 mile SW of the subject
Status: 90028 FA003 (192014)

Site: 91655
Address: 5871 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 95 - about .3 mile W of the subject
Status: 00000062104 (198798I)

Activity: GAS STATION
10000 gallon, single-walled, unlined, carbon steel tank , installed in 1968
10000 gallon, single-walled, unlined, carbon steel tank , installed in 1968
5000 gallon, single-walled, unlined, carbon steel tank , installed in 1968
1000 gallon, single-walled, unlined, carbon steel tank , installed in 1968

Site: LOS FELIZ PUMPING STATION
Address: 1904 N WESTERN AVE
City: LOS ANGELES
Map Loc: 96 - about .3 mile NE of the subject
Status: 00000050704 (1987&A9)

Activity: GAS STATION
280 gallon, single-walled, unlined, carbon steel tank (waste oil), installed in 1972

Site: LOS FELIZ PUMP STATION
Address: 1904 N WESTERN AVE
City: LOS ANGELES
Map Loc: 96 - about .3 mile NE of the subject

Status: 90027 25027 (192014)

Site: LOS FELIZ PUMP STATION
Address: 1904 N WESTERN AVE
City: LOS ANGELES
Map Loc: 96 - about .3 mile NE of the subject
Status: 7795 (192010)

Site: TOSCO CORPORATION #30845
Address: 5890 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 100 - about .3 mile W of the subject
Status: 90028 24213 (192014)

Site: RHA INC.
Address: 5890 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 100 - about .3 mile W of the subject
Status: 90028 589 (192014)

Site: UNION OIL SERVICE STATION 5286
Address: 5890 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 100 - about .3 mile W of the subject
Status: 00000055410 (1987)

Activity: GAS STATION
198 gallon, single-walled, unlined, concrete tank (waste oil), installed in 1969

Site: SERVICE STATION 5286
Address: 5890 HOLLYWOOD BLVD
City: LOS ANGELES
Map Loc: 100 - about .3 mile W of the subject
Status: 00000017342 (1987&A9)

Activity: GAS STATION
550 gallon, single-walled, unlined, carbon steel tank (waste oil), installed in 1969
9940 gallon, single-walled, unlined, carbon steel tank (premium), installed in 1969
9940 gallon, single-walled, unlined, carbon steel tank (unleaded), installed in 1969

Site: FIRE STATION 82
Address: 1800 N BRONSON AVE
City: LOS ANGELES
Map Loc: 109 - about .3 mile W of the subject
Status: 00000050569 (1987&A9)

Activity: FIRE STATION
550 gallon, single-walled, unlined, carbon steel tank (unleaded)

Site: LOS ANGELES FIRE STATION 82
Address: 1800 N BRONSON AVE
City: LOS ANGELES
Map Loc: 109 - about .3 mile W of the subject
Status: 90028 23569 (192014)

Site: BRONSON PETROLEUM
Address: 5857 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 118 - about .3 mile SW of the subject
Status: 90028 595 (192014)

Site: MOBIL SERVICE STATION #18-HYO
Address: 5857 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 118 - about .3 mile SW of the subject
Status: 90028 25284 (192014)

APPENDIX C

HISTORICAL RECORD SEARCH

ZIMAS

Public

Search Reports Resources News!

5610 W HOLLYWOOD BLVD

Font: A A A +/-

Address/Legal

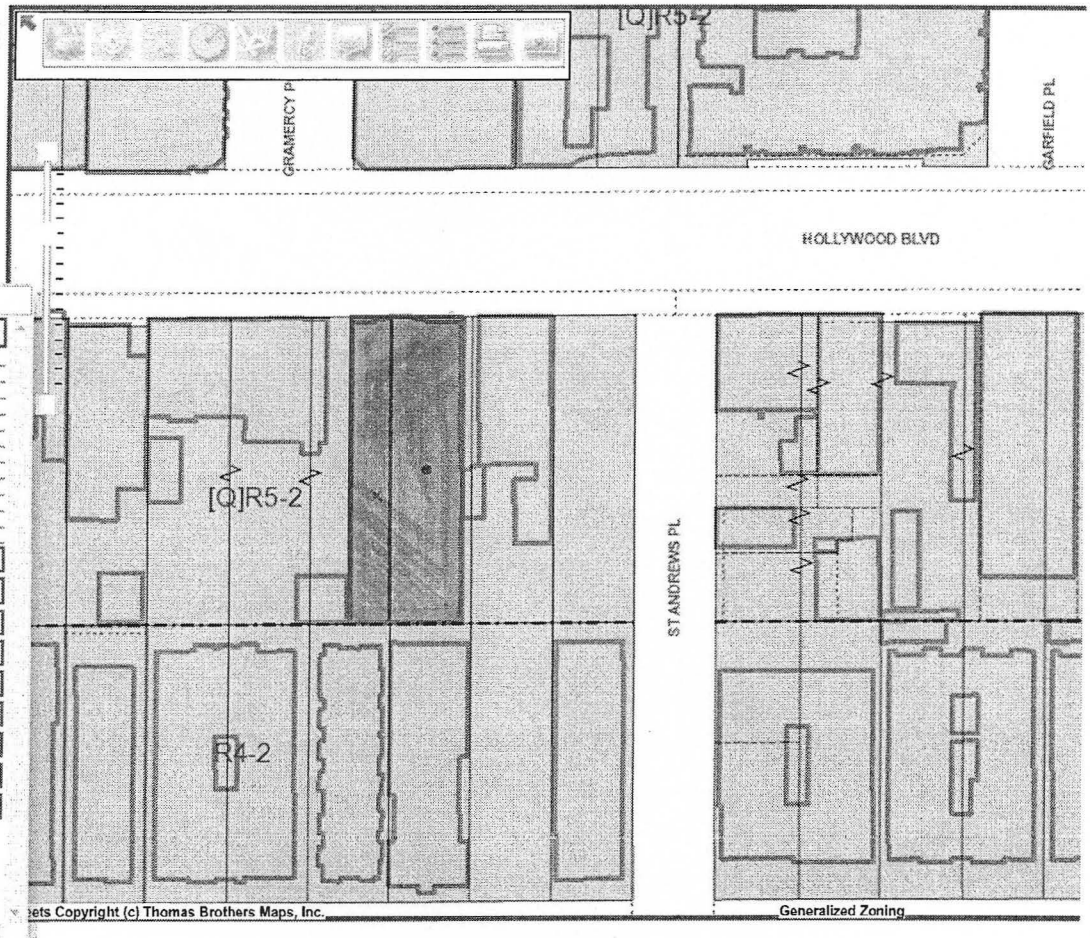
Site Address	5610 W HOLLYWOOD BLVD
ZIP Code	90028
PIN Number	148-5A193 159
Lot/Parcel Area (Calculated)	8,556.2 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID H4
Assessor Parcel No. (APN)	5544026007
Tract	IRVING PARK
Map Reference	M B 17-18/19
Block	None
Lot	10
Arb (Lot Cut Reference)	1
Map Sheet	148-5A193

Identify Parcel

Address/Legal

Site Address	None
ZIP Code	None
PIN Number	148-5A193 160
Lot/Parcel Area (Calculated)	4,752.7 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID H4
Assessor Parcel No. (APN)	5544026007
Tract	IRVING PARK
Map Reference	M B 17-18/19
Block	None
Lot	9
Arb (Lot Cut Reference)	1
Map Sheet	148-5A193

- Jurisdictional
- Planning and Zoning
- Assessor
- Case Numbers
- Citywide/Code Amendment Cases
- Additional
- Seismic Hazards
- Economic Development Areas
- Public Safety



ZIMAS

Public

Search | Reports | Resources | News!

5606 W HOLLYWOOD BLVD

Font: A A A +/-

Address/Legal

Site Address	5606 W HOLLYWOOD BLVD
Site Address	5604 W HOLLYWOOD BLVD
Site Address	5604 1/2 W HOLLYWOOD BLVD
ZIP Code	90028
PIN Number	148-5A193 157
Lot/Parcel Area (Calculated)	9,506.8 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID H4
Assessor Parcel No. (APN)	5544026008
Tract	IRVING PARK
Map Reference	M B 17-18/19
Block	None
Lot	11
Arb (Lot Cut Reference)	None
Map Sheet	148-5A193

Identify Parcel

Address/Legal

Site Address	None
ZIP Code	None
PIN Number	148-5A193 158
Lot/Parcel Area (Calculated)	950.5 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID H4
Assessor Parcel No. (APN)	5544026008
Tract	IRVING PARK
Map Reference	M B 17-18/19
Block	None
Lot	10
Arb (Lot Cut Reference)	2
Map Sheet	148-5A193

Jurisdictional

Planning and Zoning

Assessor

Case Numbers

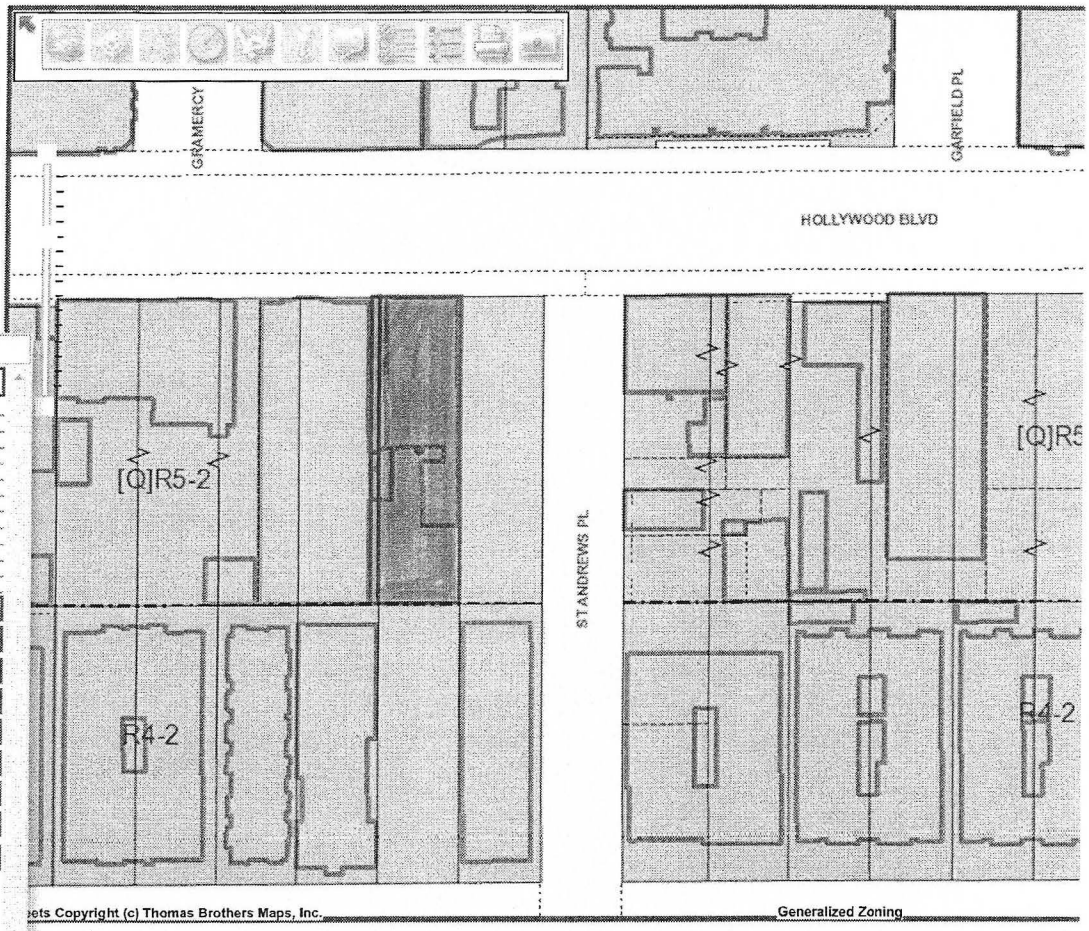
Citywide/Code Amendment Cases

Additional

Seismic Hazards

Economic Development Areas

Public Safety



ets Copyright (c) Thomas Brothers Maps, Inc.

Generalized Zoning

Parcel Details

- Property records are kept at the West District Office
- How frequently is this site updated?
(and other FAQs)

Property Information

Assessor's ID No:	5544-026-007
Address:	5610 HOLLYWOOD BLVD LOS ANGELES CA 90028
Property Type:	Commercial / Industrial
Region / Cluster:	25 / 25892
Tax Rate Area (TRA):	00201

- View Assessor Map
- View index map

Recent Sales Information

Latest Sale Date:

Indicated Sale Price:

Search for Recent Sales

2017 Roll Values

Recording Date:	12/07/2006
Land:	$1,313,080
Improvements:	$257,624
Personal Property:	$0
Fixtures:	$0
Homeowners' Exemption:	$0
Real Estate Exemption:	$0
Personal Property Exemption:	$0
Fixture Exemptions:	$0

- 2017 Annual taxes
- Property tax payment FAQs
- Estimate supplemental taxes

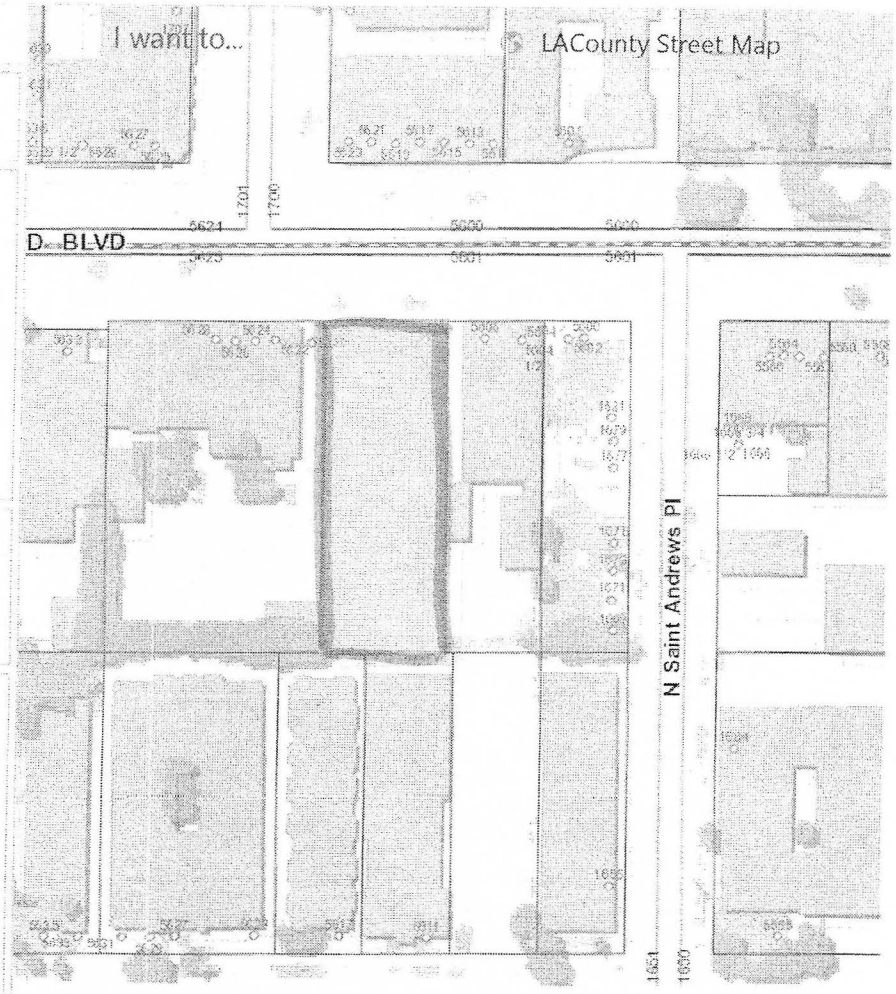
Property Boundary Description

IRVING PARK E 25 FT OF LOT 9 AND W 45 FT OF LOT 10

Building Description

Building Improvement 1

Square Footage:	12,950
Year Build / Effective Year Built:	1997 / 1997
Bedrooms / Bathrooms	0 / 0
Units	0



Parcel Details

- Property records are kept at the West District Office
- How frequently is this site updated? (and other FAQs)

Property Information

Assessor's ID No:	5544-026-008
Address:	5604 1/2 HOLLYWOOD BLVD LOS ANGELES CA 90028
Property Type:	Commercial / Industrial
Region / Cluster:	25 / 25697
Tax Rate Area (TRA):	00201

- View Assessor Map
- View index map

Recent Sales Information

Latest Sale Date:

Indicated Sale Price:

Search for Recent Sales

2017 Roll Values

Recording Date:	12/07/2006
Land:	$946,945
Improvements:	$388,327
Personal Property:	$500
Fixtures:	$0
Homeowners' Exemption:	$0
Real Estate Exemption:	$0
Personal Property Exemption:	$0
Fixture Exemptions:	$0

- 2017 Annual taxes
- Property tax payment FAQs
- Estimate supplemental taxes

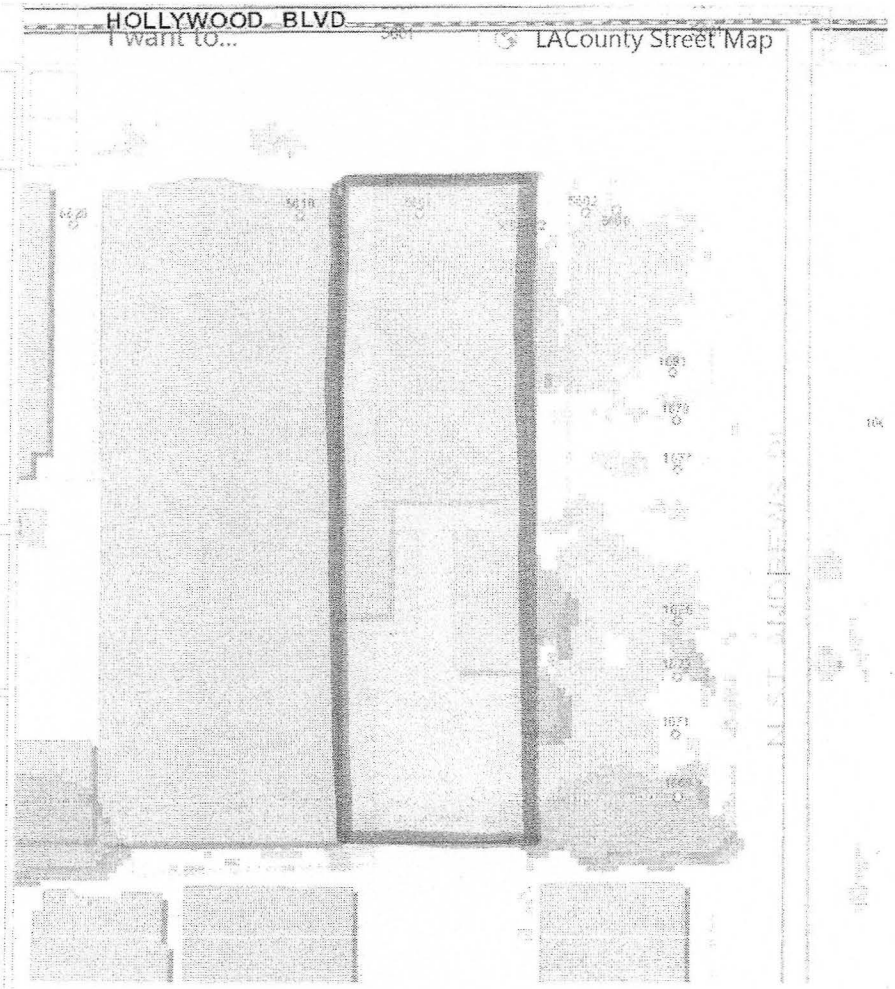
Property Boundary Description

IRVING PARK E 5 FT OF LOT 10 AND ALL OF LOT 11

Building Description

Building Improvement 1

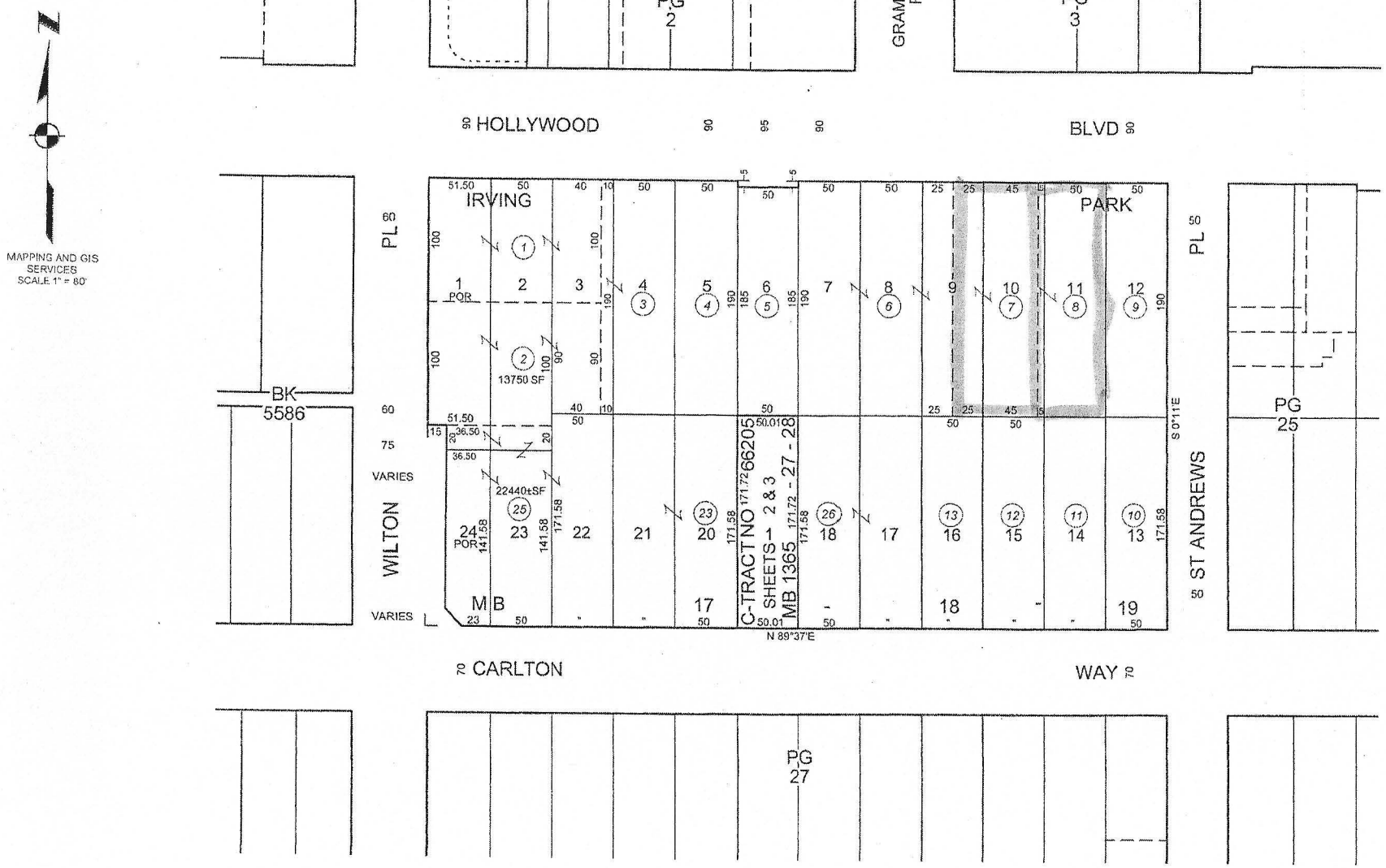
Square Footage:	8,280
Year Build / Effective Year Built:	1948 / 1948
Bedrooms / Bathrooms	0 / 0
Units	0



5544	26 SHEET 1	P. A. 5444-26	TRA 201	REVISED 2005033022003001-04 2011011402002001-04	2011061502008001-04				SEARCH NO	

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COUNTY OF LOS ANGELES
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2012



HISTORICAL TENANT REPORT

INTRODUCTION

The purpose of this Historical Tenant Report is to identify the tenants (be it the owner or lessee) of 5610 HOLLYWOOD BOULEVARD, LOS ANGELES over the last 50 years.

Sources for the research includes various city directories, street address directories and criss-cross directories published from 1920 forward. The actual site address as well as neighboring addresses on the same block are also investigated for informational purposes, and to cover a potential address change of the subject site.

BBL has used its best effort but makes no claims as to the completeness of the referenced sources or completeness of the search. For additional information call (619) 793-0641.

DIRECTORY INFORMATION

The three general types of directories researched for the Historical Tenant Report are the 1) city directory, 2) street address directory, and 3) criss-cross directory. All three either are devoted to or have sections that list the Tenant and telephone number of given street addresses by their street name and address. These telephone directories, not as readily available to the public as white pages or yellow pages, are excellent for uncovering names, business names and the nature of businesses as listed by street address.

In addition to the actual site address the following neighboring addresses have been researched for commercial listings as well:

5566 HOLLYWOOD BLVD
5601 HOLLYWOOD BLVD
5604 HOLLYWOOD BLVD
5606 HOLLYWOOD BLVD
5611 HOLLYWOOD BLVD
5613 HOLLYWOOD BLVD
5615 HOLLYWOOD BLVD
5617 HOLLYWOOD BLVD
5619 HOLLYWOOD BLVD
5620 HOLLYWOOD BLVD

The actual site address, as it is known presently, is marked by blue text in the findings of the search as reported on the following pages.

2017

5566 HOLLYWOOD BLVD	SAN ANDREWS LIQUOR
5601 HOLLYWOOD BLVD	HOLLYWOOD DOWNTOWNER MOTEL
5610 HOLLYWOOD BLVD	PRECISE AUTO BODY
5615 HOLLYWOOD BLVD	CATCH 56
5617 HOLLYWOOD BLVD	ANNA SINANIAN E A
	BALTAZAR, ARA
	NETWORK CENTRAL
	ROYAL MESSENGER
	SINANIAN, ANNA
5619 HOLLYWOOD BLVD	IVAN BITTON STYLE HOUSE
5620 HOLLYWOOD BLVD	NO 13 LLC
Source:	Combo1

2016

5566 HOLLYWOOD BLVD	SAN ANDREWS LIQUOR
5601 HOLLYWOOD BLVD	HOLLYWOOD DOWNTOWNER MOTEL
5610 HOLLYWOOD BLVD	PRECISE AUTO BODY
5611 HOLLYWOOD BLVD	LA SMOKE SHOP
5615 HOLLYWOOD BLVD	CATCH 56
5617 HOLLYWOOD BLVD	ANNA SINANIAN E A
	BALTAZAR, ARA
	NETWORK CENTRAL
	SINANIAN, ANNA
5619 HOLLYWOOD BLVD	HOLLYWOOD RENT A CAR
5620 HOLLYWOOD BLVD	NO 13 LLC
Source:	Combo1

2014

5566 HOLLYWOOD BLVD	SAN ANDREWS LIQUOR
5601 HOLLYWOOD BLVD	HOLLYWOOD DOWNTOWNER MOTEL
5604 HOLLYWOOD BLVD	EMERGENCY SILVER RESTORATION
5610 HOLLYWOOD BLVD	PRECISE AUTO BODY
5611 HOLLYWOOD BLVD	LA SMOKE SHOP
5615 HOLLYWOOD BLVD	HOUSE OF TACOS
5617 HOLLYWOOD BLVD	BALTAZAR, ARA
	NETWORK CENTRAL
	SINANIAN, ANNA
	T & N MEDICAL TRANSPORT INC
5619 HOLLYWOOD BLVD	BANGKOK TIMES USA
5620 HOLLYWOOD BLVD	NO 13 LLC
Source:	Combo1

2012

5566 HOLLYWOOD BLVD	SAN ANDREWS LIQUOR
5601 HOLLYWOOD BLVD	HOLLYWOOD DOWNTOWNER MOTEL
5610 HOLLYWOOD BLVD	PRECISE AUTO BODY
5611 HOLLYWOOD BLVD	LA SMOKE SHOP
5617 HOLLYWOOD BLVD	BALTAZAR, ARA
	NETWORK CENTRAL
	T & N MEDICAL TRANSPORT INC
5619 HOLLYWOOD BLVD	BANGKOK TIMES USA
	DANG TAILOR
5620 HOLLYWOOD BLVD	NO 13 LLC
Source:	Combo1

2010

5566 HOLLYWOOD BLVD	SAN ANDREWS LIQUOR
5610 HOLLYWOOD BLVD	PRECISE AUTO BODY
5611 HOLLYWOOD BLVD	LA SMOKE SHOP
5617 HOLLYWOOD BLVD	BALTAZAR, ARA

	NETWORK CENTRAL
	T & N MEDICAL TRANSPORT INC
Source:	Combo1

2008

5566 HOLLYWOOD BLVD	SAN ANDREWS LIQUOR
5601 HOLLYWOOD BLVD	HOLLYWOOD DOWNTOWNER MOTEL
5610 HOLLYWOOD BLVD	PRECISE AUTO BODY
5611 HOLLYWOOD BLVD	16 CENTURY DESIGNS
5617 HOLLYWOOD BLVD	BALTAZAR, ARA
	LAMBENT SERVICES
	NETWORK CENTRAL
	T & N MEDICAL TRANSPORT INC
5619 HOLLYWOOD BLVD	BIBLE STUDY CTR
	NARONG WATCH
	P J CONSTRUCTION
Source:	Combo1

2006

5566 HOLLYWOOD BLVD	ST ANDREWS LIQUOR STORE
5601 HOLLYWOOD BLVD	HOLLYWOOD DOWNTOWNER MOTEL
5610 HOLLYWOOD BLVD	ALLSTATE INSURANCE CO
	PRECISE AUTO BODY
5611 HOLLYWOOD BLVD	16 CENTURY DESIGNS
5613 HOLLYWOOD BLVD	URBAN LEDGER TAX SVC
5615 HOLLYWOOD BLVD	JAOKA THAI CUISINE
5617 HOLLYWOOD BLVD	BALTAZAR, ARA
	L A ORSTEN & ASSOC
	NETWORK CENTRAL
	T & N MEDICAL TRANSPORT INC
5619 HOLLYWOOD BLVD	NARONG WATCH
Source:	Combo1

2004

5566 HOLLYWOOD BLVD	ST ANDREWS LIQUOR STORE
5601 HOLLYWOOD BLVD	HOLLYWOOD DOWNTOWNER MOTEL
5610 HOLLYWOOD BLVD	PRECISE AUTO BODY
5613 HOLLYWOOD BLVD	BEST BEAUTY & SPA
5615 HOLLYWOOD BLVD	THAI SEAFOOD
5617 HOLLYWOOD BLVD	BALTAZAR, ARA
	L A ORSTEN & ASSOC
	NETWORK CENTRAL
	T & N MEDICAL TRANSPORT INC
	V & A DISTRIBUTORS
5619 HOLLYWOOD BLVD	NARONG WATCH
	URBAN LEDGER TAX SVC
Source:	Combo1

2000

5566 HOLLYWOOD BLVD	ST ANDREWS LIQUOR STORE
5601 HOLLYWOOD BLVD	HOLLYWOOD DOWNTOWNER MOTEL
5610 HOLLYWOOD BLVD	ALLSTATE INSURANCE
	PRECISE AUTO BODY
5611 HOLLYWOOD BLVD	16TH CENTURY DESIGN
5613 HOLLYWOOD BLVD	SAMMY'S HAIRDO
5615 HOLLYWOOD BLVD	THAI SEAFOOD
5617 HOLLYWOOD BLVD	ACCOUNTING & TAX SVC
	BALTAZAR, ARA
	CHRISTIANSEN, TYRONE
	L A ORSTEN & ASSOC
	MEGUERIAN BOOKKEEPING SVC
	OHANESIAN GAIZ, JACK

	V & A DISTRIBUTORS
5619 HOLLYWOOD BLVD	CENTER POINT CELLULAR
5620 HOLLYWOOD BLVD	PICTURE MILL
Source:	Combo1

1998

5566 HOLLYWOOD BLVD	ST ANDREWS LIQUOR STORE
5601 HOLLYWOOD BLVD	HOLLYWOOD DOWNTOWNER MOTEL
5610 HOLLYWOOD BLVD	No Commercial Listings
5613 HOLLYWOOD BLVD	SAMMYS HAIRDO
5615 HOLLYWOOD BLVD	THAI SEA FOOD
5617 HOLLYWOOD BLVD	ACCOUNTING & TAX SVC
	BALTAZAR, ARA
	CHRISTIANSEN, TYRONE
	L A ORSTEN & ASSOC
	SERGIOS AUTO DEPOT
	V & A DISTRIBUTORS
5620 HOLLYWOOD BLVD	JOHNS & GORMAN FILMS
Source:	Combo1

1994

5601 HOLLYWOOD BLVD	HOLLYWOOD DOWNTOWNER MOTEL
5606 HOLLYWOOD BLVD	FILM CITY LOAN & JEWELRY CO
	FILM CITY PAWNBROKERS
5610 HOLLYWOOD BLVD	No Commercial Listings
5613 HOLLYWOOD BLVD	VIDEO RENTAL & GIFT SHOP
5615 HOLLYWOOD BLVD	CHALERMSRI
5617 HOLLYWOOD BLVD	BALTAZAR, ARA
	CHRISTIANSEN, TYRONE
	GAIZAG, JACK OHANESIAN
	L A ORSTEN ASSOCIATES
	SERGIOS AUTO DEPOT
	THAI TRANSLATION SERVICES
5619 HOLLYWOOD BLVD	ASIAN READER
	THAI MAGAZINE SERVICES
Source:	Combo1

1990

5610 HOLLYWOOD BLVD	LANNA TRADING CO

1985

5610 HOLLYWOOD BLVD	LANNA TRADING CO

1980

5610 HOLLYWOOD BLVD	CLASSROOM FILM DIST
	COAST VISUAL ED

1975

5610 HOLLYWOOD BLVD	CLASSROOM FILM DIST
	COAST VISUAL ED

1970

5610 HOLLYWOOD BLVD	CLASSROOM FILM DIST

	COAST VISUAL ED

1965

5610 HOLLYWOOD BLVD	BRUCE PIANO

1960

5610 HOLLYWOOD BLVD	BEAUTE VUES CORP

1956

5610 HOLLYWOOD BLVD	NL

5.0 FEDERAL, STATE AND REGIONAL RECORDS SEARCH

Information from standard federal, state, regional environmental record sources was provided by BBL (Environmental Data Resources). Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. The information contained in this report was compiled from publicly available sources and the locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses.

Using the ASTM definition of migration, WEECO considers the migration of hazardous substances or petroleum products in any form onto the subject property during the evaluation of each site listed on the radius report, which includes solid, liquid, and vapor.

5.1 FEDERAL SOURCES

♦ NPL – National Priority List	no sites	within 1 mile radius
♦ SEMS - Comprehensive Environmental Response, Compensation, and Liability Act	no sites	within ½ mile radius
♦ NFRAP	no sites	within ½ mile radius
♦ Federal Facilities	no sites	within ½ mile radius
♦ **Emergency Response Notification System**	**2 sites**	**within ¼ mile radius**
♦ Hazardous Material Incident Report System	no sites	subject
♦ Targeted Brownfields Assessments	no sites	within ½ mile radius
♦ Site Enforcement Tracking System	no sites	within ½ mile radius
♦ Enforcement-Docket	no sites	within ¼ mile radius
♦ C-Docket	no sites	within ¼ mile radius
♦ **Integrated Compliance Information System**	**1 site**	**within ½ mile radius**
♦ CORRACTS	no sites	within 1 mile radius
♦ RCRA – TSD Facilities	no sites	within ½ mile radius
♦ Clandestine Drug Laboratories	no sites	within ½ mile radius
♦ Indian LUST/VCP/UST	no sites	within ½ mile radius

5.2 CALIFORNIA STATE SOURCES

♦ Federal Lead	no sites	within 1 mile radius
♦ State Response Sites	no sites	within ½ mile radius
♦ Voluntary Cleanup Program	no sites	within ½ mile radius
♦ **Properties Needing Further Evaluation**	**3 sites**	**within ½ mile radius**
♦ **Military Evaluation Sites**	**1 site**	**within ½ mile radius**
♦ Expedited Remedial Action	no sites	within ½ mile radius
♦ Border Zone Properties	no sites	within ½ mile radius
♦ School Property Evaluation Program	no sites	within ¼ mile radius
♦ SMBRPD Land Use Restrictions	no sites	within ½ mile radius
♦ HWMP Deed/Land Use Restrictions	no sites	within ½ mile radius
♦ Corrective Action	no sites	within ½ mile radius
♦ Historical Sites	no sites	within ½ mile radius
♦ **CALSITES-No Further Action**	**6 sites**	**within ¼ mile radius**
♦ CORTESE	no sites	within ½ mile radius
♦ **LUST – Leaking Underground Storage Tanks**	**13 sites**	**within ½ mile radius**
♦ Solid Waste Information System	no sites	within 1 mile radius
♦ Well Investigation Program	no sites	within 1 mile radius
♦ Drinking Water Program	no sites	within ½ mile radius

5.3 REGIONAL SOURCES

♦ **Toxic Releases**	**1 site**	**within ½ mile radius**
♦ Land Disposal Site	no sites	within ½ mile radius
♦ Toxic Pits	no sites	within 1 mile radius
♦ Solid Waste Assessment Test – Regional	no sites	within 1 mile radius

5.4 OPERATING PERMITS

♦ **RCRA Generators**	**13 sites**	**within ¼ mile radius**
♦ SARA Title III, section (TRIS)	no sites	within ¼ mile radius
♦ Nuclear Regulatory Commission Licensees	no sites	within ¼ mile radius
♦ **PCB Waste Handlers Database**	**1 site**	**within ¼ mile radius**
♦ Permit Compliance System (PCS)	no sites	within ¼ mile radius
♦ AIRS Facility System (AFS)	no sites	within ¼ mile radius
♦ Section Seven Tracking System	no sites	within ¼ mile radius
♦ **FIFRA/TSCA tracking System**	**1 site**	**within ¼ mile radius**
♦ Federal Facilities Information System (FFIS)	no sites	within ¼ mile radius
♦ Chemicals in Commerce Information System	no sites	within ¼ mile radius
♦ FINDS EPA Facility Index System	no sites	within ¼ mile radius
♦ **Hazardous Waste Information System**	**68 sites**	**within ¼ mile radius**
♦ **Underground Storage Tanks**	**14 sites**	**within ¼ mile radius**

ON-SITE:

Due to the former or/and current businesses, the subject site is listed as having one (1) operating permit in the list of 50 government databases reviewed in this report. See Appendix B.

-HWIS Hazardous Waste Information System

The Department of Toxic Substance Control, California Environmental Protection Agency, maintains a a data base keeping track of the movement and disposal of hazardous waste. The data is used to support the Tanner legislation, AB 2948.

Site: PRECISE AUTO BODY
Address: 5610 HOLLYWOOD BLVD
City: HOLLYWOOD
Map Loc: 1 - the subject site
Status: EPA ID#: CAL000144464

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues > 10%	ton										.95	.48	.53
Unspecified solvent mixture	ton								.03				
Other organic solids	ton									.05	.02	.02	

OFF-SITE:

- **Thirty-Seven (37)** environmental concerns are listed in the government databases, which are located within a ½ mile radius from the subject site. The neighborhood sites up to 1.00-mile distance have been investigated by government agencies to determine if any hazardous chemical spills occurred in the past. See Appendix B for further details.

  - **NPL - National Priority List**

    EPA has prioritized sites with significant risk to human health and the environment. These sites receive remedial funding under the Comprehensive Environmental Response Conservation and Liability Act (CERCLA).

    No listings within a 1 mile radius of the subject site.

- **SEMS Comprehensive Environmental Response, Compensation, and Liability Act**

  Superfund Enterprise Management System (SEMS) replaced CERCLIS in 2014. This database is used by the EPA to track activities conducted under the Comprehensive Environmental Response and Liability Act CERCLA (1980) and the amendment the Superfund Amendments and Reauthorization Act SARA (1986).

  Sites to be included are identified primarily by the reporting requirements of hazardous substances Treatment, Storage and Disposal (TSD) facilities and releases larger than specific Reportable Quantities (RQ), established by EPA.
  Using the National Oil and hazardous Substance Pollution Contingency Plan (National Contingency Plan) the EPA set priorities for cleanup.

  The EPA rates National Contingency Plan sites according to a quantitative Hazard Ranking System (HRS) based on the potential health risk via any one or more pathways: groundwater, surface water, air, direct contact, and fire/explosion.

  The EPA and state agencies seek to identify potentially responsible parties (PRP) and ultimately Responsible Parties (RP) who can be required to finance cleanup activities, either directly or through reimbursement of federal Superfund expenditures.

  Any Institutional/Engineering controls issued under CERCLA are described in the status detail for each site. Sites delisted from the NPL list are included here.

  No listings within a ½ mile radius of the subject site.

- **NFRAP - No Further Remedial Action Planned sites (CERCLIS)**

As of February 1995, CERCLIS sites designated 'No Further Remedial Action Planned' NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

EPA has removed these NFRAP sites from CERCLIS to lift unintended barriers to the redevelopment of these properties. This policy change is part of EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens promote economic redevelopment of unproductive urban sites.

No listings within a ½ mile radius of the subject site.

- **LUST - Leaking Underground Storage Tanks – California State**

The Leaking Underground Storage Tank (LUST) database is maintained by the Water Resources Control Board and their regional branches, and tracks sites contaminated by releases from underground storage tanks pursuant to Section 25295 of the Health and Safety Code.

Thirteen (13) Leaking Underground Storage Tank (LUST) Sites were identified within a ½ mile of the subject property. However, because of the distance from the subject site, the nearby leaking site could not have adversely impacted subsurface soil and/or groundwater at the subject site. If indeed, soil and/or groundwater at the subject site have been adversely impacted, the ultimate responsible party of remediation costs will be the LUST site. See Appendix B.

1) Site: PRECISION AUTO INC
Address: 5632 HOLLYWOOD BLVD
City: HOLLYWOOD
Map Loc: 3 - about .0 mile NW of the subject
Status: NRA -

2) Site: MOBIL #11-LMR
Address: 5700 HOLLYWOOD BLVD
City: HOLLYWOOD
Map Loc: 16 - about .1 mile W of the subject
Status: REM - Remedial Action

3) Site: ARCO #1247
Address: 5777 HOLLYWOOD BLVD
City: HOLLYWOOD
Map Loc: 40 - about .2 mile W of the subject
Status: CLSD - Case Closed

4) Site: SHELL STATION #135540
Address: 5657 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 57 - about .2 mile S of the subject
Status: CLSD - Case Closed

5) Site: CHEVRON #9-0659
Address: 1868 N WESTERN AVE
City: LOS FELIZ
Map Loc: 67 - about .2 mile NE of the subject
Status: CLSD - Case Closed

6) Site: SCOVEL PROPERTY
Address: 5600 FRANKLIN AVE
City: LOS ANGELES
Map Loc: 70 - about .2 mile N of the subject
Status: ASSM - Site Assessment

7) Site: FIRE STATION #82
Address: 1800 N BRONSON AVE
City: HOLLYWOOD
Map Loc: 109 - about .3 mile W of the subject
Status: CLSD - Case Closed

8) Site: MOBIL #18-HYO
Address: 5857 W SUNSET BLVD
City: LOS ANGELES
Map Loc: 118 - about .3 mile SW of the subject
Status: REM - Remedial Action

9) Site: USPS LA NORTH VEHICLE MAINT.
Address: 1375 N WESTERN AVE
City: LOS ANGELES
Map Loc: 120 - about .4 mile SE of the subject
Status: CLSD - Case Closed

10) Site: GAS TO GO (FORMER)
Address: 1353 N WESTERN AVE
City: LOS ANGELES
Map Loc: 122 - about .4 mile SE of the subject
Status: REM - Remedial Action

11) Site: 76 STATION #3739
Address: 1300 N WESTERN AVE
City: LOS ANGELES
Map Loc: 123 - about .4 mile SE of the subject
Status: CLSD - Case Closed

12) Site: MOBIL #18-H5D
Address: 1277 N WESTERN AVE
City: LOS ANGELES

	Map Loc:	124 - about .4 mile SE of the subject
	Status:	CLSD - Case Closed
13)	Site:	CHEVRON STATION #8-8723 (FORME
	Address:	1276 N WESTERN AVE
	City:	LOS ANGELES
	Map Loc:	125 - about .4 mile SE of the subject
	Status:	CLSD - Case Closed

- **FEDFAC-Federal Facilities**

As part of the CERCLA program, federal facilities with known or suspected environmental problem, the Federal Facilities Hazardous Waste Compliance Docket is tracked separately to comply with a Federal Court Order.

- **ERNS-Emergency Response Notification System**

The ERNS is a national computer database used to store information on unauthorized releases of oil and hazardous substances. The program is a cooperative effort of the Environmental Protection Agency, the Department of Transportation Research and Special Program Administration's John Volpe National Transportation System Center and the National Response Center. There are primarily five Federal statutes that require release reporting: the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) section 103, the Superfund Amendments and Reauthorization Act (SARA) Title III Section 304; the Clean Water Act of 1972 (CWA) section 311 (b) (3); and the Hazardous Material Transportation Act 1974 (HMTA section 1808) (b).

- **HMIRS-Hazardous Material Incident Report System**

The Hazardous Material Incident Report System (HMIRS) of the Research and Special Programs Administration (RSPA) Hazardous Material Information System was established in 1971 to fulfill the requirements of the Federal hazardous material transportation law. Part 171 of Title 49, Code of Federal Regulations (49 CFR) contains the incident reporting requirements of carriers of hazardous materials. An unintentional release of hazardous materials meeting the criteria set forth in Section 171.16, 49 CFR, must be reported on DOT Form 5800.1. The data from the reports received are subsequently entered in the HAZMAT database.

- **TBA-Targeted Brownfields Assessments**

EPA's Targeted Brownfields Assessment (TBA) program is designed to help states, tribes, and municipalities—especially those without EPA Brownfields Assessment Pilots/Grants—minimize the uncertainties of contamination often associated with brownfields. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Program to promote the cleanup and redevelopment of brownfields. EPA's TBA assistance is available through two sources: directly from EPA through EPA Regional Brownfields offices under Subtitle A of the law, and from state or tribal voluntary response program offices receiving funding under Subtitle C of the law

- **SETS-Site Enforcement Tracking System**

When Expanding Superfund Monies at a CERCLA site, EPA must conduct a search to identify parties with potential financial responsibility for Remediation of uncontrolled hazardous waste sites. EPA regional Superfund Waste Management Staff issue a notice letter to the potentially responsible party (PRP). The status field contains the EPA ID number and name of the site where the actual pollution occurred.

- **DO-Enforcement Docket System/Consent Decree Tracking System**

DOCKET tracks civil judicial cases against environmental polluters, while CDETS processes court settlements, called consent decrees.

- **CD-Criminal Docket System (C-Docket)**

The Criminal Docket System is a comprehensive automated system for tracking criminal enforcement actions. C-Docket handles data for all environmental statues and tracks enforcement actions from the initial stages of investigations through conclusion.

- **ICIS-Integrated Compliance Information System (ICIS)**

ICIS is the Integrated Compliance Information System and provides a database that, when complete, will contain integrated Enforcement and Compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain Enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions. This information is maintained in ICIS by EPA in the Regional offices and it Headquarters. A future release of ICIS will replace the Permit Compliance System (PCS) which supports the NPDES and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities occurring in the Region that support Compliance and Enforcement programs. These include; Incident Tracking, Compliance Assistance, and Compliance Monitoring.

- **RCRA Violators List (CORRACTS)**

The Resource Conservation and Recovery Act of 1976 provides for "cradle to grave" regulation of hazardous wastes. RCRA requires regulation of hazardous waste generators, transporters, and storage/treatment/disposal sites. Evaluation to potential violators, ranging from manifest requirements to hazardous waste discharges, is typically conducted by the US EPA. This database is also known as Corrective Action Report (CORRACTS). If enforcement is required, it is typically delegated to a state agency.

- **Resource Conservation and Recovery Information System–Treatment, Storage & Disposal (RCRA-D)**

The Environmental Protection Agency regulates the treatment, storage and disposal of hazardous material through the Resource Conservation and Recovery Act (RCRA). All hazardous waste TSD facilities are required to notify EPA of their existence by submitting the Federal Notification of Regulated Waste Activity Form (EPA Form 8700-12) or a state equivalent form as well as part A (EPA form 8700-23) and Part B of their Hazardous Waste Permit Application.

- **CDL-Clandestine Drug Laboratories**

The U.S. Department of Justice ("the Department") provides this information as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

- **INDN-Indian Reservation LUST/VCP/UST**

This database includes all environmental records from Indian Reservations such as Leaking Underground Tanks (LUST), Voluntary Cleanup Program (VCP) and Underground Storage Tanks (UST)

- **FL-State Response Sites - Federal Lead**

The Site Mitigation and Brownfields Reuse Database (SMBRD) identifies certain high priority hazardous were the U.S. EPA is the lead agency. These sites are typically proposed, on or delisted from the National Priority List.

- **SR-State Response Sites**

The Site Mitigation and Brownfields Reuse Database (SMBRD) identifies certain potential hazardous waste sites. These are confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity and deemed generally high-priority and high potential risk.
The information has been compiled into this database by the California Environmental Protection Agency, Department of Toxic Substance Control (DTSC) in accordance with Section 25359.6 of the California Health and Safety Code.

- **VCP–Voluntary Cleanup Program**

This category contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have requested that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

- **FE-Properties Needing Further Evaluation**

This category of The Site Mitigation and Brownfields Reuse Program Database (SMBRPD) contains properties that are suspected of being contaminated. These are unconfirmed contaminated properties that need to be assessed using the PEA process.

- **ME-Military Evaluation Sites**

This category the Site Mitigation and Brownfields Reuse Program Database SMBRPD, contains Formerly Used Defense Sites (FUDS) and Open or Closed military facilities with confirmed or unconfirmed releases and where DTSC is involved in investigation and/or remediation, either in a lead or support capacity. Sites with confirmed releases are generally considered high-priority and high potential risk.

- **EP-Expedited Remedial Action Program**

The Expedited Remedial Action Program is a pilot program limited to 30 sites. These are confirmed release sites worked on by Responsible Parties with oversight of the cleanup by DTSC. These confirmed sites are generally high-priority and high potential risk.

- **BZ-Border Zone Properties**

These sites went through the Hazardous Waste Property or Border Zone Property evaluation and formal determination process. (Chapter 6.5, Health and Safety Code section 25221.)

- **SCH-School Property Evaluation Program Properties**

This category of The Site Mitigation and Brownfields Reuse Program Database (SMBRPD) contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the Calsites category depending on the level of threat to public health, safety or the environment they pose.

- **LUR-Brownfields Reuse Program Facility Sites with Land Use Restrictions**

The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents land use restrictions that are active. Some sites have multiple land use restrictions.

- **DR-Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction**

The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

- **CA-Hazardous Waste sites - Permitted and Corrective Action**

Permitted and Corrective Action sites are RCRA-permitted facilities undergoing cleanup activities or permitted to handle Hazardous Waste.

- **HIS-Historical Site**

This category of The Site Mitigation and Brownfields Reuse Program Database (SMBRPD) contains sites from an older database where no site type was identified. Most of these sites have a status of Referred or No Further Action. DTSC is working to clean up this data by identifying an appropriate site type for each Historic site.

- **CALSITES-No Further Action**

This section includes the sites on the CALSITE list which have been flagged for no further action by the California Environmental Protection Agency, Department of Toxic Substance Control (DTSC) in accordance with Section

25359.6 of the California Health & Safety Code.

- **CORTESE-State of California Office of Planning and Research**

This database is a consolidation of information from various sources. It is maintained by the State Office of Planning and research and lists potential and confirmed hazardous waste or substances sites.

- **SWIS-Solid Waste Information System**

As legislated under the Solid Waste Management and Resource Recovery Act of 1972, the California Waste Management Board maintains lists of certain facilities, i.e. active solid waste disposal sites, inactive or closed waste disposal sites and transfer facilities.

- **WIP-Well Investigation Program**

The Well Investigation Program (AB 1803) identifies groundwater that is already contaminated and empowers the California Department of Health Services and local health officers to order ongoing monitoring programs.

- **WQ-Drinking Water Program**

The California Health and Safety Code section 116275-116300 stipulates that it is the intent of the Legislature to improve laws governing drinking water quality to improve upon the minimum requirements of the federal Safe Drinking Water Act Amendments of 1986, to establish primary drinking water standards that are at least as stringent as those established under the federal Safe Drinking Water Act, and to establish a program under this chapter that is more protective of public health than the minimum federal requirement. In order to provide for the orderly and efficient delivery of safe drinking water the State Department of Health Services collect information on the quality of public drinking water wells under the California Drinking Program.

- **NT-Toxic Releases**

The California Regional Water Quality Control Boards or local Department of Health Service keeps track of toxic releases to the environment. These lists are known as Unauthorized Releases, Spill Leaks, Investigations and Cleanups (SLIC), Non-Tank Releases, Toxics List or similar, depending on the local agency.

- **TPC-Toxic Pits**

The Toxic Pits Clean-Up Act (Katz Bill) places strict limitations on the discharge of liquid hazardous wastes into surface impoundment, toxic ponds, pits and lagoons. Regional Water Quality Control Boards are required to inspect all surface impoundment annually; in addition, every facility was required to file a Hydrogeological Assessment Report. Recent legislation allows the Department of Health Services to exempt facilities that closed on or before December 31, 1985, if a showing is made that no significant environmental risk remains (AB1046). Special exemption provisions have created for surface impoundment receives mining wastes.

- **SWAT-Solid Waste Assessment Test-Regional**

This program, provided for under the Calderon legislation (Section 13273 of the Water Code), requires that disposal sites with more than 50,000 cubic yards of waste provide sufficient information to the regional water quality control board to determine whether or not the site has been discharged hazardous substances which will impact the environment.

Site operators are required to file Solid Waste Assessment Test report on staggered basis. Operators of the 150 highest ranking (Rank 1) sites were required to submit Solid Waste Assessment Tests by July 1, 1987, Rank 2 in 1988 and so on.

Operators submit water quality tests to the Regional Water Quality Control Board, describing surface and groundwater quality and supply; and the geology within 1 mile of the site. Air quality tests are submitted to the local Air Quality Management District/Air Pollution Control District.

5.5 VAPOR ENCROACHMENT SCREENING

ASTM E 2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (VES) was used as guidance for conducting a VES for the Subject Property. The purpose of the screening is to determine whether a Vapor Encroachment Condition (VEC) exists from chemicals of concern (COC) that may migrate as vapors onto a property as a result of contaminated soil and groundwater on or near the Subject Property. This standard replaces E 2600-08 published in March of 2008.

The newly revised standard focuses solely on screening for the likelihood of migrating vapors volatilized from a contaminated source the encroach upon the subsurface of a property involved in a real estate transaction and create a vapor encroachment condition (VEC). Two tiers for screening are included in the practice. The first tier is based upon the existence of known or suspect contaminated sites in the area. The second tier is more comprehensive and investigates specific characteristics associated with the contaminated plumes from these sites, or if no plume information is available, relies on sampling. If the likelihood exists for vapors to reach the subsurface of the property, further investigation that is beyond the scope of this practice would be necessary to determine if vapor intrusion is occurring into any buildings on the property. Of particular note in the standard is the completely revised Legal Appendix that discusses the relationship between this standard and the E 1527-13 Phase I ESA standard. In simple terms, the E 1527-13 standard (which complies with AAI) includes in its REC definition the Environmental Professional's (EP's) need to consider hazardous substances and petroleum products on the target property or migrating to the target provides a methodology for the EP to accomplish this for vapors. If vapors can reach the target property (thereby creating a VEP), the EP conducting the E 1527-13 Phase I would then have to decide whether or not the VEC constitutes an REC. This would be analogous to the EP finding in the Phase I investigation the potential for a contaminated groundwater plume to reach the target property. The EP would then have to determine if this situation is a REC.

The purpose of this practice is to define good commercial and customary practice in the United States of America for determining if a vapor encroachment condition (VEC) on a property parcel involved in a real estate transaction with respect to chemicals of concern (COC) that may migrate as vapors into existing or planned structures on a property due to contaminated soil and groundwater on the property or within close proximity to the property. For the purpose of this Report, this practice is used as a voluntary supplement to Practice E 1527 and does not alter or in any way define the scope of that practice. In addition, performance of this standard is not a requirement of and does not constitute, expand, or in any way define "all appropriate inquiry" as defined or approved by U.S. EPA under CERCLA and the regulations thereunder, including 40 CFR Sec. 312.11.

In defining a standard of good commercial and customary practice for determining a VEC on a parcel of property, the goal of the process established by this practice is to identify whether or not a VEC exists or is likely to exist on the property. The term VEC means the presence or likely

presence of any COC in the indoor air environment of existing or planned structures on a property caused by the release of vapor from contaminated soil or groundwater either on the property or within close proximity to the property, at a concentration that presents or may present an unacceptable health risk to occupants. The term is not intended to include de minimis conditions that do not normally represent an unacceptable health risk to occupants that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A condition determined to be de minimis does not represent a VEC.
The screening involves a two tired approach to assessing VEC risk as described below.

VES TIER I - SEARCH DISTANCE TEST/CHEMICALS OF CONCERN TEST

The search distance test involves a review of the regulatory database report (see Section 5) and available historical records to make a determination if any *known or suspect potentially contaminated* properties exist within the Area of Concern (AOC). High risk sites are typically current and former gas stations, former and current dry cleaners, manufactured gas plants, and industrial sites. The AOC is defined as any up gradient sites within the ASTM Practice E1527-13 standard search distances and any cross or down gradient sites within 1/3 mile for solvents and petroleum products.

If the contamination at the known or potentially contaminated site within the AOC consists of COCs, then a potential Vapor Encroachment Condition (pVEC) exists and Tier II screening is recommended. If no known or potentially contaminated sites with COCs exist within the AOC, no further inquiry is necessary.

No release sites were identified in the BBL Radius Map Report (see Section 5) within the AOC that are considered to pose a pVEC at the Subject Property based on the Tier I evaluation.

VES TIER II - PLUME TEST

The Plume Test assesses whether or not a plume is close enough to the property to result in a VEC.

1. Critical Distance Determination - Determine distance from property to edge of plume in any direction (vertical, horizontal, lateral).

2. A VEC exists if there is a plume of VOCs, semi-volatile organic compounds (SVOCs), Volatile Inorganic Compounds (VICs), or free petroleum product have accumulated above a water table within 100 feet of the Subject Property or if a plume of dissolved volatile petroleum hydrocarbons is present within 30 feet of the property.

The sites were manually mapped to determine the location of the Subject Property and any potential plumes of contamination relative to the Subject Property and groundwater gradient. In addition, the case information for each site was reviewed.

Based on WEECO's review of the historical and current usage of the Subject Property as well as our review of the Federal, State, and Regional databases discussed in Section 5.5 for onsite and adjacent properties of potential concern for vapor encroachment, no pVEC (potential Vapor Encroachment Condition) was identified in connection with the Property, and it is WEECO's professional opinion that a VEC is not suspected of having encroached into the Subject Property.

6.0 USER PROVIDED INFORMATION AND INTERVIEWS

6.1 USER PROVIDED INFORMATION

The purpose of this section is to describe tasks to be performed by the *User*. The "All Appropriate Inquiries" Final Rule (40 CFR Part 312) requires that these tasks be performed by or on behalf of a party seeking to qualify for an *landowner liability protections (LLP)* to CERCLA liability. While such information is not required to be provided to the *environmental professional*, the *environmental professional* shall request that the *User* provide the results of these tasks as such information can assist the *environmental professional* in identifying Recognized Environmental Conditions.

In order to qualify for one of the *Landowner Liability Protections (LLPs)*187 offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), the *user* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The *user* should provide the following information to the *environmental professional*. Failure to conduct these inquiries could result in a determination that "*all appropriate inquiries*" is not complete.

User Questionnaire	
Questions	**User to Answer**
(1) Environmental liens that are filed or recorded against the *property* (40 CFR 312.25). Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local?	An environmental cleanup lien/AUL search is not required from WEECO as part of this Phase I ESA.
(2) Activity and use limitations (AULs) that are in place on the *site* or that have been filed or recorded in registry (40 CFR 312.26). Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?	An environmental cleanup lien/AUL search is not required from WEECO as part of this Phase I ESA.

(3) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28). As the User of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	The User has not informed WEECO of any specialized knowledge or experience related to the Property or nearby properties.
(4) Relationship of the purchase price to the fair market value of the Property if it were not contaminated (40 CFR 312.29). Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?	The User has not informed WEECO of any information pertaining to the purchase price with respect to the fair market value of the Property.
(5) Commonly known or reasonably ascertainable information about the Property (40 CFR 312.30). Are you aware of commonly known or reasonably ascertainable information about the Property that would help the Environmental Professional (EP) to identify conditions indicative of releases or threatened releases? For example, as User, (a) Do you know the past uses of the property? (b) Do you know of specific chemicals that are present or once were present at the property? (c) Do you know of spills or other chemical releases that have taken place at the property? (d) Do you know of any environmental cleanups that have taken place at the property?	The User has not informed WEECO of any commonly known or reasonably ascertainable information about the Property that would identify conditions indicative of releases or threatened releases.
(6) The degree of obviousness of the presence of likely presence of contamination at the Property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31). As the User of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the Property?	The User has not informed WEECO of any obvious indicators that point to the presence or likely presence of contamination at the Property.

6.2 INTERVIEWS

6.2.1 Interview with Owner (or Property Manager)

On February 5, 2018, WEECO investigator conducted a field interview with Mr. Avo Papazian, the owner of the subject property to inquire about hazardous materials and USTs/ASTs. According to Mr. Papazian, the subject site is an auto body shop, no motor repair work is done on site. The paint waste is stored in 55-gallon drums. No USTs or ASTs are present at the subject site. Mr. Papazian stated that the second floor of the subject building 5604 Hollywood Boulevard is occupied by apartments.

6.2.2 Interview with Current Property Occupant

The occupant of the subject property was not available to be interviewed at the time of the assessment.

6.2.3 Interview with Others

As the subject property is not an abandoned property as defined in ASTM 1527-13, interview with others were not performed.

6.3 PREVIOUS REPORTS OR OTHER PROVIDED DOCUMENTATION

No previous reports or other pertinent documentation was provided to WEECO for review during the course of this assessment.

APPENDIX D

PUBLIC AGENCY RECORDS / OTHER RELEVENT RECORD

Hansol Yoo

From: Hansol Yoo <yoo.hansol@weeco.net>
Sent: Friday, February 2, 2018 12:16 PM
To: 'Jonathan Park'
Subject: 5610 W. Hollywood Boulevard Phase I Inspection
Attachments: User Questionnaire.pdf

Good Afternoon Mr. Park,

I will be going to the site 5610 W. Hollywood Boulevard for the Phase I Inspection on Monday, February 5th, sometime between 9am to 11am.
I will need to go inside of the subject building because it is a motor repair facility. please let the appropriate person know.
Please send me a confirmation email or text letting me know I am good to go on Monday.

I have attached the User Questionnaire to this email.
Please have the appropriate person fill it out, and send it back to me.

Thank you and if you have any questions or concerns, please feel free to contact me.

Han sol Yoo
Project Engineer
Western Environmental Engineers Company (WEECO)
12610 Westminster Avenue, Unit C
Santa Ana, CA 92706
Phone: (714) 542-2644
Fax: (714) 542-2520
Email: yoo.hansol@weeco.net

City of LOS ANGELES
CALIFORNIA

LOS ANGELES FIRE DEPARTMENT
200 NORTH MAIN STREET
LOS ANGELES, CA 90012
(213) 978-3680

Business No.: FA0031263
Business Name: PRECISE AUTO BODY
Business Mailing Address: 5610 HOLLYWOOD BLVD
LOS ANGELES, CA 90028
Storage Address: 5610 W HOLLYWOOD BLVD

Date:
Last Inspection Date:
Permit Date: 10/01/2017
RFI Request No:
RFI Requestor Name:

Chemical & Ingredients	Haz. Mat. Type	Max. Qnt on hand:	Yearly Qnt	Product Storage Type	Physical State
ARGON/CO2	b	600			c
-		0	0		
-					
SOLVENT	b	55			c
-		0	0		
-					
WASTE PAINT/THINNER	c	55			c
-		0	0		
-					

City of LOS ANGELES
CALIFORNIA

LOS ANGELES FIRE DEPARTMENT
200 NORTH MAIN STREET
LOS ANGELES, CA 90012
(213) 978-3680

Business No.: FA0031263
Business Name: PRECISE AUTO BODY
Business Mailing Address: 5610 HOLLYWOOD BLVD
LOS ANGELES, CA 90028
Storage Address: 5610 W HOLLYWOOD BLVD

Date:
Last Inspection Date: 10/30/2015
Permit Date: 10/01/2017
RFI Request No:
RFI Requestor Name:

Chemical & Ingredients	Haz. Mat. Type	Max. Qnt on hand:	Yearly Qnt	Product Storage Type	Physical State
ARGON/CO2	b	600			c
-		0	0		
-					
SOLVENT	b	55			c
-		0	0		
-					
WASTE PAINT/THINNER	c	55			c
-		0	0		
-					

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Facility Details

Facility ID	87082
Company Name	G & N SHOP
Address	5604 HOLLYWOOD BLVD HOLLYWOOD, CA 90028

Status ACTIVE

Are there any back fees due?

No.

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Equipment List

Facility ID	87082
Company Name	G & N SHOP
Address	5604 HOLLYWOOD BLVD
	HOLLYWOOD, CA 90028

No Equipment Listed

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Compliance

Facility ID	87082
Company Name	G & N SHOP
Address	5604 HOLLYWOOD BLVD
	HOLLYWOOD, CA 90028

Notices Of Violaton: NONE

Notices To Comply: NONE

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Facility Details

Facility ID	100993
Company Name	PRECISE AUTO BODY
Address	5610 HOLLYWOOD BLVD
	HOLLYWOOD, CA 90028

Status ACTIVE

Are there any back fees due?

No.

SIC Code	Description
7513	TRUCK RENTAL & LEASING

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Equipment List

Facility ID	100993
Company Name	PRECISE AUTO BODY
Address	5610 HOLLYWOOD BLVD
	HOLLYWOOD, CA 90028

Appl_Nbr	Permit_Nbr	Issued_Date	Permit_Status	Eq_Type	Equip_Description	Appl_Date	Appl_Status
413741	F64462	11/6/2003	ACTIVE	Control	SPRAY BOOTH, AUTOMOTIVE	4/3/2003	PERMIT TO OPERATE GRANTED
412835	F64461	11/6/2003	ACTIVE	Control	SPRAY BOOTH, AUTOMOTIVE	3/7/2003	PERMIT TO OPERATE GRANTED
315600	D99112	5/17/1996	ACTIVE	Control	SPRAY BOOTH PAINT AND SOLVENT	5/9/1996	PERMIT TO OPERATE GRANTED
315601	D99113	5/17/1996	ACTIVE	Control	SPRAY BOOTH PAINT AND SOLVENT	5/9/1996	PERMIT TO OPERATE GRANTED
291119	D81686	3/29/1994	INACTIVE	Control	SPRAY BOOTH PAINT AND SOLVENT	3/25/1994	PERMIT TO OPERATE GRANTED

First Prev Page 1 of 1 (5 records) Next Last Page 1 Export To Excel

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Compliance

Facility ID	100993
Company Name	PRECISE AUTO BODY
Address	5610 HOLLYWOOD BLVD
	HOLLYWOOD, CA 90028

Notices Of Violation

Notice Number	Notice Issue Date	Violation Date	Disposition Date	Disposition
P37061	3/14/2002	3/8/2002	4/24/2003	Closed Case

First | Prev | Page 1 of 1 (1 records) | Next | Last | Page 1 | Export To Excel

Notices To Comply

Notice Number	Violation Date	Re-Inspection Date	Status
C81023	3/18/2003	4/22/2003	In Compliance
D24554	5/6/2009	5/28/2009	In Compliance
E00653	5/20/2010	9/15/2010	In Compliance

First | Prev | Page 1 of 1 (3 records) | Next | Last | Page 1 | Export To Excel

SOUTH COAST AQMD

Facility INformation Detail (FIND)

NOV/NC Details

Notice Number	P37061	Violation Date	3/8/2002	Issue Date	3/14/2002	Notice Type	NOV

Facility ID	100993
Company Name	PRECISE AUTO BODY
Address	5610 HOLLYWOOD HOLLYWOOD, CA 90028
Violation Description	INSTALLING/CONSTRUCTING AND OPERATING 2 PAINT SPRAY BOOTHS WITH PM CONTROL W/O A PERMIT TO CONSTRUCT AND/OR OPERATE. 2 DEVILBISS PRO PREP STATIONS EACH WITH PM CONTROL IN THE FORM OF A DOWN DRAFT EXHAUST INTO A FILTER UNIT.
Equipment Description	
Follow Up Status	In Compliance
Disposition	Closed Case
Disposition Date	4/24/2003

Rule No.	Rule Description
201	Permit To Construct
203	Permit to Operate

SOUTH COAST AQMD

Facility INformation Detail (FIND)

NOV/NC Details

Notice Number	C81023	Violation Date	3/18/2003	Issue Date	12/31/9999	Notice Type	NC

Facility ID	100993
Company Name	PRECISE AUTO BODY
Address	5610 HOLLYWOOD HOLLYWOOD, CA 90028
Violation Description	POST PERMITS R-D99112 & R-D00113 W/I 8 METERS OF PERMITTED EQUIPMENT. USE COMPLIANT SURFACE PREP. ADVISED TO REMOVE GROW SUPER KLEAN FROM FACILITY. KEEP ALL SOLVENT CONTAINERS COSED & COMPLETELY SEALED.
Equipment Description	
Status	In Compliance
Re-inspection Date	4/22/2003

Rule No.	Rule Description
109	Recordkeeping for Volatile Organic Compound Emissions
1171	Solvent Cleaning Operations
203 (b)	Permit to Operate
206	Posting of Permit to Operate
42303	Supply Information, Plans, Specs, Etc.

SOUTH COAST AQMD

Facility INformation Detail (FIND)

NOV/NC Details

Notice Number	D24554	Violation Date	5/6/2009	Issue Date	6/25/2009	Notice Type	NC

Facility ID	100993
Company Name	PRECISE AUTO BODY
Address	5610 HOLLYWOOD HOLLYWOOD, CA 90028
Violation Description	To repair manometer for prep station and to maintain its working condition and to remove all non-compliant paints and solvents from facility
Equipment Description	
Status	In Compliance
Re-inspection Date	5/28/2009

Rule No.	Rule Description
1151	MOTOR VEHICLE AND MOBILE EQUIPMENT NON-ASSEMBLY LINE COATING OPERATIONS

SOUTH COAST AQMD

Facility INformation Detail (FIND)

NOV/NC Details

Notice Number	E00653	Violation Date	5/20/2010	Issue Date	9/15/2010	Notice Type	NC

Facility ID	100993
Company Name	PRECISE AUTO BODY
Address	5610 HOLLYWOOD HOLLYWOOD, CA 90028
Violation Description	To repair manometer (attach connections, remove excess indicator liquid) and keep in working order. To print out monthly VOC records form year 2009 and what's available for 2010.
Equipment Description	
Status	In Compliance
Re-inspection Date	9/15/2010

Rule No.	Rule Description
109	Recordkeeping for Volatile Organic Compound Emissions

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Facility Details

Facility ID	25294
Company Name	PRECISION AUTO INC
Address	5610 HOLLYWOOD
	HOLLYWOOD, CA 90028

Status INACTIVE

Are there any back fees due?

No.

SIC Code	Description
7532	TOP & BODY REPAIR/PAINT SHOPS

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Equipment List

Facility ID 25294

Company Name PRECISION AUTO INC

Address 5610 HOLLYWOOD
HOLLYWOOD, CA 90028

Appl_Nbr	Permit_Nbr	Issued_Date	Permit_Status	Eq_Type	Equip_Description	Appl_Date	Appl_Status
C02261	P66981	6/21/1976	INACTIVE	Control	SPRAY BOOTH PAINT AND SOLVENT		PERMIT TO OPERATE GRANTED
C35435	M24596	5/24/1982	INACTIVE	Control	SPRAY BOOTH PAINT AND SOLVENT		PERMIT TO OPERATE GRANTED

First Prev Page 1 of 1 (2 records) Next Last Page 1 Export To Excel

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Compliance

Facility ID	25294
Company Name	PRECISION AUTO INC
Address	5610 HOLLYWOOD
	HOLLYWOOD, CA 90028

Notices Of Violaton: NONE

Notices To Comply: NONE

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Facility Details

Facility ID	87629
Company Name	PRECISION AUTO BODY
Address	5610 HOLLYWOOD BLVD
	HOLLYWOOD, CA 90028

Status OUT OF BUSINESS

SIC Code	Description
7532	TOP & BODY REPAIR/PAINT SHOPS

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Equipment List

Facility ID	87629
Company Name	PRECISION AUTO BODY
Address	5610 HOLLYWOOD BLVD
	HOLLYWOOD, CA 90028

No Equipment Listed

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Compliance

Facility ID	87629
Company Name	PRECISION AUTO BODY
Address	5610 HOLLYWOOD BLVD
	HOLLYWOOD, CA 90028

Notices Of Violaton: NONE

Notices To Comply: NONE

Matthew Rodriquez
Secretary for
Environmental Protection

Department of Toxic Substances Control

Barbara A. Lee , Director
1001 I Street
P.O. Box 806
Sacramento , CA 958120806

Edmund G. Brown Jr.
Governor

EPA ID PROFILE

Map

ID Number:	CAL000144464	**Status:**	INACTIVE
Name:	PRECISE AUTO BODY	**Inactive Date:**	6/30/2016 12:00:00 AM
County:	LOS ANGELES	**Record Entered:**	10/10/1996 12:00:00 AM
NAICS:	811121	**Last Updated:**	1/12/2017 12:49:35 PM

	Name	Address	City	State	Zip Code	Phone
Location	PRECISE AUTO BODY	5610 HOLLYWOOD BLVD	HOLLYWOOD	CA	900280000	
Mailing		5610 HOLLYWOOD BLVD	HOLLYWOOD	CA	900280000	
Owner	AVO PAPAZIAN	5610 HOLLYWOOD BLVD	HOLLYWOOD	CA	900280000	3234668900
Operator/Contact	AVO PAPAZIAN, OWNER	5610 HOLLYWOOD BLVD	HOLLYWOOD	CA	90028	3234668900

Based Only Upon ID Number: CAL000144464

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
Yes	N/A	INACTIVE

California and Non California Manifest Tonnage Total and Waste Code by Year Matrix by Entity Type (if available) are on the next page

Calif. Manifest Counts and Total Tonnage

Top line represents Manifest Count and Bottom line represents Total Tonnage

Year	Generator	Trans. 1	Trans. 2	TSDF	ALT. TSDF
2007	1 0.03600	0 0.00000	0 0.00000	0 0.00000	0 0.00000
2009	2 0.15425	0 0.00000	0 0.00000	0 0.00000	0 0.00000
2010	3 0.48370	0 0.00000	0 0.00000	0 0.00000	0 0.00000
2011	3 0.48789	0 0.00000	0 0.00000	0 0.00000	0 0.00000
2012	2 0.23352	0 0.00000	0 0.00000	0 0.00000	0 0.00000
2013	2 0.27520	0 0.00000	0 0.00000	0 0.00000	0 0.00000
2014	1 0.20850	0 0.00000	0 0.00000	0 0.00000	0 0.00000

2015	2 0.31692	0 0.00000	0 0.00000	0 0.00000	0 0.00000
2016	10 0.73620	0 0.00000	0 0.00000	0 0.00000	0 0.00000

Non California Manifest Total Tonnage

No Records Found

Waste Code Matrix					
California	Generator	Trans. 1	Trans. 2	TSDF	Alt. TSDF
RCRA	Generator	Trans. 1	Trans. 2	TSDF	Alt. TSDF

Waste Code Matrix as a spreadsheet

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: 02/07/2018

California Waste Code by Year Matrix

ID Number: CAL000144464
Entity Type: Generator

2007 2018 Select Years

Calif. Code	Description	2007	2009	2010	2011	2012	2013	2014	2015	2016
133	AQ SOL (2 < PH < 12.5) W ORG RESIDUES >= 10%	0.00000	0.10425	0.45870	0.48789	0.23352	0.25020	0.20850	0.31692	0.25020
214	UNSPECIFIED SOLVENT MIXTURE	0.03600	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.48600
352	OTHER ORGANIC SOLIDS	0.00000	0.05000	0.02500	0.00000	0.00000	0.02500	0.00000	0.00000	0.00000
	Grand Totals	**0.03600**	**0.15425**	**0.48370**	**0.48789**	**0.23352**	**0.27520**	**0.20850**	**0.31692**	**0.73620**

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: 02/07/2018

RCRA Waste Code by Year Matrix

ID Number: CAL000144464
Entity Type: Generator

2013 2018 Select Years

RCRA Code	Federal Waste Description	2013	2014	2015	2016
	Blank/Unknown	0.25020	0.20850	0.31692	0.25020
F005	Non-halogenated solvents	0.02500	0.00000	0.00000	0.48600
	Grand Totals	**0.27520**	**0.20850**	**0.31692**	**0.73620**

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: 02/07/2018

APPENDIX E

QUALIFICATIONS

JAMES YOON
Senior Project Manager
Registered Environmental Property Assessor No. 128283
(National Environmental Property Assessor)

Masters Degree	**Cal State University, Long Beach** Environmental Engineering
Bachelor of Science	**Cal State University, Long Beach** Chemistry

RESPONSIBILITIES:

- Wastewater Specialist/Treatment
- Soil/Groundwater Remediation
- Hazardous Waste Handling
- Air Pollution Control
- PHASE-I, II & III Environmental Site Assessment
- Site Remediation technology
- Environmental Cleaning/Compliance Issues
- Soil and Groundwater Sampling and Analysis

EXPERIENCE:

- Pre-Transaction Screen Real Estate Assessment for Environmental Issues
- Phase I, II & III Environmental Site Audit investigations, including site reconnaissance, interviews, governmental record search, and report writing.
- Project estimations for tank removal, site assessment and site remediation
- Project managing for tank removal and installation
- Hazardous Waste Profiling and Removal
- Soil and Groundwater Remediation
- Defining soil/groundwater contamination size and extent
- Hydrogeologic study and plume migration
- Wastewater and drinking water treatment process designs
- Soil Sampling/Groundwater Monitoring Systems installation
- Safety and Health Training

FIGURE (3)

AERIAL PHOTOMAP & TOPOGRAPHIC MAP



Scale: 1 inch to 528 feet

UTM North is straight up

Longitude: -118° 18' 43.3"
Latitude: 34° 6' 4.7"

UTM Easting: 378974 meters
UTM Northing: 3773974 meters
UTM Zone: NAD 11

County: LOS ANGELES

Project: Google Earth
Quadrangle:
Date: Recent
Film Type: Color

Source: U.S. Dept of Interior, Geological Survey

AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
5610 HOLLYWOOD BOULEVARD, LOS ANGELES

01-25-2018 WEEC6577



Scale: 1 inch to 400 feet

UTM North is straight up

Longitude: -118° 18' 43.3"
Latitude: 34° 6' 4.7"

UTM Easting: 378974 meters
UTM Northing: 3773974 meters
UTM Zone: NAD 11

County: LOS ANGELES

Project: NAPP 6858 54
Quadrangle: HOLLYWOOD NE
Date: 1994 05 31
Film Type: "BLACK AND WHITE FILM"

Source: U.S. Dept of Interior, Geological Survey

AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
5610 HOLLYWOOD BOULEVARD, LOS ANGELES



Scale: 1 inch to 800 feet

Longitude: -118° 18' 43.3"
Latitude: 34° 6' 4.7"

UTM Easting: 378974 meters
UTM Northing: 3773974 meters
UTM Zone: NAD 11

County: LOS ANGELES

Project: HAP84 240-223
Quadrangle:
Date: 09/12/1985
Film Type: Black & White

Source: U.S. Dept of Interior, Geological Survey

AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
5610 HOLLYWOOD BOULEVARD, LOS ANGELES



Scale: 1 inch to 500 feet

Longitude: -118° 18' 43.3"
Latitude: 34° 6' 4.7"

UTM Easting: 378974 meters
UTM Northing: 3773974 meters
UTM Zone: NAD 11

County: LOS ANGELES

Project: BSS 35-063
Quadrangle:
Date: 11/05/80
Film Type: Black & White

Source: U.S. Dept of Interior, Geological Survey

AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
5610 HOLLYWOOD BOULEVARD, LOS ANGELES



Scale: 1 inch to 800 feet

Longitude: -118° 18' 43.3"
Latitude: 34° 6' 4.7"

UTM Easting: 378974 meters
UTM Northing: 3773974 meters
UTM Zone: NAD 11

County: LOS ANGELES

Project: VEHB00030001
Quadrangle:
Date: 11/25/1977
Film Type: Black & White

Source: U.S. Dept of Interior, Geological Survey

AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
5610 HOLLYWOOD BOULEVARD, LOS ANGELES



Scale: 1 inch to 500 feet

Longitude: -118° 18' 43.3"
Latitude: 34° 6' 4.7"

UTM Easting: 378974 meters
UTM Northing: 3773974 meters
UTM Zone: NAD 11

County: LOS ANGELES

Project: VCYY299
Quadrangle:
Date: 10/25/1972
Film Type: Black & White

Source: U.S. Dept of Interior, Geological Survey

AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
5610 HOLLYWOOD BOULEVARD, LOS ANGELES



Scale: 1 inch to 500 feet

Longitude: -118° 18' 43.3"
Latitude: 34° 6' 4.7"

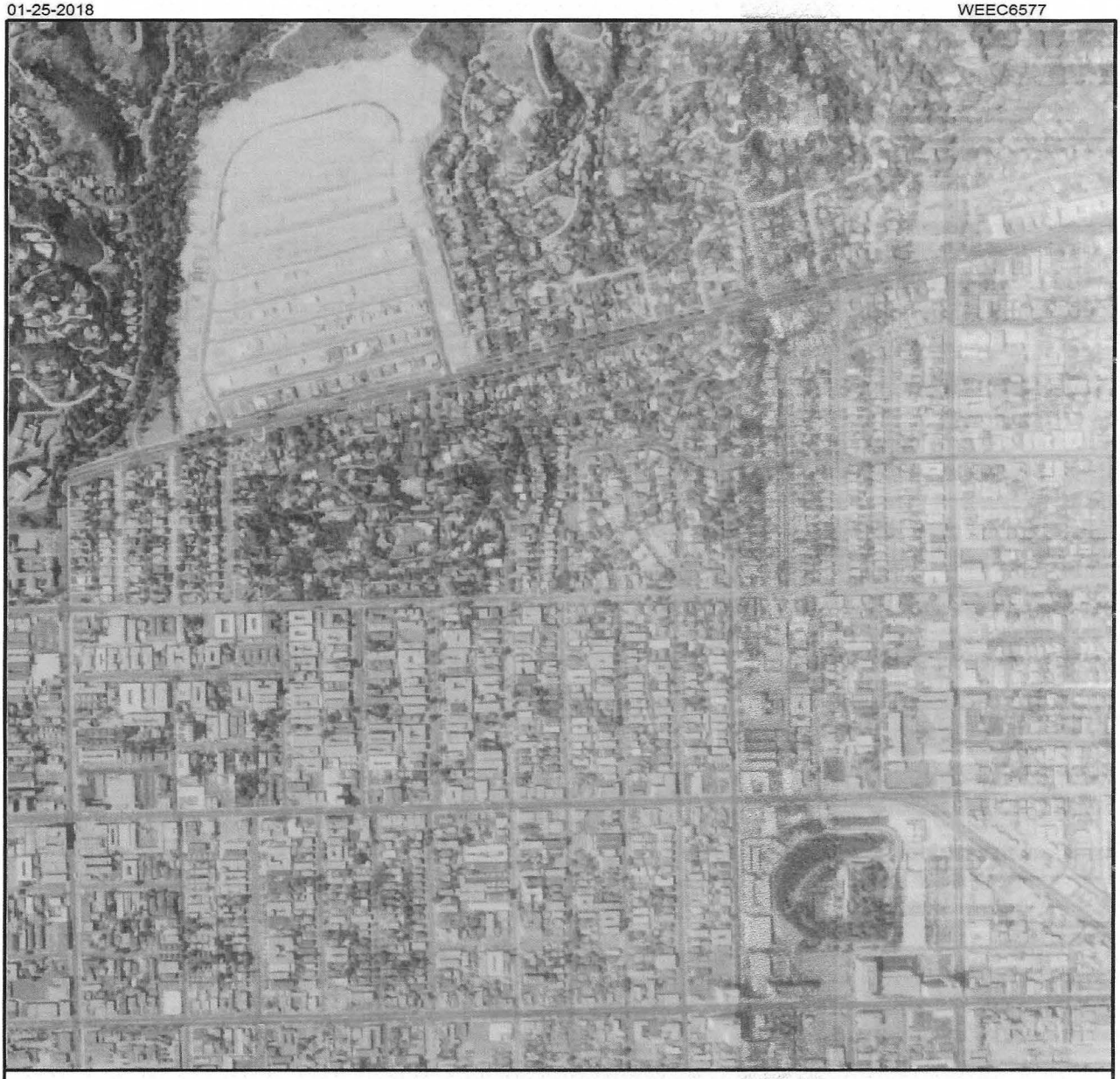
UTM Easting: 378974 meters
UTM Northing: 3773974 meters
UTM Zone: NAD 11

County: LOS ANGELES

Project: M684290V7-131
Quadrangle:
Date: 09/13/1968
Film Type: Black & White

Source: U.S. Dept of Interior, Geological Survey

AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
5610 HOLLYWOOD BOULEVARD, LOS ANGELES



Scale: 1 inch to 800 feet

Longitude: -118° 18' 43.3"
Latitude: 34° 6' 4.7"

UTM Easting: 378974 meters
UTM Northing: 3773974 meters
UTM Zone: NAD 11

County: LOS ANGELES

Project: VAWW00040014
Quadrangle:
Date: 09/01/1964
Film Type: Black & White

Source: U.S. Dept of Interior, Geological Survey

AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
5610 HOLLYWOOD BOULEVARD, LOS ANGELES



Scale: 1 inch to 500 feet

Longitude: -118° 18' 43.3"
Latitude: 34° 6' 4.7"

UTM Easting: 378974 meters
UTM Northing: 3773974 meters
UTM Zone: NAD 11

County: LOS ANGELES

Project: VP 18-84
Quadrangle:
Date: 08/03/1952
Film Type: Black & White

Source: U.S. Dept of Interior, Geological Survey

AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
5610 HOLLYWOOD BOULEVARD, LOS ANGELES



Scale: 1 inch to 500 feet

Longitude: -118° 18' 43.3"
Latitude: 34° 6' 4.7"

UTM Easting: 378974 meters
UTM Northing: 3773974 meters
UTM Zone: NAD 11

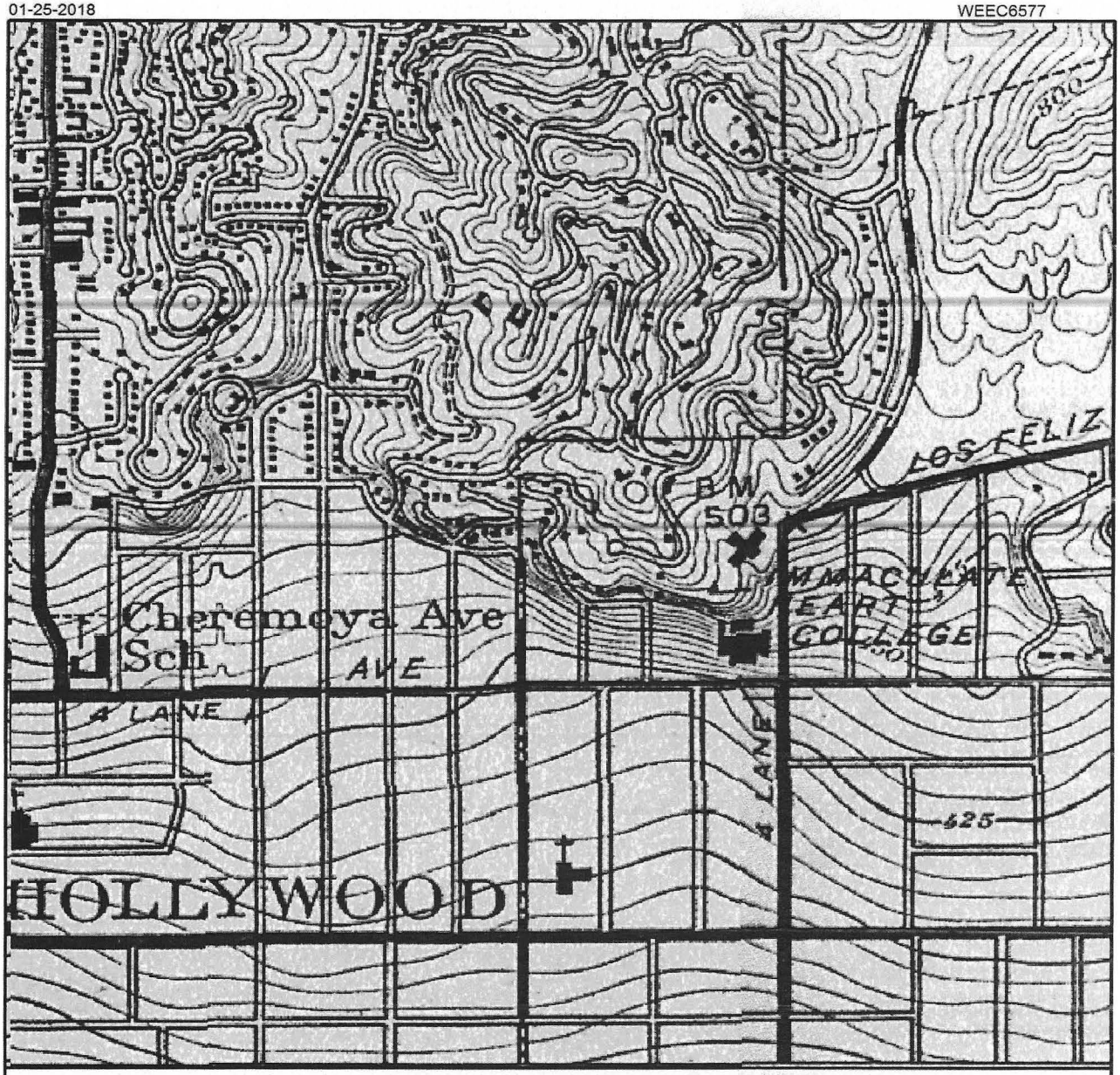
County: LOS ANGELES

Project: HD 1-70
Quadrangle:
Date: 07/10/48
Film Type: Black & White

Source: U.S. Dept of Interior, Geological Survey

AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
5610 HOLLYWOOD BOULEVARD, LOS ANGELES

01-25-2018 WEEC6577



Scale: 1 inch to 800 feet

Longitude: -118° 18' 43.3"
Latitude: 34° 6' 4.7"

UTM Easting: 378974 meters
UTM Northing: 3773974 meters
UTM Zone: NAD 11

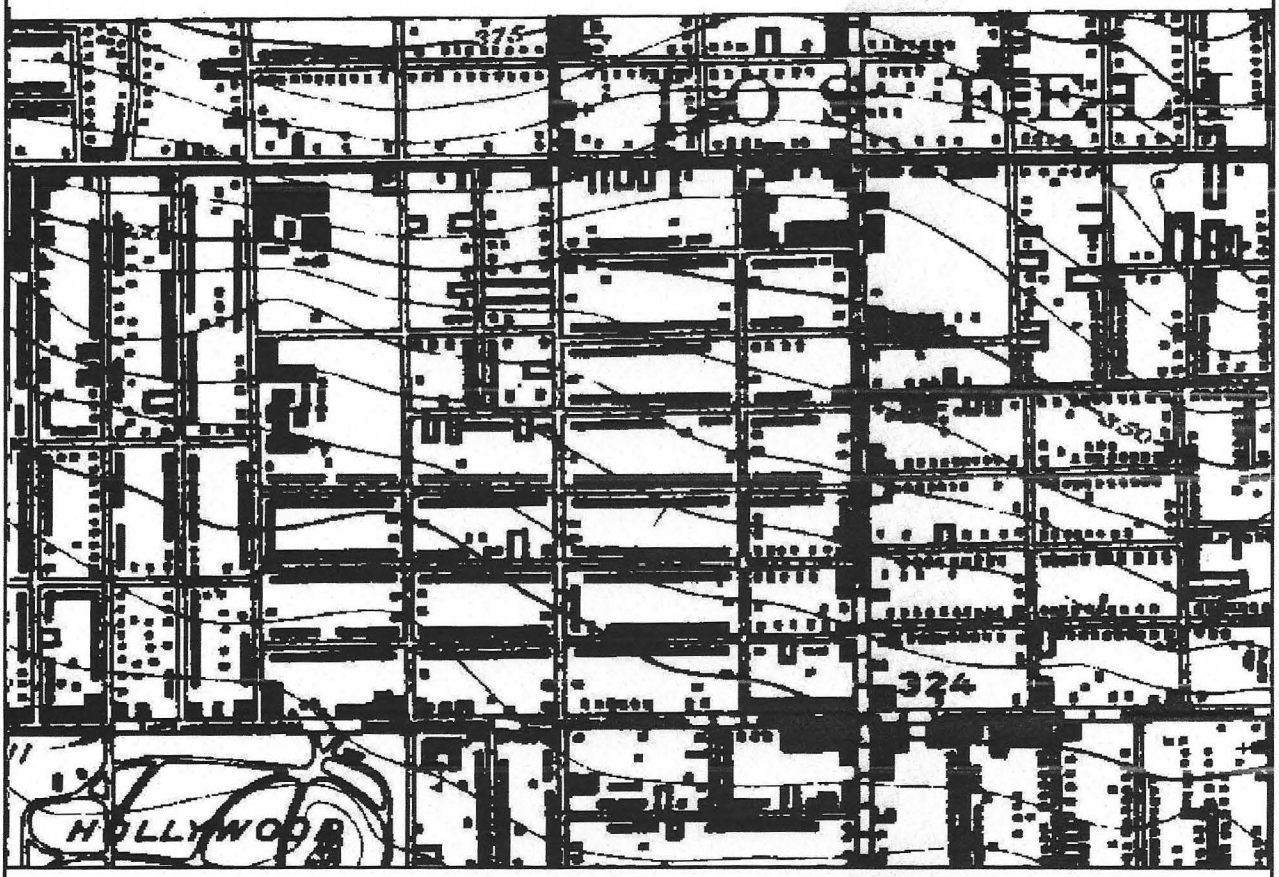
County: LOS ANGELES

Project: 5 BURBANK
Quadrangle:
Date: 1948
Film Type: Black & White

Source: U.S. Dept of Interior, Geological Survey

AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
5610 HOLLYWOOD BOULEVARD, LOS ANGELES

CALIFORNIA
(LOS ANGELES COUNT
HOLLYWOOD QUADRAI



Scale: 1 inch to 800 feet

Longitude: -118° 18' 43.3"
Latitude: 34° 6' 4.7"

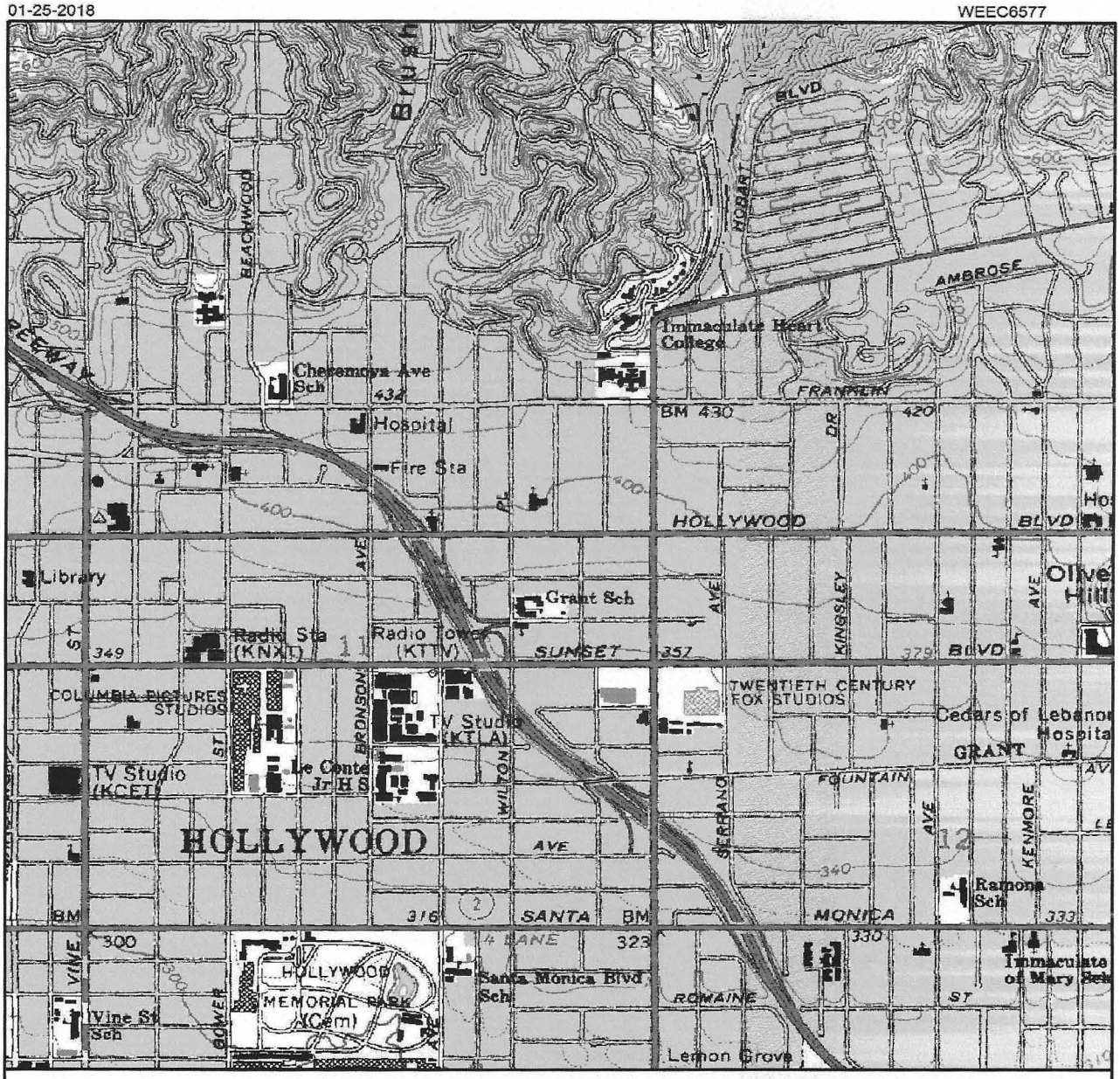
UTM Easting: 378974 meters
UTM Northing: 3773974 meters
UTM Zone: NAD 11

County: LOS ANGELES

Project: 4 HOLLYWOOD, CA
Quadrangle:
Date: 1926
Film Type: Black & White

Source: U.S. Dept of Interior, Geological Survey

AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
5610 HOLLYWOOD BOULEVARD, LOS ANGELES



Scale: 1.6 inches to 1/2 mile

UTM North is straight up

Longitude: -118° 18' 43.3"
Latitude: 34° 6' 4.7"

UTM Easting: 378974 meters
UTM Northing: 3773974 meters
UTM Zone: NAD 11

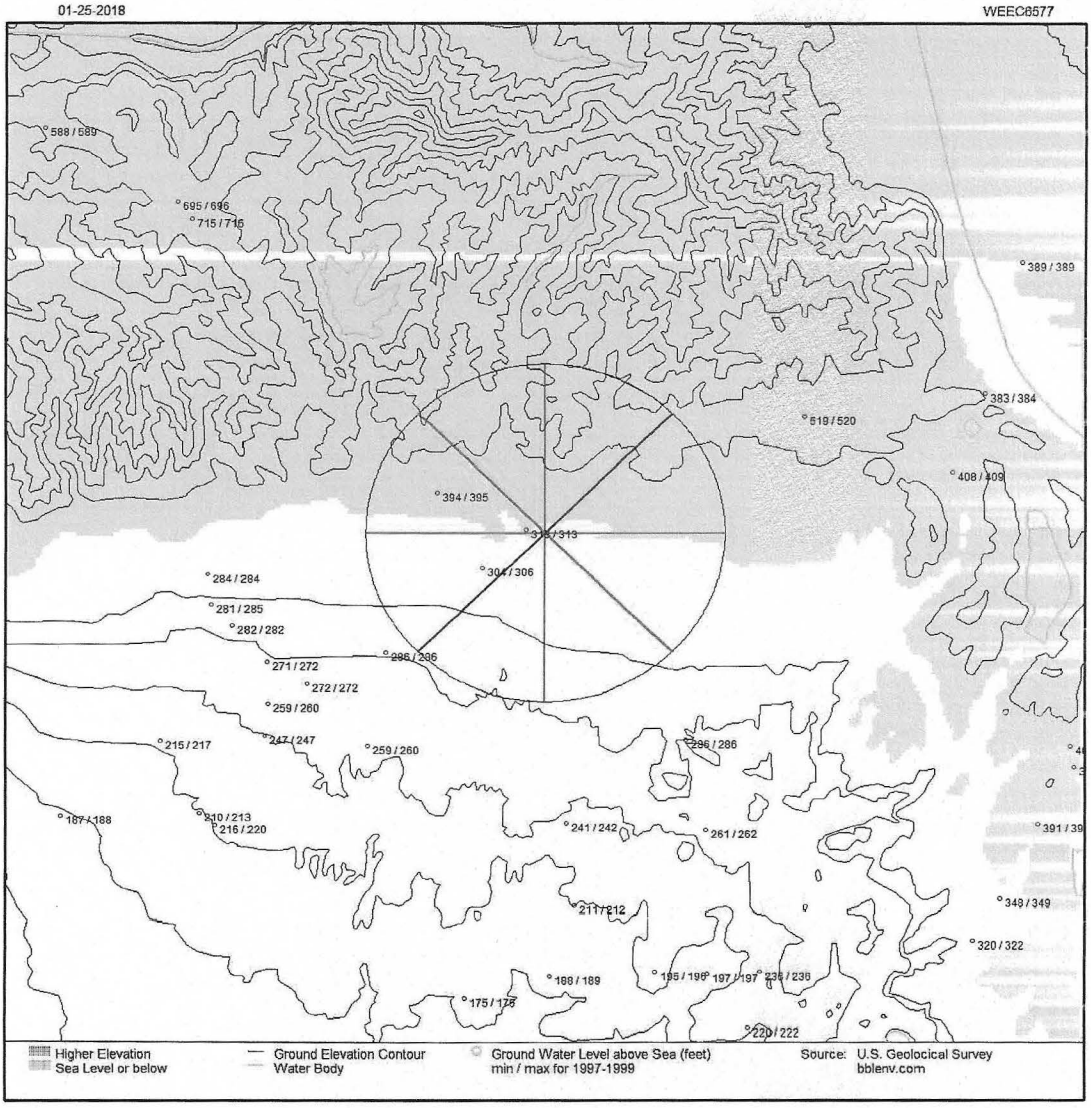
County: LOS ANGELES

AREA RADON ESTIMATES
LOS ANGELES County (69 sites tested)

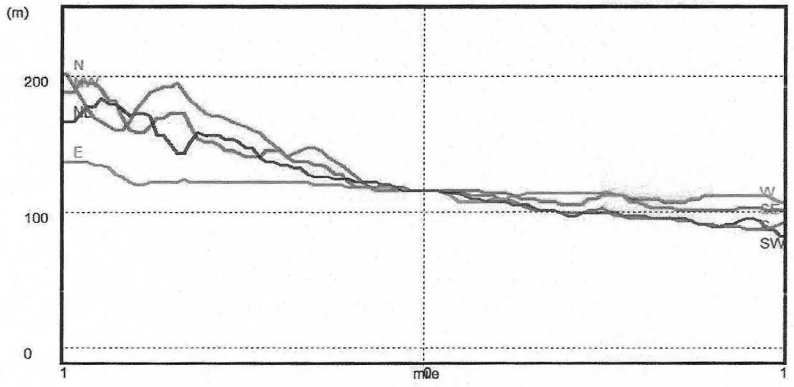
<2	pCi/L	92.8%
2-4	pCi/L	5.8 %
4-8	pCi/L	1.4 %
8-20	pCi/L	0.0 %
20 >	pCi/L	0.0%

Source: U.S. Dept of Interior, Geological Survey
HOLLYWOOD, CA 1994

TOPOGRAPHIC MAP OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
5610 HOLLYWOOD BOULEVARD, LOS ANGELES



Elevation Contour overview map (6*6 mile)



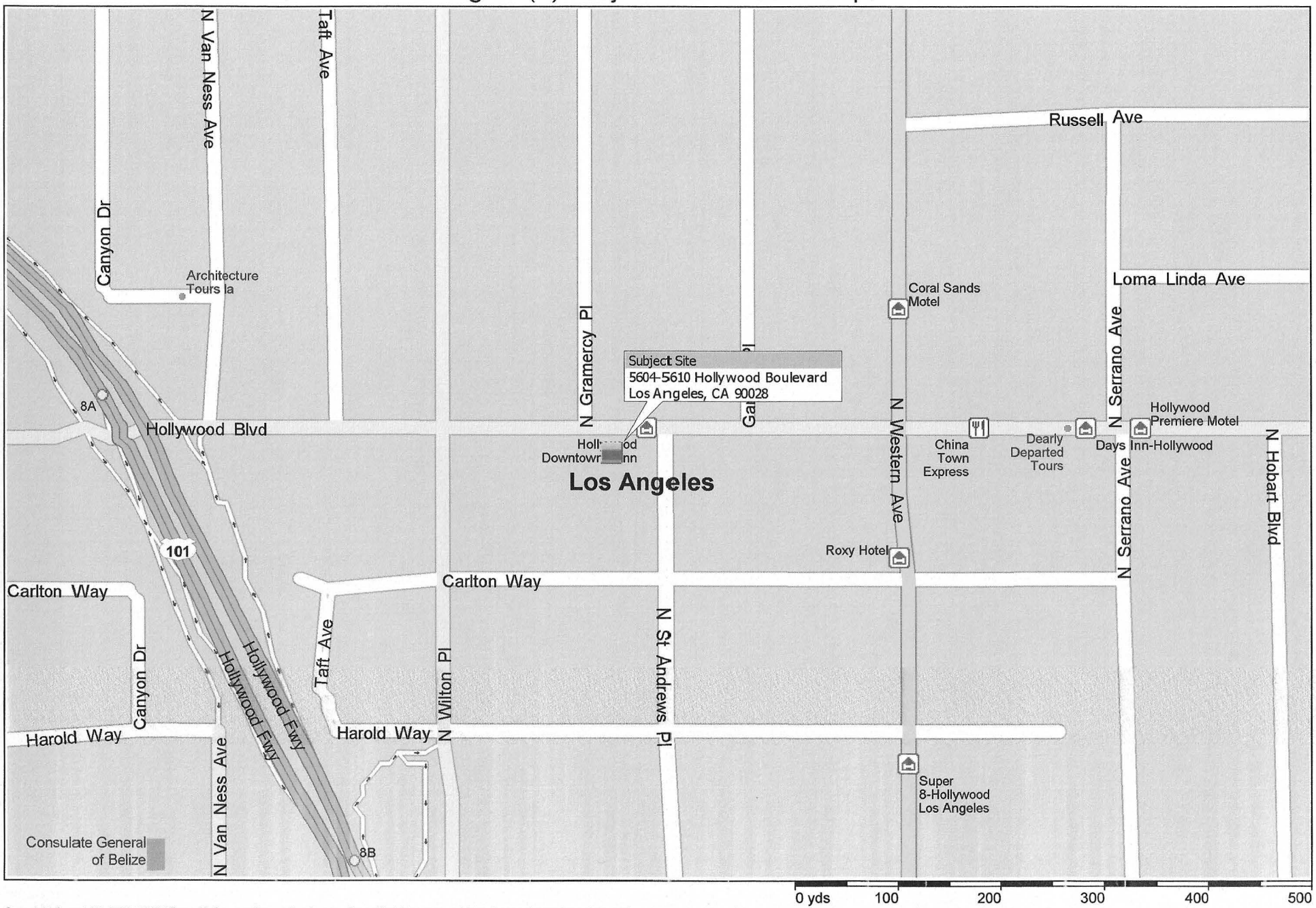
Elevation Profiles (±1 mile)

CONTOUR DATA IN THE VICINITY OF THE SUBJECT SITE LOCATED AT
5610 HOLLYWOOD BOULEVARD, LOS ANGELES

FIGURE (1)

SITE LOCATION MAP

Figure (1) Subject Site Location Map



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FIGURE (2)

SITE PLOT PLAN



Subject Site: 5604-5610 Hollywood Boulevard
Los Angeles, CA 90028

NOT TO SCALE

Figure (2) Subject Site Plot Plan

E-3 Preliminary Endangerment Assessment

5600 HOLLYWOOD BOULEVARD PROJECT

Preliminary Endangerment Assessment

Prepared for
City of Los Angeles
Department of City Planning

October 2020

ESA

5600 HOLLYWOOD BOULEVARD PROJECT

Preliminary Endangerment Assessment

Prepared for
City of Los Angeles
Department of City Planning

October 2020

626 Wilshire Boulevard
Suite 1100
Los Angeles, CA 90017
213.599.4300
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Appendix

A. Phase I Environmental Site Assessments

Tables

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Figure

1 Project Site 3

EXECUTIVE SUMMARY

This Preliminary Endangerment Assessment (PEA) has been prepared for the City of Los Angeles' Department of City Planning for the 5600 Hollywood Boulevard Project described herein. The developer proposes to redevelop four contiguous parcels (project site; see **Figure 1**). In order to facilitate the redevelopment of the properties, a cumulative assessment for information regarding known hazardous materials and the potential for adverse effects on people or the environment is necessary.

The purpose of this PEA is to identify whether a release or threatened release of hazardous materials exists at the project site and to evaluate the potential human health risks. Objectives of the PEA were to evaluate available information and identify chemicals of potential concern (COPCs), estimate potential future human health impacts as a result of exposure to identified COPCs, and if potential impacts exceed thresholds, provide recommendations to reduce human health impacts below thresholds. This PEA was performed in accordance with the Department of Toxic Substances Control (DTSC) PEA Guidance Manual (DTSC, 2015).

The four parcels that comprise the project site are located in the City of Los Angeles as listed below:

TABLE 1
PROJECT SITE ADDRESSES AND PARCELS

Address	APN	Current Use
5600 Hollywood Boulevard	5544-026-009	Vacant
5604-5606 Hollywood Boulevard	5544-026-008	Precise Auto Body Shop
1655 North Saint Andrews Place	5427-006-010	Apartment building
5607 West Carlton Way	5427-006-011	Parking lot for apartments

Phase I environmental site assessments (Phase I assessments) were conducted for all parcels except at the vacant 5600 Hollywood Boulevard parcel. However, information regarding the 5600 Hollywood Boulevard parcel was acquired by reviewing the historical aerial photographs and Sanborn fire insurance maps from the adjacent Phase I assessment report conducted for 1655 North Saint Andrews Place (apartment building) and 5607 West Carlton Way (parking lot). The Phase I assessments concluded that none of the parcels have known contaminants and no further evaluation (i.e., sampling of soil) of the parcels was necessary.

The 5604-5606 Hollywood Boulevard parcel (Precise Auto Body) is known to have permitted spray booths where hazardous materials (e.g., paints and thinners, cleaning solvents) are used, but has no recorded spills or violations. The 5600 Hollywood Boulevard parcel reportedly had a dry cleaner that operated from 1924 to 1928, which predates the modern use of chlorinated hydrocarbons, which did not come into use until 1930. Gasoline was the major dry cleaning solvent until 1928, after which Stoddard solvent, a less flammable petroleum hydrocarbon was used. Given the time period of this dry cleaner, it is assumed that gasoline and possibly Stoddard solvent were used. Petroleum hydrocarbons (e.g., gasoline, Stoddard solvent) naturally degrade faster than chlorinated hydrocarbons (e.g., TCE and PCE) because they lack chlorine. The four years of dry cleaning operations ended in 1928, about 92 years ago. Over this time period, it is anticipated that if any gasoline and Stoddard solvent that had been spilled, the spilled materials would have degraded to inert carbon, carbon dioxide, and water by now. No Phase II investigations (i.e., soil, soil gas, or groundwater sampling) are known to have been conducted for any of the parcels.

From the discussion above, none of the parcels that make up the Project Site are known to contain COPCs and, therefore, the site would not result in human health impacts for potential future receptors. No further investigation is necessary.



5600 Hollywood Boulevard Preliminary Endangerment Assessment

SOURCE: Google, 2020

Figure 1
Site Map

1. Introduction

This Preliminary Endangerment Assessment (PEA) has been prepared for the City of Los Angeles' Department of City Planning for the 5600 Hollywood Boulevard project described herein.

1.1 Purpose and Objectives

The purpose of this PEA is to consolidate the information from various available reports into a PEA using guidance from the Department of Toxic Substances Control (DTSC) PEA Guidance Manual (DTSC, 2015). The objective is to facilitate the redevelopment of the parcels. The focus of this effort is on information regarding known hazardous materials and the potential for adverse effects on people or the environment. The focus does not include repeating all details provided in the Phase I Environmental Site Assessments (Phase I assessments) or geotechnical investigation report conducted for the parcels. The reader is referred to the reference documents cited herein for site details not relevant to the risk analyses provide herein.

Overall objectives of this report include the following:

- Evaluate the results of the Phase I assessments with a focus on identifying chemicals of potential concern (COPCs);
- Estimate the human health impacts from exposure to identified COPCs;
- Provide recommendations to reduce risk and determine if further action/investigation is needed.

1.2 Scope of Work

BWC/St. Andrews, LP (Applicant) has provided proposed plans and Phase I assessments for three of the four parcels, which are herein evaluated to identify COPCs. Note that the Phase I assessment conducted for the parcel with an apartment building includes information (regulatory records, historical aerial photographs, and Sanborn fire insurance maps) that informs conditions at the fourth vacant parcel. The consultants for the Phase 1 assessments concluded that Phase 2 sampling investigations were unnecessary. In addition, a geotechnical investigation was conducted for all four parcels. The existing information was used to prepare this PEA using guidance from the DTSC PEA Guidance Manual dated October 2015.

Based on the project-specific information, a Conceptual Site Model (CSM) was prepared to identify pathways that could represent a potential route of human exposure. Since the Phase I's did not identify any COPCs at any of the parcels a characterization of potential human health risks was not necessary as all pathways were considered incomplete.

1.3 Assumptions and Exclusions

It is assumed that the existing Phase 1 assessments and conclusions are sufficient to support the PEA, including the human health and ecological screening evaluation. As the project site is not a suitable habitat for ecological receptors, an ecological risk assessment was not conducted. It is assumed that public participation would occur separately through the California Environmental Quality Act (CEQA) process as a result of this PEA.

No environmental assessment can wholly eliminate uncertainty regarding the potential for COPCs in connection with a property. Conformance of this assessment with DTSC guidance reduces, but does not eliminate, uncertainty regarding the potential for COPCs in connection with the subject property. While ESA has made every effort to discover and interpret available historical and current information on the properties within the time available, some potential always remains for undiscovered contamination to be present. ESA's report is a best-efforts collection and interpretation of available information, and cannot be considered wholly conclusive. This report and the associated work were provided in accordance with the principles and practices generally employed by the local environmental consulting profession. This is in lieu of all warranties, expressed or implied. No other warranty is expressed or implied. Information Provided from User/Owner/Landowner.

2. Site Description

This section describes the physical setting of the four parcels, collectively referred to as the project site, and the relation to surrounding areas.

2.1 Site Identification

The project site consists of four contiguous parcels. The site and parcel information is listed below in **Table 2** and shown on **Figure 1**.

TABLE 2
PROJECT SITE DESCRIPTIONS

Address	APN	Current USEPA or Other Agency Identification Number, if any	Zoning	Land Use Designation
5600 Hollywood Boulevard	5544-026-009	None	[Q]R5-2	High Density Residential
5604 Hollywood Boulevard	5544-026-008	CAL000144464		
1655 North Saint Andrews Place	5427-006-010	None		
5607 West Carlton Way	5427-006-011	None		

SOURCE: City of Los Angeles, 2020; WEECO, 2018

2.1.1 Contact Person

The main contact person and mailing address for the 5600 Hollywood Boulevard Project is listed below.

Mr. Sean Beddoe
BWC/St. Andrews, LP

2.1.2 General Property Location and Description

The project site consists of four contiguous parcels along Hollywood Boulevard, North Saint Andrews Place, and West Carlton Way (see **Figure 1**). The parcels are located within the completely developed urban area of City of Los Angeles. Three of the four parcels are currently entirely developed with the uses identified in **Table 1**. The fourth parcel is currently vacant but was previously developed with commercial stores and residences in the past. Other than minor landscaping, the parcels have no natural habitat or streams. Chapter 3 provides details regarding the current and previous uses of each parcel. The project site's latitude, longitude, and elevation are listed below in **Table 3**.

TABLE 3
SITE LOCATION AND ELEVATION

Latitude	Longitude	Approximate Elevation (feet)
34.101082	-118.311725	385 to 388

NOTES:
Latitudes and longitudes are from Google Earth, which uses World Geodetic System WGS84.
Elevations are from Google Earth, which uses the WGS84 EGM96 Geoid vertical datum.
The DTSC PEA Guidance Manual suggests coordinates and elevations use NAD83 and NAVD88, respectively. The WGS84 and WGS84 EGM96 datum are considered sufficient for the purpose of this PEA.

SOURCE: City of Los Angeles, 2016; Google Earth, WGS84 EGM96 Geoid.

2.2 Site Geology and Hydrogeology

The regional and site-specific geology and hydrology information summarized below is adapted from the geotechnical investigation for the project site (Langan, 2020), which also incorporated information from various investigations.

2.2.1 Regional Geology

The project site is located at the northwestern end of the Peninsular Ranges Geomorphic Province within the Los Angeles Basin area of southern California. This geomorphic province consists of a series of mountain ranges separated by northwest trending valleys that are subparallel to faults that branch from the San Andreas Fault.

More specifically, the site is within the Central Block of the Los Angeles Basin, an extensive sediment-filled depression bound by the San Gabriel Mountains on the north, Santa Monica Mountains and the Pacific Ocean on the west, the Palos Verdes Peninsula on the southwest, the Santa Ana Mountains on the southeast, and the Puente, San Jose, and Chino Hills on the east. The basin's structural history includes extension and strike-slip faulting, followed by oblique contraction via thrusting and strike-slip faulting. Regional geologic maps indicate that the area of the project site is underlain by Quaternary[1] alluvial fan deposits, about 2,000 feet south of foothills at the base of the Santa Monica Mountains and the Santa Monica-Hollywood-Raymond Fault System.

2.2.2 Site Geology and Hydrogeology

The geotechnical investigation conducted for the project site consisted of drilling three borings to depths ranging from 76½ to 151½ feet below the ground surface (bgs) and one percolation test boring to 47½ feet bgs. In addition, the geotechnical investigation incorporated the results of five previous borings.

Asphalt concrete 2- to 3.5- inches in thickness was encountered in each of the borings where pavement is present. Aggregate base was not encountered within the borings. Artificial fill, approximately five to six feet in thickness, was encountered in each of borings consisting of loose, predominately sandy material with various amounts of silt and clay, and stiff sandy silt. The underlying native materials consist of old alluvial fan deposits, generally consisting of

[1] Quaternary time is from the present to 1.6 million years before present time.

alternating layers of medium dense to very dense, predominately sandy material with various amounts of silt and clay, and stiff to hard predominately silty and clayey material with various amounts of sand. Groundwater was encountered at varying depths between 69 and 75 feet bgs. One perched zone was encountered at 50 feet bgs.

3. Background

3.1 Site Status/Historical Site Information

The current and historical uses of each parcel are summarized below.

5604 Hollywood Boulevard, Precise Auto Body

The following information on current and historical uses at 5604-5606 Hollywood Boulevard is from a 2018 Phase I Environmental Site Assessment (WEECO, 2018) and information retrieved from the South Coast Air Quality Management District's (SCAQMD) (SCAQMD, 2020).

The 5604-5606 Hollywood Boulevard is currently developed with one two-story, approximately 4,188 square foot building that occupies the majority of this 0.2-acre parcel on the northern portion. The southern portion of this parcel is a paved parking lot with a parking canopy on a smaller portion of the parking lot. The lower floor is used for vehicle storage and the upper floor is used for residences. At the time of the site reconnaissance, various vehicles and auto body repair equipment were observed at the parcel. The business uses paints, thinners, cleaning solvents, and CO_2/argon gas. Nine 55-gallon industrial drums, some with secondary containment and some without, which were labeled as containing hazardous waste (paint waste, thinner, waterborne cleaning solution, waste, filters/rags/solids/debris) and coolant were observed, along with minor spills and stains. Based on small quantities of observed hazardous materials, the de minimus nature of stains, the site is completely paved, and the nature of the business, the Phase I assessment consultant concluded these materials are not expected to represent a significant environmental concern.

Based on a review of historical information, this parcel was developed with one residence and a smaller outbuilding labeled "Auto" as of 1919. Sometime before 1948, the residence and outbuilding had been removed and replaced with the current building. Between 1960 and 1994, the commercial occupants included a piano company, a film and visual aid distribution company, a trading company, a loan and jewelry company, and a pawnbroker. None of these uses are anticipated to have used significant quantities of hazardous materials or resulted in recognized environmental issues. From 2000 to 2006, the parcel was listed as "Allstate Insurance and Precise Auto Body." Since 2006, the parcel has been listed as "Precise Auto Body." However, spray booth permits obtained from the SCAQMD indicates the site could have been used as an auto body shop as far back as 1996. There are no violations recorded by the SCAQMD (SCAQMD, 2020). The Phase I assessment is unclear as to when the second floor was initially used for residential. The apartments are assumed to use small quantities of typical household cleaning solutions that are not expected to represent a significant environmental concern.

The records indicate that this parcel has been utilized for commercial/industrial (currently auto body repair) and residential purposes.

5600 Hollywood Boulevard, Vacant Lot

A site-specific Phase I assessment has not been prepared for the vacant 5600 Hollywood Boulevard parcel. However, information regarding this parcel is available through review of the aerial photographs in the Phase I assessment for the adjacent parcel located at 1655 North St. Andrews Place and 5607 West Carlton Way (EFI Global, 2018).

The 5600 Hollywood Boulevard is currently a 0.2-acre vacant lot with pieces of foundations or sidewalks remaining from the previous two buildings located at 1655 North Saint Andrews Place noted below. The locations of the former buildings and unpaved areas are comprised of weeds, trees, and dirt. Although a formal site reconnaissance has not been conducted for this specific parcel, a review of aerial photographs and the street views from Google Earth did not show any visible significant hazardous material storage, previous structures that would indicate hazardous material uses, or recognized environmental issues at this parcel.

Based on a review of regulatory records, aerial photographs, and Sanborn fire insurance maps, this parcel was developed with one residence as of 1919. Sometime before 1928, the parcel was redeveloped with one commercial structure subdivided into six stores on the northern part facing Hollywood Boulevard and one residential structure subdivided into three residences on the southern part facing St. Andrews Place until at least 1994. As of 2002, the residential structure had been removed. The regulatory records, aerial photographs, and Sanborn fire insurance maps indicate that this parcel has been utilized for residential and commercial purposes.

Regulatory records indicate that one of the commercial businesses on this parcel was a dry cleaners and dyers business from at least 1924 through 1928. The Sanborn fire insurance maps identify the commercial stores as facing Hollywood Boulevard; therefore, the general location of the dry cleaners is assumed to have been at the location identified on Figure 1. Note that gasoline was the major dry cleaning solvent until 1928, after which Stoddard solvent, a less flammable petroleum hydrocarbon was used (Kirk and Othmar, 1979). Chlorinated hydrocarbons such as trichloroethene (TCE) and perchloroethene (PCE) did not come into use until 1930 and 1934, respectively (State Coalition for Remediation of Drycleaners, 2007). Given the time period of this dry cleaner, it is assumed that gasoline and possibly Stoddard solvent were used. Petroleum hydrocarbons (e.g., gasoline, Stoddard solvent) naturally degrade faster than chlorinated hydrocarbons (e.g., TCE and PCE) because they lack chlorine. The four years of dry cleaning operations ended in 1928, about 92 years ago. Over this time period, it is anticipated that if any gasoline and Stoddard solvent that had been spilled, the spilled materials would have degraded to inert carbon, carbon dioxide, and water by now.

1655 North Saint Andrews Place, Apartment Building

The following information on current and historical uses at 1655 North Saint Andrews Place are from a 2018 Phase I Environmental Site Assessment (EFI Global, 2018).

The 1655 North St. Andrews Place is currently developed with a two-story, 5,572 square-foot residential apartment building that occupies the majority of the 0.2-acre parcel. Some minor landscaping is present along the south side of the building. At the time of the site reconnaissance,

no significant hazardous materials storage or recognized environmental conditions were observed at this parcel. Persons familiar with the parcel were interviewed and stated that they were not aware of any negative environmental conditions associated with the parcel.

Based on a review of historical information, this parcel was developed with a residential structure sometime before 1919. The current apartment building was constructed in 1957. The records indicate that this parcel has been utilized solely for residential purposes.

5607 West Carlton Way, Par□ing Lot

The following information on current and historical uses at 5607 West Carlton Way are from a 2018 Phase I Environmental Site Assessment (EFI Global, 2018).

The 5607 West Carlton Way parcel is currently developed as a paved parking lot for the 1655 North Saint Andrews Place apartment building discussed above. Minor landscaping is present along the south side of the parking lot. At the time of the site reconnaissance, no significant hazardous material storage or recognized environmental conditions were observed at this parcel. Persons familiar with this parcel were interviewed and stated that they were not aware of any negative environmental conditions associated with the parcel.

Based on a review of historical information, this parcel was originally developed with a six-room one-story residence with a garage in 1913. This residence was demolished in 1956 and converted into the present-day parking lot. The records indicate that this parcel has been utilized solely for residential and parking purposes.

3.2 Hazardous Material/Substance/Waste Management Information

5604 Hollywood Boulevard, Precise Auto Body

As previously discussed, the Precise Auto Body facility uses hazardous materials that include paints, thinners, cleaning solvents, and CO2/argon gas. The residences on the second floor are assumed to use typical household cleaning solutions not anticipated to result in hazardous materials issues. Based on the results of the Phase 1 assessment, the consultant concluded this parcel has no recognized environmental conditions and recommended that soil and groundwater sampling was not warranted (WEECO, 2018).

5600 Hollywood Boulevard, Vacant Lot

A site-specific Phase I assessment, has not been conducted for this parcel. Information regarding this vacant parcel is from the Phase I assessment conducted for the adjacent parcel located at 1655 N. St. Andrews Place and 5607 West Carlton Way (GFI, 2018). This parcel is currently undeveloped with no hazardous materials use.

As previously discussed, this parcel had a dry cleaning facility from at least 1924 through 1928. Gasoline and possibly Stoddard solvent were likely used as the cleaning agent (Kirk and Othmar, 1979). Chlorinated hydrocarbons such as TCE and PCE did not come into use until 1930 and

1934, respectively (State Coalition for Remediation of Drycleaners, 2007). Given the time period of this dry cleaner, it is assumed that gasoline and possibly Stoddard solvent were used. Petroleum hydrocarbons (e.g., gasoline, Stoddard solvent, which are composed of carbon, oxygen, and hydrogen) naturally degrade faster than chlorinated hydrocarbons (e.g., TCE and PCE) because gasoline and Stoddard solvent lack chlorine (TCE and PCE contain chlorine) whose chemical bonds are more difficult to break. The four years of dry cleaning operations ended in 1928, about 92 years ago. Over this time period, it is anticipated that if any gasoline and Stoddard solvent had been spilled, the spilled materials would have degraded to inert carbon, carbon dioxide, and water by now.

1655 North Saint Andrews Place, Apartment Building

The residences are assumed to use typical household cleaning solutions not anticipated to result in hazardous materials issues. Based on the results of the Phase 1 assessment, the consultant concluded this parcel has no recognized environmental conditions and recommended that soil and groundwater sampling was not warranted (GFI, 2018).

5607 West Carlton Way, Par□ing Lot

Based on the results of the Phase 1 assessment, the consultant concluded this parcel has no recognized environmental conditions and recommended that soil and groundwater sampling was not warranted (GFI, 2018).

3.3 Current and Historical Use(s) of Surrounding Properties

The project site is located in an area that is primarily comprised of residential and commercial land uses (GFI, 2018; WEECO, 2018). Properties in the vicinity of the project site include single family homes, apartments, and commercial buildings. The adjacent property to the south is a public school, Grant Elementary School and Early Education Center. The properties to the southwest and southeast are apartments and condominiums. Along Hollywood Boulevard, the Precise Auto Body shop also operates the building to the immediate west and other commercial enterprises are located to the east. Various commercial businesses are located north of the project site across Hollywood Boulevard. None are known to use significant quantities of hazardous materials or have environmental issues.

The Phase I assessments concluded that none of the nearby properties, including adjacent properties, have hazardous materials issues that have the potential to affect the project site.

3.4 All Appropriate Inquiries Required Information

3.4.1 Fair Mar□et Value

The Phase I assessments concluded that none of the parcels have any suspected hazardous materials or environmental issues. Based on this, the property value of the project site would not be impacted and the evaluation of the relationship of the purchase price to the fair market value is not warranted.

3.4.2 Commonly Known or Reasonably Ascertainable Information about the Property

Phase I assessments conducted for the project site included extensive and recent reconnaissance, which included interviews of individuals with knowledge of the site's conditions. These individuals consisted of site owners and managers. Based on this, all known or reasonably ascertainable information about the properties was acquired.

3.4.3 Records Review Information

The relevant results of the records review were incorporated into the previous sections and are described in further detail in the Phase I assessments included in Appendix A.

3.4.4 Site Reconnaissance

The relevant results of the site reconnaissance conducted by various consultants were incorporated into the previous sections and are described in further detail of the Phase I assessments in Appendix A.

3.4.5 Interviews

The relevant results of interviews conducted by various consultants were incorporated into the previous sections and are described in further detail of the Phase I assessments in Appendix A.

4. Apparent Problem

As previously discussed, historical land uses on the sites included some activities that included the use of hazardous materials, and in the case of the Precise Auto Body operations, still do. The Phase I assessments did not identify releases of hazardous materials or environmental issues.

5604-5606 Hollywood Boulevard, Precise Auto Body

The 5604-5606 Hollywood Boulevard parcel is currently being used as an auto body repair facility that has occupied this parcel since at least the year 1996. The facility consists of a spray booth that uses paints, thinners, cleaning solvents, as well as CO_2/argon gas used at the site. Nine 55-gallon industrial drums, some with secondary containment and some without, which were labeled as containing hazardous waste (paint waste, thinner, waterborne cleaning solution, waste, filters/rags/solids/debris) and coolant were observed during the Phase I assessment, along with minor spills and stains. Based on small quantities of observed hazardous materials, the de minimus nature of stains, and the nature of the business, the Phase I assessment consultant concluded these materials are not expected to represent a significant environmental concern, and sampling was not needed. Consequently, soil has not been sampled beneath the foundation of the parking lot or the building on this parcel.

5600 Hollywood Boulevard, Vacant Lot

As previously discussed, this parcel had a dry cleaning facility from at least 1924 through 1928. Gasoline and possibly Stoddard solvent were likely used as the cleaning agent; chlorinated hydrocarbons such as TCE and PCE did not come into use until 1930 and 1934, respectively. Petroleum hydrocarbons (e.g., gasoline, Stoddard solvent, which are composed of carbon, oxygen, and hydrogen) naturally degrade faster than chlorinated hydrocarbons (e.g., TCE and PCE) because gasoline and Stoddard solvent lack chlorine (TCE and PCE contain chlorine) whose chemical bonds are more difficult to break. The four years of dry cleaning operations ended in 1928, about 92 years ago. Over this time period, it is anticipated that if any gasoline and Stoddard solvent had been spilled, the spilled materials would have degraded to inert carbon, carbon dioxide, and water by now. Soil and groundwater sampling has not been conducted for this parcel.

1655 North Saint Andrews Place, Apartment Building

The residences are assumed to use typical household cleaning solutions not anticipated to result in hazardous materials issues. Based on the results of the Phase 1 assessment, the consultant concluded this parcel has no recognized environmental conditions and recommended that soil and groundwater sampling was not warranted.

5. Conceptual Site Model

The Conceptual Site Model depicts the potential primary and secondary chemical sources present, transport mechanisms, exposure mediums, and exposure routes to potential receptors. It includes the potential sources of contaminants, such as the auto body and former drycleaners. However, based on project-specific information within the Phase I's, no COPCs for any of the parcels were identified therefore a CSM was not prepared for the Site.

5.1 Factors Related to Soil and Air Pathways

The 0.2-acre site at 5604-5606 Hollywood Boulevard is currently developed with an auto body repair facility, residential uses, and associated paved parking lots. In addition, there is undeveloped dirt lots present where a former dry cleaning facility operated from 1924 to 1928. There have been no known reportable spills and, therefore, no soil, groundwater, or soil vapor sampling completed at any of the parcels that makeup the site. Since there are permitted spray booths located at the 5604-5606 Hollywood Boulevard parcel and a former dry cleaner on a portion of the 5600 Hollywood Boulevard parcel these uses would be the primary source of contaminant. However, as previously mentioned, there have been no known reportable spills; therefore, the pathway to soils or any other secondary source is incomplete and no further action is necessary.

6. Sampling Activities and Results

6.1 Summary of Activities

Since no RECs were associated with the Site, soil or groundwater sampling was not warranted.

6.2 Sample Collection

No sampling activities were performed on any of the four parcels within the Site.

6.3 Discussion of Results

No COPCs were identified nor suspected at the Site. No further investigation is necessary.

7. Human Health Screening Evaluation

7.1 Risk Characterization Summary

Based on the results of Phase I assessments conducted for the Project Site, COPCs were not identified at any of the sites and a human health screening evaluation was not warranted.

8. Ecological Screening Evaluation

8.1 Biological Characterization

The Project Site is proposed for residential development. The proposed development would not maintain or be suitable for wildlife habitat.

8.2 Ecological Pathway Assessment

The Project Site would not have significant amounts of wildlife based on the proposed development, therefore, an assessment of potential exposure to sensitive ecological receptors is unnecessary.

8.3 Ecological Screening Evaluation Summary

Based on the development being located in a highly urbanized area that is highly disturbed, the proposed land uses would not support or be suitable for wildlife, therefore, an ecological screening evaluation was not conducted.

9. Community Profile

The City of Los Angeles conducted public participation activities as part of the 2016 Draft EIR for the Hollywood Community Plan Area, Silver Lake – Echo Park – Elysian Valley Community Plan Area, Sunset-Silver Lake Project (City of Los Angeles, 2016). It is assumed that further public participation would occur separately through the CEQA process, in the event that a RAP, RAW, or similar document would be needed as a result of this PEA.

10. Opinion of Environmental Professional Conclusions and Recommendations

10.1 Summary and Conclusions

5604-5606 Hollywood Boulevard, Precise Auto Body

No COPCs were identified at the Project Site. No further investigation is necessary.

5600 Hollywood Boulevard, Vacant Lot

No COPCs were identified at the Site. No further investigation is necessary.

1655 North Saint Andrews Place, Apartment Building

No COPCs were identified at the Site. No further investigation is necessary.

5607 West Carlton Way, Par□ing Lot

No COPCs were identified at the Site. No further investigation is necessary.

10.2 Recommendations

As previously discussed, the Phase I assessments identified previous and current uses of the property that include(d) the use of hazardous materials. Although no spills of hazardous materials have been documented, undocumented spills may have occurred. Consequently, the excavation activities that would be conducted during development of the property have the potential to encounter hazardous materials. To mitigate for this potential and protect worker health and safety, the applicant would prepare a Soil Management Plan (SMP) prior to the issuance of the grading permit. SMPs are a comment element of development projects where soil conditions are uncertain. Soil management procedures shall be described so that any unidentified hazardous soil can be separated from non-hazardous soil during excavation tasks. Soil management procedures outlined in the SMP shall be followed during the Project's excavation and development phases to properly manage the various classes of soil and to minimize risk to workers and the public to potentially unidentified contaminated soils during construction.

10.3 Data Gaps

A formal Phase I was not completed for the parcel located at 5600 Hollywood Boulevard, however information for this parcel was obtained from a Phase I completed at the adjacent parcels located at 1655 North Saint Andrews Place and 5607 West Carlton Way. Information regarding prior land uses at 5600 Hollywood Boulevard was contained in the Phase I for 1655 North St. Andrews Place and 5607 West Carlton Way, therefore sufficient information regarding the parcel at 5600 Hollywood Boulevard was assessed. Since information was available for all parcels that comprise the project site, the fact that a formal Phase I was not completed for one of the four parcels does not constitute a data gap. Therefore, no data gaps were identified.

11. References

City of Los Angeles, Department of City Planning, 2020, *Generalized Zoning,* accessed on April 3, 2020, at: http://zimas.lacity.org/

Department of Toxic Substances Control (DTSC). 2008. *Determination of a Southern California Regional Background Arsenic Concentration in Soil, March 2008.*

Department of Toxic Substances Control (DTSC), 2015, *Preliminary Endangerment Assessment Guidance Manual,* revised October 2015

EFI Global, 2018, Phase I Environmental Site Assessment Report, 5607 West Carlton Way and 1655 North Saint Andrews Place, Los Angeles, California 90028, May 18

Environmental Science Associates (ESA), 2020, *Hollywood Center Project, Draft Environmental Impact Report,* April

Kirk , Raymond Eller, and Donald Frederick Othmar, 1979, *Encyclopedia of chemical Technology, Volume 8, Diuretics to Emulsions, Drycleaning and Laundering*, pgs 50 - 68

Langan, 2020, *Draft Geotechnical Investigation Report, Proposed Mixed-Use Development, 5600 Hollywood Boulevard, Los Angeles, California 90028,* August 14

South Coast Air Quality Management District (SCAQMD). 2020, Facility Information Details (F.I.N.D), accessed on April 11, 2020.

State Coalition for Remediation of Drycleaners, 2007, *A Chronology of Historical Developments in Drycleaning*, November

WEECO, 2018, Phase I Environmental Site Assessment, 5604-5610 Hollywood Boulevard, Los Angeles, California 90028, February 9

12. Signatures and □ualifications of Environmental Professionals

This section includes qualification statements of the environmental professionals responsible for conducting the PEA.

Mr. Michael Burns, PG, CEG, CHG, of ESA conducted the Phase 1 Environmental Site Assessment portion of this PEA. Mr. Burns has over 30 years of experience in environmental site investigations, characterizations, and assessments, including Phase I Environmental Site Assessments.

Ms. Heidi Rous, CPP, of ESA conducted the Risk Assessment portion of this PEA. Ms. Rous has over 25 years of experience in conducting Risk Assessments.

Mr. Burns and Ms. Rous declare that, to the best of their professional knowledge and belief, they meet the definition of Environmental Professional as defined in 40 CFR §312.10. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Geologist:

_____ September , 2020

Michael G. Burns, PG #4532, CEG #1846, CHG #280

Risk Assessor:

_____ September , 2020

Heidi Rous, CPP

Attachment F(a)

Mitigation Measures from Prior EIR – 2016-2040 RTP/SCS

ESA

ATTACHMENT F

Mitigation Measures from Prior EIR – SCAG 2016-2040 RTP/SCS

As a new multi-family residential project to be developed at an urban infill site that directly fronts a Southern California Association of Government (SCAG)-identified high quality transit corridor and within a SCAG-identified High Quality Transit Area (as well as Transit Priority Area [TPA]), the Southern California Association of Governments' (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016-2040 RTP/SCS) Program Environmental Impact Report (PEIR) is applicable to the Project Site. The SCAG 2016-2040 RTP/SCS PEIR was prepared to evaluate the potential environmental impacts of the proposed 2016-2040 RTP/SCS. As part of that PEIR, mitigation measures were included that would reduce potentially significant impact identified in the PEIR. The complete list of the mitigation measures identified in the PEIR is included in Exhibit B, Mitigation Monitoring and Reporting Program (MMRP), of the Final PEIR.[1] The MMRP includes various mitigation measures, both at the regional level that would be implemented by SCAG and at the project level that would be implemented by the respective lead agency (here, the City of Los Angeles [City]). Regional mitigation measures would be implemented by SCAG and are therefore not discussed in this table. Project level mitigation measures are those mitigation measures that SCAG determined a lead agency can and should consider, as applicable and feasible, where the lead agency has identified that a project has the potential for significant effects. This table focuses on the Project's consistency with the MMRP's project-level mitigation measures (marked as PMM in the MMRP). All mitigation measures referenced herein that would be incorporated into the Project would be enforceable through the Project entitlements as Project Measures (PMs).

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
Aesthetics (AES)		
AES-1: Potential to have a substantial adverse effect on a scenic vista.	MM-AES-1(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects of visual intrusions on scenic vistas, or National Scenic Byways that are in the jurisdiction and responsibility of Caltrans, other public agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with regulations for Caltrans scenic vistas and goals and policies within	**No mitigation applies.** Public Resources Code (PRC) Section 21099, enacted by Senate Bill (SB) 743, provides that "aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment" for purposes of CEQA. As discussed in the SCPE, PRC Section 21155(b) defines a Transit Priority Area (TPA) is defined as an area within one-half mile of a major transit stop that is existing or

1 Southern California Association of Governments, 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy Mitigation Monitoring and Reporting Program, adopted April 2016. Available at: http://scagrtpscs.net/Documents/2016/peir/final/2016fPEIR_ExhibitB_MMRP.pdf. Accessed July 7, 2020.

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	county and city general plans, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Use a palette of colors, textures, building materials that are graffiti-resistant, and/or plant materials that complement the surrounding landscape and development. • Use contour grading to better match surrounding terrain. Contour edges of major cut-and-fill to provide a more natural looking finished profile. • Use alternating facades to "break up" large facades and provide visual interest. • Design new corridor landscaping to respect existing natural and man-made features and to complement the dominant landscaping of the surrounding areas. • Replace and renew landscaping along corridors with road widenings, interchange projects, and related improvements. • Retain or replace trees bordering highways, so that clear-cutting is not evident. • Provide new corridor landscaping that respects and provides appropriate transition to existing natural and man-made features and is complementary to the dominant landscaping or native habitats of surrounding areas. • Implement design guidelines, local policies, and programs aimed at protecting views of scenic corridors and avoiding visual intrusions in design of projects to minimize contrasts in scale and massing between the project and surrounding natural forms and developments. Avoid, if possible, large cuts and fills when the visual environment (natural or urban) would be substantially disrupted. Site or design of projects should minimize their intrusion into important viewsheds and use contour grading to better match surrounding terrain.	planned. PRC Section 21064.3 defines a "major transit stop" as a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. As described in this exemption document under the criterion identified by PRC Section 21155(b)(3), the Project Site is located within one-half mile of a major transit stop, and is therefore located within a TPA.[2] Accordingly, the Project's potential aesthetic impacts shall not be considered significant impacts on the environment pursuant to PRC Section 21099. Additionally, the Project would be required to comply with City Ordinance No. 170,978 (Landscape Ordinance), which requires that the Applicant shall submit a Landscape Plan prior to the issuance of a grading permit, which shall be prepared by a state-licensed landscape architect, demonstrating all street trees in the public right-of-way meet the requirements of the current Street Tree Division Standards. Therefore, while this mitigation measure does not apply to the Project due to the provisions of PRC Section 21099, compliance with existing regulatory requirements would be similar to this mitigation measure.
AES-2: Potential to substantially damage scenic resources, including, but not limited to,	No mitigation required.	**No mitigation applies.** As described above, PRC Section 21099, enacted by SB 743, provides that "aesthetic and parking impacts of a residential, mixed-use residential, or

2 City of Los Angeles, ZIMAS, 2020. Parcel information for 5600 Hollywood Boulevard. Available at: http://zimas.lacity.org/, accessed June 2, 2020; City of Los Angeles Zoning Information (ZI) File No. 2452. The Los Angeles County Metropolitan Transportation Authority (Metro) B Line (Red) Hollywood and Western Station is 700 feet east of the Project Site.

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
trees, rock outcroppings, and historic buildings within a state scenic highway		employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment," and as described above under **AES-1**, the Project meets these statutory criteria. Furthermore, the Project Site currently contains 27 non-protected trees that would be replaced with 104 trees as detailed in the Landscape Plan prepared for the Project by HKS Architects, Inc. in July 2020 (Attachment J).
AES-3: Potential to substantially degrade the existing visual character or quality of the site and its surroundings.	MM-AES-3(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects of degrading the existing public viewpoints, visual character, or quality of the site that are in the jurisdiction and responsibility of local jurisdictions and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the goals and policies within county and city general plans, as applicable and feasible. Such measures may include the following, or other comparable SCAG Lead Agency Ongoing over the life of the Plan Ongoing over the life of the Plan 2016 RTP/SCS Mitigation Monitoring and Reporting Program 12 TABLE 9-2 MITIGATION MEASURES Impact Mitigation Measures Implementing Agency Implementing Date measures identified by the Lead Agency: • Minimize contrasts in scale and massing between the projects and surrounding natural forms and development, minimize their intrusion into important viewsheds, and use contour grading to better match surrounding terrain in accordance with county and city hillside ordinances, where applicable. • Design landscaping along highway corridors to add significant natural elements and visual interest to soften the hard-edged, linear transportation corridors. • Require development of design guidelines for projects that make elements of proposed buildings/facilities visually compatible, or minimize visibility of changes in visual quality or character through use of hardscape and softscape solutions. Specific measures to be addressed include setback buffers, landscaping, color, texture, signage, and lighting criteria.	**No mitigation applies**. As described above, PRC Section 21099, enacted by SB 743, provides that "aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment," and as described above under **AES-1**, the Project meets these statutory criteria. In addition, the Project would meet the requirements set forth in Los Angeles Municipal Code (LAMC) Section 91.8104 by ensuring that every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material. The Project would also be designed in accordance with City Ordinance No. 170,978, Landscape Ordinance Guidelines.

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	• Design projects consistent with design guidelines of applicable general plans. • Apply development standards and guidelines to maintain compatibility with surrounding natural areas, including site coverage, building height and massing, building materials and color, landscaping, site grading, and so forth in accordance with general plans and adopted design guidelines, where applicable. • Require that sites are kept in a blight/nuisance-free condition. Remove blight or nuisances that compromise visual character or visual quality of project areas including graffiti abatement, trash removal, landscape management, maintenance of signage and billboards in good condition, and replace compromised native vegetation and landscape.	
AES-4: Potential to create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Potential to result in shade and shadow impacts.	MM-AES-4(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or minimizing the effects of light and glare on routes of travel for motorists, cyclists, and pedestrians, or on adjacent properties, and limit expanded areas of shade and shadow to areas that would not adversely affect open space or outdoor recreation areas that are in the jurisdiction and responsibility of local jurisdictions and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the goals and policies within county and city general plans, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Use lighting fixtures that are adequately shielded to a point below the light bulb and reflector and that prevent unnecessary glare onto adjacent properties. • Restrict the operation of outdoor lighting for construction and operation activities in accordance with local regulations. • Use high pressure sodium and/or cut-off fixtures instead of typical mercury-vapor fixtures for outdoor lighting • Use unidirectional lighting to avoid light trespass onto adjacent properties. • Design exterior lighting to confine illumination to the project site, and/or to areas which do not include light-sensitive uses.	**No mitigation applies**. As described above, PRC Section 21099, enacted by SB 743, provides that "aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment," and as described above under **AES-1**, the Project meets these statutory criteria.

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	• Provide structural and/or vegetative screening from light-sensitive uses. • Shield and direct all new street and pedestrian lighting away from light-sensitive off-site uses. • Use non-reflective glass or glass treated with a non-reflective coating for all exterior windows and glass used on building surfaces. • Architectural lighting shall be directed onto the building surfaces and have low reflectivity to minimize glare and limit light onto adjacent properties	
Agricultural and Forestry Resources (AF)		
AF-1: Potential to 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.	MM-AF-1(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects from the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses that are within the jurisdiction and responsibility of the Natural Resources Conservation Service, the California Resources Agency, other public agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the Farmland Protection Act and implementing regulations, and the goals and policies established within the applicable adopted county and city general plans to protect agricultural resources consistent with the Farmland Mapping and Monitoring Program of the California Resources Agency. Such measures may include the following, or other comparable measures identified by the Lead Agency taking into account project and site-specific considerations as applicable and feasible: • For projects that require approval or funding by the USDOT, comply with Section 4(f) U.S. Department of Transportation Act of 1966 (USDOT Act).	**No mitigation applies.** No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance exists on or in the vicinity of the Project Site.[3] The Project Site is located in an urbanized area of the City and is currently improved with an existing three-story structure, a two-story structure, associated surface parking, and a vacant lot. Thus, none of the mitigation measures that pertain to agriculture and forestry resources are applicable to the Project**.**

3 California Department of Conservation, Farmland Mapping & Monitoring Program, 2016 Los Angeles County Map. Available at: http://www.arcgis.com/home/webmap/viewer.html?url=https%3A%2F%2Fgis.conservation.ca.gov%2Fserver%2Frest%2Fservices%2FDLRP%2FCaliforniaImportantFarmland_2016%2FFeatureServer&source=sd, accessed May 27, 2020.

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	• Project relocation or corridor realignment to avoid Prime Farmland, Unique Farmland, or Farmland of Local or Statewide Importance. • Maintain and expand agricultural land protections such as urban growth boundaries. Support the acquisition or voluntary dedication of agriculture conservation easements and other programs that preserve agricultural lands, including the creation of farmland mitigation banks. Local governments would be responsible for encouraging the development of agriculture conservation easements or farmland mitigation banks, purchasing conservation agreements or farmland for mitigation, and ensuring that the terms of the conservation easement agreements are upheld. The California Department of Fish and Wildlife provides a definition for conservation or mitigation banks on their website (please see https://www.wildlife.ca.gov/Conservation/Planning/Banking) "A conservation or mitigation bank is privately or publicly owned land managed for its natural resource values. In exchange for permanently protecting, managing, and monitoring the land, the bank sponsor is allowed to sell or transfer habitat credits to permitees who need to satisfy legal requirements and compensate for the environmental impacts of developmental projects. A privately owned conservation or mitigation bank is a free-market enterprise that: • Offers landowners economic incentives to protect natural resources; • Saves permitees time and money by providing them with the certainty of pre-approved compensation lands; • Consolidates small, fragmented wetland mitigation projects into large contiguous sites that have much higher wildlife habitat values; • Provides for long-term protection and management of habitat. A publicly owned conservation or mitigation bank: • Offers the sponsoring public agency advance mitigation for large projects or multiple years of operations and maintenance." In 2013, the University of California published an article entitled "Reforms could boost conservation banking by landowners" that	

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	speaks specifically to the use of agricultural lands for in conjunction with conservation banking programs. • Provide for mitigation fees to support a mitigation bank that invests in farmer education, agricultural infrastructure, water supply, marketing, etc. that enhance the commercial viability of retained agricultural lands. • Include underpasses and overpasses at reasonable intervals to maintain property access. • Use berms, buffer zones, setbacks, and fencing to reduce conflicts between new development and farming uses and protect the functions of farmland. • Ensure individual projects are consistent with federal, state, and local policies that preserve agricultural lands and support the economic viability of agricultural activities, as well as policies that provide compensation for property owners if preservation is not feasible. • Contact the California Department of Conservation and each county's Agricultural Commissioner's office to identify the location of prime farmlands and lands that support crops considered valuable to the local or regional economy and evaluate potential impacts to such lands using the land evaluation and site assessment (LESA) analysis method (CEQA Guidelines §21095), as appropriate. Use conservation easements or the payment of in-lieu fees to offset impacts.	
AF-2: Potential to conflict with existing zoning for agricultural use, or a Williamson Act contract.	MM-AF-2(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects from conflict with existing zoning for agricultural use or a Williamson Act contract that are within the jurisdiction and responsibility of the California Department of Conservation, other public agencies, and Lead Agencies. Where the Lead Agency has identified that a project has potential for significant effects, the Lead Agency can and should consider mitigation measures to mitigate the significant effects of	**No mitigation applies.** The Project Site is not zoned for agricultural production, there is no farmland at the Project Site,[4] and there are no Williamson Act contracts in effect for the Project Site.[5] The Project Site is located in an urbanized area of the City and is currently improved with an existing three-story structure, a two-story structure, associated surface parking, and a vacant lot. Thus, none of the mitigation measures that pertain to agriculture and forestry resources are applicable to the Project.

4 California Department of Conservation, Farmland Mapping & Monitoring Program, 2016 Los Angeles County Map. Available at: ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/los16.pdf. Accessed September 24, 2020

5 California Department of Conservation, The Williamson Act Status Report, 2017. Available at: https://www.conservation.ca.gov/dlrp/wa/Documents/stats_reports/2018%20WA%20Status%20Report.pdf, accessed June 26, 2020.

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	agriculture and forestry resources to ensure compliance with the goals and policies established within the applicable adopted county and city general plans to protect agricultural resources consistent with the California Land Conservation Act of 1965, the Farmland Security Zone Act, and county and city zoning codes, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency, taking into account project and site-specific considerations as applicable and feasible: • Project relocation or corridor realignment to avoid lands in Williamson Act contracts. • Establish conservation easements consistent with the recommendations of the Department of Conservation, or 20-year Farmland Security Zone contracts (Government Code Section 51296 et seq.), 10-year Williamson Act contracts (Government Code Section 51200 et seq.), or use of other conservation tools available from the California Department of Conservation Division of Land Resource Protection. • Prior to final approval of each project, encourage enrollments of agricultural lands for counties that have Williamson Act programs, where applicable.	
AF-3: Potential to 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 section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)).	No mitigation required.	**No mitigation applies.**
AF-4: Potential to result in the loss of forest land or conversion of forest land to non-forest use.	MM-AF-1(b) and MM-GHG-3(b). See above and below.	**No mitigation applies.** The Project Site does not include forest land; therefore, no forest land will be lost or converted to non-forest uses. The Project Site is located in an urbanized area of the City and is currently improved with an existing three-story structure, a two-story structure, associated surface parking, and a vacant lot. Thus, none of the mitigation measures that pertain to agriculture and

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		forestry resources are applicable to the Project. See discussion under **AF-1** and **GHG Cumulative Impacts** for discussions of the Project's consistency with these mitigation measures.
AF-5: Potential to 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.	MM-AF-1(b) and MM-GHG-3(b). See above and below.	**No mitigation applies.** The Project Site is currently not used for any agricultural uses and is not forest land; therefore, no agricultural use or forest land will be converted to non-forest uses. Thus, none of the mitigation measures that pertain to agriculture and forestry resources are applicable to the Project. See discussion under **AF-1** and **GHG Cumulative Impacts** for discussion of the Project's consistency with those mitigation measures.
Air □uality		
AIR-1: Potential to conflict with or obstruct implementation of the applicable air quality plan.	No mitigation required.	**No mitigation applies.**
AIR-2: Potential to violate any air quality standard or contribute substantially to an existing or projected air quality violation.	MM-AIR-2(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures that are within the jurisdiction and authority of the CARB, air quality management districts, and other regulatory agencies. Where the Lead Agency has identified that a project has the potential to violate an air quality standard or contribute substantially to an existing air quality violation, the Lead Agency can and should consider the measures that have been identified by CARB and air district(s) and other agencies as set forth below, or other comparable measures, to facilitate consistency with plans for attainment of the NAAQS and CAAQS, as applicable and feasible. CARB, South Coast AQMD, Antelope Valley AQMD, Imperial County APCD, Mojave Desert AQMD, Ventura County APCD, and Caltrans have identified project-level feasible measures to reduce construction emissions: • Minimize land disturbance.	The Project would **substantially conform** with this mitigation measure as it will comply with existing regulations that have been identified and are required by the Southern California Air Quality Management District (SCAQMD) and the California Air Resources Board (CARB) to facilitate consistency with plans for attainment for the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS), as applicable and feasible. Adherence to the following requirements by SCAQMD, CARB, the State of California, and the federal government would further ensure consistency with **MM-AIR-2(b):** Consistent with SCAQMD Rule 403, the following measures shall be incorporated into Project plans and specifications: • Water or a stabilizing agent shall be applied to exposed surfaces at least three times per day to prevent generation of dust plumes.

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	• Use watering trucks to minimize dust; watering should be sufficient to confine dust plumes to the project work areas. • Suspend grading and earth moving when wind gusts exceed 25 miles per hour unless the soil is wet enough to prevent dust plumes. • Cover trucks when hauling dirt. • Stabilize the surface of dirt piles if not removed immediately. • Limit vehicular paths on unpaved surfaces and stabilize any temporary roads. • Minimize unnecessary vehicular and machinery activities. • Revegetate disturbed land, including vehicular paths created during construction to avoid future off-road vehicular activities. • On Caltrans projects, Caltrans Standard Specifications 10-Dust Control, 17-Watering, and 18-Dust Palliative shall be incorporated into project specifications. • Require contractors to assemble a comprehensive inventory list (i.e., make, model, engine year, horsepower, emission rates) of all heavy-duty off-road (portable and mobile) equipment (50 horsepower and greater) that could be used an aggregate of 40 or more hours for the construction project. Prepare a plan for approval by the applicable air district demonstrating achievement of the applicable percent reduction for a CARB-approved fleet. • Ensure that all construction equipment is properly tuned and maintained. • Provide an operational water truck on-site at all times. Use watering trucks to minimize dust; watering should be sufficient to confine dust plumes to the project work areas. Sweep paved streets at least once per day where there is evidence of dirt that has been carried on to the roadway. • Project sponsors should ensure to the extent possible that construction activities utilize grid-based electricity and/or onsite renewable electricity generation rather than diesel and/or gasoline powered generators. • Develop a traffic plan to minimize traffic flow interference from construction activities. The plan may include advance public notice of routing, use of public transportation, and satellite parking areas	• The construction contractor shall utilize at least one of the following measures at each vehicle egress to a paved public road: - Install a pad consisting of washed gravel maintained in clean condition to a depth of at least six inches and extending at least 30 feet wide and at least 50 feet long; - Pave the surface extending at least 100 feet and at least 20 feet wide; - Utilize shaker devices to remove bulk material from tires and vehicle undercarriages; or - Install a wheel washing system to remove bulk material from tires and vehicle undercarriages. • Construction activity on unpaved surfaces shall be suspended when wind speed exceeds 25 miles per hour (such as instantaneous gusts). • Ground cover in disturbed areas shall be replaced as quickly as possible. • Traffic speeds on all unpaved roads shall be reduced to 15 mph or less. • Streets shall be swept at the end of the day if visible soil is carried onto adjacent public paved roads. If feasible, use water sweepers with reclaimed water. • Large bulldozers and excavators shall be suspended during third smog alerts. • Trucks shall be covered when hauling dirt. Consistent with SCAQMD Rule 1113, the following measures shall be incorporated into Project plans and specifications: • The contractor shall use architectural coatings that average 50 grams (g)/ Liters of Volatile Organic Compound (L VOC) content or less. • The development shall utilize low VOC cleaning supplies. Consistent with Section 2485 of Title 13 of the California Code of Regulations, the following measures shall be incorporated into Project plans and specifications: • Heavy-duty trucks shall be prohibited from idling in excess of five minutes, both on- and off-site.

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	with a shuttle service. Schedule operations affecting traffic for off-peak hours. Minimize obstruction of through traffic lanes. Provide a flag person to guide traffic properly and ensure safety at construction sites. • As appropriate, require that portable engines and portable engine-driven equipment units used at the project work site, with the exception of on-road and off-road motor vehicles, obtain CARB Portable Equipment Registration with the state or a local district permit. Arrange appropriate consultations with the CARB or the District to determine registration and permitting requirements prior to equipment operation at the site. • Implement EPA's National Clean Diesel Program. • Diesel- or gasoline-powered equipment shall be replaced by lowest emitting feasible for each piece of equipment from among these options: electric equipment whenever feasible, gasoline-powered equipment if electric infeasible. • On-site electricity shall be used in all construction areas that are demonstrated to be served by electricity. • If cranes are required for construction, they shall be rated at 200 hp or greater equipped with Tier 4 or equivalent engines. • Use alternative diesel fuels, such as Clean Fuels Technology (water emulsified diesel fuel) or O2 diesel ethanol-diesel fuel (O2 Diesel) in existing engines. • Convert part of the construction truck fleet to natural gas. • Include "clean construction equipment fleet", defined as a fleet mix cleaner than the state average, in all construction contracts. • Fuel all off-road and portable diesel powered equipment with ARB-certified motor vehicle diesel fuel (non-taxed version suitable for use off-road). • Use electric fleet or alternative fueled vehicles where feasible including methanol, propane, and compressed natural gas. • Use diesel construction equipment meeting ARB's Tier 4 certified engines or cleaner offroad heavy-duty diesel engines and comply with State off-road regulation.	Consistent with SCAQMD Rule 401 and CARB's In-use Off-road Diesel-Fueled Fleets Regulation, the following measures shall be incorporated into Project plans and specifications: • Equipment and vehicle engines shall be maintained in good condition and in proper tune per manufacturers' specifications. • All diesel-powered off-road construction equipment greater than 50 horsepower shall meet United States Environmental Protection Agency (USEPA) Tier 4 or higher emissions standards. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a CARB-defined Level 3 diesel emissions control strategy for a similarly sized engine. • All diesel-powered construction equipment shall use CARB Level 2 or higher diesel particulate filters. • When possible, electricity shall be utilized from power supply sources rather than temporary gasoline or diesel power generators, as feasible. Compliance with these existing regulations would facilitate consistency with plans for attainment of air quality standards identified by SCAQMD, CARB, the State of California, and the federal government, and would be equal to or more effective than **MM AIR-2(b).** Therefore, the Project would be in substantial conformance with this mitigation measure.

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	• Use on-road, heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road diesel engines, and comply with the State on-road regulation. • Use idle reduction technology, defined as a device that is installed on the vehicle that automatically reduces main engine idling and/or is designed to provide services, e.g., heat, air conditioning, and/or electricity to the vehicle or equipment that would otherwise require the operation of the main drive engine while the vehicle or equipment is temporarily parked or is stationary • Minimize idling time either by shutting off equipment when not in use or limit idling time to 3 minutes. Signs shall be posted in the designated queuing areas and/or job sites to remind drivers and operators of the 3 minute idling limit. The construction contractor shall maintain a written idling policy and distribute it to all employees and subcontractors. The on-site construction manager shall enforce this limit. • Prohibit diesel idling within 1,000 feet of sensitive receptors. • Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors. • The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time. • The engine size of construction equipment shall be the minimum practical size. • Catalytic converters shall be installed on gasoline-powered equipment. • Signs shall be posted in designated queuing areas and job sites to remind drivers and operators of the idling limit. • Construction worker trips shall be minimized by providing options for carpooling and by providing for lunch onsite. • Use new or rebuilt equipment. • Maintain all construction equipment in proper working order, according to manufacturer's specifications. The equipment must be check by an ASE-certified mechanic and determined to be running in proper condition before it is operated.	

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	• Use low rolling resistance tires on long haul class 8 tractor-trailers. • Suspend all construction activities that generate air pollutant emissions during air alerts. • Install a CARB-verified, Level 3 emission control device, e.g., diesel particulate filters, on all diesel engines.	
AIR-3: Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable NAAQS or CAAQS.	No mitigation required.	**No mitigation applies.**
AIR-4: Expose sensitive receptors to substantial pollutant concentrations and harm public health outcomes substantially.	MM-AIR-4(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures that are within the jurisdiction and authority of the air quality management district(s) where proposed 2016 RTP/SCS transportation projects would be located. Where the Lead Agency has identified that a project has the potential to expose sensitive receptors to substantial pollutant concentrations and harm public health outcomes substantially, the Lead Agency can and should consider the measures that have been identified by CARB and air district(s), or other comparable measures, to reduce cancer risk pursuant to the Air Toxics "Hot Spots" Act of 1987 (AB2588), as applicable and feasible. Such measures include those adopted by CARB designed to reduce substantial pollutant concentrations, specifically diesel, from mobile sources and equipment. CARB's strategy includes the following elements: • Set technology forcing new engine standards. • Reduce emissions from the in-use fleet. • Require clean fuels and reduce petroleum dependency. • Work with US EPA to reduce emissions from federal and state sources. • Pursue long-term advanced technology measures. Proposed new transportation – related SIP measures include: ***On – Road Sources*** • Improvements and Enhancements to California's Smog Check Program	The Project would **substantially conform** with this mitigation measure, as it would implement Project measures in conformance with existing regulatory requirements as described above under **AIR-2** to reduce the Project's construction-related emissions. In addition, the Project would include multi-family residential units, which would not generate significant operational emissions, as an industrial or warehousing use could be expected to. Therefore, through compliance with existing regulatory requirements, the Project would be in substantial conformance with this mitigation measure, to the extent applicable.

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	• Expanded Passenger Vehicle Retirement • Modifications to Reformulated Gasoline Program • Cleaner In-Use Heavy-Duty Trucks • Ship Auxiliary Engine Cold Ironing and Other Clean Technology • Cleaner Ship Main Engines and Fuel • Port Truck Modernization • Accelerated Introduction of Cleaner Line-Haul Locomotives • Clean Up Existing Commercial Harbor Craft • Limited idling of diesel-powered trucks • Consolidated truck trips and improve traffic flow • Late model engines, Low emission diesel products, engine retrofit technology • Alternative fuels for on-road vehicles ***Off – Road Sources*** • Cleaner Construction and Other Equipment • Cleaner In-Use Off-Road Equipment • Agricultural Equipment Fleet Modernization • New Emission Standards for Recreational Boats • Off-Road Recreational Vehicle Expanded Emission Standards	
AIR-5: Expose a substantial number of people to objectionable odors.	No mitigation required.	**No mitigation applies.**
Biological Resources		
BIO-1: Potential to 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	MM-BIO-1(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects on threatened and endangered species and other special status species that are in the jurisdiction and responsibility of U.S. Fish and Wildlife Service, National Marine Fisheries Service, California Department of Fish and Wildlife, other public agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant	The Project would **substantially conform** with this mitigation measure, as it would be developed on an existing residentially zoned parcel that is improved with an existing three-story structure, a two-story structure, associated surface parking, and a vacant lot. The Project would not be developed on open space, and development of the Project would not result in adverse effects to any species identified as a candidate, sensitive, or special status species in local

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.	effects, the Lead Agency can and should consider mitigation measures to ensure compliance with Sections 7, 9, and 10(a) of the federal Endangered Species Act; the California Endangered Species Act; the Native Plant Protection Act; the State Fish and Game Code; and the Desert Native Plant Act; and related applicable implementing regulations, as applicable and feasible. Additional compliance should adhere to applicable implementing regulations from the U.S. Fish and Wildlife Service, the National Marine Fisheries Service, and/or the California Department of Fish and Wildlife. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Require project design to avoid occupied habitat, potentially suitable habitat, and designated critical habitat, wherever practicable and feasible. • Where avoidance is determined to be infeasible, provide conservation measures to fulfill the requirements of the applicable authorization for incidental take pursuant to Section 7 or 10(a) of the federal Endangered Species Act or Section 2081 of the California Endangered Species Act to support issuance of an Incidental take permit. A wide variety of conservation strategies have been successfully used in the SCAG region to protect the survival and recovery in the wild of federally and state-listed endangered species including the bald eagle: - Avoidance strategies - Contribution of in-lieu fees - Use of mitigation bank credits - Funding of research and recovery efforts - Habitat restoration - Conservation easements - Permanent dedication of habitat - Other comparable measures	or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife[6,7] or U.S. Fish and Wildlife Service,[8] or the California Native Plant Society. It would also not result in any adverse effects to any occupied habitat, potentially suitable habitat, or designated critical habitat. As discussed in the SCPE, the Project Site currently contains 27 non-protected trees that would be replaced with 104 trees (15 new street trees and 89 on-site trees), as detailed in the Landscape Plan prepared for the Project by HSK Architects, Inc. in July 2020 (Attachment J). None of the trees are considered protected by the City's Tree Preservation Ordinance No. 177,044. However, the trees that are to be removed have the potential to support nesting birds that are protected under the Migratory Bird Treaty Act (MBTA), which prohibits take of all birds and their active nests, as well as the regulations of the California Fish and Game Code Consistent with **MM-BIO-1(b)**. The removal or pruning of trees would occur in accordance with the MBTA and state and local requirements. Thus, the Project would not harm any species protected by the Federal Endangered Species Act of 1973 (16 United States Code. Sec. 1531 et seq.), the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code), or the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code). Specifically, in conformance with the MBTA, tree removal activities would take place outside of the nesting season (February 15 to September 15) to the greatest extent practicable. To the extent that vegetation removal activities must occur during the nesting season, a biological monitor would be present during the removal activities to ensure that no active nests would be impacted, or a nesting bird survey is to be completed prior to construction to document all active bird nests. If active nests are found, a 300-foot buffer (500

6 California Department of Fish and Wildlife, Biogeographic Information and Observation System (BIOS). Available at: www.wildlife.ca.gov/Data/BIOS. Accessed July 8, 2020.
7 California Department of Fish and Wildlife, CDFW Lands. Available at: www.wildlife.ca.gov/Lands. Accessed July 8, 2020.
8 United States Fish and Wildlife Service, National Wetlands Inventory. Available at: www.fws.gov/wetlands/index.html. Accessed July 8, 2020.

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	• Design projects to avoid desert native plants, salvage and relocate desert native plants, and/or pay in lieu fees to support off-site long-term conservation strategies. • Develop and implement a Worker Awareness Program (environmental education) to inform project workers of their responsibilities in regards to avoiding and minimizing impacts on sensitive biological resources. • Appoint an Environmental Inspector to monitor implementation of mitigation measures. • Schedule construction activities to avoid sensitive times for biological resources (e.g., steelhead spawning periods during the winter and spring, nesting bird season) and to avoid the rainy season when erosion and sediment transport is increased. • Conduct pre-construction monitoring to delineate occupied sensitive species' habitat to facilitate avoidance. • Where projects are determined to be within suitable habitat of listed or sensitive species that have specific field survey protocols or guidelines outlined by the USFWS, CDFW, or other local agency, conduct preconstruction surveys that follow applicable protocols and guidelines and are conducted by qualified and/or certified personnel.	feet for raptors) would be established until the fledglings have left the nest. Therefore, while this mitigation measure does not apply due to the lack of existing habitat or special status species at the Project Site, compliance with existing regulatory requirements would serve to reduce any potential adverse effects similar to this mitigation measure. Thus, the Project would be consistent with the intent of this mitigation measure.
BIO-2: Potential to have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations; or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.	MM-BIO-1(b). See above. MM-BIO-2(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant impacts on state-designated sensitive habitats, including riparian habitats, that are in the jurisdiction and responsibility of U.S. Fish and Wildlife Service, the National Marine Fisheries Service, the California Department of Fish and Wildlife; and other public agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with Section 1600 of the State Fish and Game Code, USFS Land Management Plan for the four national forests in the six-county area: Angeles, Cleveland, Los Padres, and San Bernardino, implementing regulations for the U.S. Fish and Wildlife Service, the National Marine Fisheries Service, the California Department of Fish and Wildlife; and other related federal, state, and local regulations, as applicable and feasible. Such	The Project would substantially conform with this mitigation measure **MM-BIO-1(b).** See consistency analysis under **BIO-1** above. **MM-BIO-2(b**) would not apply. This mitigation measure does not apply to the Project because the Project is located in a fully urbanized area. The Project would replace the existing three-story structure, two-story structure, associated surface parking, and vacant lot on the Project Site. The Project would not be developed on sensitive or riparian habitat. Therefore, development of the Project would not result in adverse effects to any sensitive or riparian habitat that could support any species identified or designated as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Moreover, as discussed above under the **MM-BIO-1(b)** consistency analysis, under **BIO-1** above, there are no protected trees at

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	measures may include the following, or other comparable measures identified by the Lead Agency: • Consult with the USFWS and NMFS where such state-designated sensitive or riparian habitats provide potential or occupied habitat for federally listed rare, threatened, and endangered species afforded protection pursuant to the federal Endangered Species Act. • Consult with the USFS where such state-designated sensitive or riparian habitats provide potential or occupied habitat for federally listed rare, threatened, and endangered species afforded protection pursuant to the federal Endangered Species Act and any additional species afforded protection by an adopted Forest Land Management Plan or Resource Management Plan for the four national forests in the six-county area: Angeles, Cleveland, Los Padres, and San Bernardino. • Consult with the CDFW where such state-designated sensitive or riparian habitats provide potential or occupied habitat for state-listed rare, threatened, and endangered species afforded protection pursuant to the California Endangered Species Act, or Fully-Protected Species afforded protection pursuant to the State Fish and Game Code. • Consult with the CDFW pursuant to the provisions of Section 1600 of the State Fish and Game Code as they relate to lakes and streambeds. • Consult with the USFWS, USFS, CDFW, and counties and cities in the SCAG region, where state-designated sensitive or riparian habitats are occupied by birds afforded protection pursuant to the Migratory Bird Treaty Act during the breeding season. • Consult with the CDFW for state-designated sensitive or riparian habitats where fur-bearing mammals, afforded protection pursuant to the provisions of the State Fish and Game Code for fur-beaming mammals, are actively using the areas in conjunction with breeding activities. • Utilize applicable and CDFW approved plant community classification resources during delineation of sensitive communities and invasive plants including, but not limited to, the Manual of California Vegetation, the California Invasive Plant Inventory Database, and the Orange County California Native Plant Society	the Project Site, and all tree removals would take place in conformance with the MBTA and State and local regulations. Therefore, **MM-BIO-2(b)** would not apply to the Project.

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	(OCCNPS) Emergent Invasive Plant Management Program, where appropriate. • Encourage project design to avoid sensitive natural communities and riparian habitats, wherever practicable and feasible. • Where avoidance is determined to be infeasible, develop sufficient conservation measures through coordination with local agencies and the regulatory agency (i.e., USFWS or CDFW) to protect sensitive natural communities and riparian habitats. • Install fencing and/or mark sensitive habitat to be avoided during construction activities. • Salvage and stockpile topsoil (the surface material from 6 to 12 inches deep) and perennial plants for use in restoring native vegetation to all areas of temporary disturbance within the project area. • Revegetate with appropriate native vegetation following the completion of construction activities. • Complete habitat enhancement (e.g., through removal of non-native invasive wetland species and replacement with more ecologically valuable native species). • Use Best Management Practices (BMPs) at construction sites to minimize erosion and sediment transport from the area. BMPs include encouraging growth of vegetation in disturbed areas, using straw bales or other silt-catching devices, and using settling basins to minimize soil transport.	
BIO-3: Potential to 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.	MM-BIO-1(b) and MM-BIO-2(b). See above MM-BIO-3(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant impacts on protected wetlands that are in the jurisdiction and responsibility of the U.S. Army Corps of Engineers, public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with Section 404 of the Clean Water Act and regulations of the U.S. Army Corps of Engineers (USACOE), and other applicable federal, state and local regulations,	See consistency analysis for M**M-BIO-1(b)** and **MM-BIO-2(b),** under **BIO-1** and **BIO-2**, respectively. **No mitigation applies.** This mitigation measure does not apply to the Project because the Project Site does not include any protected wetlands or water features that are in the jurisdiction and responsibility of the U.S. Army Corps of Engineers or any other public agencies and/or Lead Agencies.[9]

9 United States Fish and Wildlife Service, National Wetlands Inventory. Available at: www.fws.gov/wetlands/index.html, accessed June 2, 2020.

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	as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Require project design to avoid federally protected wetlands consistent with the provisions of Section 404 of the Clean Water Act, wherever practicable and feasible. • Where the Lead Agency has identified that a project, or other regionally significant project, has the potential to impact other wetlands or waters not protected under Section 404 of the Clean Water Act, seek comparable coverage for these wetlands and waters in consultation with the USACOE and applicable Regional Water Quality Control Boards (RWQCB). • Where avoidance is determined to be infeasible, develop sufficient conservation measures to fulfill the requirements of the applicable authorization for impacts to federally protected wetlands to support issuance of a permit under Section 404 of the Clean Water Act as administered by the USACOE. The use of an authorized Nationwide Permit or issuance of an individual permit requires the project applicant to demonstrate compliance with the USACOE's Final Compensatory Mitigation Rule. The USACOE reviews projects to ensure environmental impacts to aquatic resources are avoided or minimized as much as possible. Consistent with the administration's performance standard of "no net loss of wetlands" a USACOE permit may require a project proponent to restore, establish, enhance or preserve other aquatic resources in order to replace those affected by the proposed project. This compensatory mitigation process seeks to replace the loss of existing aquatic resource functions and area. Project proponents required to complete mitigation are encouraged to use a watershed approach and watershed planning information. The new rule establishes performance standards, sets timeframes for decision making, and to the extent possible, establishes equivalent requirements and standards for the three sources of compensatory mitigation: - Permittee-responsible mitigation - Contribution of in-lieu fees - Use of mitigation bank credits • Require review of construction drawings by a certified wetland delineator as part of each project-specific environmental analysis	

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	to determine whether wetlands will be affected and, if necessary, perform a formal wetland delineation.	
BIO-4: Potential to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	MM-BIO-1(b), MM-BIO-2(b), and MM-BIO-3(b). See above MM-BIO-4(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant impacts on migratory fish or wildlife species or within established native resident and/or migratory wildlife corridors, and native wildlife nursery sites that are in the jurisdiction and responsibility of U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife, U.S. Forest Service, public agencies and/or Lead Agencies, as applicable and feasible. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with regulations of the USFWS, USFS, CDFW, and related regulations, goals and polices of counties and cities, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Consult with the USFWS, USFS, CDFW, and counties and cities in the SCAG region, where impacts to birds afforded protection pursuant to the Migratory Bird Treaty Act during the breeding season may occur. • Consult with the USFS where impacts to migratory wildlife corridors may occur in an area afforded protection by an adopted Forest Land Management Plan or Resource Management Plan for the four national forests in the six-County area: Angeles, Cleveland, Los Padres, and San Bernardino. • Consult with counties, cities, and other local organizations when impacts may occur to open space areas that have been designated as important for wildlife movement. • Prohibit construction activities within 500 feet of occupied breeding areas for wildlife afforded protection pursuant to Title 14 § 460 of the California Code of Regulations protecting fur-bearing mammals, during the breeding season. • Prohibit clearing of vegetation and construction within the peak avian breeding season (February 1st through September 1st), where feasible.	See consistency analysis above under **MM-BIO-1(b)**, **MM-BIO-2(b)**, and **MM-BIO-3(b)**. The Project would **substantially conform** with **MM-BIO-4(b)** for the reasons stated below. The Project Site is located in a developed, urban area and the Project would replace the existing three-story structure, two-story structure, associated surface parking, and vacant lot. The Project Site is surrounded by other existing urban uses including retail establishments, hotels, restaurants, and multi-family residences. Therefore, the Project would not be developed on or adjacent to any existing open space, habitat area, wildlife nursery, or wildlife corridor. Thus, development of the Project Site would not interfere with the movement of any native resident or migratory fish or wildlife species; with established native resident or migratory wildlife corridors; or impede the use of native wildlife nursery sites. Furthermore, as described above under **MM-BIO-1(b)**, the Project would comply with the MBTA) and Section 3503 of the California Department of Fish and Wildlife Code to ensure that potential significant impacts to migratory birds would not occur in connection with the removal or pruning of trees. Therefore, through compliance with existing regulatory requirements, the Project is consistent with these mitigation measures. The Project Site currently contains 27 non-protected trees that would be replaced with 104 trees, as detailed in the Landscape Plan prepared for the Project by HSK Architects, Inc. in July 2020 (Attachment J). However, the trees that are to be removed have the potential to support nesting birds that are protected under the MBTA, which prohibits take of all birds and their active nests, as well as the regulations of the California Fish and Game Code Consistent with Mitigation Measure **MM-BIO-4(b)**. The removal of trees would occur in accordance with the MBTA and state and local requirements. Thus, the Project would not harm any species protected by the Federal Endangered Species Act of 1973 (16 United States Code Sec. 1531 et seq.), the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code), or

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	• Conduct weekly surveys to identify active raptor and other migratory nongame bird nests by a qualified biologist with experience in conducting breeding bird surveys within three days prior to the work in the area from February 1 through August 31. • Prohibit construction activities with 300 feet (500 feet for raptors) of occupied nests of birds afforded protection pursuant to the Migratory Bird Treaty Act, during the breeding season. Delineate the non-disturbance buffer by temporary fencing and keep the buffer in place until construction is complete or the nest is no longer active. No construction shall occur within the fenced nest zone until the young have fledged, are no longer being fed by the parents, have left the nest, and will no longer be impacted by the project. Reductions or expansions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors. • Ensure that suitable nesting sites for migratory nongame native bird species protected under the Migratory Bird Treaty Act and/or trees with unoccupied raptor nests should only be removed prior to February 1, or following the nesting season. • Conduct site-specific analyses of opportunities to preserve or improve habitat linkages with areas on- and off-site. Analyze habitat linkages/wildlife movement corridors on a broader and cumulative impact analysis scale to avoid adverse impacts from linear projects that have potential for impacts on a broader scale or critical narrow choke points that could reduce function of recognized movement corridors on a larger scale. Require review of construction drawings and habitat connectivity mapping provided by the CDFW or CNDDB by a qualified biologist to determine the risk of habitat fragmentation. • Pursue mitigation banking to preserve habitat linkages and corridors (opportunities to purchase, maintain, and/or restore offsite habitat). • Demonstrate that proposed projects would not adversely affect movement of any native resident or migratory fish or wildlife species, wildlife movement corridors, or wildlife nursery sites through the incorporation of avoidance strategies into project design, wherever practicable and feasible.	the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code). Therefore, development of the Project will not conflict with any local policies or ordinances protecting biological resources and would be consistent with this mitigation measure.

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	• Evaluate the potential for overpasses, underpasses, and culverts in cases where a roadway or other transportation project may interrupt the flow of species through their habitat. Provide wildlife crossings in accordance with proven standards, such as FHWA's Critter Crossings or Ventura County Mitigation Guidelines and in consultation with wildlife corridor authorities with sufficient knowledge of both regional and local wildlife corridors, and at locations useful and appropriate for the species of concern. • Install wildlife fencing where appropriate to minimize the probability of wildlife injury due to direct interaction between wildlife and roads or construction • Establish native vegetation and facilitate the enhancement and maintenance of biological diversity within existing habitat pockets in urban environments that provide connectivity to large-scale habitat areas. • Where avoidance is determined to be infeasible, design sufficient conservation measures through coordination with local agencies and the regulatory agency (i.e., USFWS or CDFW) and in accordance with the respective counties and cities general plans to establish plans to mitigate for the loss of fish and wildlife movement corridors and/or wildlife nursery sites. The consideration of conservation measures may include the following measures, in addition to the measures outlined in MM-BIO-1(b), where applicable: - Wildlife movement buffer zones - Corridor realignment - Appropriately spaced breaks in center barriers - Stream rerouting - Culverts - Creation of artificial movement corridors such as freeway under- or overpasses - Other comparable measures • Where the Lead Agency has identified that a RTP/SCS project, or other regionally significant project, has the potential to impact other open space or nursery site areas, seek comparable coverage for	

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	these areas in consultation with the USFWS, CDFW, NMFS, or other local jurisdictions. • Project sponsors should emphasize that urban habitats and the plant and wildlife species they support are indeed valuable, despite the fact they are located in urbanized (previously disturbed) areas. Established habitat connectivity and wildlife corridors in these urban ecosystems will likely be impacted with further urbanization, as proposed in the Project. Appropriate mitigation measures should be proposed, developed, and implemented in these sensitive urban microhabitats to support or enhance the rich diversity of urban plant and wildlife species. • Establish native vegetation within habitat pockets or the "wildling of urbanized habitats" that facilitate the enhancement and maintenance of biological diversity in these areas. These habitat pockets, as the hopscotch across an urban environment, provide connectivity to large-scale habitat areas.	
BIO-5: Potential to conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	MM-BIO-1(b), MM-BIO-2(b), MM-BIO-3(b), and MM-BIO-4(b). See above. MM-BIO-5(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant impacts related to conflicts with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, that are in the jurisdiction and responsibility of local jurisdictions and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to comply with county, city and local policies or ordinances, protecting biological resources, such as tree preservation policies or ordinances, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Consult with the appropriate local agency responsible for the administration of the policy or ordinance protecting biological resources. • Prioritize retention of trees on-site consistent with local regulations. Provide adequate protection during the construction period for any trees that are to remain standing, as recommended by a certified arborist.	See consistency analysis above regarding **MM-BIO-1(b)**, **MM-BIO-2(b), MM-BIO-3(b)**, and **MM-BIO-4(b), under BIO-1, BIO-2, BIO-3,** and **BIO-4** above. The Project would **substantially conform** with these mitigation measures for the reasons stated below. The Project Site is located in a developed, urban area. The Project would not be developed on existing open space or sensitive habitat. As described above under **BIO-1**, the Project Site does not contain any trees subject to the regulations of the City's protected tree ordinance. The Project Site currently contains 27 non-protected trees that would be replaced with 104 trees. Since the Project would remove street trees, the Project would require an Urban Forestry tree removal permit. Furthermore, as discussed under **BIO-1**, the Project would be required to comply with the MBTA to ensure that potential impacts to migratory birds would not occur in connection with the removal of trees. Therefore, development of the Project will not conflict with any local policies or ordinances protecting biological resources and would be consistent with this mitigation measure. To the extent the development of the Project Site does involve the removal of vegetation, the Project **substantially**

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	• If specific project area trees are designated as "Protected Trees," "Landmark Trees," or "Heritage Trees," obtain approval for encroachment or removals through the appropriate entity, and develop appropriate mitigation measures at that time, to ensure that the trees are replaced. Mitigation trees shall be locally collected native species. • Before the start of any clearing, excavation, construction or other work on the site, securely fence off every protected tree deemed to be potentially endangered by said site work. Keep such fences in place for duration of all such work. Clearly mark all trees to be removed. Establish a scheme for the removal and disposal of logs, brush, earth and other debris that will avoid injury to any protected tree. • Where proposed development or other site work could encroach upon the protected perimeter of any protected tree, incorporate special measures to allow the roots to breathe and obtain water and nutrients. Minimize any excavation, cutting, filing, or compaction of the existing ground surface within the protected perimeter. Require that no change in existing ground level occur from the base of any protected tree at any time. Require that no burning or use of equipment with an open flame occur near or within the protected perimeter of any protected tree. • Require that no storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees occur from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. Require that no heavy construction equipment or construction materials be operated or stored within a distance from the base of any protected trees. Require that wires, ropes, or other devices not be attached to any protected tree, except as needed for support of the tree. Require that no sign, other than a tag showing the botanical classification, be attached to any protected tree. • Thoroughly spray the leaves of protected trees with water periodically during construction to prevent buildup of dust and other pollution that would inhibit leaf transpiration. • If any damage to a protected tree should occur during or as a result of work on the site, the appropriate local agency will be immediately notified of such damage. If, such tree cannot be preserved in a healthy state, require replacement of any tree	**conforms** with this mitigation measure, as it would be required to comply with the MBTA (Title 33, United States Code, Section 703 et seq., see also Title 50, Code of Federal Regulations, Part 10) and Section 3503 of the California Department of Fish and Wildlife Code, which regulates vegetation removal during the nesting season (February 15 to September 15) to ensure that significant adverse effects to migratory birds would not occur. The Project is located in a developed, urban area and would be replacing an existing three-story structure, a two-story structure, associated surface parking, and a vacant lot. Therefore, development of the Project will not conflict with any local policies or ordinances protecting biological resources and would be consistent with this mitigation measure.

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	removed with another tree or trees on the same site deemed adequate by the local agency to compensate for the loss of the tree that is removed. • Remove all debris created as a result of any tree removal work from the property within two weeks of debris creation, and such debris shall be properly disposed of in accordance with all applicable laws, ordinances, and regulations. • Design projects to avoid conflicts with local policies and ordinances protecting biological resources. • Where avoidance is determined to be infeasible, sufficient conservation measures to fulfill the requirements of the applicable policy or ordinance shall be developed, such as to support issuance of a tree removal permit. The consideration of conservation measures may include: – Avoidance strategies – Contribution of in-lieu fees – Planting of replacement trees at a minimum ratio of 2:1 – Re-landscaping areas with native vegetation post-construction	
BIO 6: Potential to conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.	See MM-BIO-1(b), MM-BIO-2(b), MM-BIO-3(b), MM-BIO-4(b), and MM-BIO-5(b). MM-BIO-6(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant impacts on HCP and NCCPs that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with Section 7 or 10(a) of the federal Endangered Species Act or Section 2081 of the California Endangered Species Act; and implementing regulations, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:	**No mitigation applies**. See above for consistency analysis regarding **MM-BIO-1, MM-BIO-2, MM-BIO-3., MM-BIO-4,** and **MM-BIO-5**. The Project Site is not subject to provisions of any Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.[10] Furthermore, the Project Site is not within or adjacent to any existing Significant Ecological Area.[11] Therefore, this mitigation measure does not apply.

10 California Department of Fish & Wildlife, California Regional Conservation Plans. Available at: www.wildlife.ca.gov/Conservation/Planning/NCCP/Plans. Accessed June 25, 2020. Natural Community Conservation Plans. Available at: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline. Accessed June 25, 2020.

11 County of Los Angeles, Significant Ecological Areas. Available at: planning.lacounty.gov/site/sea/. Accessed June 25, 2020.

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	• Consult with the appropriate federal, state, and/or local agency responsible for the administration of HCPs, NCCPs or other conservation programs. • Wherever practicable and feasible, the project shall be designed to avoid through project design lands preserved under the conditions of an HCP, NCCP, or other conservation program. • Where avoidance is determined to be infeasible, sufficient conservation measures to fulfill the requirements of the HCP and/or NCCP or other conservation program, which would include but not be limited to applicable authorization for incidental take pursuant to Section 7 or 10(a) of the federal Endangered Species Act or Section 2081 of the California Endangered Species Act, shall be developed to support issuance of an Incidental take permit or any other permissions required for development within the HCP/NCCP boundaries. The consideration of additional conservation measures would include the measures outlined in MM-BIO-1(b), where applicable.	
Cultural Resources		
CUL-1: Potential to directly or indirectly destroy unique paleontological resources or sites or unique geological features.	MM-CUL-1(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects on unique paleontological resources or sites and unique geologic features that are within the jurisdiction and responsibility of National Park Service, Office of Historic Preservation, and Native American Heritage Commission, other public agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures consistent with Section 15064.5 of the State CEQA Guidelines capable of avoiding or reducing significant impacts on unique paleontological resources or sites or unique geologic features. Ensure compliance with the National Historic Preservation Act, Section 5097.5 of the Public Resources Code (PRC), state programs pursuant to Sections 5024 and 5024.5 of the PRC, adopted county and city general plans, and other federal, state and local regulations, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:	The Project would **substantially conform** to this mitigation measure as the Project would be required to comply with existing regulations related to the discovery of unknown paleontological resources, should they be encountered during ground disturbing activities as outlined in **MM-CUL-1(b).** If paleontological resources are discovered during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety (LADBS) shall be notified immediately, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project Site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in PRC Section 21083.2. Therefore, the Project would substantially conform with this mitigation measure

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	• Obtain review by a qualified geologist or paleontologist to determine if the project has the potential to require excavation or blasting of parent material with a moderate to high potential to contain unique paleontological or resources, or to require the substantial alteration of a unique geologic feature. • Avoid exposure or displacement of parent material with a moderate to high potential to yield unique paleontological resources. • Where avoidance of parent material with a moderate to high potential to yield unique paleontological resources is not feasible: – All on-site construction personnel receive Worker Education and Awareness Program (WEAP) training to understand the regulatory framework that provides for protection of paleontological resources and become familiar with diagnostic characteristics of the materials with the potential to be encountered. – Prepare a Paleontological Resource Management Plan (PRMP) to guide the salvage, documentation and repository of representative samples of unique paleontological resources encountered during construction. If unique paleontological resources are encountered during excavation or blasting, use a qualified paleontologist to oversee the implementation of the PRMP. – Monitor blasting and earth-moving activities in parent material, with a moderate to high potential to yield unique paleontological resources using a qualified paleontologist or archeologists cross-trained in paleontology to determine if unique paleontological resources are encountered during such activities, consistent with the specified or comparable protocols. – Identify where excavation and earthmoving activity is proposed in a geologic unit having a moderate or high potential for containing fossils and specify the need for a paleontological or archeological (cross-trained in paleontology) to be present during earth-moving activities or blasting in these areas. • Avoid routes and project designs that would permanently alter unique features with archaeological and/or paleontological significance.	

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	• Salvage and document adversely affected resources sufficient to support ongoing scientific research and education.	
CUL-2: Potential to cause a substantial adverse change in the significance of a historical resource, including tribal cultural resources, as defined in CEQA Guidelines Section 15064.5.	MM-CUL-2(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects of on historical resources within the jurisdiction and responsibility of the Office of Historical Preservation, Native American Heritage Commission, other public agencies, and/or Local Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures consistent with Section 15064.5 of the State CEQA Guidelines capable of avoiding or reducing significant impacts on historical resources, to ensure compliance with the National Historic Preservation Act, Section 5097.5 of the Public Resources Code (PRC), state programs pursuant to Sections 5024 and 5024.5 of the PRC, adopted county and city general plans and other federal, state and local regulations, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Pursuant to CEQA Guidelines Section 15064.5, conduct a record search at the appropriate Information Center to determine whether the project area has been previously surveyed and whether historic resources were identified. • Obtain a qualified architectural historian to conduct historic architectural surveys as recommended by the Information Center. In the event the records indicate that no previous survey has been conducted, the Information Center will make a recommendation on whether a survey is warranted based on the sensitivity of the project area for historical resources within 1,000 feet of the project. • Comply with Section 106 of the National Historic Preservation Act including, but not limited to, projects for which federal funding or approval is required for the individual project. This law requires federal agencies to evaluate the impact of their actions on resources included in or eligible for listing in the National Register. Federal agencies must coordinate with the State Historic Preservation Officer in evaluating impacts and developing mitigation. These mitigation measures may include, but are not limited to the following: – Employ design measures to avoid historical resources and undertake adaptive reuse where appropriate and feasible. If	The Project would **substantially conform** with this mitigation measure. During the Project's construction phase, excavation and grading of the Project Site would occur. The HRA assessed the potential for both direct impacts onsite and indirect impacts to offsite on historical resources in the Project vicinity. By employing the criteria for shade studies established in the City's CEQA thresholds, a 270-foot buffer was established for the project footprint. HistoricPlacesLA was reviewed to determine if properties listed or eligible for listing in the National Register of Historic Places, California Register of Historical Resources, designation as a City Historic-Cultural Monument, or contributors to an established or potential Historic Property Overlay Zones are located within the 270-foot buffer. Additionally, the 2020 CRA Hollywood Project Area Survey was reviewed to determine if historical resources are located within the 270-foot buffer. The California Office of Historic Resources Built Environment Resource Database (BERD) was reviewed in October 2020. The City of Los Angeles Historic-Cultural Monument list was also reviewed. Vibration impacts to the property located at 5611 Carlton Way, identified as a known historical resource, and located adjacent to the proposed Project, were reviewed to determine whether indirect vibration impacts from construction would occur to the historical resource. As determined in the HRA, based on the available information provided by the California Department of Transportation (Caltrans) and the Federal Transit Administration (FTA), the property located at 5611 Carlton Way is not anticipated to incur damage from vibrations caused by construction at the proposed Project Site. Nonetheless, out of an abundance of caution, the Project would comply with **PM-CULT-1**, as detailed below, to monitor vibration levels to ensure they remain below the impact threshold of 0.2 in/sec PPV for protection of the adjacent historical resource, 5611 Carlton Way and 0.12

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	resources are to be preserved, as feasible, carry out the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction in a manner consistent with the Secretary of the Interior's Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. If resources would be impacted, impacts should be minimized to the extent feasible. – Where feasible, noise buffers/walls and/or visual buffers/landscaping should be constructed to preserve the contextual setting of significant built resources. • Secure a qualified environmental agency and/or architectural historian, or other such qualified person to document any significant historical resource(s), by way of historic narrative, photographs, and architectural drawings, as mitigation for the effects of demolition of a resource. • Consult with the Native American Heritage Commission to determine whether known sacred sites are in the project area, and identify the Native American(s) to contact to obtain information about the project site. • Prior to construction activities, obtain a qualified archaeologist to conduct a record search at the appropriate Information Center of the California Archaeological Inventory to determine whether the project area has been previously surveyed and whether resources were identified. • Prior to construction activities, obtain a qualified archaeologist or architectural historian (depending on applicability) to conduct archaeological and/or historic architectural surveys as recommended by the Information Center. In the event the records indicate that no previous survey has been conducted, the Information Center will make a recommendation on whether a survey is warranted based on the sensitivity of the project area for archaeological resources. • If a record search indicates that the project is located in an area rich with cultural materials, retain a qualified archaeologist to monitor any subsurface operations, including but not limited to grading, excavation, trenching, or removal of existing features of the subject property.	in/sec PPV for the other historical resources within the 0.25-mile radius. Since all new construction associated with the Project would be contained within the Project Site, and the Project Site does not contain any historic resource or resources, the Project would not physically alter or demolish any historical resources located on or adjacent to the Project Site. Therefore, the Project would be consistent with this mitigation measure. **PM-CULT-1:** Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work in compliance with all applicable City regulations, including LAMC Section 91.3307.1. Protection must be provided for footings, foundations, party walls, chimneys, skylights, and roofs. Construction activities shall utilize rubber-tired equipment in place of steel-track equipment whenever feasible. The construction contractor shall stage and warm-up construction equipment as far from nearby sensitive receptors as possible. No impact or vibratory pile driving shall be permitted. Drilled pile driving or other method that generates similar or less vibration shall be permitted. Use of large bulldozers (300 horsepower or greater) and caisson drilling related to placing piles shall not occur within 15 feet of the adjacent sensitive receptors located at 5611 Carlton Way and 5610 Hollywood Boulevard. Vibratory mode for any rollers or equivalent equipment shall be turned off, when feasible, within 26 feet of adjacent residences or sensitive receptors. Prior to the start of Project construction, the Applicant shall retain the services of a qualified structural engineer to conduct pre-construction surveys to document the conditions at the boundary of the Project Site (surveys conducted on the Project Site) adjacent to 5611 Carlton Way and document the apparent physical condition of the readily-visible features, including but not limited to the exterior

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	• Conduct construction activities and excavation to avoid cultural resources (if identified). If avoidance is not feasible, further work may be needed to determine the importance of a resource. Retain a qualified archaeologist familiar with the local archaeology, and/or as appropriate, an architectural historian who should make recommendations regarding the work necessary to determine importance. If the cultural resource is determined to be important under state or federal guidelines, impacts on the cultural resource will need to be mitigated. • Stop construction activities and excavation in the area where cultural resources are found until a qualified archaeologist can determine the importance of these resources.	building structure of the existing building at 5611 Carlton Way. The Applicant shall request access to the interior to observe interior walls and ceiling finishes. If access is denied, interior conditions would not be considered as existing physical conditions. The Applicant shall retain the services of a qualified acoustical engineer to review the proposed construction equipment and develop and implement a vibration monitoring system capable of documenting the construction-related ground vibration levels at the existing building at 5611 Carlton Way during demolition of the existing parking lot, excavation and pile installation, where heavy construction equipment (e.g., large bulldozer, excavator, drill rig) would be operating within 25 feet of 5611 Carlton Way. Vibration monitoring shall include the following: o The vibration monitoring system shall measure and continuously store the peak particle velocity (PPV) in in/sec to determine whether the groundborne vibration levels at the boundary of the Project Site adjacent to the existing buildings at 5611 Carlton Way reach 0.2 PPV in/sec. Vibration data shall be stored on a one-second interval. The vibration monitoring system shall also be programmed for two preset velocity levels: a warning level of 0.15 inches/second (PPV) and a regulatory level of 0.2 inches/second (PPV). The system shall also provide real-time alert when the vibration levels exceed either of the two preset levels. o In the event the warning level of 0.15 PPV in/sec at the façades of the existing buildings at 5611 Carlton Way, the contractor shall identify the source of vibration generation and provide feasible steps to reduce the vibration level, including, but not limited to, halting/staggering concurrent activities

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		and utilizing lower vibratory techniques. Construction activities may then restart. ○ In the event the regulatory level 0.2 PPV in/sec (PPV) is triggered at the façades of the existing buildings at 5611 Carlton Way, the contractor shall identify the source of vibration generation and provide feasible steps to reduce the vibration level, including, but not limited to, halting/staggering concurrent activities and utilizing lower vibratory techniques. The qualified professional shall halt the construction activities in the vicinity of 5611 Carlton Way, as applicable, and visually inspect the adjacent façades of these existing buildings for any damage. Results of the inspection must be logged. Vibration measurement shall be made with the new construction method to verify that the vibration level is below the warning level of 0.15 PPV. Construction activities may then restart. In the event damage occurs due to construction vibration, such damage shall be repaired in accordance with the Secretary of Interiors' standards, as applicable. Therefore, no historical resources would be materially impaired by the Project, and the Project would be consistent with the mitigation measure.
CUL-3: Potential to cause a substantial adverse change in the significance of an archaeological resource, including tribal cultural resources, pursuant to CEQA Guidelines Section 15064.5.	See MM-CUL-2(b).	**No mitigation applies.** The Project is located within a highly developed urban area on a previously disturbed site and the potential for discovery of archaeological or tribal cultural resources is considered low. Nonetheless, to ensure Project consistency with **MM-CUL-2(b)**, the Project would implement the relevant provisions of **MM-CUL-2(b)**, pertaining to archaeological and tribal cultural resources, as described above under **CUL-2**. The City has determined that these

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		PMs are equal to or more effective than **MM-CUL-2(b)** regarding archaeological and tribal cultural resources.
CUL-4: Potential to disturb human remains, including those interred outside of formal cemeteries, including Native American Sacred Sites.	MM-CUL-4(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects to human remains that are within the jurisdiction and responsibility of the Native American Heritage Commission, other public agencies, and/or Local Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency should consider mitigation measures capable of avoiding or reducing significant impacts on human remains, to ensure compliance with the California Health and Safety Code, Section 7060 and Section 18950-18961 and Native American Heritage Commission, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • In the event of discovery or recognition of any human remains during construction or excavation activities associated with the project, in any location other than a dedicated cemetery, cease further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remains are discovered has been informed and has determined that no investigation of the cause of death is required. • If any discovered remains are of Native American origin: – Contact the County Coroner to contact the Native American Heritage Commission to ascertain the proper descendants from the deceased individual. The coroner should make a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods. This may include obtaining a qualified archaeologist or team of archaeologists to properly excavate the human remains. – If the Native American Heritage Commission is unable to identify a descendant, or the descendant failed to make a recommendation within 24 hours after being notified by the	The Project would **substantially conform** with this mitigation measure as described below. The Project Site is located within a highly developed urban area on a previously disturbed site and the potential for discovery of human remains is considered low. Nonetheless, compliance with existing regulatory requirements as described below, which the City has determined are equal to or more effective than **MM-CUL-2(b),** would ensure there would be no impacts pertaining to the unanticipated identification of human remains. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered unexpectedly during construction demolition and/or grading activities, it is required that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code Section 5097.98. In the event that human remains are discovered during excavation activities, the following procedure shall be observed: – Stop immediately and contact the County Coroner: 1104 N. Mission Road Los Angeles, CA 90033 323-343-0512 (8 AM to 5 PM Monday through Friday) or 323-343-0714 (after hours, Saturday, Sunday, and holidays) If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American. – The most likely descendent has 48 hours to make recommendations to the owner, or representative,

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	commission, obtain a Native American monitor, and an archaeologist, if recommended by the Native American monitor, and rebury the Native American human remains and any associated grave goods, with appropriate dignity, on the property and in a location that is not subject to further subsurface disturbance where the following conditions occur: ▪ The Native American Heritage Commission is unable to identify a descendent; ▪ The descendant identified fails to make a recommendation; or ▪ The landowner or their authorized representative rejects the recommendation of the descendant, and the mediation by the NAHC fails to provide measures acceptable to the landowner.	for the treatment or disposition, with proper dignity, of the human remains and grave goods. If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.
Energy		
EN-1: Potential to increase petroleum and nonrenewable fuel consumption in the regional transportation system.	No mitigation required.	**No mitigation applies.**
EN-2: Potential to increase residential energy consumption use.	MM-EN-2(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects of increased residential energy consumption that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with CALGreen, local building codes, and other applicable laws and regulations governing residential building standards, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Integrate green building measures consistent with CALGreen (California Building Code Title 24) into project design including: – Use energy efficient materials in building design, construction, rehabilitation, and retrofit.	The Project would **substantially conform** with this mitigation measure. The Project would be in compliance with the PRC's statutory requirements for a transportation priority project (TPP) building to be designed to be 15 percent more energy efficient than the applicable Title 24 standards and to be designed to achieve 25 percent less water usage than the average household use in the region. Specifically, the Project's energy use would be 15.1 percent less than Title 24, Part 6 (2019), as detailed in the Energy Modeling Summary prepared for the Project by Henderson Engineers in July 2020 (Attachment D1). The Project's water use would be 49 percent below the average household use in the SCAG region, as detailed in the Water Efficiency Compliance report prepared by Henderson Engineers in May 2020 (Attachment D2). The Project would achieve its energy efficiency through the implementation of multiple measures including, but not limited to, enhanced exterior wall and roof

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	– Install energy-efficient lighting, heating, and cooling systems (cogeneration); water heaters; appliances; equipment; and control systems. – Reduce lighting, heating, and cooling needs by taking advantage of light colored roofs, trees for shade, and sunlight. – Incorporate passive environmental control systems that account for the characteristics of the natural environment. – Use high-efficiency lighting and cooking devices. – Incorporate passive solar design. – Use high-reflectivity building materials and multiple glazing. – Prohibit gas-powered landscape maintenance equipment. – Install electric vehicle charging stations. – Reduce wood burning stoves or fireplaces. – Provide bike lanes accessibility and parking at residential developments.	insulation, high-reflectance roofing, overhanging balconies for solar shading, high performance windows, daylighting controls and other forms of high-efficiency lighting, high-efficiency heating, ventilation, and air conditioning (HVAC) systems, and centralized hot water system and high-efficiency water fixtures. The Project would achieve its water efficiencies through multiple measures in compliance with the Los Angeles Green Building Code, including high efficiency water using appliances such as clothes washers and dishwashers, low flow fixtures and faucets, and efficient irrigation systems. Therefore, the Project would be consistent with this mitigation measure.
EN-3: Potential to increase building energy consumption in anticipated development.	MM-EN-2(b). See above.	As described under **EN-2**, the Project would **substantially conform** with this mitigation measure, because the Project would be required to comply with the City's Green Building Code as well as Title 24, which incorporates the requirements of the CALGreen Code. Moreover, the Project's energy use would be 15.1 percent less than Title 24, Part 6 (2019), as detailed in the Energy Modeling Summary prepared for the Project by Henderson Engineers in July 2020 (Attachment D1). The Project's water use would be 49 percent below the average household use in the SCAG region, as detailed in the Water Efficiency Compliance report prepared by Henderson Engineers in May 2020 (Attachment D2).
EN-4: Potential to increase water consumption and energy use related to water in anticipated development.	No mitigation required.	**No mitigation applies.** Nevertheless, the Project would be required to comply with the City's Green Building Code as well as Title 24, which incorporates the requirements of CALGreen Code. Moreover, the Project's energy use would be 15.1 percent less than Title 24, Part 6 (2019), as detailed in the Energy Modeling Summary prepared for the Project by Henderson Engineers in July 2020 (Attachment D1). The Project's water use would be 49 percent below the average

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
		household use in the SCAG region, as detailed in the Water Efficiency Compliance report prepared by Henderson Engineers in May 2020 (Attachment D2).
Geology and Soils		
GEO-1: Potential to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving (i) rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; (ii) strong seismic ground shaking; (iii) seismic related ground-failure, including liquefaction; (iv) landslides.	MM-GEO-1(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects on the potential for projects to result in the exposure of people and infrastructure to the effects of earthquakes, seismic related ground-failure, liquefaction, and seismically induced landslides, that are in the jurisdiction and responsibility of public agencies, regulatory agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with County and City Public Works and Building and Safety Department Standards, the Uniform Building Code (UBC) and the California Building Code (CBC), and other applicable laws and regulations governing building standards, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Consistent with Section 4.7.2 of the Alquist-Priolo Earthquake Fault Zoning Act, conduct a geologic investigation to demonstrate that	The Project would **substantially conform** with this mitigation measure through compliance with existing regulatory requirements, as described below. The Project would be required to comply with the existing building, grading, and seismic regulations of the City's Building Code, which incorporates the Uniform Building Code (UBC) and California Building Code (CBC). The Project Site is not located within a currently established Alquist-Priolo Earthquake Fault Zone or a fault zone mapped by the State Geologist pursuant to the Seismic Hazard Mapping Act.[12,13] Additionally, the Project Site is not located within a City-designated Fault Rupture Study Area, a City-designated Hillside Area, a landslide area, or a tsunami inundation zone.[14,15,16] No active faults are known to pass through the immediate Project vicinity. The closest active fault to the Project Site, the Hollywood Fault, is located approximately 0.62 miles to the north of the Project Site.[17] Therefore, the Project Site is not located within a designated earthquake fault or seismic hazard zone.

12 City of Los Angeles, ZIMAS, 2020. Parcel information for 5600 Hollywood Boulevard. Available at: http://zimas.lacity.org/, accessed June 2, 2020.

13 Langan Engineering and Environmental Services, Inc., 2020. Geotechnical Investigation: Proposed Multi-Family Residential Development, 5600 Hollywood Boulevard, 5604-5606 Hollywood Boulevard, 1655 St. Andrews Place, and 5607 Carlton Way, Los Angeles, California, Tract: Irving Park, Lots: 11-14. August 2020.

14 City of Los Angeles Department of City Planning. City of Los Angeles General Plan, Safety Element. 1996. Available at: https://planning.lacity.org/cwd/gnlpln/saftyelt.pdf, accessed June 3, 2020.

15 City of Los Angeles, ZIMAS, 2020. Parcel information for 5600 Hollywood Boulevard. Available at: http://zimas.lacity.org/, accessed June 2, 2020.

16 Langan Engineering and Environmental Services, Inc., 2020. Geotechnical Investigation: Proposed Multi-Family Residential Development, 5600 Hollywood Boulevard, 5604-5606 Hollywood Boulevard, 1655 St. Andrews Place, and 5607 Carlton Way, Los Angeles, California, Tract: Irving Park, Lots: 11-14. August 2020.

17 Langan Engineering and Environmental Services, Inc., 2020. Geotechnical Investigation: Proposed Multi-Family Residential Development, 5600 Hollywood Boulevard, 5604-5606 Hollywood Boulevard, 1655 St. Andrews Place, and 5607 Carlton Way, Los Angeles, California, Tract: Irving Park, Lots: 11-14. August 2020.

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	proposed buildings would not be constructed across active faults. An evaluation and written report of a specific site can and should be prepared by a licensed geologist. If an active fault is found and unfit for human occupancy over the fault, place a setback of 50 feet from the fault. • Use site-specific fault identification investigations conducted by licensed geotechnical professionals in accordance with the requirements of the Alquist-Priolo Act, as well as any applicable Caltrans regulations that exceed or reasonably replace the requirements of the Act to either determine that the anticipated risk to people and property is at or below acceptable levels or site-specific measures have been incorporated into the project design, consistent with the CBC and UBC. • Ensure that projects located within or across Alquist-Priolo Zones comply with design requirements provided in Special Publication 117, published by the California Geological Survey, as well as relevant local, regional, state, and federal design criteria for construction in seismic areas. • Consistent with the CBC and local regulatory agencies with oversight of development associated with the Plan, ensure that projects are designed in accordance with county and city code requirements for seismic ground shaking. With respect to design, consider seismicity of the site, soil response at the site, and dynamic characteristics of the structure, in compliance with the appropriate California Building Code and State of California design standards for construction in or near fault zones, as well as all standard design, grading, and construction practices in order to avoid or reduce geologic hazards. • Consistent with the CBC and local regulatory agencies with oversight of development associated with the Plan, ensure that site-specific geotechnical investigations conducted by a qualified geotechnical expert be required prior to preparation of project designs. These investigations shall identify areas of potential expansive soils and recommend remedial geotechnical measures to eliminate any problems. Recommended corrective measures, such as structural reinforcement and replacing soil with engineered fill, shall be implemented in project designs. Geotechnical investigations identify areas of potential failure and recommend remedial geotechnical measures to eliminate any problems.	Nevertheless, the Project is located in the seismically active region of Southern California and is susceptible to ground shaking during a seismic event. However, the Project would be required to comply with the existing building, grading, and seismic regulations of the City of Los Angeles Building Code (LABC), which incorporates the UBC and CBC. Compliance with these regulations is required by LAMC Section 91.7006, which requires the Los Angeles Department of Building and Safety (LADBS) to review and approve a design-level geotechnical report for the Project prior to the issuance of grading permits. Furthermore, the final geotechnical report would incorporate the building construction and design recommendations contained in the existing geotechnical report prepared for the Project. Accordingly, the City has determined that compliance with existing regulatory requirements as well as the recommendations of the geotechnical report, as described below, is equal to or more effective than **MM-GEO-1(b).** In compliance with LAMC Section 91.7006, prior to the issuance of grading or building permits, the Applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to LADBS, for review and approval. The geotechnical report shall assess soil and geologic conditions at the site and include construction and building design recommendations, including those recommendations contained in the Geotechnical Investigation: Proposed Multi-Family Residential Development, 5600 Hollywood Boulevard, 5604-5606 Hollywood Boulevard, 1655 St. Andrews Place, and 5607 Carlton Way, Los Angeles, California, Tract: Irving Park, Lots: 11-14, prepared by Langan Engineering and Environmental Services, Inc. (Attachment H). The Project shall comply with the conditions contained in the approved geotechnical report and within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed Project, and as it may be subsequently amended or modified.

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	• Adhere to design standards described in the CBC and all standard geotechnical investigation, design, grading, and construction practices to avoid or reduce impacts from earthquakes, ground shaking, ground failure, and landslides. • Consistent with the CBC and local regulatory agencies with oversight of development associated with the Plan, design projects to avoid geologic units or soils that are unstable, expansive soils and soils prone to lateral spreading, subsidence, liquefaction, or collapse wherever feasible.	
GEO-2: Potential to result in substantial soil erosion or the loss of topsoil.	MM-GEO-2(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects on the potential for projects to result in substantial soil erosion or the loss of topsoil, that are in the jurisdiction and responsibility of public agencies, regulatory agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with County and City Public Works and Building and Safety Department Standards, the Uniform Building Code (UBC) and the California Building Code (CBC), and other applicable laws and regulations governing building standards, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Consistent with the CBC and local regulatory agencies with oversight of development associated with the Plan, ensure that site-specific geotechnical investigations conducted by a qualified geotechnical expert are conducted to ascertain soil types prior to preparation of project designs. These investigations can and should identify areas of potential failure and recommend remedial geotechnical measures to eliminate any problems. • Consistent with the requirements of the State Water Resources Control Board (SWRCB) for projects over one acre in size, obtain coverage under the General Construction Activity Storm Water Permit (General Construction Permit) issued by the SWRCB and conduct the following: – File a Notice of Intent (NOI) with the SWRCB.	The Project **would substantially conform** with this mitigation measure, because the Project would be required to comply with existing regulatory requirements pertaining to erosion and stormwater control, as well as the design and construction recommendations contained in the Geotechnical Investigation: Proposed Mixed-Use Development, 5600 Hollywood Boulevard, Los Angeles, California 90028, prepared by Langan Engineering and Environmental Services, Inc. (Attachment H). Specifically, as required by LAMC Section 91.7006, a design-level geotechnical report shall be reviewed and approved by LADBS that incorporates the recommendations of these existing reports and demonstrates compliance with the City's existing geology and soils requirements, including but not limited to LAMC Section 91.7013 pertaining to erosion control and drainage devices, Section 91.7014 regarding flood and mudflow protection, and Section 91.7016 regarding regulations for areas that are subject to slides and unstable soils. The Project would also be required to comply with the Construction General Permit Water Quality Order 2009-0009-DWQ as amended by Order No. 2010-0014-DWQ to prevent short-term construction water quality (including erosion and sedimentation issues) impacts. These mandatory requirements would minimize soil erosion and the transmission of sediment into the City's separate storm water sewer system. The Project's construction activities would require grading, excavation, and foundation permits or approvals from the

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	– Prepare a stormwater pollution prevention plan (SWPPP) and submit the plan for review and approval by the Regional Water Quality Control Board (RWQCB). At a minimum, the SWPPP should include a description of construction materials, practices, and equipment storage and maintenance; a list of pollutants likely to contact stormwater; site-specific erosion and sedimentation control practices; a list of provisions to eliminate or reduce discharge of materials to stormwater; best management practices (BMPs); and an inspection and monitoring program. – Submit to the RWQCB a copy of the SWPPP and evidence of submittal of the NOI to the SWRCB. Implementation of the SWPPP should start with the commencement of construction and continue through the completion of the project. – After construction is completed, the project sponsor can and should submit a notice of termination to the SWRCB. • Consistent with the requirements of the SWRCB and local regulatory agencies with oversight of development associated with the Plan, ensure that project designs provide adequate slope drainage and appropriate landscaping to minimize the occurrence of slope instability and erosion. Design features should include measures to reduce erosion caused by storm water. Road cuts should be designed to maximize the potential for revegetation. • Consistent with the CBC and local regulatory agencies with oversight of development associated with the Plan, ensure that, prior to preparing project designs, new and abandoned wells are identified within construction areas to ensure the stability of nearby soils.	City, which would include requirements and standards designed to limit potential impacts associated with erosion to permitted levels. The Project would also be designed to comply with the City of Los Angeles' Low Impact Development (LID) Ordinance. Therefore, the Project would be consistent with this mitigation measure.
GEO-3: Potential to be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.	MM-GEO-1(b). See above.	As described above under **GEO-1**, the Project would **substantially conform** with this mitigation measure. As described in the Geotechnical Investigation prepared for the Project (Attachment H), the Project Site is not located within a currently established Alquist-Priolo Earthquake Fault Zone or a fault zone mapped by the State Geologist pursuant to the Seismic Hazard Mapping Act. No active faults are known to pass through the immediate Project vicinity, and the Project Site is not within a landslide zone, a liquefaction zone, a fault rupture study area, or a tsunami inundation zone. The Project Site is located in the seismically active

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
		region of Southern California; however, through compliance with existing regulatory requirements as well as the measures identified above, and as described in the Geotechnical Investigation report (Attachment H), the Project would not cause the geologic unit or soil to become unstable as a result of the proposed development, and the Project would thereby not result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. Therefore, the Project would be consistent with this mitigation measure.
GEO-4: Potential to be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.	MM-GEO-1(b). See above.	The Project would **substantially conform** with this mitigation measure. As described in the Geotechnical Investigation prepared for the Project (Attachment H), the development of the Project would not result in hazards from future landsliding, settlement, slippage, shrinkage, or expansion, as long as the recommendations presented in the reports are followed.[18] Moreover, pursuant to the City's existing codes and applicable regulations, design and construction of the Project would be required to incorporate any necessary measures to protect against risks associated with expansive soils. These measures include compliance with the LABC, the Rules of General Application of the Grading Division of LADBS, the City's building permit requirements, and site-specific engineering recommendations based upon the recommendations of a licensed geotechnical engineer and a required design-level geotechnical report containing the recommendations of the existing geotechnical report, which is to be approved by LADBS, as described above. Therefore, the Project would be consistent with this mitigation measure.
GEO-5: Potential to have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers	No mitigation required.	**No mitigation applies.**

[18] City of Los Angeles Department of City Planning. City of Los Angeles General Plan, Safety Element. 1996. Available at: https://planning.lacity.org/cwd/gnlpln/saftyelt.pdf, accessed June 23, 2020.

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
are not available for the disposal of waste water.		
Greenhouse Gas Emissions and Climate Change		
GHG-1: Potential to directly or indirectly result in an increase in GHG emissions compared to existing conditions (2015).	No mitigation required.	**No mitigation applies.**
GHG-2: Potential to conflict with SB 375 GHG Emission Reduction Targets.	No mitigation required.	**No mitigation applies.**
GHG-3: Potential to conflict with AB 32 and or any applicable plan, policy or regulation adopted for the purpose of reducing emissions of GHGs.	No mitigation required.	**No mitigation applies.**
GHG Cumulative Impacts	MM-GHG-3(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the potential to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of greenhouse gases that are within the jurisdiction and authority of California Air Resources Board, local air districts, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential to conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases, the Lead Agency can and should consider mitigation measures to mitigate the significant effects of greenhouse gas impacts to ensure compliance with all applicable laws, regulations, governing CAPs, general plans, adopted policies and plans of local agencies, and standards set forth by responsible public agencies for the purpose of reducing emissions of greenhouse gases, as applicable and feasible. Consistent with Section 15126.4(c) of the State CEQA Guidelines, compliance can be achieved through adopting greenhouse gas mitigation measures that have been used for projects in the SCAG region as set forth below, or through comparable measures identified by Lead Agency:	The Project would **substantially conform** with this mitigation measure as described below. The Project's generation of greenhouse gas (GHG) emissions would not be considered cumulatively considerable, as the Project would not conflict with an applicable plan, policy, or regulation for the purposes of reducing the emissions of GHGs. Specifically, as set forth in the PRC Section 21155 consistency findings for the Project as well as the RTP/SCS consistency findings under Attachment B, the Project is consistent with the 2016-2040 RTP/SCS, which is SCAG's regional plan for reducing GHG emissions. Moreover, the Project would exceed Title 24 Building Energy Efficiency Standards requirements and will comply with applicable water and energy conservation measures under the CALGreen Code as well as the City's Green Building Ordinance and Landscape Ordinance, thereby reducing consumption of these resources and reducing GHG emissions accordingly. Thus, the Project would be consistent with the intent of this mitigation measure. Additionally, as described under **EN-2**, the Project would be in compliance with the PRC's statutory requirements for a TPP building to be designed to be 15 percent more energy

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	• Measures in an adopted plan or mitigation program for the reduction of emissions that are required as part of the Lead Agency's decision. • Reduction in emissions resulting from a project through implementation of project features, project design, or other measures, such as those described in Appendix F of the State CEQA Guidelines. • Off-site measures to mitigate a project's emissions. • Measures that consider incorporation of Best Available Control Technology (BACT) during design, construction and operation of projects to minimize GHG emissions, including but not limited to: – Use energy and fuel efficient vehicles and equipment. Project proponents are encouraged to meet and exceed all EPA/NHTSA/CARB standards relating to fuel efficiency and emission reduction; – Use alternative (non-petroleum based) fuels; – Deployment of zero- and/or near zero emission technologies as defined by CARB; – Use lighting systems that are energy efficient, such as LED technology; – Use the minimum feasible amount of GHG-emitting construction materials that is feasible; – Use cement blended with the maximum feasible amount of fly ash or other materials that reduce GHG emissions from cement production; – Incorporate design measures to reduce GHG emissions from solid waste management through encouraging solid waste reduction, recycling, and reuse; – Incorporate passive solar and other design measures to reduce energy consumption and increase production and use of renewable energy; – Incorporate design measures like WaterSense fixtures and water capture to reduce water consumption; – Use lighter-colored pavement where feasible; – Recycle construction debris to maximum extent feasible;	efficient than the applicable Title 24 standards and to be designed to achieve 25 percent less water usage than the average household use in the region. Specifically, the Project's energy use would be 15.1 percent less than Title 24, Part 6 (2019), as detailed in the Energy Modeling Summary prepared for the Project by Henderson Engineers in July 2020 (Attachment D1). The Project's water use would be 49 percent below the average household use in the SCAG region, as detailed in the Water Efficiency Compliance report prepared by Henderson Engineers in May 2020 (Attachment D2). These Project features would result in reduced energy consumption and corresponding reduction in GHG emissions, consistent with the project-related mitigation suggested by SCAG. Furthermore, as described under **TRA-2**, the Project would implement a variety of transportation demand management (TDM) measures that would facilitate reductions in vehicle miles traveled (VMT) to and from the Project while enhancing transit and bicycle infrastructure in the vicinity of the Project Site. Collectively, these Project features and conditions as well as the Project's required regulatory compliance would result in reduced energy consumption, reduced VMT , and corresponding reduction in GHG emissions, consistent with the Project-related mitigation identified by SCAG.

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	– Protect and plant shade trees in or near construction projects where feasible; and – Solicit bids that include concepts listed above. • Measures that encourage transit use, carpooling, bike-share and car-share programs, active transportation, and parking strategies, including, but not limited to, transit-active transportation coordinated strategies, increased bicycle carrying capacity on transit and rail vehicles. • Incorporating bicycle and pedestrian facilities into project designs, maintaining these facilities, and providing amenities incentivizing their use; providing adequate bicycle parking and planning for and building local bicycle projects that connect with the regional network. • Improving transit access to rail and bus routes by incentives for construction of transit facilities within developments, and/or providing dedicated shuttle service to transit stations. • Adopting employer trip reduction measures to reduce employee trips such as vanpool and carpool programs, providing end-of-trip facilities, and telecommuting programs. • Designate a percentage of parking spaces for ride-sharing vehicles or high-occupancy vehicles, and provide adequate passenger loading and unloading for those vehicles. • Land use siting and design measures that reduce GHG emissions, including: – Developing on infill and brownfields sites; – Building high density and mixed use developments near transit; – Retaining on-site mature trees and vegetation, and planting new canopy trees; – Measures that increase vehicle efficiency, encourage use of zero and low emissions vehicles, or reduce the carbon content of fuels, including constructing or encouraging construction of electric vehicle charging stations or neighborhood electric vehicle networks, or charging for electric bicycles; and	

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	– Measures to reduce GHG emissions from solid waste management through encouraging solid waste recycling and reuse.	
Hazards and Hazardous Materials		
HA□-1: Potential to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	MM-HAZ-1(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects related to the routine transport, use or disposal of hazardous materials that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the provisions of the Hazardous Waste Control Act, the Unified Hazardous Waste and Hazardous Materials Management Regulatory Program, the Hazardous Waste Source Reduction and Management Review Act of 1989, the California Vehicle Code, and other applicable laws and regulations, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Where the construction or operation of projects involves the transport of hazardous material, provide a written plan of proposed routes of travel demonstrating use of roadways designated for the transport of such materials. • Where the construction or operation of projects involves the transport of hazardous materials, avoid transport of such materials within one-quarter mile of schools, when school is in session, wherever feasible. • Where it is not feasible to avoid transport of hazardous materials, within one-quarter mile of schools on local streets, provide notification of the anticipated schedule of transport of such materials. • Specify the need for interim storage and disposal of hazardous materials to be undertaken consistent with applicable federal, state, and local statutes and regulations in the plans and specifications of the transportation improvement project. • Submit a Hazardous Materials Business/Operations Plan for review and approval by the appropriate local agency. Once	The Project would **substantially conform** with this mitigation measure. Project construction would involve the temporary transport, use, and disposal of potentially hazardous materials. These materials can include paints, adhesives, surface coatings, cleaning agents, fuels, and oils. All such materials would be transported, used, and disposed of in conformance with all applicable regulatory requirements, thereby eliminating the risk of potentially significant hazards. In addition, Project operation does not involve the routine transport, use, or disposal of potentially hazardous materials. Any potentially hazardous materials used would be similar to any other urban residential development, and may include cleaning solvents, paints, and pesticides for landscaping. These potentially hazardous materials would be in and stored in accordance with regulatory requirements and manufacturers' instructions. Furthermore, the Project would adhere to regulatory requirements concerning source hazardous waste reduction measures and all applicable City ordinances. In addition, due to the presumed presence of asbestos containing materials (ACM) and lead based paint (LBP) at the Project Site, compliance with all applicable City, State, and federal regulations regarding investigation and removal of these materials would be required. Furthermore, although the prior Phase I Environmental Site Assessments (ESAs) and preliminary endangerment assessment (PEA) prepared for the Project (see Attachment E) did not identify any recognized environmental conditions (RECs) or contaminants of potential concern (COPCs) at the Project Site, given the past presence of auto-related uses upon a portion of the Project Site, a soils management plan is to be prepared in the event that contaminated soil may be identified during Project construction activities.

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	approved, keep the plan on file with the Lead Agency (or other appropriate government agency) and update, as applicable. The purpose of the Hazardous Materials Business/Operations Plan is to ensure that employees are adequately trained to handle the materials and provides information to the local fire protection agency should emergency response be required. The Hazardous Materials Business/Operations Plan should include the following: – The types of hazardous materials or chemicals stored and/or used on-site, such as petroleum fuel products, lubricants, solvents, and cleaning fluids. – The location of such hazardous materials. – An emergency response plan including employee training information. – A plan that describes the manner in which these materials are handled, transported and disposed. • Specify the appropriate procedures for interim storage and disposal of hazardous materials, anticipated to be required in support of operations and maintenance activities, in conformance with applicable federal, state, and local statutes and regulations, in the Operations Manual for projects. • Follow manufacturer's recommendations on use, storage, and disposal of chemical products used in construction. • Avoid overtopping construction equipment fuel gas tanks. • During routine maintenance of construction equipment, properly contain and remove grease and oils. • Properly dispose of discarded containers of fuels and other chemicals.	Furthermore, the Phase I environmental assessments prepared for the Project (Attachment E did not identify any recognized environmental conditions (RECs) or environmental issues in connection with the Project Site. Therefore, the City has determined that the Project's compliance with existing regulatory measures is equal to or more effective than **MM-HA□-1(b)**.
HA□-2: Potential to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	MM-HAZ-1(b). See above.	As described above, under **HA□-1**, the Project would **substantially conform** with **MM-HA□-1(b)** through compliance with all applicable regulatory requirements and incorporation of identified Project measure. As part of the Phase I ESAs for the Project Site, a review of all major governmental databases was conducted any information related to hazardous materials on, or in the immediate vicinity, of the Project Site. While results showed

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		that nearby properties were listed in the regulatory databases, the Project Site itself was not identified in any of the regulatory databases reviewed. Based upon the review of all pertinent regulatory documents, the Phase I ESAs concluded that there is only a low potential for any toxic or hazardous contamination to the Project Site from any of these off-site listed sources.[19,20] In addition, during construction, all potentially hazardous materials encountered and used at the Project Site would be used and stored in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. This ensures that potential risks associated with construction related activities are minimized. Moreover, as described above under **MM-HA□-1(b)**, the removal of any identified ACM or LBP would be abated/removed in conformance with all applicable regulatory requirements, thereby eliminating any risk of creating a significant hazard. Therefore, the Project is consistent with this mitigation measure.
HA□-3: Potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	MM-HAZ-1(b). See above.	As described above, under **HA□-1** and **HA□-2**, the Project would **substantially conform** with **MM-HA□-1(b)**, to the extent applicable. The nearest school to the Project Site is Grant Elementary School, which is less than 100 feet away, located south of the Project Site across Carlton Way. The Project would not emit or handle hazardous materials or substances other than those typical in other multi-family residential developments during operation. In addition, all potentially hazardous materials encountered during construction would be used and stored in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations and, thus, impacts would be minimized. Furthermore, as described above under **MM-HA□-1(b)**, the removal of any identified ACM or LBP

19 EFI Global, Inc., 2018. Phase I Environmental Site Assessment Report: 5607 West Carlton Way and 1655 North St. Andrews Place, Los Angeles, California 90028. Provided in Attachment E1.

20 Western Environmental Engineers, Co. (WEECO), 2018. Phase I Environmental Site Assessment Report, 5604-5610 Hollywood Boulevard, Los Angeles, California 90028. Provided in Attachment E2.

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		would be abated/removed in conformance with all applicable regulatory requirements, thereby eliminating any risk of creating a significant hazard. Therefore, the Project is consistent with this mitigation measure.
HA□-4: Potential to be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.	MM-HAZ-4(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines; SCAG has identified mitigation measures capable of avoiding or reducing the significant effects related to a project placed on a hazardous materials site, that are in the jurisdiction and responsibility of regulatory agencies, other public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the provisions of the Government Code Section 65962.5, Occupational Safety and Health Code of 197; the Response Conservation, and Recovery Act; the Comprehensive Environmental Response, Compensation, and Liability Act; the Hazardous Materials Release and Clean-up Act, and the Uniform Building Code, and County and City building standards, and all applicable federal, state, and local laws and regulations governing hazardous waste sites, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Complete a Phase I Environmental Site Assessment, including a review and consideration of data from all known databases of contaminated sites, during the process of planning, environmental clearance, and construction for projects. • Where warranted due to the known presence of contaminated materials, submit to the appropriate agency responsible for hazardous materials/wastes oversight a Phase II Environmental Site Assessment report if warranted by a Phase I report for the project site. The reports should make recommendations for remedial action, if appropriate, and be signed by a Registered Environmental Assessor, Professional Geologist, or Professional Engineer. • Implement the recommendations provided in the Phase II Environmental Site Assessment report, where such a report was determined to be necessary for the construction or operation of the project, for remedial action. • Submit a copy of all applicable documentation required by local, state, and federal environmental regulatory agencies, including but	The Project would substantially conform with these mitigation measures for the reasons stated below. As part of the Phase I ESAs prepared for the Project Site (Attachments E1 and E2) and summarized in the PEA (Attachment E3), regulatory databases such as those required by California Government Code Section 65962.5 were reviewed for the Project Site and properties within the standard search radii. The databases searched as a result of Government Code Section 65962.5 are known as the "Cortese List" and include EnviroStor, GeoTracker, and other lists compiled by the California Environmental Protection Agency (CalEPA). No hazardous materials that may pose a risk at or to the Project Site were listed in the databases, and the Project Site is not identified as a hazardous materials site. Furthermore, as described above under **MM-HA□-1(b)**, the removal of any identified ACM or LBP would be abated/removed in conformance with all applicable regulatory requirements, thereby eliminating any risk of creating a significant hazard. These regulatory requirements are consistent with the relevant measures identified in **MM-HA□-4(b)** for ACM and LBP. Therefore, construction and operation of the Project would not pose an environmental hazard to surrounding sensitive uses or the environment.

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	not limited to: permit applications, Phase I and II Environmental Site Assessments, human health and ecological risk assessments, remedial action plans, risk management plans, soil management plans, and groundwater management plans. • Conduct soil sampling and chemical analyses of samples, consistent with the protocols established by the U.S. EPA to determine the extent of potential contamination beneath all underground storage tanks (USTs), elevator shafts, clarifiers, and subsurface hydraulic lifts when on-site demolition or construction activities would potentially affect a particular development or building. • Consult with the appropriate local, state, and federal environmental regulatory agencies to ensure sufficient minimization of risk to human health and environmental resources, both during and after construction, posed by soil contamination, groundwater contamination, or other surface hazards including, but not limited to, underground storage tanks, fuel distribution lines, waste pits and sumps. • Obtain and submit written evidence of approval for any remedial action if required by a local, state, or federal environmental regulatory agency. • Cease work if soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums, or other hazardous materials or wastes are encountered), in the vicinity of the suspect material. Secure the area as necessary and take all appropriate measures to protect human health and the environment, including but not limited to: notification of regulatory agencies and identification of the nature and extent of contamination. Stop work in the areas affected until the measures have been implemented consistent with the guidance of the appropriate regulatory oversight authority. • Use best management practices (BMPs) regarding potential soil and groundwater hazards. • Soil generated by construction activities should be stockpiled on-site in a secure and safe manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal	

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	at an appropriate off-site facility. Complete sampling and handling and transport procedures for reuse or disposal, in accordance with applicable local, state and federal laws and policies. • Groundwater pumped from the subsurface should be contained on-site in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies. Utilize engineering controls, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building. • Prior to issuance of any demolition, grading, or building permit, submit for review and approval by the Lead Agency (or other appropriate government agency) written verification that the appropriate federal, state and/or local oversight authorities, including but not limited to the Regional Water Quality Control Board (RWQCB), have granted all required clearances and confirmed that the all applicable standards, regulations, and conditions have been met for previous contamination at the site. • Develop, train, and implement appropriate worker awareness and protective measures to assure that worker and public exposure is minimized to an acceptable level and to prevent any further environmental contamination as a result of construction. • If asbestos-containing materials (ACM) are found to be present in building materials to be removed, submit specifications signed by a certified asbestos consultant for the removal, encapsulation, or enclosure of the identified ACM in accordance with all applicable laws and regulations, including but not necessarily limited to: California Code of Regulations, Title 8; Business and Professions Code; Division 3; California Health and Safety Code Section 25915- 25919.7; and other local regulations. • Where projects include the demolitions or modification of buildings constructed prior to 1968, complete an assessment for the potential presence or lack thereof of ACM, lead-based paint, and any other building materials or stored materials classified as hazardous waste by state or federal law. • Where the remediation of lead-based paint has been determined to be required, provide specifications to the appropriate agency, signed by a certified Lead Supervisor, Project Monitor, or Project Designer for the stabilization and/or removal of the identified lead paint in accordance with all applicable laws and regulations,	

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	including but not necessarily limited to: California Occupational Safety and Health Administration's (Cal OSHA's) Construction Lead Standard, Title 8 California Code of Regulations (CCR) Section 1532.1 and Department of Health Services (DHS) Regulation 17 CCR Sections 35001–36100, as may be amended. If other materials classified as hazardous waste by state or federal law are present, the project sponsor should submit written confirmation to the appropriate local agency that all state and federal laws and regulations should be followed when profiling, handling, treating, transporting, and/or disposing of such materials. • Where a project site is determined to contain materials classified as hazardous waste by state or federal law are present, submit written confirmation to appropriate agency that all state and federal laws and regulations should be followed when profiling, handling, treating, transporting, and/or disposing of such materials.	
HA□-5: Potential for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area.	No mitigation required.	**No mitigation applies.**
HA□-6: Potential for a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area.	No mitigation required.	**No mitigation applies.**
HA□-7: Potential to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	MM-TRA-5(b). See below.	The Project would **substantially conform** to this mitigation measure through compliance with existing regulatory requirements as well as incorporation of specific Project measures. Specifically, an emergency response plan would be submitted to the Los Angeles Fire Department (LAFD) during LAFD's review of the Project plans as part of the standard building permit review process per LAMC Section 57.118 (see **MM-PS-1** under **PS-1**). Moreover, the Project

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		does not propose permanent alterations to vehicular circulation routes and patterns or impede public access or travel upon public rights-of-way. Furthermore, no full road closures are anticipated during construction of the Project, and none of the surrounding roadways would be significantly impeded. As described in **TRA-1** and **TRA-5**, below, the Project would be subject to **PM-TRA-5(b)**, which requires the preparation of and City approval of a Construction Traffic Management Plan, which would ensure that access for emergency service providers and any evacuation routes would be maintained during construction activities. Therefore, incorporation of these measures would achieve conformance with **MM-TRA-5(b)**.
HA□-8: Potential to expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.	MM-HAZ-8(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects from the potential exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands; that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with local general plans, specific plans, and regulations provided by County and City fire departments, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Adhere to fire code requirements, including ignition-resistant construction with exterior walls of noncombustible or ignition resistant material from the surface of the ground to the roof system. Other fire-resistant measures would be applied to eaves, vents, windows, and doors to avoid any gaps that would allow intrusion by flame or embers.	**No mitigation applies.** This mitigation measure does not apply to the Project, because there are no wildlands in the Project vicinity, and the Project Site is not near a wildland fire hazard.[21] Furthermore, the Project is subject to regulatory requirements, such as adherence to the City's Fire Code requirements, such as submitting a fire safety plan to LAFD for their review and approval pursuant to LAMC Section 57.118.

21 City of Los Angeles, ZIMAS Parcel Profile Report for 5600 Hollywood Boulevard. Available at: http://zimas.lacity.org/, accessed July 2, 2020.

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	• Adhere to the Multi-Jurisdictional Hazards Mitigation Plan, as well as local general plans, including policies and programs aimed at reducing the risk of wildland fires through land use compatibility, training, sustainable development, brush management, and public outreach. • Encourage the use of fire-resistant vegetation native to Southern California and/or to the local microclimate (e.g., vegetation that has high moisture content, low growth habits, ignition-resistant foliage, or evergreen growth), eliminate brush and chaparral, and discourage the use of fire-promoting species especially non-native, invasive species (e.g., pampas grass, fennel, mustard, or the giant reed) in the immediate vicinity of development in areas with high fire threat. • Encourage natural revegetation or seeding with local, native species after a fire and discourage reseeding of non-native, invasive species to promote healthy, natural ecosystem regrowth. Native vegetation is more likely to have deep root systems that prevent slope failure and erosion of burned areas than shallow-rooted non-natives. • Submit a fire safety plan (including phasing) to the Lead Agency and local fire agency for their review and approval. The fire safety plan shall include all of the fire safety features incorporated into the project and the schedule for implementation of the features. The local fire protection agency may require changes to the plan or may reject the plan if it does not adequately address fire hazards associated with the project as a whole or the individual phase. • Utilize Fire-wise Land Management by encouraging the use of fire-resistant vegetation and the elimination of brush and chaparral in the immediate vicinity of development in areas with high fire threat. • Promote Fire Management Planning that would help reduce fire threats in the region as part of the Compass Blueprint process and other ongoing regional planning efforts. • Encourage the use of fire-resistant materials when constructing projects in areas with high fire threat	
Hydrology and Water □uality		

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HYD-1: Potential to violate any water quality standards or waste discharge requirements.	MM-HYD-1(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the potential impacts on water quality on related waste discharge requirements that are within the jurisdiction and authority of the Regional Water Quality Control Boards and other regulatory agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with all applicable laws, regulations, and health and safety standards set forth by regulatory agencies responsible for regulating and enforcing water quality and waste discharge requirements in a manner that conforms with applicable water quality standards and/or waste discharge requirements, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Complete, and have approved, a Stormwater Pollution Prevention Plan (SWPPP) prior to initiation of construction. • Implement Best Management Practices to reduce the peak stormwater runoff from the project site to the maximum extent practicable. • Comply with the Caltrans storm water discharge permit as applicable; and identify and implement Best Management Practices to manage site erosion, wash water runoff, and spill control. • Complete, and have approved, a Standard Urban Stormwater Management Plan, prior to occupancy of residential or commercial structures. • Ensure adequate capacity of the surrounding stormwater system to support stormwater runoff from new or rehabilitated structures or buildings. • Prior to construction within an area subject to Section 404 of the Clean Water Act, obtain all required permit approvals and certifications for construction within the vicinity of a watercourse: – U.S. Army Corps of Engineers (Corps): Section 404. Permit approval from the Corps should be obtained for the placement of dredge or fill material in Waters of the U.S., if	The Project would **substantially conform** to this mitigation measure**.** The Project would be required to comply with existing regulatory requirements pertaining to water quality standards and waste discharge requirements during construction and operation, as governed by the Los Angeles Regional Water Quality Control Board (LARWQCB) and the City. The Project would comply with LAMC Chapter IX, Division 70, which addresses erosion control during grading, excavations, and fills. Project construction activities would require grading, excavation, and foundation permits or approvals from the City, which would include requirements and standards designed to limit potential impacts associated with erosion to permitted levels. The Project would also be designed to comply with the City's LID Ordinance. Prior to the issuance of grading permits, the Applicant would submit a LID Plan to the City's Bureau of Sanitation (LASAN) Watershed Protection Division for review and approval. The LID Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook. The Project would be subject to the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) to ensure pollutant loads from the Project Site would be minimized for downstream receiving waters. Compliance with the City's discharge requirements would ensure that construction stormwater runoff would not violate water quality and/or discharge requirements and minimize soil erosion and sedimentation from entering the storm drains during the construction period. During operation the Project would be required to comply with the City's LID Ordinance. The LID Ordinance applies to all development and redevelopment in the City that requires replace or creates more than 500 square feet of impervious area. LID Plans are required to include a site design approach and BMPs that address runoff and pollution at the source. Further, to comply with LID Ordinance the Project would be required to capture and treat the runoff volume produced by the 85th percentile storm event in accordance

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	any, within the interior of the project site, pursuant to Section 404 of the federal Clean Water Act – Regional Water Quality Control Board (RWQCB): Section 401 Water Quality Certification. Certification that the project will not violate state water quality standards is required before the Corps can issue a 404 permit, above. – California Department of Fish and Wildlife (CDFW): Section 1602 Lake and Streambed Alteration Agreement. Work that will alter the bed or bank of a stream requires authorization from CDFW. • Where feasible, restore or expand riparian areas such that there is no net loss of impervious surface as a result of the project. • Install structural water quality control features, such as drainage channels, detention basins, oil and grease traps, filter systems, and vegetated buffers to prevent pollution of adjacent water resources by polluted runoff where required by applicable urban storm water runoff discharge permits, on new facilities. • Provide structural storm water runoff treatment consistent with the applicable urban storm water runoff permit. Where Caltrans is the operator, the statewide permit applies. • Provide operational best management practices for street cleaning, litter control, and catch basin cleaning are implemented to prevent water quality degradation in compliance with applicable storm water runoff discharge permits; and ensure treatment controls are in place as early as possible, such as during the acquisition process for rights-of-way, not just later during the facilities design and construction phase. • Comply with applicable municipal separate storm sewer system discharge permits as well as Caltrans' storm water discharge permit including long-term sediment control and drainage of roadway runoff. • Incorporate as appropriate treatment and control features such as detention basins, infiltration strips, and porous paving, other features to control surface runoff and facilitate groundwater recharge into the design of new transportation projects early on in	with established stormwater treatment priorities. Compliance with the LID Ordinance would reduce the amount of surface water runoff leaving the Project Site as compared to the current conditions. Compliance with the LID Plan and Stormwater and Urban Runoff Pollution Control Ordinance, including the implementation of BMPs, would ensure that operation of the Project would not violate water quality standard and discharge requirements or otherwise substantially degrade water quality. Consistent with the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 181,899 and No. 183,833), the Project would be required to adhere to City discharge requirements and would implement BMPs meant to reduce stormwater pollution during demolition, grading, and construction activities. Therefore, through compliance with existing regulatory requirements, the Project would be consistent with this mitigation measure.

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	the process to ensure that adequate acreage and elevation contours are provided during the right-of-way acquisition process. • Design projects to maintain volume of runoff, where any downstream receiving water body has not been designed and maintained to accommodate the increase in flow velocity, rate, and volume without impacting the water's beneficial uses. Pre-project flow velocities, rates, and volumes must not be exceeded. This applies not only to increases in storm water runoff from the project site, but also to hydrologic changes induced by flood plain encroachment. Projects should not cause or contribute to conditions that degrade the physical integrity or ecological function of any downstream receiving waters. • Provide culverts and facilities that do not increase the flow velocity, rate, or volume and/or acquiring sufficient storm drain easements that accommodate an appropriately vegetated earthen drainage channel. • Upgrade stormwater drainage facilities to accommodate any increased runoff volumes. These upgrades may include the construction of detention basins or structures that will delay peak flows and reduce flow velocities, including expansion and restoration of wetlands and riparian buffer areas. System designs shall be completed to eliminate increases in peak flow rates from current levels. • Encourage Low Impact Development (LID) and incorporation of natural spaces that reduce, treat, infiltrate and manage stormwater runoff flows in all new developments, where practical and feasible. • If a proposed project has the potential to create a major new stormwater discharge to a water body with an established Total Maximum Daily Load (TMDL), a quantitative analysis of the anticipated pollutant loads in the stormwater discharges to the receiving waters should be carried out.	
HYD-2: Potential to substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of	MM-HYD-2(b): Consistent with the provisions of the Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the potential impacts to groundwater resources that are within the jurisdiction and authority of the State Water Resources Control Board, Regional Water Quality Control Boards, Water Districts, and other groundwater management	The Project would **substantially conform** to this mitigation measure, because, as described above, the Project would comply with existing regulations regarding potential dewatering as well as low-impact development requirements. Compliance with these regulatory requirements would avoid or reduce potential impacts to

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the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted).	agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with applicable laws, regulations, and health and safety standards set forth by federal, state, regional, and local authorities that regulate groundwater management, consistent with the provisions of the Groundwater Management Act and implementing regulations, including recharge in a manner that conforms with federal, state, regional, and local standards for sustainable management of groundwater basins, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • For projects requiring continual dewatering facilities, implement monitoring systems and long-term administrative procedures to ensure proper water management that prevents degrading of surface water and minimizes, to the greatest extent possible, adverse impacts on groundwater for the life of the project, Construction designs shall comply with appropriate building codes and standard practices including the Uniform Building Code. • Maximize, where practical and feasible, permeable surface area in existing urbanized areas to protect water quality, reduce flooding, allow for groundwater recharge, and preserve wildlife habitat. Minimize to the greatest extent possible, new impervious surfaces, including the use of in-lieu fees and off-site mitigation. • Avoid designs that require continual dewatering where feasible. • Avoid construction and siting on groundwater recharge areas, to prevent conversion of those areas to impervious surface. • Reduce hardscape to the extent feasible to facilitate groundwater recharge as appropriate.	groundwater resources that are within the jurisdiction and authority of the State Water Resources Control Board, LARWQCB, Water Districts, and other groundwater management agencies.
HYD-3: Potential to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on or off site.	MM-HYD-1(b). See above.	As discussed under **HYD-1**, the Project would **substantially conform** to this mitigation measure, because the Project would implement stringent controls imposed via the City's LID Ordinance and SUSMP regulations. Runoff associated with the Project would be either directed in non-erosive drainage devices to landscaped areas for evaporation and/or directed to the existing City storm drain system, captured in on-site below grade cisterns, and/or directed to the existing City storm drain system, and thus, would not encounter exposed soils. With the development of the Project, the

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		Project Site's current largely impervious nature would be maintained, and the Project's drainage pattern would be generally similar to the existing pattern at the Project Site currently by conveying runoff to the City storm drain system. Thus, operation of the Project would not result in substantial hydrological changes or erosion or siltation on- or off-site, nor would the Project result in the alteration of the course of a stream or river.
HYD-4: Potential to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on site or off site.	MM-HYD-1(b). See above.	As described above under **HYD-1**, the Project would **substantially conform** to this mitigation measure, and through compliance with existing regulatory measures, would not alter the existing drainage pattern of the area surrounding the Project Site. Furthermore, given that there are no waterbodies within or near the Project Site, flooding is not expected to occur on- or off-site.
HYD-5: Potential to substantially create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or providing substantial additional sources of polluted runoff.	MM-HYD-1(b). See above.	As discussed under **HYD-1**, the Project would **substantially conform** to this mitigation measure, because the Project would be subject to the provisions of the LID Ordinance, and runoff associated with the Project would be directed in non-erosive drainage devices to either landscaped areas for evaporation, captured and conveyed to on-site below grade cisterns, and/or directed to the existing City storm drain system. Pursuant to the City's review of the Project's compliance with existing regulations including applicable SUSMP requirements, stormwater runoff from the Project Site would be minimized and water quality standards would be preserved, thereby avoiding potential impacts to the existing stormwater drainage system.

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HYD-6: Potential to otherwise substantially degrade water quality.	MM-HYD-1(b). See above.	As discussed under **HYD-1**, the Project already **substantially conforms** to this mitigation measure, because the Project is required to implement all applicable regulatory requirements to protect water quality, which will ensure consistency with MM-HYD-1(b).
HYD-7: Potential to place housing within a 100-year flood hazard area as mapped on a federal flood hazard boundary or flood insurance rate map or other flood hazard delineation map.	No mitigation required.	**No mitigation applies.**
HYD-8: Potential to place within a 100-year flood hazard area structures that would impede or redirect flood flows.	MM-HYD-8(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the potential impacts of locating structures that would impede or redirect flood flows in a 100-year flood hazard area that are within the jurisdiction and authority of the Flood Control District, County Public Works Departments, local agencies, regulatory agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with all federal, state, and local floodplain regulations, consistent with the provisions of the National Flood Insurance Program, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Comply with Executive Order 11988 on Floodplain Management, which requires avoidance of incompatible floodplain development, restoration and preservation of the natural and beneficial floodplain values, and maintenance of consistency with the standards and criteria of the National Flood Insurance Program. • Ensure that all roadbeds for new highway and rail facilities be elevated at least one foot above the 100-year base flood elevation. Since alluvial fan flooding is not often identified on FEMA flood maps, the risk of alluvial fan flooding should be evaluated and	**No mitigation applies** No mitigation is required, as the Project Site is not within a 100-year or 500-year flood hazard area according to Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map.[22] Thus, the Project would not place structures in an area that would impede or redirect flood flows. The Project Site is located approximately 12.7 miles away from the Pacific Ocean, with no nearby major waterbodies.

22 Federal Emergency Management Agency (FEMA), FEMA Flood Map Service Center, Parcel information for 5600 Hollywood Boulevard, accessed September 24, 2020. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel #06037C1617G, the Project Site is located within an Area of Minimal Flood Hazard.

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	projects should be sited to avoid alluvial fan flooding. Delineation of floodplains and alluvial fan boundaries should attempt to account for future hydrologic changes caused by global climate change.	
HYD-9: Potential to expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.	MM-HYD-8(b). See above.	**No mitigation applies** No mitigation is required, as the Project Site is not within a 100-year or 500-year flood hazard area according to Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map.[23] Thus, the Project would not place structures in an area that would impede or redirect flood flows. The Project Site is located approximately 12.7 miles away from the Pacific Ocean, with no nearby major water bodies. The nearest bodies of water include the Hollywood reservoir, approximately 1.6-miles north of the Project Site and the Silver Lake Reservoir, approximately 2.5-miles east of the Project Site. The Project Site is not within a potential dam failure inundation area as shown in the City's General Plan Safety Element.[24] However, these dams, as with other reservoirs and dams in California, are continually being monitored by various governmental agencies (such as the State of California Division of Safety and Dams and the U.S. Army Corps of Engineers) to guard against the threat of dam and reservoir failure. Current design and construction practices and ongoing programs of review, modification, or total reconstruction of existing dams and reservoirs are intended to ensure that all dams and reservoirs are capable of withstanding the maximum credible earthquake for the Project Site. Accordingly, given the project's Project Site's distance from the existing dams as well as the, inspection and monitoring programs in place at the dams, and the dam's composure of concrete, risk posed with respect to dam failure and flooding would be minimal.
HYD-10: Potential for inundation by seiche, tsunami, or mudflow.	MM-HYD-8(b). See above.	**No mitigation applies.** No mitigation is required, as the Project Site is not within a 100-year or 500-year flood hazard area according to Federal Emergency Management

23 Federal Emergency Management Agency (FEMA), FEMA Flood Map Service Center, Parcel information for 5600 Hollywood Boulevard, accessed September 24, 2020. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel #06037C1617G, the Project Site is located within an Area of Minimal Flood Hazard.

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
		Agency's (FEMA) Flood Insurance Rate Map.[25] Thus, the Project would not place structures in an area that would impede or redirect flood flows. No mitigation is required. The Project Site is located approximately 12.7 miles away from the Pacific Ocean, with no nearby major waterbodies. Therefore, risks associated with seiches or tsunamis would be considered extremely low at the Project Site. In addition, the Project Site is located in an urbanized portion of the City and is relatively flat with intervening structures between the Pacific Ocean and the Project Site, which limits the potential for inundation by mudflow.
Land Use and Planning		
LU-1: Potential to conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.	MM-LU-1(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects regarding the potential to conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project that are within the jurisdiction and responsibility of local jurisdictions and Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the goals and policies established within the applicable adopted county and city general plans within the SCAG region to avoid conflicts with zoning and ordinance codes, general plans, land use plan, policy, or regulation of an agency with jurisdiction over the project, as applicable and feasible. Such measures may include the following, and/or other comparable measures identified by the Lead Agency: • Where an inconsistency with the adopted general plan is identified at the proposed project location, determine if the environmental, social, economic, and engineering benefits of the project warrant a variance from adopted zoning or an amendment to the general plan.	**No mitigation applies.** This mitigation does not apply to the Project because the Project does not contain features or new infrastructure that would cause a permanent disruption in the physical arrangement of the established community. Nevertheless, the Project would include pedestrian improvements, which would facilitate good design to improve existing pedestrian connections.

25 Federal Emergency Management Agency (FEMA), FEMA Flood Map Service Center, Parcel information for 5600 Hollywood Boulevard, accessed September 24, 2020. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel #06037C1617G, the Project Site is located within an Area of Minimal Flood Hazard.

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
LU-2: Potential to physically divide an established community.	MM-LU-2(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects related to the physical division of an established community in a project area within the jurisdiction and responsibility of local jurisdictions and Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the goals and policies established within the applicable adopted county and city general plans within the SCAG region to avoid the creation of barriers that physically divide such communities, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Consider alignments within or adjacent to existing public rights-of-way. • Consider designs to include sections above- or below-grade to maintain viable vehicular, cycling, and pedestrian connections between portions of communities where existing connections are disrupted by the transportation project. • Wherever feasible incorporate direct crossings, overcrossings, or undercrossings at regular intervals for multiple modes of travel (e.g., pedestrians, bicyclists, vehicles). • Consider realigning roadway or interchange improvements to avoid the affected area of residential communities or cohesive neighborhoods. • Where it has been determined that it is infeasible to avoid creating a barrier in an established community, consider other measures to reduce impacts, including but not limited to: – Alignment shifts to minimize the area affected. – Reduction of the proposed right-of-way take to minimize the overall area of impact. – Provisions for bicycle, pedestrian, and vehicle access across improved roadways. • Design new transportation facilities that consider access to existing community facilities. Identify and consider during the design phase	**No mitigation applies**. No mitigation is required, as the Project is consistent with applicable regional and local land use plans, policies, and regulations, as described below. As set forth in this exemption document, the Project is consistent with the general use designation, density, building intensity, and applicable policies of SCAG's 2016-2040 RTP/SCS (see PRC Section 21155(a) consistency determination) as well as the RTP/SCS's goals and policies (see Attachment B). Accordingly, the Project does not conflict with the 2016-2040 RTP/SCS. In addition, the Project is consistent with applicable policies in the City's General Plan, including Framework Element Objective 3.13 regarding the development of multi-family residential developments along corridors that are well-served by transit. In addition, the Project's 40 Very Low Income affordable units and 160 standard rate units within one-half mile of the Metro B (Red) Line Hollywood/Western Station will support Objective 2.2 of the General Plan's Housing Element by developing mixed-income housing and amenities near transit opportunities. The Project Site is also subject to the Hollywood Community Plan,[26] and the Project is consistent with its land use designation of High Density Residential as well as the existing zoning designation. The Project Site is designated for High Density Residential land uses by the Hollywood Community Plan. The southern two parcels are zoned R4-2, and the northern three parcels are zoned [Q]R5-2. R4-2 and [Q]R5-2 allow for residential uses. Moreover, as a multi-family residential transit-oriented project containing affordable housing, the Project is consistent with the Community Plan's goals and objectives regarding the provision of housing to satisfy the needs of all low and medium income segments of the community (Residential Objectives 1 and 2) and encouraging alternative modes of transportation (Circulation Objectives 2 and 3). Additionally, the Project's proposed density, floor area, and development envelope are consistent with the City's Transit

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	of the project, community amenities and facilities in the design of the project. • Design roadway improvements that minimize barriers to pedestrians and bicyclists. Determine during the design phase, pedestrian and bicycle routes that permit connections to nearby community facilities.	Oriented Communities Affordable Housing Incentive Guidelines (TOC Program), which permits density increases and associated incentives in conjunction with the provision of affordable housing. The Project would be consistent with applicable regional and local land use plans, policies, and regulations. Therefore, no mitigation applies.
LU-3: Potential to conflict with any applicable habitat conservation plan or natural community conservation plan.	See MM-BIO-1(b), MM-BIO-2(b), MM-BIO-3(b), MM-BIO-4(b), MM-BIO-5(b), and MM-BIO-6(b).	**No mitigation applies**. See above for consistency analysis regarding **PMM BIO-1, PMM BIO-2, PMM BIO-3., PMM BIO-4,** and **PMM BIO-5**. The Project Site is not subject to provisions of any Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.[27] Furthermore, the Project Site is not within or adjacent to any existing Significant Ecological Area.[28] Therefore, this mitigation measure does not apply.
Mineral Resources		
MIN-1: Potential to result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.	MM-MIN-1(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects on the loss of availability of a known mineral resource that would be of value to the region and the residents of the state or a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan that are within the jurisdiction and responsibility of the California Department of Conservation, and/or Lead Agencies.	**No mitigation applies.** The Project Site is fully developed and no oil wells are present. [29] There are no oil extraction operations or drilling or mining of mineral resources at the Project Site, nor is the Project Site within an area identified for such uses.[30] Therefore, this mitigation measure does not apply.

27 California Department of Fish & Wildlife, California Regional Conservation Plans. Available at: www.wildlife.ca.gov/Conservation/Planning/NCCP/Plans. Accessed June 25, 2020. Natural Community Conservation Plans. Available at: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline. Accessed June 25, 2020.
28 County of Los Angeles, Significant Ecological Areas. Available at: planning.lacounty.gov/site/sea/. Accessed June 25, 2020.
29 City of Los Angeles Department of City Planning. City of Los Angeles General Plan, Safety Element. 1996. Available at: https://planning.lacity.org/odocument/31b07c9a-7eea-4694-9899-f00265b2dc0d/Safety_Element.pdf, accessed June 5, 2020.
30 U.S. Geological Survey, 2020. Active Mines and Mineral Plants in the U.S. Available at: https://mrdata.usgs.gov/mrds/map-graded.html, accessed September 24, 2020.

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with SMARA, California Department of Conservation regulations, local general plans, specific plans, and other laws and regulation governing mineral or aggregate resources, as applicable and feasible. Such measures may include the following, other comparable measures identified by the Lead Agency: • Provide for the efficient use of known aggregate and mineral resources or locally important mineral resource recovery sites, by ensuring that the consumptive use of aggregate resources is minimized and that access to recoverable sources of aggregate is not precluded, as a result of construction, operation and maintenance of projects. • Where avoidance is infeasible, minimize impacts to the efficient and effective use of recoverable sources of aggregate through measures that have been identified in county and city general plans, or other comparable measures: – Recycle and reuse building materials resulting from demolition, particularly aggregate resources, to the maximum extent practicable. – Identify and use building materials, particularly aggregate materials, resulting from demolition at other construction sites in the SCAG region, or within a reasonable hauling distance of the project site. – Design transportation network improvements in a manner (such as buffer zones or the use of screening) that does not preclude adjacent or nearby extraction of known mineral and aggregate resources following completion of the improvement and during long-term operations. – Avoid or reduce impacts on known aggregate and mineral resources and mineral resource recovery sites through the evaluation and selection of Project site and design features (e.g., buffers) that minimize impacts on land suitable for aggregate and mineral resource extraction by maintaining portions of MRZ-2 areas in open space or other general plan land use categories and zoning that allow for mining of mineral resources.	

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
MIN-2: Potential to result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.	MM-MIN-1(b). See above.	**No mitigation applies.** There are no oil extraction operations or drilling or mining of mineral resources at the Project Site, nor is the Project Site within an area identified for such uses. Therefore, development of the Project would not result in the loss of availability of a mineral resource that would be of value to the residents of the State or a locally-important mineral resource, or mineral resource recovery site, as delineated on a local general plan, specific plan, or land use plan. Therefore, **MM-MIN-1(b)** would not apply.
Noise		
NOISE-1: Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	MM-NOISE-1(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects of noise impacts that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure consistency with the Federal Noise Control Act, California Government Code Section 65302, the Governor's Office of Planning and Research Noise Element Guidelines, and the noise ordinances and general plan noise elements for the counties or cities where projects are undertaken, Federal Highway Administration and Caltrans guidance documents and other health and safety standards set forth by federal, state, and local authorities that regulate noise levels, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: • Install temporary noise barriers during construction. • Include permanent noise barriers and sound-attenuating features as part of the project design. • Schedule construction activities consistent with the allowable hours pursuant to applicable general plan noise element or noise ordinance Where construction activities are authorized outside the limits established by the noise element of the general plan or noise ordinance, notify affected sensitive noise receptors and all parties who will experience noise levels in excess of the allowable limits	The Project would **substantially conform** with this mitigation measure through required compliance with applicable noise regulations in the LAMC and with the City's Noise Ordinance, intended to reduce increases in existing ambient noise levels resulting from the Project's construction activities. These regulatory requirements are as follows: • Construction and demolition shall be restricted to the hours of 7:00 AM to 9:00 PM Monday through Friday, and 8:00 AM to 6:00 PM on Saturday, pursuant to LAMC Section 41.40. • Construction staging areas for the Project Site shall be as far from sensitive receptors as possible. • Hold a preconstruction meeting with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed. • Ensure that construction equipment is properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (e.g., mufflers, silencers, wraps). All intake and exhaust ports on power equipment shall be muffled or shielded. • Ensure that impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction are hydraulically or electrically powered to avoid noise

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	for the specified land use, of the level of exceedance and duration of exceedance; and provide a list of protective measures that can be undertaken by the individual, including temporary relocation or use of hearing protective devices. • Limit speed and/or hours of operation of rail and transit systems during the selected periods of time to reduce duration and frequency of conflict with adopted limits on noise levels. • Post procedures and phone numbers at the construction site for notifying the Lead Agency staff, local Police Department, and construction contractor (during regular construction hours and off-hours), along with permitted construction days and hours, complaint procedures, and who to notify in the event of a problem. • Notify neighbors and occupants within 300 feet of the project construction area at least 30 days in advance of anticipated times when noise levels are expected to exceed limits established in the noise element of the general plan or noise ordinance. • Hold a preconstruction meeting with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed. • Designate an on-site construction complaint and enforcement manager for the project. • Ensure that construction equipment are properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (e.g., mufflers, silencers, wraps). All intake and exhaust ports on power equipment shall be muffled or shielded. • Ensure that impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction are hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust can and should be used. External jackets on the tools themselves can and should be used, if such jackets are commercially available and this could achieve a reduction of 5 dBA. Quieter procedures can and should be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.	associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust can and should be used. External jackets on the tools themselves can and should be used, if such jackets are commercially available and this could achieve a reduction of 5 dBA. Quieter procedures can and should be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures. • Ensure that construction equipment is not idling for an extended time in the vicinity of noise-sensitive receptors. • Locate fixed/stationary equipment (such as generators, compressors, rock crushers, and cement mixers) as far as possible from noise-sensitive receptors. • Impact pile drivers will not be used. Furthermore, Project-related operational noise sources such as roof-top air conditioning units, a ground-floor pad-mounted transformer, and ground floor parking structure vehicle movements will be required to comply with the City of Los Angeles' Building Code, Section 91.1207.14.2, which requires the Project to provide sufficient noise attenuation measures to achieve the 45 dBA CNEL interior noise level standard. Furthermore, the Project would be required to comply with LAMC Section 112.02's noise level standards, which restrict noise level increases from exceeding 5 dBA over the existing or presumed ambient noise level at an adjacent property line. In addition, LAMC Section 114.02 prohibits the operation of any motor driven vehicles upon any property within the City such that the created noise would cause the noise level on the premises of any occupied residential property to exceed the ambient noise level by more than five dB. Through required compliance with regulatory requirements, the Project will be consistent with this mitigation measure.

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	• Ensure that construction equipment are not idle for an extended time in the vicinity of noise-sensitive receptors. • Locate fixed/stationary equipment (such as generators, compressors, rock crushers, and cement mixers) as far as possible from noise-sensitive receptors. • Locate new roadway lanes, roadways, rail lines, transit-related passenger station and related facilities, park-and-ride lots, and other new noise-generating facilities away from sensitive receptors to the maximum extent feasible. • Where feasible, eliminate noise-sensitive receptors by acquiring freeway and rail rights-of-way. • Use noise barriers to protect sensitive receptors from excessive noise levels during construction. • Construct sound-reducing barriers between noise sources and noise-sensitive receptors to minimize exposure to excessive noise during operation of transportation improvement projects, including but not limited to earth-berms or sound walls. • Where feasible, design projects so that they are depressed below the grade of the existing noise-sensitive receptor, creating an effective barrier between the roadway and sensitive receptors. • Where feasible, improve the acoustical insulation of dwelling units where setbacks and sound barriers do not provide sufficient noise reduction. • Monitor the effectiveness of noise reduction measures by taking noise measurements and installing adaptive mitigation measures to achieve the standards for ambient noise levels established by the noise element of the general plan or noise ordinance.	
NOISE-2: Result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	MM-NOISE-1(b). See above MM-NOISE-2(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects of vibration impacts that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the Federal Transportation Authority and Caltrans guidance	See above for discussion of consistency with **MM-NOISE-1(b),** under **NOISE-1** above. The Project would **substantially conform** with MM-NOISE-2(b) due to its required compliance with existing regulations, including LAMC Section 91.3307.1., which requires adjoining public and private property to be protected from damage during construction, remodeling and demolition work. Through compliance with regulatory requirements, the Project will be consistent with this mitigation measure.

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	documents, county or city transportation commission, noise and vibration ordinances and general plan noise elements for the counties and cities where projects are undertaken and other health and safety regulations set forth by federal state, and local authorities that regulate vibration levels, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: • For projects that require pile driving or other construction techniques that result in excessive vibration, such as blasting, determine the potential vibration impacts to the structural integrity of the adjacent buildings within 50 feet of pile driving locations. • For projects that require pile driving or other construction techniques that result in excessive vibration, such as blasting, determine the threshold levels of vibration and cracking that could damage adjacent historic or other structure, and design means and construction methods to not exceed the thresholds. • For projects where pile driving would be necessary for construction due to geological conditions, utilize quiet pile driving techniques such as predrilling the piles to the maximum feasible depth, where feasible. Predrilling pile holes will reduce the number of blows required to completely seat the pile and will concentrate the pile driving activity closer to the ground where pile driving noise can be shielded more effectively by a noise barrier/curtain. • For projects where pile driving would be necessary for construction due to geological conditions, utilize quiet pile driving techniques such as the use of more than one pile driver to shorten the total pile driving duration.	
NOISE-3: Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	MM-NOISE-1(b). See above.	See above consistency analysis regarding **MM-NOISE-1(b).** The Project would **substantially conform** with this mitigation measure through compliance with existing regulatory requirements. Specifically, Project-related operational noise sources such as roof-top air conditioning units and a ground-floor pad-mounted transformer will be required to comply with LAMC Section 112.02's noise level standards, which restrict noise level increases from exceeding 5 dBA over the existing or presumed ambient noise level at an adjacent property line. In addition, LAMC

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
		Section 114.02 prohibits the operation of any motor driven vehicles upon any property within the City such that the created noise would cause the noise level on the premises of any occupied residential property to exceed the ambient noise level by more than five dBA. LABC Section 91.1207.14.2 outlines the allowable 45 dBA Community Noise Equivalent Level (CNEL) interior noise level standard. The Project's compliance with the regulatory requirements outlined in LABC Section 91.1207.14.2 and LAMC Sections 112.02 and 114.02, are discussed below. The Project shall provide sufficient noise attenuation measures to achieve compliance with the LABC, Section 91.1207.14.2 regarding the allowable 45 dBA CNEL interior noise level standard. The Project shall incorporate measures to ensure compliance with the City's operational noise regulations, including but not limited to LAMC Sections 112.02 and 114.02. Such measures shall include, but not be limited to, the following: • The Project shall site all HVAC systems on the roof of the Project buildings when appropriate to minimize or eliminate direct line of sight to adjacent sensitive receptors. • The Project shall utilize central air conditioning and heating in each new residential unit. • The Project shall include double-paned windows on all of the exterior windows for each residential unit. • The Project shall include vegetation sound walls for any ground floor residential units (e.g., planting vegetation on the exterior of ground floor residential units to create a natural sound barrier). Through adherence to LABC Section 91.1207.14.2 and LAMC Sections 112.02 and 114.02, the Project will satisfy the City's operational noise standards and be consistent with the mitigation measures identified by SCAG.
NOISE-4: Result in a substantial temporary or periodic increase in	MM-NOISE-1(b). See above.	See above discussion of consistency with MM-NOISE-1(b).

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
ambient noise levels in the project vicinity above levels existing without the project.		The Project will **substantially conform** to this mitigation measure through required compliance with applicable noise regulations, including LAMC Section 41.40, Section 112.02 and Section 114.02, which are intended to reduce increases in existing ambient noise levels resulting from the Project's construction activities. See discussion under **NOISE-1** for discussion of the Project's consistency with this mitigation measure.
NOISE-5: For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in the exposure of people residing or working in the project area to excessive noise levels.	No mitigation required.	**No mitigation applies.**
NOISE-6: For a project within the vicinity of a private airstrip, result in the exposure of people residing or working in the project area to excessive noise levels.	No mitigation required.	**No mitigation applies.**
Population, Housing, and Employment		
PHE-1: Potential to induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).	MM-LU-1(b). See above.	As discussed above under **LU-1** through **LU-3**, **No mitigation applies** as the Project is consistent with the goals and policies of regional and local plans, and does not propose features or new infrastructure that would disrupt the physical arrangement of the established community or induce new growth in the vicinity of the Project Site. Accordingly, the Project's use and development envelope are consistent with SCAG's 2016-2040 RTP/SCS, the City's General Plan, and the LAMC. In addition, the projected population increase at the Project Site would be within SCAG's 2016-2040 RTP/SCS population projections for the City. Specifically, the addition

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
		of 482 residents represents a 0.012 percent increase in resident population estimates for the City in 2016 and 0.010 percent of the estimated population in the City by 2040.[31,32] This increase would not be considered a substantial increase in population for the area and is within the anticipated SCAG forecast for population. As such, population growth associated with the proposed project would be minimal and no mitigation applies. These 200 residential units would represent a 0.015 percent increase in the overall estimated housing units for the City in 2016 and 0.012 percent of the estimated housing units for the City by 2040.[33] This increase would not be considered a substantial increase in housing for the area as the addition of 200 new multi-family residential units is within the anticipated housing increases based on SCAG's 2016-2040 RTP/SCS projections for housing. As such, housing growth associated with the proposed Project would be minimal and no mitigation applies. Due to its consistency with these regional and local plans and policies, the Project would not induce significant growth or accelerate development in an undeveloped area that exceeds projected/planned levels. Furthermore, the Project would respond to the general need for more housing in the region, which would help accommodate the growth forecast for the City. Accordingly, this mitigation measure does not apply.
PHE-2: Potential to displace substantial amounts of existing housing, necessitating the	MM-PHE-2(b). Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects related to	**No mitigation applies.** This mitigation measure pertains to potential displacement effects associated with the acquisition of rights-of-way and subsequent construction of

31 The latest Citywide average household size is 2.41 residents per housing unit, based on 2018 Census American Community Survey 5-Year Estimate data, https://www.census.gov/programs-surveys/acs/technical-documentation/table-and-geography-changes/2018/5-year.html, accessed September 24, 2020. 2.41 persons/housing unit x 200 units = 482 residents

32 Population Year 2016: (482 residents/3,933,800 total City of LA residents) x 100 = 0.012 %
Population Year 2040: (482 residents/4,609,400 total projected City of LA residents) x 100 = 0.010 %

33 Housing Year 2016: (200 units/1,367,000 total City of LA units) x 100 = 0.015 %
Housing Year 2040: (200 units/1,690,300 total projected City of LA units) x 100 = 0.012 %

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
construction of replacement housing elsewhere.	displacement that are within the jurisdiction and responsibility of Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to minimize the displacement of existing housing and people and to ensure compliance with local jurisdiction's housing elements of their general plans, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Evaluate alternate route alignments and transportation facilities that minimize the displacement of homes and businesses. Use an iterative design and impact analysis where impacts to homes or businesses are involved to minimize the potential of impacts on housing and displacement of people. • Prioritize the use existing ROWs, wherever feasible. • Develop a construction schedule that minimizes potential neighborhood deterioration from protracted waiting periods between right-of-way acquisition and construction.	transportation projects, and, therefore, does not apply to the Project. Notwithstanding, the Project would not displace any existing housing, as it would replace existing nonresidential uses at the Project Site and given that the existing residential structure onsite is currently vacant. Furthermore, the Project would develop 200 housing units at the Project Site, including 40 Very Low Income housing units. Accordingly, development of the Project would not necessitate the construction of replacement housing and this mitigation does not apply.
PHE-3: Potential to displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.	MM-PHE-2(b). See above.	**No mitigation applies.** As discussed above under **PHE-2**, this mitigation measure is not relevant to the Project, but nonetheless, the Project would not displace substantial numbers of people and would not necessitate the construction of replacement housing.
Public Services		
PS-1: Potential to cause substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire	Mitigation Measures MM-AES-1(b), MM-AES-3(b), MM-AES-4(b), MM-AF-1(b), MM-AF-2(b), MM-BIO-1(b), MM-BIO-2(b), MM-BIO-3(b), MM-CUL-1(b), MM-CUL-2(b), MMCUL-3(b), MM-CUL-4(b), MM-GEO-1(b), MM-GEO-1(b), MM-HYD-1(b), MM-USS-3(b), MM-USS-4(b), and MM-USS-6(b). MM-PS-1(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects from the need for new or physically altered governmental facilities in order to maintain acceptable response times for fire protection and emergency response services that are within the jurisdiction and responsibility of fire departments, law enforcement agencies, and local jurisdictions. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider	See consistency discussions above and below regarding **MM-AES-1(b), MM-AES-3(b), MM-AES-4(b), MM-AF-1(b), MM-AF-2(b), MM-BIO-1(b), MM-BIO-2(b), MM-BIO-3(b), MM-CUL-1(b), MM-CUL-2(b), MMCUL-3(b), MM-CUL-4(b), MM-GEO-1(b), MM-GEO-1(b), MM-HYD-1(b), MM-USS-3(b), MM-USS-4(b),** and **MM-USS-6(b).** The Project would **substantially conform** with **MM-PS-1(b)** through its required compliance with existing regulatory requirements. The LAFD considers fire protection services for a project adequate if the project is within the maximum response distance for the type of land use proposed. LAMC Section 57.507.3.3 states the maximum response distances for highly intensive industrial and commercial land uses is 1 mile for an engine company and 1.5 miles for a truck

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
protection and emergency response services.	mitigation measures consistent with the Community Facilities Act of 1982, the goals and policies established within the applicable adopted county and city general plans and the performance objectives established in the adopted county and city general plans, to provide sufficient structures and buildings to accommodate fire and emergency response, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency, taking into account project and site-specific considerations as applicable and feasible: • Where the project has the potential to generate the need for expanded emergency response services which exceed the capacity of existing facilities, provide for the construction of new facilities directly as an element of the project or through dedicated fair share contributions toward infrastructure improvements. • During project-level review of government facilities projects, require implementation of Mitigation Measures MM-AES-1(b), MM-AES-3(b), MM-AES-4(b), MM-AF-1(b), MM-AF-2(b), MM-BIO-1(b), MM-BIO-2(b), MM-BIO-3(b), MM-CUL-1(b), MM-CUL-2(b), MM-CUL-3(b), MM-CUL-4(b), MM-GEO-1(b), MMGEO-1(b), MM-HYD-1(b), MM-USS-3(b), MM-USS-4(b), and MM-USS-6(b) to avoid or reduce significant environmental impacts associated with the construction or expansion of such facilities, through the imposition of conditions required to be followed to avoid or reduce impacts associated with air quality, noise, traffic, biological resources, greenhouse gas emissions, hydrology and water quality, and others that apply to specific construction or expansion of new or expanded public service facilities.	company, while the maximum response distances for high-density residential and commercial neighborhood land uses such as the Project are 1.5 miles for an engine company and 2 miles for a truck company. If these distances are exceeded, all new structures would be required to install automatic fire sprinkler systems and any other fire protection devices deemed necessary by the Fire Code (e.g., fire signaling systems, fire extinguishers, smoker removal systems, etc.). With such systems installed, fire protection would be considered adequate even if the Project is located beyond the maximum response distance. The proposed Project is located approximately 0.2 miles east of LAFD Station 82 (the first response station for the Project), which is equipped with an "assessment engine", which consists of an engine and a paramedic, and approximately 1.1 miles northeast of LAFD Station 27, which is equipped with a truck company, a paramedic, a rescue ambulance, and urban search and rescue capabilities.[34] The Project Site therefore meets the distance requirements of LAMC Section 57.507.3.3, even for the highly intensive land use category of industrial/commercial. However, a final determination regarding response distances would be made by the LAFD during the Project's plan check process, and if LAFD determines the Project is outside of the maximum response distance for both an engine and a truck company, the Project would be required to install automatic fire sprinkler systems and any other fire protection devices deemed necessary by the City of Los Angeles Fire Code, as set forth in the LAMC (e.g., fire signaling systems, fire extinguishers, smoker removal systems, etc.). The Project would also be required to demonstrate compliance with Fire Code requirements as part of LAFD's hydrant and access plan check review as well as LAFD's fire and life safety plan review and inspection for new construction projects, as set forth in LAMC Section 57.118. In addition, the Applicant shall submit an emergency

34 Los Angeles Fire Department, Station Directory, September 2013. Available at http://www.lafdacs.org/pdf_files/FIRE%20STATION%20DIRECTORY%20Sept.%202013.pdf. Accessed June 30, 2020. See also Los Angeles Fire Department, Apparatus. Available at: https://www.lafd.org/about/about-lafd/apparatus. Accessed June 30, 2020. City of Los Angeles – Office of the City Administrative Officer, Fire Department Deployment of Resources Study, March 3, 2014, p. 30. Available at: http://clkrep.lacity.org/onlinedocs/2012/12-0600-S28_misc_03-03-14.pdf. Accessed June 30, 2020.

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		response plan to Los Angeles Fire Department prior to occupancy of the Project for review and approval. The emergency response plan would include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire stations. Furthermore, any required modifications shall be identified and implemented prior to occupancy of the Project. Compliance with all State and City regulatory requirements and guidelines that address fire flow, response distance, and emergency access will be equal to or more effective than **MM-PS-1(b)**.
PS-2: Potential to cause substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for public protective security services.	Mitigation Measures MM-AES-1(b), MM-AES-3(b), MM-AES-4(b), MM-AF-1(b), MM-AF-2(b), MM-BIO-1(b), MM-BIO-2(b), MM-BIO-3(b), MM-CUL-1(b), MM-CUL-2(b), MMCUL-3(b), MM-CUL-4(b), MM-GEO-1(b), MM-GEO-1(b), MM-HYD-1(b), MM-USS-3(b), MM-USS-4(b), and MM-USS-6(b). MM-PS-2(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects from the need for new or physically altered governmental facilities in order to maintain acceptable service ratios for police protection services that are within the jurisdiction and responsibility of law enforcement agencies and local jurisdictions. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures consistent with the Community Facilities Act of 1982, the goals and policies established within the applicable adopted county and city general plans and the standards established in the safety elements of county and city general plans to maintain police response performance objectives, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency, taking in to account project and site-specific considerations as applicable and feasible, including: • Coordinate with public security agencies to ensure that there are adequate governmental facilities to maintain acceptable service	See consistency discussions above and below regarding **MM-AES-1(b), MM-AES-3(b), MM-AES-4(b), MM-AF-1(b), MM-AF-2(b), MM-BIO-1(b), MM-BIO-2(b), MM-BIO-3(b), MM-CUL-1(b), MM-CUL-2(b), MMCUL-3(b), MM-CUL-4(b), MM-GEO-1(b), MM-GEO-1(b), MM-HYD-1(b), MM-USS-3(b), MM-USS-4(b)**, and **MM-USS-6(b).** The Project would **substantially conform** to this mitigation measure. The Project Site and the surrounding area are currently served by the Los Angeles Police Department (LAPD) Hollywood Station. The Project would not require the addition of a new police facility or the expansion, consolidation, or relocation of an existing police station to maintain service ratios. In addition, the Project will generate revenues to the City's General Fund (in the form of property taxes, sales tax revenue, etc.) that could be applied toward the provision of new police facilities and related staffing in the community, as deemed appropriate. The Project's design, which includes security features, as well as the Project's contribution to the General Fund, would help offset the Project related increase in demand for police services. As such, the Project would not cause significant impacts associated with new or physically altered police protection facilities. In addition, the Project incorporates measures that comply with the City's public safety policies, as set forth in **PM-PSP-1**, below. These measures include implementation

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	ratios, response times, or other performance objectives for public protective security services and that any required additional construction of buildings is incorporated into the project description. • Where current levels of services at the project site are found to be inadequate, provide fair share contributions towards infrastructure improvements and/or personnel. • During project-level review of government facilities projects, require implementation of Mitigation Measures MM-AES-1(b), MM-AES-3(b), MM-AES-4(b), MM-AF-1(b), MM-AF-2(b), MM-BIO-1(b), MM-BIO-2(b), MM-BIO-3(b), MM-CUL-1(b), MM-CUL-2(b), MM-CUL-3(b), MM-CUL-4(b), MM-GEO-1(b), MMGEO-1(b), MM-HYD-1(b), MM-USS-3(b), MM-USS-4(b), and MM-USS-6(b) to avoid or reduce significant environmental impacts associated with the construction or expansion of such facilities, through the imposition of conditions required to be followed to avoid or reduce impacts associated with air quality, noise, traffic, biological resources, greenhouse gas emissions, hydrology and water quality, and others that apply to specific construction or expansion of new or expanded public service facilities.	of on-site security features, coordination with the LAPD, and incorporation of crime prevention features such as fencing of construction sites. **PM-PSP-1:** • The contractor shall provide temporary, 6-foot-high, commercial grade, chain-link construction fences to protect construction zones on the Project Site. The Project Applicant shall incorporate landscaping designs that will allow high visibility around the buildings, and shall consult with the LAPD with respect to its landscaping plan. The Project Applicant shall provide security lighting around buildings and parking areas in order to improve security, and shall consult with the LAPD as to its lighting plan. The Project Applicant shall provide the LAPD with the opportunity to review Project plans at the plan check stage of plan approval and shall incorporate any reasonable LAPD recommendations. The Project Applicant shall provide the LAPD with a diagram of each portion of the Project Site, showing access routes and additional access information as requested by the LAPD, to facilitate police response. Compliance with all State and City regulatory requirements and guidelines that address police protection as well as the measures under **PM-PSP-1** will be equal to or more effective than **MM-PS-1(b)**, and will thus, ensure consistency with this mitigation measure.
PS-3: Potential to cause substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain	Mitigation Measures MM-AES-1(b), MM-AES-3(b), MM-AES-4(b), MM-AF-1(b), MM-AF-2(b), MM-BIO-1(b), MM-BIO-2(b), MM-BIO-3(b), MM-CUL-1(b), MM-CUL-2(b), MMCUL-3(b), MM-CUL-4(b), MM-GEO-1(b), MM-GEO-1(b), MM-HYD-1(b), MM-USS-3(b), MM-USS-4(b), and MM-USS-6(b). MM-PS-3(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects from the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to	See consistency discussions above and below regarding **MM-AES-1(b), MM-AES-3(b), MM-AES-4(b), MM-AF-1(b), MM-AF-2(b), MM-BIO-1(b), MM-BIO-2(b), MM-BIO-3(b), MM-CUL-1(b), MM-CUL-2(b), MMCUL-3(b), MM-CUL-4(b), MM-GEO-1(b), MM-GEO-1(b), MM-HYD-1(b), MM-USS-3(b), MM-USS-4(b),** and **MM-USS-6(b).** The Project would **substantially conform** to this mitigation measure due to its compliance with existing regulatory requirements. Specifically, payment of required school fees to LAUSD is required by law and is considered full mitigation

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
acceptable service ratios, response times or other performance objectives for schools services.	maintain acceptable service ratios, response times or other performance objectives that are within the jurisdiction and responsibility of school districts and local jurisdictions. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures consistent with Community Facilities Act of 1982, the California Education Code, and the goals and policies established within the applicable adopted county and city general plans to ensure that the appropriate school district fees are paid in accordance with state law, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency, taking in to account project and site-specific considerations as applicable and feasible: • Where construction or expansion of school facilities is required to meet public school service ratios, require school district fees, as applicable. • During project-level review of government facilities projects, require implementation of Mitigation Measures MM-AES-1(b), MM-AES-3(b), MM-AES-4(b), MM-AF-1(b), MM-AF-2(b), MM-BIO-1(b), MM-BIO-2(b), MM-BIO-3(b), MM-CUL-1(b), MM-CUL-2(b), MM-CUL-3(b), MM-CUL-4(b), MM-GEO-1(b), MMGEO-1(b), MM-HYD-1(b), MM-USS-3(b), MM-USS-4(b), and MM-USS-6(b) to avoid or reduce significant environmental impacts associated with the construction or expansion of such facilities, through the imposition of conditions required to be followed to avoid or reduce impacts associated with air quality, noise, traffic, biological resources, greenhouse gas emissions, hydrology and water quality, and others that apply to specific construction or expansion of new or expanded public service facilities.	of all impacts to schools pursuant to SB 50 and California Government Code Section 65995. Therefore, pursuant to existing regulatory requirements the Project would be consistent with this mitigation measure.
Recreation		
REC-1: Potential to increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.	MM-REC-1(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects on the integrity of recreation facilities, particularly neighborhood parks in the vicinity of HQTAs and other applicable development projects, that are within the jurisdiction and responsibility of other public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures capable of avoiding or reducing	The Project would **substantially conform** with this mitigation measure due to its compliance with existing regulatory requirements. Specifically, any potential adverse effects to City recreational facilities by Project residents would be minimized through compliance with LAMC Section 12.21 (G), pursuant to which the Project would include on-site open space, which would reduce demand placed on local parks and recreational facilities by Project residents. In addition, pursuant to LAMC Section 21.10.3, the Project will

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	significant impacts on the use of existing neighborhood and regional parks or other recreational facilities to ensure compliance with county and city general plans and the Quimby Act, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Prior to the issuance of permits, where projects require the construction or expansion of recreational facilities or the payment of equivalent Quimby fees, consider increasing the accessibility to natural areas and lands for outdoor recreation from the proposed project area, in coordination with local and regional open space planning and/or responsible management agencies. • Prior to the issuance of permits, where projects require the construction or expansion of recreational facilities or the payment of equivalent Quimby fees, encourage patterns of urban development and land use which reduce costs on infrastructure and make better use of existing facilities, using strategies such as: – Increasing the accessibility to natural areas for outdoor recreation. – Promoting infill development and redevelopment to revitalize existing communities. – Utilizing "green" development techniques. – Promoting water-efficient land use and development. – Encouraging multiple uses. – Including trail systems and trail segments in General Plan recreation standards. • Prior to the issuance of permits, where construction and operation of projects would require the acquisition or development of protected open space or recreation lands, demonstrate that existing neighborhood parks can be expanded or new neighborhood parks developed such that there is no net decrease in acres of neighborhood park area available per capita in the HQTA. • Where construction or expansion of recreational facilities is included in the project or required to meet public park service ratios, require implementation of Mitigation Measures MM-AES-1(b), MM-AES-3(b), MM-AES-4(b), MM-AF-1(b), MM-AF-2(b), MM-BIO-1(b), MM-BIO-2(b), MM-BIO-3(b), MM-CUL-1(b), MM-CUL-	be required to make payment of any required dwelling unit construction tax to the City. The project would also pay the City-wide Park Fee. Therefore, pursuant to existing regulatory requirements, the Project would be consistent with this mitigation measure, would not require the addition of a new park or require the alteration or addition to an existing park or open space facility, and would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, the Project would be consistent with this mitigation measure.

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	2(b), MM-CUL-3(b), MM-CUL-4(b), MM-GEO-1(b), MM-GEO-1(b), MM-HYD-1(b), MM-USS-3(b), MM-USS-4(b), and MM-USS-6(b) to avoid or reduce significant environmental impacts associated with the construction or expansion of such facilities, through the imposition of conditions required to be followed to avoid or reduce impacts associated with air quality, noise, traffic, biological resources, greenhouse gas emissions, hydrology and water quality, and others that apply to specific construction or expansion of new or expanded public service facilities.	
REC-2: Potential to include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	See MM-REC-1(b).	As described above under **REC-1**, the Project would **substantially conform** with **MM-REC-1(b)**, through required compliance with the City's existing regulatory requirements pertaining to parkland and recreational facilities. The Project would not require the construction or expansion of recreational facilities. Furthermore, the Project would not require the construction or expansion of recreational facilities because any potential adverse effects to City recreational facilities by Project residents would be minimized through compliance with LAMC Section 12.21 G, pursuant to which the Project would include on-site open space, which would reduce demand placed on local parks and recreational facilities by Project residents. Thus, the Project would be consistent with this mitigation measure.
Transportation, Traffic, and Safety		
TRA-1: Potential to conflict with the established measures of effectiveness for the performance of the circulation system, by increasing the daily VMT, taking into account all modes of transportation including mass transit and nonmotorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways	MM-TRA-1(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the potential for conflicts with the established measures of effectiveness for the performance of the circulation system that are within the jurisdiction and responsibility of Lead Agencies. This measure need only be considered where it is found by the Lead Agency to be appropriate and consistent with local transportation priorities. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the adopted Congestion Management Plan, and other adopted local plans and policies, as applicable and feasible. Compliance can be achieved through adopting transportation mitigation measures as set	The Project would **substantially conform** with these mitigation measures for the reasons stated below. . The Project is a mixed income density bonus project that locates market rate and affordable housing next to substantial transit opportunities, thereby reducing VMT. The Project qualifies as a TPP, meaning it is well served by local and regional transit opportunities, and is located within a TPA with access to alternative modes of transportation including public transit, bicycling, and walking. Transit opportunities in the Project Site include various routes operated by Metro, including the Metro B (Red) Line at Hollywood Boulevard & Western Avenue, approximately 0.15 miles from the Project Site. Therefore, the Project Site

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
and freeways, pedestrian and bicycle paths, and mass transit.	forth below, or through other comparable measures identified by the Lead Agency: • Institute teleconferencing, telecommute and/or flexible work hour programs to reduce unnecessary employee transportation. • Create a ride-sharing program by designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles, and providing a web site or message board for coordinating rides. • Provide a vanpool for employees. • Fund capital improvement projects to accommodate future traffic demand in the area. • Provide a Transportation Demand Management (TDM) plan containing strategies to reduce on-site parking demand and single occupancy vehicle travel. The TDM shall include strategies to increase bicycle, pedestrian, transit, and carpools/vanpool use, including: – Inclusion of additional bicycle parking, shower, and locker facilities that exceed the requirement. – Construction of bike lanes per the prevailing Bicycle Master Plan (or other similar document). – Signage and striping onsite to encourage bike safety. – Installation of pedestrian safety elements (such as cross walk striping, curb ramps, countdown signals, bulb outs, etc.) to encourage convenient crossing at arterials. – Installation of amenities such as lighting, street trees, trash and any applicable streetscape plan. – Direct transit sales or subsidized transit passes. – Guaranteed ride home program. – Pre-tax commuter benefits (checks).	satisfies the CEQA exemption transit proximity requirement by being within one-half mile of a major transit stop (an existing rail station). Additionally, transit bus stop within the vicinity of the Project Site includes, the 180/181 Eastbound to Pasadena - Westbound to Hollywood via Los Feliz Boulevard and Colorado Boulevard; the 207 Northbound to Hollywood - Southbound to Athens via Western Avenue; and the 780 Eastbound to Pasadena - Westbound to Washington/Fairfax via Fairfax Avenue, Hollywood Boulevard, and Colorado Boulevard. The Metro bus and rail transit lines within 0.25 miles walking distance of the Project Site currently provide additional capacity for 6,552 transit riders during the morning peak hour and 5,820 transit riders during the afternoon peak hour.[35] In addition, Class III bicycle routes in the vicinity of the Project Site are provided along Franklin Avenue and Fountain Avenue. Future Class III bicycle routes that are planned for in the vicinity of the Project Site include: North Hobart Boulevard and North Bronson Avenue. Future Class II bicycle lanes that are planned for in the vicinity of the Project Site, include: Hollywood Boulevard; North Wilton Place – south of Franklin Avenue; and Sunset Boulevard.36 Furthermore, as demonstrated in the Transportation Assessment prepared for the Project (see Attachment I), the Project would not conflict with measures of effectiveness for the performance of the circulation system. The Project would provide adequate internal circulation to accommodate vehicular, pedestrian, and bicycle traffic without impeding through traffic movements on City streets. Specifically, the Project would not conflict with or be inconsistent with applicable City transportation plans or policies, would not result in any impacts pertaining to VMT, and would not result in any increased hazards due to a geometric design feature. In addition, the Project would not require temporary transit stop relocations and would not directly or indirectly result in

35 Transportation Assessment for the 5600 Hollywood Boulevard Residential Development Project, Hollywood California, prepared by Gibson Transportation Consulting, Inc. July 2020. Provided in Attachment I.

36 City of Los Angeles, Department of Public Works. 2020. LA County Bikeways Map. Available at: https://dpw.lacounty.gov/pdd/bike/map.cfm, accessed on May 31, 2020.

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	– On-site car-sharing program (such as City Car Share, Zip Car, etc.) – On-site carpooling program. – Distribution of information concerning alternative transportation options. – Parking spaces sold/leased separately. – Parking management strategies; including attendant/valet parking and shared parking spaces. • Promote ride sharing programs e.g., by designating a certain percentage of parking spaces for high-occupancy vehicles, providing larger parking spaces to accommodate vans used for ride-sharing, and designating adequate passenger loading and unloading and waiting areas. • Encourage bicycling to transit facilities by providing additional bicycle parking, locker facilities, and bike lane access to transit facilities when feasible. • Encourage the use of public transit systems by enhancing safety and cleanliness on vehicles and in and around stations, providing shuttle service to public transit, offering public transit incentives and providing public education and publicity about public transportation services. • Encourage bicycling and walking by incorporating bicycle lanes into street systems in regional transportation plans, new subdivisions, and large developments, creating bicycle lanes and walking paths directed to the location of schools and other logical points of destination and provide adequate bicycle parking, and encouraging commercial projects to include facilities on-site to encourage employees to bicycle or walk to work. • Build or fund a major transit stop within or near transit development upon consultation with applicable CTCs. • Work with the school districts to improve pedestrian and bike access to schools and to restore or expand school bus service using lower-emitting vehicles. • Provide information on alternative transportation options for consumers, residents, tenants and employees to reduce transportation-related emissions.	a permanent removal or modification that would lead to the degradation of pedestrian or bicycle facilities. On June 20, 2018, Metro initiated a process to gauge the interest of local jurisdictions in opting out of State CMP requirements. On July 30, 2019, the Los Angeles City Council passed a resolution to opt out of the CMP program, and on August 28, 2019, Metro announced that the thresholds had been reached and the County of Los Angeles had opted to be exempt from CMP. As such, the provisions of CMP no longer apply to any of the 89 local jurisdictions in Los Angeles County. Accordingly, CMP analysis is no longer included in City of Los Angeles environmental documents. During construction, the Project would be subject to **PM-TRA-1**, as described below, which requires the submittal of construction staging and traffic control plans for review and approval by the City of Los Angeles Department of Transportation (LADOT) prior to the issuance of any construction permits. Implementation of this construction plan would reduce potential construction-related conflicts with transit, bicycle, and pedestrian traffic in the vicinity of the Project Site. During operation, the Project would encourage the utilization of transit due to its close proximity to the Metro B (Red) Line Hollywood/Western Station and the other local bus lines in the area as discussed in the SCPE. The redevelopment of the currently non-residential Project Site with new residential uses will enhance the pedestrian environment along Hollywood Boulevard and encourage additional foot traffic along this corridor. The Project would also include bicycle parking, as well as a bicycle maintenance area and bench, for its residents, further facilitating non-vehicular forms of travel to and from the Project Site. In addition, the Project would incorporate TDM strategies, such as including bicycle parking per LAMC and unbundle parking (see Attachment I), which would encourage the use of active transportation and public transit and assist in reducing automobile trips in the area. **PM-TRA-1**: Prior to the issuance of a demolition, grading or building permit, a detailed Construction Traffic Management Plan, including street closure information, detour plans, haul

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	• Educate consumers, residents, tenants and the public about options for reducing motor vehicle-related greenhouse gas emissions. Include information on trip reduction; trip linking; vehicle performance and efficiency (e.g., keeping tires inflated); and low or zero-emission vehicles. • Purchase, or create incentives for purchasing, low or zero-emission vehicles. • Create local "light vehicle" networks, such as neighborhood electric vehicle systems. • Enforce and follow limits idling time for commercial vehicles, including delivery and construction vehicles. • Provide the necessary facilities and infrastructure to encourage the use of low or zero-emission vehicles. • Reduce VMT-related emissions by encouraging the use of public transit through adoption of new development standards that would require improvements to the transit system and infrastructure, increase safety and accessibility, and provide other incentives. • Project Selection: – Give priority to transportation projects that would contribute to a reduction in vehicle miles traveled per capita, while maintaining economic vitality and sustainability. – Separate sidewalks whenever possible, on both sides of all new street improvement projects, except where there are severe topographic or natural resource constraints • Public Involvement: – Carry out a comprehensive public involvement and input process that provides information about transportation issues, projects, and processes to community members and other stakeholders, especially to those traditionally underserved by transportation services. • Transit and Multimodal Impact Fees: – Assess transit and multimodal impact fees for new developments to fund public transportation infrastructure, bicycle infrastructure, pedestrian infrastructure and other multimodal accommodations.	routes, and staging plans, will be prepared and submitted to the City for review and approval. The Construction Traffic Management Plan will formalize how construction would be carried out and identify specific actions that will be required to reduce effects on the surrounding community. The Construction Traffic Management Plan shall be based on the nature and timing of specific construction activities and other projects in the vicinity, and will include, but not be limited to, the following elements as appropriate: • Providing for temporary traffic control during all construction activities adjacent to public right-of-way to improve traffic flow on public roadways (e.g., flag men); • Scheduling of construction activities to reduce the effect on traffic flow on surrounding arterial streets; • Prohibiting hauling during peak hours; • Rerouting construction trucks to reduce travel on congested streets; • Prohibiting construction-related vehicles from parking on surrounding public streets; • Providing safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers; • Accommodating all equipment on-site; • Scheduling of construction-related deliveries to reduce travel during commuter peak hours; and Obtaining any required permits for truck haul routes from the City prior to issuance of any permit for the Project.

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	– Implement traffic and roadway management strategies to improve mobility and efficiency, and reduce associated emissions. • System Monitoring: – Monitor traffic and congestion to determine when and where new transportation facilities are needed in order to increase access and efficiency. • Arterial Traffic Management: – Modify arterial roadways to allow more efficient bus operation, including bus lanes and signal priority/preemption where necessary. • Signal Synchronization: – Expand signal timing programs where emissions reduction benefits can be demonstrated, including maintenance of the synchronization system, and will coordinate with adjoining jurisdictions as needed to optimize transit operation while maintaining a free flow of traffic. • HOV Lanes: – Encourage the construction of high-occupancy vehicle (HOV) lanes or similar mechanisms whenever necessary to relieve congestion and reduce emissions. • Delivery Schedules: – Establish ordinances or land use permit conditions limiting the hours when deliveries can be made to off-peak hours in high traffic areas. – Implement and supporting trip reduction programs. – Support bicycle use as a mode of transportation by enhancing infrastructure to accommodate bicycles and riders, and providing incentives. • Establish standards for new development and redevelopment projects to support bicycle use, including amending the Development Code to include standards for safe pedestrian and bicyclist accommodations, and require new development and redevelopment projects to include bicycle facilities. • Bicycle and Pedestrian Trails:	

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	– Establish a network of multi-use trails to facilitate safe and direct off-street bicycle and pedestrian travel, and will provide bike racks along these trails at secure, lighted locations. • Bicycle Safety Program: – Develop and implement a bicycle safety educational program to teach drivers and riders the laws, riding protocols, routes, safety tips, and emergency maneuvers. • Bicycle and Pedestrian Project Funding: Pursue and provide enhanced funding for bicycle and pedestrian facilities and access projects. • Bicycle Parking: – Adopt bicycle parking standards that ensure bicycle parking sufficient to accommodate 5 to 10 percent of projected use at all public and commercial facilities, and at a rate of at least one per residential unit in multiple-family developments (suggestion: check language with League of American Bicyclists). • Adopt a comprehensive parking policy to discourage private vehicle use and encourage the use of alternative transportation by incorporating the following: – Reduce the available parking spaces for private vehicles while increasing parking spaces for shared vehicles, bicycles, and other alternative modes of transportation; – Eliminate or reduce minimum parking requirements for new buildings; – "Unbundle" parking (require that parking is paid for separately and is not included in the base rent for residential and commercial space); – Use parking pricing to discourage private vehicle use, especially at peak times; – Create parking benefit districts, which invest meter revenues in pedestrian infrastructure and other public amenities; – Establish performance pricing of street parking, so that it is expensive enough to promote frequent turnover and keep 15 percent of spaces empty at all times;	

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	– Encourage shared parking programs in mixed-use and transit-oriented development areas. • Establish policies and programs to reduce onsite parking demand and promote ride-sharing and public transit at large events, including: – Promote the use of peripheral parking by increasing on-site parking rates and offering reduced rates for peripheral parking; – Encourage special event center operators to advertise and offer discounted transit passes with event tickets; – Encourage special event center operators to advertise and offer discount parking incentives to carpooling patrons, with four or more persons per vehicle for on-site parking; – Promote the use of bicycles by providing space for the operation of valet bicycle parking service. • Parking "Cash-out" Program: – Require new office developments with more than 50 employees to offer a Parking "Cash-out" Program to discourage private vehicle use. • Pedestrian and Bicycle Promotion: – Work with local community groups and downtown business associations to organize and publicize walking tours and bicycle events, and to encourage pedestrian and bicycle modes of transportation. • Fleet Replacement: – Establish a replacement policy and schedule to replace fleet vehicles and equipment with the most fuel efficient vehicles practical, including gasoline hybrid and alternative fuel or electric models.	
TRA-2: Potential to conflict with an applicable congestion management program, including, but not limited to, VMT and travel demand measures, or other standards established by the County congestion management	MM-TRA-2(b). Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding conflict with an applicable congestion management program that are within the jurisdictions of the lead agencies, including, but not limited to, VMT, VHD and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. This measure	As discussed under **TRA-1**, above, a number of the identified mitigation measures would pertain to the City or a regional transportation agency and are therefore not relevant to the Project. Of the potential project-level mitigation measures, the Project would **substantially conform** with the identified measures, as it is a TPP and is also located within a TPA

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
agency for designated roads or highways.	need only be considered where it is found by the Lead Agency to be appropriate and consistent with local transportation priorities. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the adopted Congestion Management Plan, and other adopted local plans and policies, as applicable and feasible. Compliance can be achieved through adopting transportation mitigation measures such as those set forth below, or through other relevant and feasible comparable measures identified by the Lead Agency. Not all measures and/or options within each measure may apply to all jurisdictions: • Encourage a comprehensive parking policy that prioritizes system management, increase rideshare, and telecommute opportunities, including investment in non-motorized transportation and discouragement against private vehicle use, and encouragement to maximize the use of alternative transportation: – Advocate for a regional, market-based system to price or charge for auto trips during peak hours. – Ensure that new developments incorporate both local and regional transit measures into the project design that promote the use of alternative modes of transportation. – Coordinate controlled intersections so that traffic passes more efficiently through congested areas. Where traffic signals or streetlights are installed, require the use of Light Emitting Diode (LED) technology or similar technology. – Encourage the use of car-sharing programs. Accommodations for such programs include providing parking spaces for the car-share vehicles at convenient locations accessible by public transportation. – Reduce VHDs, especially daily heavy-duty truck vehicle hours of delay, through goods movement capacity enhancements, system management, increasing rideshare and work-at-home opportunities to reduce demand on the transportation system, investments in non-motorized transportation, maximizing the benefits of the land use-transportation connection and key transportation investments targeted to reduce heavy-duty truck delay.	with access to alternative modes of transportation, including public transit, bicycling, and walking. Pursuant to CEQA Guidelines Section 15064.3(b)(1), development projects within one-half mile of a major transit stop shall generally be presumed to have a less than significant impact pertaining to VMT. Notwithstanding this presumption, the Project will also directly encourage the utilization of transit due to its close proximity to the Metro B (Red) Line Hollywood/Western Station and the other local bus lines in the area as discussed in the SCPE. Under **PM-TRA-1**, the Project will implement a detailed Construction Traffic Management Plan to reduce potential congestion and conflicts during the construction phase of the Project. In addition, as discussed under **TRA-1**, the provisions of the CMP program no longer apply to any of the 89 local jurisdictions in Los Angeles County. Accordingly, the Project will be consistent with this mitigation measure.

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	• Determine traffic management strategies to reduce, to the maximum extent feasible, traffic congestion and the effects of parking demand by construction workers during construction of this project and other nearby projects that could be simultaneously under construction. Develop a construction management plan that include the following items and requirements, if determined feasible and applicable by the Lead Agency: – A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. – Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures will occur. – Location of construction staging areas for materials, equipment, and vehicles at an approved location. – A process for responding to, and tracking, complaints pertaining to construction activity, including identification of an onsite complaint manager. The manager shall determine the cause of the complaints and shall take prompt action to correct the problem. The Lead Agency shall be informed who the Manager is prior to the issuance of the first permit. – Provision for accommodation of pedestrian flow. – As necessary, provision for parking management and spaces for all construction workers to ensure that construction workers do not park in on street spaces. – Any damage to the street caused by heavy equipment, or as a result of this construction, shall be repaired, at the project sponsor's expense., within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may continue; in such case, r Repair shall occur prior to issuance of a final inspection of the building permit. All damage that is a threat to public health or safety shall be repaired immediately. The street shall be restored to its condition prior to the new construction as established by the Lead Agency (or other appropriate government agency) and/or photo documentation, at the	

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	sponsor's expense, before the issuance of a Certificate of Occupancy. – Any heavy equipment brought to the construction site shall be transported by truck, where feasible. – No materials or equipment shall be stored on the traveled roadway at any time. – Prior to construction, a portable toilet facility and a debris box shall be installed on the site, and properly maintained through project completion. – All equipment shall be equipped with mufflers. – Prior to the end of each work-day during construction, the contractor or contractors shall pick up and properly dispose of all litter resulting from or related to the project, whether located on the property, within the public rights-of-way, or properties of adjacent or nearby neighbors. – Promote “least polluting” ways to connect people and goods to their destinations. • Create an interconnected transportation system that allows a shift in travel from private passenger vehicles to alternative modes, including public transit, ride sharing, car sharing, bicycling and walking, by incorporating the following, if determined feasible and applicable by the Lead Agency: – Ensure transportation centers are multi-modal to allow transportation modes to intersect. – Provide adequate and affordable public transportation choices, including expanded bus routes and service, as well as other transit choices such as shuttles, light rail, and rail. – To the extent feasible, extend service and hours of operation to underserved arterials and population centers or destinations such as colleges. – Focus transit resources on high-volume corridors and high-boarding destinations such as colleges, employment centers and regional destinations. – Coordinate schedules and routes across service lines with neighboring transit authorities.	

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	– Support programs to provide "station cars" for short trips to and from transit nodes (e.g., neighborhood electric vehicles). – Study the feasibility of providing free transit to areas with residential densities of 15 dwelling units per acre or more, including options such as removing service from less dense, underutilized areas to do so. – Employ transit-preferential measures, such as signal priority and bypass lanes. Where compatible with adjacent land use designations, right-of-way acquisition or parking removal may occur to accommodate transit-preferential measures or improve access to transit. The use of access management shall be considered where needed to reduce conflicts between transit vehicles and other vehicles. – Provide safe and convenient access for pedestrians and bicyclists to, across, and along major transit priority streets. – Use park-and-ride facilities to access transit stations only at ends of regional transit ways or where adequate feeder bus service is not feasible. • Upgrade and maintain transit system infrastructure to enhance public use, if determined feasible and applicable by the Lead Agency, including: – Ensure transit stops and bus lanes are safe, convenient, clean and efficient. – Ensure transit stops have clearly marked street-level designation, and are accessible. – Ensure transit stops are safe, sheltered, benches are clean, and lighting is adequate. – Place transit stations along transit corridors within mixed-use or transit-oriented development areas at intervals of three to four blocks, or no less than one half mile. • Enhance customer service and system ease-of-use, if determined feasible and applicable by the Lead Agency, including: – Develop a Regional Pass system to reduce the number of different passes and tickets required of system users. – Implement "Smart Bus" technology, using GPS and electronic displays at transit stops to provide customers with	

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	"real-time" arrival and departure time information (and to allow the system operator to respond more quickly and effectively to disruptions in service). – Investigate the feasibility of an on-line trip-planning program. • Prioritize transportation funding to support a shift from private passenger vehicles to transit and other modes of transportation, if determined feasible and applicable by the Lead Agency, including: – Give funding preference to improvements in public transit over other new infrastructure for private automobile traffic. – Before funding transportation improvements that increase roadway capacity and VMT, evaluate the feasibility and effectiveness of funding projects that support alternative modes of transportation and reduce VMT, including transit, and bicycle and pedestrian access. • Promote ride sharing programs, if determined feasible and applicable by the Lead Agency, including: – Designate a certain percentage of parking spaces for ride-sharing vehicles. – Designate adequate passenger loading, unloading, and waiting areas for ride-sharing vehicles. – Provide a web site or message board for coordinating shared rides. – Encourage private, for-profit community car-sharing, including parking spaces for car share vehicles at convenient locations accessible by public transit. – Hire or designate a rideshare coordinator to develop and implement ridesharing programs. • Support voluntary, employer-based trip reduction programs, if determined feasible and applicable by the Lead Agency, including: – Provide assistance to regional and local ridesharing organizations. – Advocate for legislation to maintain and expand incentives for employer ridesharing programs.	

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	– Require the development of Transportation Management Associations for large employers and commercial/ industrial complexes. – Provide public recognition of effective programs through awards, top ten lists, and other mechanisms. • Implement a "guaranteed ride home" program for those who commute by public transit, ride-sharing, or other modes of transportation, and encourage employers to subscribe to or support the program. • Encourage and utilize shuttles to serve neighborhoods, employment centers and major destinations. • Create a free or low-cost local area shuttle system that includes a fixed route to popular tourist destinations or shopping and business centers. • Work with existing shuttle service providers to coordinate their services. • Facilitate employment opportunities that minimize the need for private vehicle trips, including: – Amend zoning ordinances and the Development Code to include live/work sites and satellite work centers in appropriate locations. – Encourage telecommuting options with new and existing employers, through project review and incentives, as appropriate. • Enforce state idling laws for commercial vehicles, including delivery and construction vehicles. • Organize events and workshops to promote GHG-reducing activities. • Implement a Parking Management Program to discourage private vehicle use, including: – Encouraging carpools and vanpools with preferential parking and a reduced parking fee. – Institute a parking cash-out program. – Renegotiate employee contracts, where possible, to eliminate parking subsidies.	

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	– Install on-street parking meters with fee structures designed to discourage private vehicle use. – Establish a parking fee for all single-occupant vehicles. • Work with school districts to improve pedestrian and bicycle to schools and restore school bus service. • Encourage the use of bicycles to transit facilities by providing bicycle parking lockers facilities and bike land access to transit facilities. • Monitor traffic congestion to determine where and when new transportation facilities are needed to increase access and efficiency. • Develop and implement a bicycle and pedestrian safety educational program to teach drivers and riders the laws, riding protocols, safety tips, and emergency maneuvers. • Synchronize traffic signals to reduce congestion and air quality. • Work with community groups and business associations to organize and publicize walking tours and bicycle events. • Support legislative efforts to increase funding for local street repair.	
TRA-3: Potential to result in a significant change in air traffic patterns, including either an increase in air traffic levels or a change in location that results in substantial safety risks.	No mitigation required.	**No mitigation applies**
TRA-4: Potential to substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections), increased volumes or incompatible uses (e.g., farm equipment).	No mitigation required.	**Not mitigation applies**
TRA-5: Potential to result in inadequate emergency access.	MM-TRA-5(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing impacts to emergency access that are in the jurisdiction and responsibility of fire departments, local	The Project would **substantially conform** to this mitigation measure through compliance with existing regulatory requirements as well as incorporation of specific Project measures. Specifically, an emergency response plan would

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	enforcement agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider improving emergency access and ensuring compliance with the provisions of the county and city general plan, Emergency Evacuation Plan, and other regional and local plans establishing access during emergencies, as applicable and feasible. Compliance can be achieved through adopting transportation mitigation measures as set forth below, or through other comparable measures identified by the Lead Agency: • Prior to construction, project implementation agencies can and should ensure that all necessary local and state road and railroad encroachment permits are obtained. The project implementation agency can and should also comply with all applicable conditions of approval. As deemed necessary by the governing jurisdiction, the road encroachment permits may require the contractor to prepare a traffic control plan in accordance with professional engineering standards prior to construction. Traffic control plans can and should include the following requirements: – Identification of all roadway locations where special construction techniques (e.g., directional drilling or night construction) would be used to minimize impacts to traffic flow. – Development of circulation and detour plans to minimize impacts to local street circulation. This may include the use of signing and flagging to guide vehicles through and/or around the construction zone. – Scheduling of truck trips outside of peak morning and evening commute hours. – Limiting of lane closures during peak hours to the extent possible. – Usage of haul routes minimizing truck traffic on local roadways to the extent possible. – Inclusion of detours for bicycles and pedestrians in all areas potentially affected by project construction. – Installation of traffic control devices as specified in the California Department of Transportation Manual of Traffic Controls for Construction and Maintenance Work Zones.	be submitted to the LAFD during LAFD's review of the Project plans as part of the standard building permit review process per LAMC Section 57.118 (see **PS-1**). Moreover, the Project does not propose permanent alterations to vehicular circulation routes and patterns. The Project does not impede public access or travel upon public rights-of-way. Furthermore, no full road closures are anticipated during construction of the Project, and none of the surrounding roadways would be significantly impeded. As described in **TRA-1**, above, the Project would be subject to **PM-TRA-1**, which requires the preparation of and City approval of a Construction Traffic Management Plan, which would ensure that access for emergency service providers and any evacuation routes would be maintained during construction activities. Therefore, incorporation of these measures would achieve conformance with **MM-TRA-5(b)**.

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	– Development and implementation of access plans for highly sensitive land uses such as police and fire stations, transit stations, hospitals, and schools. The access plans would be developed with the facility owner or administrator. To minimize disruption of emergency vehicle access, affected jurisdictions can and should be asked to identify detours for emergency vehicles, which will then be posted by the contractor. Notify in advance the facility owner or operator of the timing, location, and duration of construction activities and the locations of detours and lane closures. – Storage of construction materials only in designated areas. – Coordination with local transit agencies for temporary relocation of routes or bus stops in work zones, as necessary. • Ensure the rapid repair of transportation infrastructure in the event of an emergency through cooperation among public agencies and by identifying critical infrastructure needs necessary for: a) emergency responders to enter the region, b) evacuation of affected facilities, and c) restoration of utilities. • Enhance emergency preparedness awareness among public agencies and with the public at large. • Provision for collaboration in planning, communication, and information sharing before, during, or after a regional emergency through the following: – Incorporate strategies and actions pertaining to response and prevention of security incidents and events as part of the on-going regional planning activities. – Provide a regional repository of GIS data for use by local agencies in emergency planning, and response, in a standardized format. – Enter into mutual aid agreements with other local jurisdictions, in coordination with the California OES, in the event that an event disrupts the jurisdiction's ability to function.	
TRA-6: Potential to result in conflict with adopted policies, plans, or programs regarding	No mitigation required.	**No mitigation applies.**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.		
Utilities and Service Systems		
USS-1: Potential to exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.	No mitigation required.	**No mitigation applies.**
USS-2: Potential to require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	No mitigation required.	**No mitigation applies.**
USS-3: Require or result in construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	MM-USS-3(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects on utilities and service systems, particularly for construction of storm water drainage facilities including new transportation and land use projects that are within the responsibility of local jurisdictions including the Riverside, San Bernardino, Los Angeles, Ventura, and Orange Counties Flood Control District, and County of Imperial. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures, as applicable and feasible. These mitigation measures are within the responsibility of the Lead Agencies and Regional Water Quality Control Boards of (Regions 4, 6, 8, and 9) pursuant to the provisions of the National Flood Insurance Act, stormwater permitting	The Project would **substantially conform** to this mitigation measure through compliance with existing regulations as well as consistency with current regional population projections. The projected population increase at the Project Site would be within SCAG's 2016-2040 RTP/SCS population projections for the City. Specifically, the addition of 482 residents represents a 0.012 percent increase in resident population estimates for the City in 2016 and 0.010 percent of the estimated population in the City by 2040.[37,38] This increase would not be considered a substantial increase in population for the area and is within the anticipated SCAG forecast for population. As such, population growth

37 The latest Citywide average household size is 2.41 residents per housing unit, based on 2018 Census American Community Survey 5-Year Estimate data, https://www.census.gov/programs-surveys/acs/technical-documentation/table-and-geography-changes/2018/5-year.html, accessed September 24, 2020. 2.41 persons/housing unit x 200 units = 482 residents

38 Population Year 2016: (482 residents/3,933,800 total City of LA residents) x 100 = 0.012 %
Population Year 2040: (482 residents/4,609,400 total projected City of LA residents) x 100 = 0.010 %

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	requirements for stormwater discharges for new constructions, the flood control act, and Urban Waste Management Plan. Such mitigation measures, or other comparable measures, capable of avoiding or reducing significant impacts on the use of existing storm water drainage facilities and can and should be adopted where Lead Agencies identify significant impacts on new storm water drainage facilities. See MM-HYD-5(b).	associated with the proposed project would be minimal and no mitigation applies. These 200 residential units would represent a 0.015 percent increase in the overall estimated housing units for the City in 2016 and 0.012 percent of the estimated housing units for the City by 2040.[39] This increase would not be considered a substantial increase in housing for the area as the addition of 200 new multi-family residential units is within the anticipated housing increases based on SCAG's 2016-2040 RTP/SCS projections for housing. As such, housing growth associated with the proposed Project would be minimal and no mitigation applies. Due to its consistency with these regional and local plans and policies, the Project would not induce significant growth or accelerate development in an undeveloped area that exceeds projected/planned levels. Moreover, the Los Angeles Department of Water and Power (LADWP) prepares an Urban Water Management Plan (UWMP) for City adoption every five years. The 2015 UWMP is based on SCAG population projections, and determined that sufficient water supplies exist to serve the City through 2040.[40] This increase would not be considered a substantial increase in population for the area and is within the anticipated SCAG forecast for population.[41] In addition, to ensure that water demand is reduced to the extent feasible, the Project would be required to comply with City Ordinance No. 170,978 (Landscape Ordinance), which imposes numerous water conservation measures in landscaping, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to

39 Housing Year 2016: (200 units/1,367,000 total City of LA units) x 100 = 0.015 %
Housing Year 2040: (200 units/1,690,300 total projected City of LA units) x 100 = 0.012 %

40 LADWP, 2016. LADWP Urban Water Management Plan 2015. Available at: https://www.ladwp.com/cs/idcplg?IdcService=GET_FILE&dDocName=QOELLADWP005416&RevisionSelectionMethod=LatestReleased, accessed August 14, 2020.

41 SCAG Connect SoCal, Demographics and Growth Forecast Technical Report as adopted on May 7, 2020, Table 14 Jurisdiction-Level Growth Forecast. Available at: https://www.connectsocal.org/Documents/Adopted/fConnectSoCal_Demographics-And-Growth-Forecast.pdf, accessed on September 24, 2020.

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
		evaporation, and water less in the cooler months and during the rainy season). Moreover, as described under **GHG Cumulative Impacts**, as a TPP project seeking a CEQA exemption pursuant to SB 743, the Project would be required to design building and landscaping to achieve 25 percent less water usage than the average household in the region as part of the CEQA exemption process. As demonstrated in the Energy and Water Demand analyses prepared for the Project (Attachments D1 and D2), the Project's water use would be 49 percent below the regional baseline, which would be achieved through multiple measures including high efficiency water-using appliances such as low flow fixtures and faucets, and efficient irrigation systems in compliance with the Los Angeles Green Building Code. Thus, it is reasonably anticipated that the Project would not create any water system capacity issues, and sufficient reliable water supplies would be available to meet Project demands. To further ensure consistency with State, regional, and local water conservation regulations as well as **MM-USS-4(b)**, the Project would meet the requirements of the Los Angeles Green Building Code and the requirements of Title 24 Building Energy Efficiency Standards and would adhere to the regulatory requirements of the City's Landscape Ordinance. In addition, the Project would be required to comply with City Ordinance No. 170,978 (Landscape Ordinance). Water demand will be further reduced through incorporation of the following: • Weather-based irrigation controller with rain shutoff. • Matched precipitation (flow) rates for sprinkler heads at turf areas. • Drip/microspray/subsurface irrigation where appropriate. • Minimum irrigation system distribution uniformity of 75 percent. • Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials.

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
		• Use of landscape contouring to minimize precipitation runoff. • A separate water meter (or submeter), flow sensor, and master valve shutoff for irrigated landscape areas totaling 5,000 square feet and greater. The Project will be consistent with this mitigation measure. See discussion under MM-HYD-5(a),above.
USS-4: Have sufficient water supplies available to serve the project from existing entitlements and resources or will require new or expanded entitlements.	MM-USS-4(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects on water supplies from existing entitlements requiring new or expanded services in the vicinity of HQTAs that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with EO B-29-15, provisions of the Porter –Cologne Water Quality Control Act, California Domestic Water Supply Permit requirements, and applicable County, City or other Local provisions. Such measures may include the following or other comparable measures identified by the Lead Agency: • Reduce exterior consumptive uses of water in public areas, and should promote reductions in private homes and businesses, by shifting to drought-tolerant native landscape plantings (xeriscaping), using weather-based irrigation systems, educating other public agencies about water use, and installing related water pricing incentives. • Promote the availability of drought-resistant landscaping options and provide information on where these can be purchased. Use of reclaimed water especially in median landscaping and hillside landscaping can and should be implemented where feasible. • Implement water conservation best practices such as low-flow toilets, water-efficient clothes washers, water system audits, and leak detection and repair. • Ensure that projects requiring continual dewatering facilities implement monitoring systems and long-term administrative procedures to ensure proper water management that prevents degrading of surface water and minimizes, to the greatest extent	The Project would **substantially conform** to this mitigation measure as described above for **USS-3.**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	possible, adverse impacts on groundwater for the life of the project. Comply with appropriate building codes and standard practices including the Uniform Building Code. • Maximize, where practical and feasible, permeable surface area in existing urbanized areas to protect water quality, reduce flooding, allow for groundwater recharge, and preserve wildlife habitat. Minimized new impervious surfaces to the greatest extent possible, including the use of in-lieu fees and off-site mitigation. • Avoid designs that require continual dewatering where feasible. • Where feasible, do not site transportation facilities in groundwater recharge areas, to prevent conversion of those areas to impervious surface.	
USS-5: Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's commitments.	No mitigation required.	**No mitigation applies.**
USS-6: Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.	MM-USS-6(b): Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects to serve landfills with sufficient permitted capacity to accommodate solid waste disposal needs, in which 75 percent of the waste stream be recycled and waste reduction goal by 50 percent that are within the responsibility of public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project that has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance pursuant to the provisions of the Solid Waste Diversion Goals and Integrated Waste Management Plan, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: • Integrate green building measures consistent with CALGreen (California Building Code Title 24) into project design including, but not limited to the following:	The Project would **substantially conform** to this mitigation measure through compliance with existing regulations. Specifically, at the State level, the California Integrated Waste Management Act of 1989 (Assembly Bill [AB] 939) seeks to improve solid waste disposal management with respect to (1) source reduction, (2) recycling and composting, and (3) environmentally safe transformation and land disposal. AB 939 mandates jurisdictions to meet a diversion goal of 25 percent by 1995 and 50 percent by 2000. Pursuant to AB 939, each County is required to prepare and administer a Countywide Integrated Waste Management Plan (ColWMP), pursuant to which landfill disposal needs and capacity are continually evaluated as part of the preparation of the ColWMP Annual Report that examines future landfill disposal needs over the next 15-year planning horizon. The most recent ColWMP 2018 Annual Report for Los Angeles County states that no solid waste disposal

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	– Reuse and minimization of construction and demolition (C&D) debris and diversion of C&D waste from landfills to recycling facilities. – Inclusion of a waste management plan that promotes maximum C&D diversion. – Source reduction through (1) use of materials that are more durable and easier to repair and maintain, (2) design to generate less scrap material through dimensional planning, (3) increased recycled content, (4) use of reclaimed materials, and (5) use of structural materials in a dual role as finish material (e.g., stained concrete flooring, unfinished ceilings, etc.). – Reuse of existing structure and shell in renovation projects. – Design for deconstruction without compromising safety. – Design for flexibility through the use of moveable walls, raised floors, modular furniture, moveable task lighting and other reusable building components. – Development of indoor recycling program and space. – Discourage the siting of new landfills unless all other waste reduction and prevention actions have been fully explored. If landfill siting or expansion is necessary, site landfills with an adequate landfill-owned, undeveloped land buffer to minimize the potential adverse impacts of the landfill in neighboring communities. – Locally generated waste should be disposed of regionally, considering distance to disposal site. Encourage disposal near where the waste originates as much as possible. Promote green technologies for long-distance transport of waste (e.g., clean engines and clean locomotives or electric rail for waste-by-rail disposal systems) and consistency with SCAQMD and 2016 RTP/SCS policies can and should be required.	capacity shortfall is anticipated within the next 15 years (i.e., until 2033) under current conditions.[42] The City's Solid Waste Management Policy Plan (CiSWMPP) is a long-range policy plan adopted in 1993 to provide direction for the solid waste management. The objective of the CiSWMPP is to promote source reduction or recycling for a minimum of 50 percent of the City's waste by 2000, or as soon as possible thereafter, and 70 percent of the waste by 2020. The Plan's goal has also been surpassed by the City, which achieved a diversion rate of 76.4 percent in 2012.[43] The City has also adopted the Recovering Energy, Natural Resources and Economic Benefit from Waste for Los Angeles (RENEW LA), which has the primary objective of achieving a zero waste goal through reducing, reusing, recycling, or converting the resources currently going to disposal. The Project would be required to reduce the total estimated waste output through these established City recycling programs, and would also be subject to the City's Recycling Space Allocation Ordinance (Ordinance No. 171,687), which establishes requirements for the inclusion of recycling areas or rooms within development projects. In addition, in compliance with existing City standards and regulations, the Project would be required to recycle construction and demolition (C&D) waste to the maximum extent possible pursuant to Ordinance No. 181,519 (Citywide Construction and Demolition Waste Recycling Ordinance) that requires all mixed C&D waste generated within City limits to be taken to City-certified C&D waste processors. During construction, temporary waste separation bins would be provided onsite and would be disposed of properly as a part of the Project's regular solid waste disposal program. Compliance with these regulations would ensure that construction waste is recycled and disposed of properly. Overall, compliance with existing regulations would ensure

42 County of Los Angeles Department of Public Works, CoIWMP 2018 Annual Report, December 2019, p. 37. Available at: https://dpw.lacounty.gov/epd/tf/Attachments/Minutes_Attachments/2019_Attachments/CIWMPAnnualReport_2018.pdf, accessed July 8, 2020.

43 LASAN, Recycling. Available at: https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-s/s-lsh-wwd-s-r?_adf.ctrl-state=auguwdldg_5&_afrLoop=1087001437582667O#!. Accessed May 27, 2020.

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	– Encourage waste reduction goals and practices and look for opportunities for voluntary actions to exceed the 50 percent waste diversion target. – Encourage the development of local markets for waste prevention, reduction, and recycling practices by supporting recycled content and green procurement policies, as well as other waste prevention, reduction and recycling practices. – Develop ordinances that promote waste prevention and recycling activities such as: requiring waste prevention and recycling efforts at all large events and venues; implementing recycled content procurement programs; and developing opportunities to divert food waste away from landfills and toward food banks and composting facilities. – Develop alternative waste management strategies such as composting, recycling, and conversion technologies. – Develop and site composting, recycling, and conversion technology facilities that have minimum environmental and health impacts. – Require the reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard). – Integrate reuse and recycling into residential industrial, institutional and commercial projects. – Provide recycling opportunities for residents, the public, and tenant businesses. – Provide education and publicity about reducing waste and available recycling services. – Continue to adopt programs to comply with state solid waste diversion rate mandates and, where possible, encourage further recycling to exceed these rates. – Implement or expand city or county-wide recycling and composting programs for residents and businesses. This could include extending the types of recycling services offered (e.g., to include food and green waste recycling) and providing public education and publicity about recycling services.	that the Project's waste disposal needs are reduced and can be sufficiently met by local landfills, thereby achieving consistency with this mitigation measure.

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
USS-7: Potential to comply with federal, state, and local statutes and regulations related to solid waste.	No mitigation required.	**No mitigation applies.**

Attachment F

Mitigation Measures from Prior EIR – 2020-2045 RTP/SCS

ESA

ATTACHMENT F

Mitigation Measures from Prior EIR – SCAG 2020-2045 RTP/SCS

As a new multi-family residential project to be developed at an urban infill site that directly fronts a Southern California Association of Government (SCAG)-identified high quality transit corridor and within a SCAG-identified High Quality Transit Area (as well as Transit Priority Area [TPA]), the Connect SoCal SCAG 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020-2045 RTP/SCS) Program Environmental Impact Report (PEIR), which was adopted on September 3, 2020, is applicable to the Project Site. The SCAG 2020-2045 RTP/SCS PEIR was prepared to evaluate the potential environmental impacts of the proposed 2020-2045 RTP/SCS. As part of that PEIR, mitigation measures were included that would reduce potentially significant impact identified in the PEIR. The complete list of the mitigation measures identified in the PEIR is included in Exhibit A, Mitigation Monitoring and Reporting Program (MMRP), of the Final PEIR.[1] The MMRP includes various mitigation measures, both at the regional level that would be implemented by SCAG and at the project level that would be implemented by the respective lead agency (here, the City of Los Angeles [City]). Regional mitigation measures would be implemented by SCAG and are therefore not discussed in this table. Project level mitigation measures are those mitigation measures that SCAG determined a lead agency can and should consider, as applicable and feasible, where the lead agency has identified that a project has the potential for significant effects. This table focuses on the Project's consistency with the MMRP's project-level mitigation measures (marked as PMM in the MMRP). All mitigation measures referenced herein that would be incorporated into the Project would be enforceable through the Project entitlements as Project Measures (PMs).

Significance Thresholds and Project Impacts	**SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures** (Implemented by Lead Agency)	**Applicability to the Project**
Aesthetics (AES)		
AES-1: Potential for the Project to have a substantial adverse effect on a scenic vista.	**PMM AES-1:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to address potential aesthetic impacts to scenic vistas, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: Use a palette of colors, textures, building materials that are graffiti-resistant, and/or plant materials that complement the surrounding landscape and development.	**No mitigation applies.** Public Resources Code (PRC) Section 21099, enacted by Senate Bill (SB) 743, provides that "aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment" for purposes of CEQA. As discussed in the SCPE, PRC Section 21155(b) defines a Transit Priority Area (TPA) is defined as an area within one-half mile of

1 Southern California Association of Governments, 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy Exhibit A: Mitigation Monitoring and Reporting Program, adopted May 2020. Available at: https://www.connectsocal.org/Documents/PEIR/certified/Exhibit-A_ConnectSoCal_PEIR.pdf. Accessed September 16, 2020.

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	Use contour grading to better match surrounding terrain. Contour edges of major cut-and-fill to provide a more natural looking finished profile. Design new corridor landscaping to respect existing natural and man-made features and to complement the dominant landscaping of the surrounding areas. Replace and renew landscaping along corridors with road widenings, interchange projects, and related improvements. Retain or replace trees bordering highways, so that clear-cutting is not evident. Provide new corridor landscaping that respects and provides appropriate transition to existing natural and man-made features and is complementary to the dominant landscaping or native habitats of surrounding areas. Reduce the visibility of construction staging areas by fencing and screening these areas with low contrast materials consistent with the surrounding environment, and by revegetating graded slopes and exposed earth surfaces at the earliest opportunity, Use see-through safety barrier designs (e.g. railings rather than walls).	a major transit stop that is existing or planned. PRC Section 21064.3 defines a "major transit stop" as a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. As described in this exemption document under the criterion identified by PRC Section 21155(b)(3), the Project Site is located within one-half mile of a major transit stop, and is therefore located within a TPA.[2] Accordingly, the Project's potential aesthetic impacts shall not be considered significant impacts on the environment pursuant to PRC Section 21099. Additionally, the Project would be required to comply with City Ordinance No. 170,978 (Landscape Ordinance), which requires that the Applicant shall submit a Landscape Plan prior to the issuance of a grading permit, which shall be prepared by a state-licensed landscape architect, demonstrating all street trees in the public right-of-way meet the requirements of the current Street Tree Division Standards. Therefore, while this mitigation measure does not apply to the Project due to the provisions of PRC Section 21099, compliance with existing regulatory requirements would be similar to this mitigation measure.
AES-2: Potential for the Project to substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	No mitigation required.	**No mitigation applies**. As described above, PRC Section 21099, enacted by SB 743, provides that "aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment," and as described above under **AES-1**, the Project meets these statutory criteria. Furthermore, the Project Site currently contains 27 non-protected trees that would be replaced with 104 trees as detailed in the Landscape Plan

2 City of Los Angeles, ZIMAS, 2020. Parcel information for 5600 Hollywood Boulevard. Available at: http://zimas.lacity.org/, accessed June 2, 2020; City of Los Angeles Zoning Information (ZI) File No. 2452. The Los Angeles County Metropolitan Transportation Authority (Metro) B Line (Red) Hollywood and Western Station is 700 feet east of the Project Site.

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
		prepared for the Project by HKS Architects, Inc. in July 2020 (Attachment J).
AES-3: Potential for the Project to substantially degrade the existing visual character or quality of public views (public views are those that are experienced from publicly accessible vantage points). In an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality.	**PMM AES-2:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to address potential aesthetic impacts that substantially degrade visual character, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Minimize contrasts in scale and massing between the projects and surrounding natural forms and development, minimize their intrusion into important viewsheds, and use contour grading to better match surrounding terrain in accordance with county and city hillside ordinances, where applicable. Design landscaping along highway corridors to add significant natural elements and visual interest to soften the hard-edged, linear transportation corridors. Require development of design guidelines for projects that make elements of proposed buildings/facilities visually compatible or minimize visibility of changes in visual quality or character through use of hardscape and softscape solutions. Specific measures to be addressed include setback buffers, landscaping, color, texture, signage, and lighting criteria. Design projects consistent with design guidelines of applicable general plans. Require that sites are kept in a blight/nuisance-free condition. Remove blight or nuisances that compromise visual character or visual quality of project areas including graffiti abatement, trash removal, landscape management, maintenance of signage and billboards in good condition, and replace compromised native vegetation and landscape. Where sound walls are proposed, require sound wall construction and design methods that account for visual impacts as follows: use transparent panels to preserve views where sound walls would block views from residences; use landscaped earth berm or a combination wall and berm to minimize the apparent sound wall height; and	**No mitigation applies**. As described above, PRC Section 21099, enacted by SB 743, provides that "aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment," and as described above under **AES-1**, the Project meets these statutory criteria. In addition, the Project would meet the requirements set forth in Los Angeles Municipal Code (LAMC) Section 91.8104 by ensuring that every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material. The Project would also be designed in accordance with City Ordinance No. 170,978, Landscape Ordinance Guidelines.

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	construct sound walls of materials whose color and texture complements the surrounding landscape and development. a. Design sound walls to increase visual interest, reduce apparent height, and be visually compatible with the surrounding area; and landscape the sound walls with plants that screen the sound wall, preferably with either native vegetation or landscaping that complements the dominant landscaping of surrounding areas.	
AES-4: Potential for the Project to create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	**PMM AES-3:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to address potential aesthetic impacts that substantially degrade visual character, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: • Use lighting fixtures that are adequately shielded to a point below the light bulb and reflector and that prevent unnecessary glare onto adjacent properties. • Restrict the operation of outdoor lighting for construction and operation activities to the hours of 7:00 a.m. to 10:00 p.m. or as otherwise required by applicable local rules or ordinances. • Use high pressure sodium and/or cut-off fixtures instead of typical mercury-vapor fixtures for outdoor lighting. • Use unidirectional lighting to avoid light trespass onto adjacent properties. • Design exterior lighting to confine illumination to the project site, and/or to areas which do not include light-sensitive uses. • Provide structural and/or vegetative screening from light-sensitive uses. • Shield and direct all new street and pedestrian lighting away from light-sensitive off-site uses. • Use non-reflective glass or glass treated with a non-reflective coating for all exterior windows and glass used on building surfaces. • Architectural lighting shall be directed onto the building surfaces and have low reflectivity to minimize glare and limit light onto adjacent properties.	**No mitigation applies**. As described above, PRC Section 21099, enacted by SB 743, provides that "aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment," and as described above under **AES-1**, the Project meets these statutory criteria.

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
Agricultural and Forestry Resources (AG)		
AG-1: Potential for the Project to 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 nonagricultural use.	**PMM AG-1:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to address potential adverse effects on agricultural resources, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: • Require project sponsors to mitigate for loss of farmland by providing permanent protection of in-kind farmland in the form of easements, fees, or elimination of development rights/potential. • Project relocation or corridor realignment to avoid Prime Farmland, Unique Farmland, or Farmland of Local or Statewide Importance. • Maintain and expand agricultural land protections such as urban growth boundaries. • Provide for mitigation fees to support a mitigation bank[3] that invests in farmer education, agricultural infrastructure, water supply, marketing, etc. that enhance the commercial viability of retained agricultural lands. • Minimize severance and fragmentation of agricultural land by constructing underpasses and overpasses at reasonable intervals to provide property access. • Use berms, buffer zones, setbacks, and fencing to reduce conflicts between new development and farming uses and protect the functions of farmland.	**No mitigation applies**. No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance exists on or in the vicinity of the Project Site.[4] The Project Site is located in an urbanized area of the City and is currently improved with an existing three-story structure, a two-story structure, associated surface parking, and a vacant lot. Thus, none of the mitigation measures that pertain to agriculture and forestry resources are applicable to the Project.
AG-2: Potential for the Project to conflict with existing zoning for	**PMM AG-2:** Project level mitigation measures can and should be considered by Lead Agencies as applicable and feasible. Measures to reduce substantial adverse effects on Williamson Act contracts to the maximum extent practicable, as determined appropriate by each	**No mitigation applies**. The Project Site is not zoned for agricultural production, there is no farmland at the Project Site,[5] and there are no Williamson Act contracts

3 The California Department of Fish and Wildlife provides a definition for conservation or mitigation banks on their website. California Department of Fish and Wildlife, Banking. Available at: https://www.wildlife.ca.gov/Conservation/Planning/Banking. Accessed June 25, 2020.

4 California Department of Conservation, Farmland Mapping & Monitoring Program, 2016 Los Angeles County Map. Available at: http://www.arcgis.com/home/webmap/viewer.html?url=https%3A%2F%2Fgis.conservation.ca.gov%2Fserver%2Frest%2Fservices%2FDLRP%2FCaliforniaImportantFarmland_2016%2FFeatureServer&source=sd, accessed May 27, 2020.

5 California Department of Conservation, Farmland Mapping & Monitoring Program, 2016 Los Angeles County Map. Available at: ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/los16.pdf. Accessed September 24, 2020

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
agricultural use, or a Williamson Act contract.	Lead Agency, may include the following, or other comparable measures: • Project relocation or corridor realignment to avoid lands in Williamson Act contracts. • Establish conservation easements consistent with the recommendations of the Department of Conservation, or 20-year Farmland Security Zone contracts (Government Code Section 51296 et seq.), 10-year Williamson Act contracts (Government Code Section 51200 et seq.), or use of other conservation tools available from the California Department of Conservation Division of Land Resource Protection.	in effect for the Project Site.[6] The Project Site is located in an urbanized area of the City and is currently improved with an existing three-story structure, a two-story structure, associated surface parking, and a vacant lot. Thus, none of the mitigation measures that pertain to agriculture and forestry resources are applicable to the Project.
AG-3: Potential for the Project to conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)).	**PMM AG-3:** Project level mitigation measures can and should be considered by Lead Agencies as applicable and feasible. Measures to reduce substantial adverse effects, through the conversion of Farmland to maximum extent practicable, as determined appropriate by each Lead Agency, may include the following, or other comparable measures: a) Minimize construction related impacts to agricultural and forestry resources by locating materials and stationary equipment in such a way as to prevent conflict with agriculture and forestry resources.	**No mitigation applies**. The Project Site and surrounding vicinity are not zoned for forest land, timberland, or timberland zoned Timberland Production.
AG-4: Potential for the Project to result in the loss of forest land or conversion of forest land to non-forest use.	**PMM AG-3**. See above.	**No mitigation applies**. The Project Site does not include forest land; therefore, no forest land will be lost or converted to non-forest uses. The Project Site is located in an urbanized area of the City and is currently improved with an existing three-story structure, a two-story structure, associated surface parking, and a vacant lot. Thus, none of the mitigation measures that pertain to agriculture and forestry resources are applicable to the Project. See discussion under **AG-3** for discussion of the Project's consistency with this mitigation measure.

6 California Department of Conservation, The Williamson Act Status Report, 2017. Available at: https://www.conservation.ca.gov/dlrp/wa/Documents/stats_reports/2018%20WA%20Status%20Report.pdf, accessed June 26, 2020.

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
AG-5: Potential for the Project to 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.	**PMM AG-2** and **PMM GHG-1.** See above and below. **PMM AG-4:** Project level mitigation measures can and should be considered by Lead Agencies as applicable and feasible. Measures to reduce substantial adverse effects, through the conversion of Farmland, to the maximum extent practicable, as determined appropriate by each Lead Agency, may include the following, or other comparable measures: a) Design proposed projects to minimize, to the greatest extent feasible, the loss of the highest valued agricultural land. Redesign project features to minimize fragmenting or isolating Farmland. Where a project involves acquiring land or easements, ensure that the remaining non-project area is of a size sufficient to allow economically viable farming operations. The project proponents shall be responsible for acquiring easements, making lot line adjustments, and merging affected land parcels into units suitable for continued commercial agricultural management. Reconnect utilities or infrastructure that serve agricultural uses if these are disturbed by project construction. If a project temporarily or permanently cuts off roadway access or removes utility lines, irrigation features, or other infrastructure, the project proponents shall be responsible for restoring access as necessary to ensure that economically viable farming operations are not interrupted. **PMM AG-5:** Project level mitigation measures can and should be considered by Lead Agencies as applicable and feasible. Measures to reduce substantial adverse effects, through the conversion of Farmland, to the maximum extent practicable, as determined appropriate by each Lead Agency, may include the following, or other comparable measures: a) Manage project operations to minimize the introduction of invasive species or weeds that may affect agricultural production on adjacent agricultural land. Where a project has the potential to introduce sensitive species or habitats or have other spill-over effects on nearby agricultural lands, the project proponents shall be responsible for acquiring easements on nearby agricultural land and/or financially compensating for indirect effects on nearby agricultural land. Easements (e.g., flowage easements) shall be required for temporary or intermittent interruption in farming activities (e.g., because of seasonal flooding or groundwater	**No mitigation applies.** The Project Site is currently not used for any agricultural uses and is not forest land; therefore, no agricultural use or forest land will be converted to non-forest uses. Thus, none of the mitigation measures that pertain to agriculture and forestry resources are applicable to the Project. See discussion under **AG-2** and **GHG-1** for discussion of the Project's consistency with those mitigation measures.

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	seepage). Acquisition or compensation would be required for permanent or significant loss of economically viable operations.	
Air □uality (A□)		
A□-1: Conflict with or obstruct implementation of the applicable air quality plan.	No mitigation required.	**No mitigation applies.**
A□-2: Potential to violate any air quality standard or contribute substantially to an existing or projected air quality violation.	**PMM A□-1:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to violating air quality standards. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Minimize land disturbance. Suspend grading and earth moving when wind gusts exceed 25 miles per hour unless the soil is wet enough to prevent dust plumes. Cover trucks when hauling dirt. Stabilize the surface of dirt piles if not removed immediately. Limit vehicular paths on unpaved surfaces and stabilize any temporary roads. Minimize unnecessary vehicular and machinery activities. Sweep paved streets at least once per day where there is evidence of dirt that has been carried on to the roadway. Revegetate disturbed land, including vehicular paths created during construction to avoid future off-road vehicular activities.	The Project **substantially conforms** with this mitigation measure as it will comply with existing regulations that have been identified and are required by the Southern California Air Quality Management District (SCAQMD) and the California Air Resources Board (CARB) to facilitate consistency with plans for attainment for the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS), as applicable and feasible. Adherence to the following requirements by SCAQMD, CARB, the State of California, and the federal government would further ensure consistency with PMM-AQ-1: Consistent with SCAQMD Rule 403, the following measures shall be incorporated into Project plans and specifications: • Water or a stabilizing agent shall be applied to exposed surfaces at least three times per day to prevent generation of dust plumes.

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	On Caltrans projects, Caltrans Standard Specifications 10-Dust Control, 17-Watering, and 18-Dust Palliative shall be incorporated into project specifications. Require contractors to assemble a comprehensive inventory list (i.e., make, model, engine year, horsepower, emission rates) of all heavy-duty off-road (portable and mobile) equipment (50 horsepower and greater) that could be used an aggregate of 40 or more hours for the construction project. Prepare a plan for approval by the applicable air district demonstrating achievement of the applicable percent reduction for a CARB-approved fleet. Ensure that all construction equipment is properly tuned and maintained. Minimize idling time to 5 minutes—saves fuel and reduces emissions. Provide an operational water truck on-site at all times. Use watering trucks to minimize dust; watering should be sufficient to confine dust plumes to the project work areas. Sweep paved streets at least once per day where there is evidence of dirt that has been carried on to the roadway. Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators. Develop a traffic plan to minimize community impacts as a result of traffic flow interference from construction activities. The plan may include advance public notice of routing, use of public transportation, and satellite parking areas with a shuttle service. Schedule operations affecting traffic for off-peak hours. Minimize obstruction of through-traffic lanes. Provide a flag person to guide traffic properly and ensure safety at construction sites. Project sponsors should consider developing a goal for the minimization of community impacts. As appropriate require that portable engines and portable engine-driven equipment units used at the project work site, with the exception of on-road and off-road motor vehicles, obtain CARB Portable Equipment Registration with the state or a local district permit. Arrange appropriate consultations with the CARB or the District to determine registration and permitting requirements prior to equipment operation at the site. Require projects to use Tier 4 Final equipment or better for all engines above 50 horsepower (hp). In the event that construction equipment cannot meet to Tier 4 Final engine certification, the Project	• The construction contractor shall utilize at least one of the following measures at each vehicle egress to a paved public road: - Install a pad consisting of washed gravel maintained in clean condition to a depth of at least six inches and extending at least 30 feet wide and at least 50 feet long; - Pave the surface extending at least 100 feet and at least 20 feet wide; - Utilize shaker devices to remove bulk material from tires and vehicle undercarriages; or - Install a wheel washing system to remove bulk material from tires and vehicle undercarriages. • Construction activity on unpaved surfaces shall be suspended when wind speed exceeds 25 miles per hour (such as instantaneous gusts). • Ground cover in disturbed areas shall be replaced as quickly as possible. • Traffic speeds on all unpaved roads shall be reduced to 15 mph or less. • Streets shall be swept at the end of the day if visible soil is carried onto adjacent public paved roads. If feasible, use water sweepers with reclaimed water. • Large bulldozers and excavators shall be suspended during third smog alerts. Consistent with SCAQMD Rule 1113, the following measures shall be incorporated into Project plans and specifications: • The contractor shall use architectural coatings that average 50 grams (g)/ Liters of Volatile Organic Compound (L VOC) content or less. • The development shall utilize low VOC cleaning supplies.

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	representative or contractor must demonstrate through future study with written findings supported by substantial evidence that is approved by SCAG before using other technologies/strategies. Alternative applicable strategies may include, but would not be limited to, construction equipment with Tier 4 Interim or reduction in the number and/or horsepower rating of construction equipment and/or limiting the number of construction equipment operating at the same time. All equipment must be tuned and maintained in compliance with the manufacturer's recommended maintenance schedule and specifications. All maintenance records for each equipment and their contractor(s) should make available for inspection and remain on-site for a period of at least two years from completion of construction, unless the individual project can demonstrate that Tier 4 engines would not be required to mitigate emissions below significance thresholds. Project sponsors should also consider including ZE/ZNE technologies where appropriate and feasible. Projects located within the South Coast Air Basin should consider applying for South Coast AQMD "SOON" funds which provides funds to applicable fleets for the purchase of commercially available low-emission heavy-duty engines to achieve near-term reduction of NOx emissions from in-use off-road diesel vehicles. Projects located within AB 617 communities should review the applicable Community Emissions Reduction Plan (CERP) for additional mitigation that can be applied to individual projects. Where applicable, projects should provide information about air quality related programs to schools, including the Environmental Justice Community Partnerships (EJCP), Clean Air Ranger Education (CARE), and Why Air Quality Matters programs. Projects should work with local cities and counties to install adequate signage that prohibits truck idling in certain locations (e.g., near schools and sensitive receptors). As applicable for airport projects, the following measures should be considered: a. Considering operational improvements to reduce taxi time and auxiliary power unit usage, where feasible. Additionally, consider single engine taxing, if feasible as allowed per Federal Aviation Administration guidelines. b. Set goals to achieve a reduction in emissions from aircraft operations over the lifetime of the proposed project.	Consistent with Section 2485 of Title 13 of the California Code of Regulations, the following measures shall be incorporated into Project plans and specifications: • Heavy-duty trucks shall be prohibited from idling in excess of five minutes, both on- and off-site. Consistent with SCAQMD Rule 401 and CARB's In-use Off-road Diesel-Fueled Fleets Regulation, the following measures shall be incorporated into Project plans and specifications: • Equipment and vehicle engines shall be maintained in good condition and in proper tune per manufacturers' specifications. • All diesel-powered off-road construction equipment greater than 50 horsepower shall meet United States Environmental Protection Agency (USEPA) Tier 4 or higher emissions standards. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a CARB-defined Level 3 diesel emissions control strategy for a similarly sized engine. • All diesel-powered construction equipment shall use CARB Level 2 or higher diesel particulate filters. • When possible, electricity shall be utilized from power supply sources rather than temporary gasoline or diesel power generators, as feasible. Compliance with these existing regulations would facilitate consistency with plans for attainment of air quality standards identified by SCAQMD, CARB, the State of California, and the federal government, and would be equal to or more effective than PMM AQ-1. Therefore, the Project would be in substantial conformance with this mitigation measure.

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	c. Require the use of ground service equipment (GSE) that can operate on battery-power. If electric equipment cannot be obtained, require the use of alternative fuel, the cleanest gasoline equipment, or Tier 4, at a minimum. As applicable for port projects, the following measures should be considered: a. Develop specific timelines for transitioning to zero emission cargo handling equipment (CHE). b. Develop interim performance standards with a minimum amount of CHE replacement each year to ensure adequate progress. c. Use short side electric power for ships, which may include tugboats and other ocean-going vessels or develop incentives to gradually ramp up the usage of shore power. d. Install the appropriate infrastructure to provide shore power to operate the ships. Electrical hookups should be appropriately sized. e. Maximize participation in the Port of Los Angeles' Vessel Speed Reduction Program or the Port of Long Beach's Green Flag Initiation Program in order to reduce the speed of vessel transiting within 40 nautical miles of Point Fermin. f. Encourage the participation in the Green Ship Incentives. g. Offer incentives to encourage the use of on-dock rail. As applicable for rail projects, the following measures should be considered: a. Provide the highest incentives for electric locomotives and then locomotives that meet Tier 5 emission standards with a floor on the incentives for locomotives that meet Tier 4 emission standards. Projects that will introduce sensitive receptors within 500 feet of freeways and other sources should consider installing high efficiency of enhanced filtration units, such as Minimum Efficiency Reporting Value (MERV) 13 or better. Installation of enhanced filtration units can be verified during occupancy inspection prior to the issuance of an occupancy permit. Develop an ongoing monitoring, inspection, and maintenance program for the MERV filters.	

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	a. Disclose potential health impacts to prospective sensitive receptors from living in close proximity to freeways or other sources of air pollution and the reduced effectiveness of air filtration systems when windows are open or residents are outside. b. Identify the responsible implementing and enforcement agency to ensure that enhanced filtration units are installed on-site before a permit of occupancy is issued. c. Disclose the potential increase in energy costs for running the HVAC system to prospective residents. d. Provide information to residents on where MERV filters can be purchased. e. Provide recommended schedule (e.g., every year or every six months) for replacing the enhanced filtration units. f. Identify the responsible entity such as future residents themselves, Homeowner's Association, or property managers for ensuring enhanced filtration units are replaced on time. g. Identify, provide, and disclose ongoing cost-sharing strategies, if any, for replacing the enhanced filtration units. h. Set criteria for assessing progress in installing and replacing the enhanced filtration units; and i. Develop a process for evaluating the effectiveness of the enhanced filtration units. Consult the SCAG Environmental Justice Toolbox for potential measures to address impacts to low-income and/or minority communities	
A□-3: 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.	**PMM A□-1**. See above.	As discussed above under **A□-1**, the Project **substantially conforms** to this mitigation measure, as it will comply with existing regulations that have been identified and are required by the SCAQMD and the CARB to facilitate consistency with plans for attainment for the NAAQS and CAAQS, as applicable and feasible.
A□-4: Expose sensitive receptors to substantial pollutant concentrations.	**PMM A□-1**. See above.	The Project would be in **substantial conformance** with this mitigation measure, as it would implement Project measures in conformance with existing regulatory requirements as described above under **A□-1** to reduce

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
		the Project's construction-related emissions. In addition, the Project would include multi-family residential units, which would not generate significant operational emissions, as an industrial or warehousing use could be expected to. Therefore, through compliance with existing regulatory requirements, the Project would be in substantial conformance with this mitigation measure, to the extent applicable.
A□-5: Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.	No mitigation required.	**No mitigation applies**.
Biological Resources (BIO)		
BIO-1: Have a substantial adverse effect, either directly or through habitat modification, 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 Game or US Fish and Wildlife Service.	**PMM BIO-1:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to threatened and endangered species, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Require project design to avoid occupied habitat, potentially suitable habitat, and designated critical habitat, wherever practicable and feasible. b) Where avoidance is determined to be infeasible, provide conservation measures to fulfill the requirements of the applicable authorization for incidental take pursuant to Section 7 or 10(a) of the federal ESA, Section 2081 of the California ESA to support issuance of an incidental take permit, and/or as identified in local or regional plans. Conservation strategies to protect the survival and recovery of federally and state-listed endangered and local special status species may include: i. Impact minimization strategies ii. Contribution of in-lieu fees for in-kind conservation and mitigation efforts	The Project would **substantially conform** with this mitigation measure, as it would be developed on an existing residentially zoned parcel that is improved with an existing three-story structure, a two-story structure, associated surface parking, and a vacant lot. The Project would not be developed on open space, and development of the Project would not result in adverse effects to 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[7,8] or U.S. Fish and Wildlife Service,[9] or the California Native Plant Society. It would also not result in any adverse effects to any occupied habitat, potentially suitable habitat, or designated critical habitat. As discussed in the SCPE, the Project Site currently contains 27 non-protected trees that would be replaced with 104 trees (15 new street trees and 89 on-site trees), as detailed in the Landscape Plan prepared for the Project by HSK Architects, Inc. in July 2020 (Attachment J). None of the trees are considered protected by the City's Tree Preservation Ordinance No. 177,044.

7 California Department of Fish and Wildlife, Biogeographic Information and Observation System (BIOS). Available at: www.wildlife.ca.gov/Data/BIOS. Accessed July 8, 2020.
8 California Department of Fish and Wildlife, CDFW Lands. Available at: www.wildlife.ca.gov/Lands. Accessed July 8, 2020.
9 United States Fish and Wildlife Service, National Wetlands Inventory. Available at: www.fws.gov/wetlands/index.html. Accessed July 8, 2020.

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	iii. Use of in-kind mitigation bank credits iv. Funding of research and recovery efforts v. Habitat restoration vi. Establishment of conservation easements vii. Permanent dedication of in-kind habitat c) Design projects to avoid desert native plants protected under the California Desert Native Plants Act, salvage and relocate desert native plants, and/or pay in lieu fees to support off-site long-term conservation strategies. d) Temporary access roads and staging areas will not be located within areas containing sensitive plants, wildlife species or native habitat wherever feasible, so as to avoid or minimize impacts to these species. e) Develop and implement a Worker Environmental Awareness Program (environmental education) to inform project workers of their responsibilities to avoid and minimize impacts on sensitive biological resources. f) Retain a qualified botanist to document the presence or absence of special status plants before project implementation. g) Appoint a qualified biologist to monitor construction activities that may occur in or adjacent to occupied sensitive species' habitat to facilitate avoidance of resources not permitted for impact. h) Appoint a qualified biologist to monitor implementation of mitigation measures. i) Schedule construction activities to avoid sensitive times for biological resources (e.g. steelhead spawning periods during the winter and spring, nesting bird season) and to avoid the rainy season when erosion and sediment transport is increased. j) Develop an invasive species control plan associated with project construction. k) If construction occurs during breeding seasons in or adjacent to suitable habitat, include appropriate sound attenuation measures required for sensitive avian species and other best management practices appropriate for potential local sensitive wildlife.	However, the trees that are to be removed have the potential to support nesting birds that are protected under the Migratory Bird Treaty Act (MBTA), which prohibits take of all birds and their active nests, as well as the regulations of the California Fish and Game Code Consistent with **PMM BIO-1**. The removal or pruning of trees would occur in accordance with the MBTA and state and local requirements. Thus, the Project would not harm any species protected by the Federal Endangered Species Act of 1973 (16 United States Code. Sec. 1531 et seq.), the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code), or the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code). Specifically, in conformance with the MBTA, tree removal activities would take place outside of the nesting season (February 15 to September 15) to the greatest extent practicable. To the extent that vegetation removal activities must occur during the nesting season, a biological monitor would be present during the removal activities to ensure that no active nests would be impacted, or a nesting bird survey is to be completed prior to construction to document all active bird nests. If active nests are found, a 300-foot buffer (500 feet for raptors) would be established until the fledglings have left the nest. Therefore, while this mitigation measure does not apply due to the lack of existing habitat or special status species at the Project Site, compliance with existing regulatory requirements would serve to reduce any potential adverse effects similar to this mitigation measure. Thus, the Project would substantially conform with the intent of this mitigation measure.

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	l) Conduct pre-construction surveys to delineate occupied sensitive species' habitat to facilitate avoidance. m) Where projects are determined to be within suitable habitat and may impact listed or sensitive species that have specific field survey protocols or guidelines outlined by the USFWS, CDFW, or other local agency, conduct preconstruction surveys that follow applicable protocols and guidelines and are conducted by qualified and/or certified personnel.	
BIO-2: Potential to 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 Game or U.S. Fish and Wildlife Service.	**PMM BIO-1.** See above. **PMM BIO-2:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to riparian habitats and other sensitive natural communities, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Consult with the USFWS and NMFS where such state-designated sensitive or riparian habitats provide potential or occupied habitat for federally listed rare, threatened, and endangered species afforded protection pursuant to the federal ESA. b) Consult with the USFS where such state-designated sensitive or riparian habitats provide potential or occupied habitat for federally listed rare, threatened, and endangered species afforded protection pursuant to the federal ESA and any additional species afforded protection by an adopted Forest Land Management Plan or Resource Management Plan for the four national forests in the six-county area: Angeles, Cleveland, Los Padres, and San Bernardino. c) Consult with the CDFW where such state-designated sensitive or riparian habitats provide potential or occupied habitat for state-listed rare, threatened, and endangered species afforded protection pursuant to the California ESA, or Fully Protected Species afforded protection pursuant to the State Fish and Game Code. d) Consult with the CDFW pursuant to the provisions of Section 1600 of the State Fish and Game Code as they relate to Lakes and Streambeds.	The Project would **substantially conform** with this mitigation measure **PMM BIO-1**. See consistency analysis under **PMM BIO-1** above. **PMM BIO-2 would not apply.** This mitigation measure does not apply to the Project because the Project is located in a fully urbanized area. The Project would replace the existing three-story structure, two-story structure, associated surface parking, and vacant lot on the Project Site. The Project would not be developed on sensitive or riparian habitat. Therefore, development of the Project would not result in adverse effects to any sensitive or riparian habitat that could support any species identified or designated as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Moreover, as discussed above under the **PMM BIO-1** consistency analysis, there are no protected trees at the Project Site, and all tree removals would take place in conformance with the MBTA and State and local regulations. Therefore, **PMM BIO-2** would not apply to the Project.

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	e) Consult with the USFWS, USFS, CDFW, and counties and cities in the SCAG region, where state-designated sensitive or riparian habitats are occupied by birds afforded protection pursuant to the MBTA during the breeding season. f) Consult with the CDFW for state-designated sensitive or riparian habitats where furbearing mammals, afforded protection pursuant to the provisions of the State Fish and Game Code for fur-beaming mammals, are actively using the areas in conjunction with breeding activities. g) Require project design to avoid sensitive natural communities and riparian habitats, wherever practicable and feasible. h) Where avoidance is determined to be infeasible, develop sufficient conservation measures through coordination with local agencies and the regulatory agency (i.e., USFWS or CDFW) to protect sensitive natural communities and riparian habitats and develop appropriate compensatory mitigation, where required. i) Appoint a qualified wetland biologist to monitor construction activities that may occur in or adjacent to sensitive communities. j) Appoint a qualified wetland biologist to monitor implementation of mitigation measures. k) Schedule construction activities to avoid sensitive times for biological resources and to avoid the rainy season when erosion and sediment transport is increased. l) When construction activities require stream crossings, schedule work during dry conditions and use rubber-wheeled vehicles, when feasible. Have a qualified wetland scientist determine if potential project impacts require a Notification of Lake or Streambed Alteration to CDFW during the planning phase of projects. m) Consult with local agencies, jurisdictions, and landowners where such state-designated sensitive or riparian habitats are afforded protection pursuant an adopted regional conservation plan. n) Install fencing and/or mark sensitive habitat to be avoided during construction activities. o) Salvage and stockpile topsoil (the surface material from 6 to 12 inches deep) and perennial native plants, when recommended by the qualified wetland biologist, for use in restoring native vegetation to areas of temporary disturbance within the project	

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	area. Salvage of soils containing invasive species, seeds and/or rhizomes will be avoided as identified by the qualified wetland biologist. p) Revegetate with appropriate native vegetation following the completion of construction activities, as identified by the qualified wetland biologist. q) Complete habitat enhancement (e.g., through removal of non-native invasive wetland species and replacement with more ecologically valuable native species). r) Use Best Management Practices (BMPs) at construction sites to minimize erosion and sediment transport from the area. BMPs include encouraging growth of native vegetation in disturbed areas, using straw bales or other silt-catching devices, and using settling basins to minimize soil transport.	
BIO-3: Have a substantial adverse effect on State or Federally Protected Wetlands (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption or other means.	PMM BIO-1 and PMM BIO-2. See above. **PMM BIO-3:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to wetlands, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency. a) Require project design to avoid federally protected aquatic resources consistent with the provisions of Sections 404 and 401 of the CWA, wherever practicable and feasible. b) Where the lead agency has identified that a project, or other regionally significant project, has the potential to impact other wetlands or waters, such as those considered Waters of the State of California under the State Wetland Definition and Procedures for Dischargers of Dredged or Fill Material to Waters of the State, not protected under Section 404 or 401 of the CWA, seek comparable coverage for these wetlands and waters in consultation with the SWRCB, applicable RWQCB, and CDFW. c) Where avoidance is determined to be infeasible, develop sufficient conservation measures to fulfill the requirements of the applicable authorization for impacts to federal and state protected aquatic resource to support issuance of a permit under Section	**No mitigation applies.** See consistency analysis for **PMM BIO-1** and **PMM BIO-2** under **BIO-1** and **BIO-2**, respectively. This mitigation measure does not apply to the Project because the Project Site does not include any protected wetlands or water features that are in the jurisdiction and responsibility of the U.S. Army Corps of Engineers or any other public agencies and/or Lead Agencies.[10]

10 United States Fish and Wildlife Service, National Wetlands Inventory. Available at: www.fws.gov/wetlands/index.html, accessed June 2, 2020.

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	404 of the CWA as administered by the USACE. The use of an authorized Nationwide Permit or issuance of an individual permit requires the project applicant to demonstrate compliance with the USACE's Final Compensatory Mitigation Rule. The USACE reviews projects to ensure environmental impacts to aquatic resources are avoided or minimized as much as possible. Consistent with the administration's performance standard of "no net loss of wetlands" a USACE permit may require a project proponent to restore, establish, enhance or preserve other aquatic resources in order to replace those affected by the proposed project. This compensatory mitigation process seeks to replace the loss of existing aquatic resource functions and area. Project proponents required to complete mitigation are encouraged to use a watershed approach and watershed planning information. The new rule establishes performance standards, sets timeframes for decision making, and to the extent possible, establishes equivalent requirements and standards for the three sources of compensatory mitigation: — Permittee-responsible mitigation — Contribution of in-kind in-lieu fees — Use of in-kind mitigation bank credits — Where avoidance is determined to be infeasible and d) Where avoidance is determined to be infeasible and proposed projects' impacts exceed an existing Nationwide Permit (NWP) and/or California SWRCB-certified NWP, or applicable County Special Area Management Plan (SAMP), the lead agency should provide USACE and SWRCB (where applicable) an alternative analysis consistent with the Least Environmentally Damaging Practicable Alternatives in this order of priorities: — Avoidance; — Impact Minimization; — On-site alternatives; and — Off-site alternatives. e) Require review of construction drawings by a certified wetland delineator as part of each project-specific environmental analysis to determine whether aquatic resources will be affected and, if necessary, perform formal wetland delineation.	

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
BIO-4: Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	**PMM BIO-1** through **PMM BIO-3**. See above **PMM BIO-4:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to wildlife movement, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Consult with the USFS where impacts to migratory wildlife corridors may occur in an area afforded protection by an adopted Forest Land Management Plan or Resource Management Plan for the four national forests in the six-County area: Angeles, Cleveland, Los Padres, and San Bernardino. b) Consult with counties, cities, and other local organizations when impacts may occur to open space areas that have been designated as important for wildlife movement related to local ordinances or conservation plans. c) Prohibit construction activities within 500 feet of occupied breeding areas for wildlife afforded protection pursuant to Title 14 § 460 of the California Code of Regulations protecting fur-bearing mammals, during the breeding season. d) Conduct a survey to identify active raptor and other migratory nongame bird nests by a qualified biologist at least two weeks before the start of construction at project sites from February 1 through August 31. e) Prohibit construction activities with 300 feet of occupied nest of birds afforded protection pursuant to the Migratory Bird Treaty Act, during the breeding season. f) Ensure that suitable nesting sites for migratory nongame native bird species protected under the Migratory Bird Treaty Act and/or trees with unoccupied raptor nests should only be removed prior to February 1, or following the nesting season. g) When feasible and practicable, proposed projects will be designed to minimize impacts to wildlife movement and habitat connectivity and preserve existing and functional wildlife corridors. h) Conduct site-specific analyses of opportunities to preserve or improve habitat linkages with areas on- and off-site.	See consistency analysis above under **PMM BIO-1**, **PMM BIO-2**, and **PMM BIO-3**. The Project would **substantially conform** with **PMM BIO-4** for the reasons stated below. The Project Site is located in a developed, urban area and the Project would replace the existing three-story structure, two-story structure, associated surface parking, and vacant lot. The Project Site is surrounded by other existing urban uses including retail establishments, hotels, restaurants, and multi-family residences. Therefore, the Project would not be developed on or adjacent to any existing open space, habitat area, wildlife nursery, or wildlife corridor. Thus, development of the Project Site would not interfere with the movement of any native resident or migratory fish or wildlife species; with established native resident or migratory wildlife corridors; or impede the use of native wildlife nursery sites. Furthermore, as described above under **PMM BIO-1**, the Project would comply with the MBTA) and Section 3503 of the California Department of Fish and Wildlife Code to ensure that potential significant impacts to migratory birds would not occur in connection with the removal or pruning of trees. Therefore, through compliance with existing regulatory requirements, the Project is consistent with these mitigation measures. The Project Site currently contains 27 non-protected trees that would be replaced with 104 trees, as detailed in the Landscape Plan prepared for the Project by HSK Architects, Inc. in July 2020 (Attachment J). However, the trees that are to be removed have the potential to support nesting birds that are protected under the MBTA, which prohibits take of all birds and their active nests, as well as the regulations of the California Fish and Game Code Consistent with Mitigation Measure **PMM BIO-4**. The removal of trees would occur in accordance with the MBTA and state and local requirements. Thus, the Project would not harm any species protected by the Federal Endangered Species Act of 1973 (16 United States Code Sec. 1531 et seq.), the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code), or the

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	i) Long linear projects with the possibility of impacting wildlife movement should analyze habitat linkages/wildlife movement corridors on a broad scale to avoid critical narrow choke points that could reduce function of recognized movement corridor. j) Require review of construction drawings and habitat connectivity mapping by a qualified biologist to determine the risk of habitat fragmentation. k) Pursue mitigation banking to preserve habitat linkages and corridors (opportunities to purchase, maintain, and/or restore offsite habitat). l) When practicable and feasible design projects to promote wildlife corridor redundancy by including multiple connections between habitat patches. m) Evaluate the potential for installation of overpasses, underpasses, and culverts to create wildlife crossings in cases where a roadway or other transportation project may interrupt the flow of species through their habitat. Retrofitting of existing infrastructure in project areas should also be considered for wildlife crossings for purposes of mitigation. n) Install wildlife fencing where appropriate to minimize the probability of wildlife injury due to direct interaction between wildlife and roads or construction. o) Where avoidance is determined to be infeasible, design sufficient conservation measures through coordination with local agencies and the regulatory agency (i.e., USFWS or CDFW) and in accordance with the respective counties and cities general plans to establish plans to mitigate for the loss of fish and wildlife movement corridors and/or wildlife nursery sites. The consideration of conservation measures may include the following measures, in addition to the measures outlined in MM-BIO-1(b), where applicable:	California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code). Therefore, development of the Project will not conflict with any local policies or ordinances protecting biological resources, and would be in substantial conformance with this mitigation measure.

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	— Wildlife movement buffer zones — Corridor realignment — Appropriately spaced breaks in center barriers — Stream rerouting — Culverts — Creation of artificial movement corridors such as freeway under- or overpasses — Other comparable measures p) Where the lead agency has identified that a RTP/SCS project, or other regionally significant project, has the potential to impact other open space or nursery site areas, seek comparable coverage for these areas in consultation with the USFWS, CDFW, NMFS, or other local jurisdictions. q) Incorporate applicable and appropriate guidance (e.g. FHWA-HEP-16-059), as well as best management practices, to benefit pollinators with a focus on native plants.	
BIO-5: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	**PMM BIO-1** through **PMM BIO-4**. See above **PMM BIO-5:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce conflicts with local policies and ordinances protecting biological resources, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Consult with the appropriate local agency responsible for the administration of the policy or ordinance protecting biological resources. b) Prioritize retention of trees on-site consistent with local regulations. Provide adequate protection during the construction period for any trees that are to remain standing, as recommended by an International Society of Arboriculture (ISA) certified arborist. c) If specific project area trees are designated as "Protected Trees," "Landmark Trees," or "Heritage Trees," obtain approval for encroachment or removals through the appropriate entity, and develop appropriate mitigation measures at that time, to ensure	See consistency analysis above regarding **PMM BIO-1**, **PMM BIO-2, PMM BIO-3**, and **PMM BIO-4**. The Project would **substantially conform** with these mitigation measures for the reasons stated below. The Project Site is located in a developed, urban area. The Project would not be developed on existing open space or sensitive habitat. As described above under **PMM BIO-1**, the Project Site does not contain any trees subject to the regulations of the City's protected tree ordinance. The Project Site currently contains 27 non-protected trees that would be replaced with 104 trees. Since the Project would remove street trees, the Project would require an Urban Forestry tree removal permit. Furthermore, as discussed under **PMM BIO-1**, the Project would be required to comply with the MBTA to ensure that potential impacts to migratory birds would not occur in connection with the removal of trees. Therefore, development of the Project will not conflict with any local policies or ordinances protecting biological resources, and would be in substantial conformance with this mitigation measure.

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	that the trees are replaced. Mitigation trees shall be locally collected native species, as directed by a qualified biologist. d) Appoint an ISA certified arborist to monitor construction activities that may occur in areas with trees are designated as "Protected Trees," "Landmark Trees," or "Heritage Trees," to facilitate avoidance of resources not permitted for impact. Before the start of any clearing, excavation, construction or other work on the site, securely fence off every protected tree deemed to be potentially endangered by said site work. Keep such fences in place for duration of all such work. Clearly mark all trees to be removed. e) Establish a scheme for the removal and disposal of logs, brush, earth and other debris that will avoid injury to any protected tree. Where proposed development or other site work could encroach upon the protected perimeter of any protected tree, incorporate special measures to allow the roots to breathe and obtain water and nutrients. Minimize any excavation, cutting, filing, or compaction of the existing ground surface within the protected perimeter. Require that no change in existing ground level occur from the base of any protected tree at any time. Require that no burning or use of equipment with an open flame occur near or within the protected perimeter of any protected tree. f) Require that no storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees occur from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. Require that no heavy construction equipment or construction materials be operated or stored within a distance from the base of any protected trees. Require that wires, ropes, or other devices not be attached to any protected tree, except as needed for support of the tree. Require that no sign, other than a tag showing the botanical classification, be attached to any protected tree. g) Thoroughly spray the leaves of protected trees with water periodically during construction to prevent buildup of dust and other pollution that would inhibit leaf transpiration, as directed by the certified arborist. h) If any damage to a protected tree should occur during or as a result of work on the site, the appropriate local agency will be immediately notified of such damage. If, such tree cannot be preserved in a healthy state, as determined by the certified arborist, require replacement of any tree removed with another	Given that the Project would remove trees, the Project will **substantially conform** with this mitigation measure, as it would be required to comply with the MBTA (Title 33, United States Code, Section 703 et seq., see also Title 50, Code of Federal Regulations, Part 10) and Section 3503 of the California Department of Fish and Wildlife Code, which regulates vegetation removal during the nesting season (February 15 to September 15) to ensure that significant adverse effects to migratory birds would not occur. The Project is located in a developed, urban area and would be replacing an existing three-story structure, a two-story structure, associated surface parking, and a vacant lot. Therefore, development of the Project will not conflict with any local policies or ordinances protecting biological resources, and would be in substantial conformance with this mitigation measure.

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	tree or trees on the same site deemed adequate by the local agency to compensate for the loss of the tree that is removed. Remove all debris created as a result of any tree removal work from the property within two weeks of debris creation, and such debris shall be properly disposed of in accordance with all applicable laws, ordinances, and regulations. Design projects to avoid conflicts with local policies and ordinances protecting biological resources i) Where avoidance is determined to be infeasible, sufficient conservation measures to fulfill the requirements of the applicable policy or ordinance shall be developed, such as to support issuance of a tree removal permit. The consideration of conservation measures may include: — Avoidance strategies — Contribution of in-lieu fees — Planting of replacement trees — Re-landscaping areas with native vegetation post-construction — Other comparable measures developed in consultation with local agency and certified arborist.	
BIO 6: Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.	**PMM BIO-1** through **PMM BIO-5**. See above. **PMM BIO-6:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects on HCPs and NCCPs, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Consult with the appropriate federal, state, and/or local agency responsible for the administration of HCPs or NCCPs. b) Wherever practicable and feasible, the project shall be designed to avoid lands preserved under the conditions of an HCP or NCCP.	No mitigation applies. See above for consistency analysis regarding PMM BIO-1, PMM BIO-2, PMM BIO-3., PMM BIO-4, and PMM BIO-5. The Project Site is not subject to provisions of any Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.[11] Furthermore, the Project Site is not within or adjacent to any existing Significant Ecological Area.[12] Therefore, this mitigation measure does not apply.

11 California Department of Fish & Wildlife, California Regional Conservation Plans. Available at: www.wildlife.ca.gov/Conservation/Planning/NCCP/Plans. Accessed June 25, 2020. Natural Community Conservation Plans. Available at: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline. Accessed June 25, 2020.

12 County of Los Angeles, Significant Ecological Areas. Available at: planning.lacounty.gov/site/sea/. Accessed June 25, 2020.

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	c) Where avoidance is determined to be infeasible, sufficient conservation measures to fulfill the requirements of the HCP and/or NCCP, which would include but not be limited to applicable authorization for incidental take pursuant to Section 7 or 10(a) of the federal Endangered Species Act or Section 2081 of the California ESA, shall be developed to support issuance of an incidental take permit or any other permissions required for development within the HCP/NCCP boundaries. The consideration of additional conservation measures would include the measures outlined in SMM-BIO-2, where applicable.	
Cultural Resources (CULT)		
CULT-1: P Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5.	**PMM CULT-1:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to historical resources, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Pursuant to *CEQA Guidelines* Section 15064.5, conduct a record search during the project planning phase at the appropriate Information Center to determine whether the project area has been previously surveyed and whether historical resources were identified. b) During the project planning phase, retain a qualified architectural historian, defined as an individual who meets the Secretary of the Interior's (SOI) Professional Qualification Standards (PQS) in Architectural History, to conduct historic architectural surveys if a built environment resource greater than 45 years in age may be affected by the project or if recommended by the Information Center. c) Comply with Section 106 of the National Historic Preservation Act (NHPA) including, but not limited to, projects for which federal funding or approval is required for the individual project. This law requires federal agencies to evaluate the impact of their actions on resources included in or eligible for listing in the National Register. Federal agencies must coordinate with the State Historic Preservation Officer in evaluating impacts and developing mitigation. These mitigation measures may include, but are not limited to the following:	The Project would be in **substantial conformance** with this mitigation measure. During the Project's construction phase, excavation and grading of the Project Site would occur. The HRA assessed the potential for both direct impacts onsite and indirect impacts to offsite on historical resources in the Project vicinity. By employing the criteria for shade studies established in the City's CEQA thresholds, a 270-foot buffer was established for the project footprint. HistoricPlacesLA was reviewed to determine if properties listed or eligible for listing in the National Register of Historic Places, California Register of Historical Resources, designation as a City Historic-Cultural Monument, or contributors to an established or potential Historic Property Overlay Zones are located within the 270-foot buffer. Additionally, the 2020 CRA Hollywood Project Area Survey was reviewed to determine if historical resources are located within the 270-foot buffer. The California Office of Historic Resources Built Environment Resource Database (BERD) was reviewed in October 2020. The City of Los Angeles Historic-Cultural Monument list was also reviewed. Vibration impacts to the property located at 5611 Carlton Way, identified as a known historical resource, and located adjacent to the proposed Project, were reviewed to determine whether indirect vibration impacts from construction would occur to the historical resource. As

	— Employ design measures to avoid historical resources and undertake adaptive reuse where appropriate and feasible. If resources are to be preserved, as feasible, carry out the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction in a manner consistent with the Secretary of the Interior's Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. If resources would be impacted, impacts should be minimized to the extent feasible. — Where feasible, noise buffers/walls and/or visual buffers/landscaping should be constructed to preserve the contextual setting of significant built resources. d) If a project requires the relocation, rehabilitation, or alteration of an eligible historical resource, the Secretary of the Interior's Standards for the Treatment of Historic Properties should be used to the maximum extent possible to ensure the historical significance of the resource is not impaired. The application of the standards should be overseen by an architectural historian or historic architect meeting the SOI PQS. Prior to any construction activities that may affect the historical resource, a report, meeting industry standards, should identify and specify the treatment of character-defining features and construction activities and be provided to the Lead Agency for review and approval. e) If a project would result in the demolition or significant alteration of a historical resource eligible for or listed in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), or local register, recordation should take the form of Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), or Historic American Landscape Survey (HALS) documentation, and should be performed by an architectural historian or historian who meets the SOI PQS. Recordation should meet the SOI Standards and Guidelines for Architectural and Engineering, which defines the products acceptable for inclusion in the HABS/HAER/HALS collection at the Library of Congress. The specific scope and details of documentation should be developed at the project level in coordination with the Lead Agency. f) During the project planning phase, obtain a qualified archaeologist, defined as one who meets the SOI PQS for archaeology, to conduct a record search at the appropriate Information Center of the California Historical Resources Information System (CHRIS) to determine whether the project	determined in the HRA, based on the available information provided by the California Department of Transportation (Caltrans) and the Federal Transit Administration (FTA), the property located at 5611 Carlton Way is not anticipated to incur damage from vibrations caused by construction at the proposed Project Site. Nonetheless, out of an abundance of caution, the Project would comply with PM-CULT-1, as detailed below, to monitor vibration levels to ensure they remain below the impact threshold of 0.2 in/sec PPV for protection of the adjacent historical resource, 5611 Carlton Way and 0.12 in/sec PPV for the other historical resources within the 0.25-mile radius. Since all new construction associated with the Project would be contained within the Project Site, and the Project Site does not contain any historic resource or resources, the Project would not physically alter or demolish any historical resources located on or adjacent to the Project Site. Therefore, the Project would be in substantial conformance with this mitigation measure. **PM-CULT-1:** • Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work in compliance with all applicable City regulations, including LAMC Section 91.3307.1. Protection must be provided for footings, foundations, party walls, chimneys, skylights, and roofs. • Construction activities shall utilize rubber-tired equipment in place of steel-track equipment whenever feasible. • The construction contractor shall stage and warm-up construction equipment as far from nearby sensitive receptors as possible. • No impact or vibratory pile driving shall be permitted. Drilled pile driving or other method that generates similar or less vibration shall be permitted. • Use of large bulldozers (300 horsepower or greater) and caisson drilling related to placing piles shall not occur within 15 feet of the adjacent sensitive

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	area has been previously surveyed and whether resources were identified. g) Contact the NAHC to request a Sacred Lands File search and a list of relevant Native American contacts who may have additional information. h) During the project planning phase, obtain a qualified archaeologist or architectural historian (depending on applicability) to conduct archaeological and/or historic architectural surveys as recommended by the qualified professional, the Lead Agency, or the Information Center. In the event the qualified professional or Information Center will make a recommendation on whether a survey is warranted based on the sensitivity of the project area for archaeological resources. Survey shall be conducted where the records indicate that no previous survey has been conducted, or if survey has not been conducted within the past 10 years. If tribal resources are identified during tribal outreach, consultation, or the record search, a Native American representative traditionally affiliated with the project area, as identified by the NAHC, shall be given the opportunity to provide a representative or monitor to assist with archaeological surveys. i) If potentially significant archaeological resources are identified through survey, and impacts to these resources cannot be avoided, a Phase II Testing and Evaluation investigation should be performed by a qualified archaeologist prior to any construction-related ground-disturbing activities to determine significance. If resources determined significant or unique through Phase II testing, and avoidance is not possible, appropriate resource-specific mitigation measures should be established by the lead agency, in consultation with consulting tribes, where appropriate, and undertaken by qualified personnel. These might include a Phase III data recovery program implemented by a qualified archaeologist and performed in accordance with the OHP's Archaeological Resource Management Reports (ARMR): Recommended Contents and Format and Guidelines for Archaeological Research Designs. Additional options can include 1) interpretative signage, or 2) educational outreach that helps inform the public of the past activities that occurred in this area. Should the project require extended Phase I testing, Phase II evaluation, or Phase III data	receptors located at 5611 Carlton Way and 5610 Hollywood Boulevard. • Vibratory mode for any rollers or equivalent equipment shall be turned off, when feasible, within 26 feet of adjacent residences or sensitive receptors. • Prior to the start of Project construction, the Applicant shall retain the services of a qualified structural engineer to conduct pre-construction surveys to document the conditions at the boundary of the Project Site (surveys conducted on the Project Site) adjacent to 5611 Carlton Way and document the apparent physical condition of the readily-visible features, including but not limited to the exterior building structure of the existing building at 5611 Carlton Way. The Applicant shall request access to the interior to observe interior walls and ceiling finishes. If access is denied, interior conditions would not be considered as existing physical conditions. • The Applicant shall retain the services of a qualified acoustical engineer to review the proposed construction equipment and develop and implement a vibration monitoring system capable of documenting the construction-related ground vibration levels at the existing building at 5611 Carlton Way during demolition of the existing parking lot, excavation and pile installation, where heavy construction equipment (e.g., large bulldozer, excavator, drill rig) would be operating within 25 feet of 5611 Carlton Way. Vibration monitoring shall include the following: o The vibration monitoring system shall measure and continuously store the peak particle velocity (PPV) in in/sec to determine whether the groundborne vibration levels at the boundary of the Project Site adjacent to the existing buildings at 5611 Carlton Way reach 0.2 PPV in/sec. Vibration data shall be stored on a one-second interval. • The vibration monitoring system shall also be programmed for two preset velocity levels: a warning

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	recovery, a Native American representative traditionally affiliated with the project area, as indicated by the NAHC, shall be given the opportunity to provide a representative or monitor to assist with the archaeological assessments. The long-term disposition of archaeological materials collected from a significant resource should be determined in consultation with the affiliated tribe(s), where relevant; this could include curation with a recognized scientific or educational repository, transfer to the tribe, or respectful reinternment in an area designated by the tribe. j) In cases where the project area is developed and no natural ground surface is exposed, sensitivity for subsurface resources should be assessed based on review of literature, geology, site development history, and consultation with tribal parties. If this archaeological desktop assessment indicates that the project is located in an area sensitive for archaeological resources, as determined by the Lead Agency in consultation with a qualified archaeologist, the project should retain an archaeological monitor and, in the case of sensitivity for tribal resources, a tribal monitor, to observe ground disturbing operations, including but not limited to grading, excavation, trenching, or removal of existing features of the subject property. The archaeological monitor should be supervised by an archaeologist meeting the SOI PQS k) Conduct construction activities and excavation to avoid cultural resources (if identified). If avoidance is not feasible, further work may be needed to determine the importance of a resource. Retain a qualified archaeologist, and/or as appropriate, a qualified architectural historian who should make recommendations regarding the work necessary to assess significance. If the cultural resource is determined to be significant under state or federal guidelines, impacts to the cultural resource will need to be mitigated. l) Stop construction activities and excavation in the area where cultural resources are found until a qualified archaeologist can determine whether these resources are significant, and tribal consultation can be conducted, in the case of tribal resources. If the archaeologist determines that the discovery is significant, its long-term disposition should be determined in consultation with the affiliated tribe(s); this could include curation with a recognized scientific or educational repository, transfer to the tribe, or respectful reinternment in an area designated by the tribe.	level of 0.15 inches/second (PPV) and a regulatory level of 0.2 inches/second (PPV). The system shall also provide real-time alert when the vibration levels exceed either of the two preset levels. ○ In the event the warning level of 0.15 PPV in/sec at the façades of the existing buildings at 5611 Carlton Way, the contractor shall identify the source of vibration generation and provide feasible steps to reduce the vibration level, including, but not limited to, halting/staggering concurrent activities and utilizing lower vibratory techniques. Construction activities may then restart. ○ In the event the regulatory level 0.2 PPV in/sec (PPV) is triggered at the façades of the existing buildings at 5611 Carlton Way, the contractor shall identify the source of vibration generation and provide feasible steps to reduce the vibration level, including, but not limited to, halting/staggering concurrent activities and utilizing lower vibratory techniques. The qualified professional shall halt the construction activities in the vicinity of 5611 Carlton Way, as applicable, and visually inspect the adjacent façades of these existing buildings for any damage. Results of the inspection must be logged. Vibration measurement shall be made with the new construction method to verify that the vibration level is below the warning level of 0.15 PPV. Construction activities may then restart. • In the event damage occurs due to construction vibration, such damage shall be repaired in accordance with the Secretary of Interiors' standards, as applicable. Therefore, no historical resources would be materially impaired by the Project, and the Project would be in substantial conformance with the mitigation measure.

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		For a discussion of potential impacts to archaeological resources and/or tribal cultural resources, see **CULT-3** below.
CULT-2: Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5.	**PMM CULT-1**. See above.	The Project **substantially conforms** with this mitigation measure. The Project is located within a highly developed urban area on a previously disturbed site and the potential for discovery of archaeological or tribal cultural resources is considered low. Nonetheless, to ensure there would be no impacts to archaeological resources or tribal cultural resources, the Project would implement the relevant provisions of PMM CUL-1 pertaining to archaeological resources. Notwithstanding the above, any information determined to be confidential in nature, by the City Attorney's office, shall be excluded from submission to the SCCIC or the general public under the applicable provisions of the California Public Records Act, PRC, and shall comply with the City's AB 52 Confidentiality Protocols.
CULT-3: Disturb human remains, including those interred outside of dedicated cemeteries.	**PMM CULT-2:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to human remains, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) In the event of discovery or recognition of any human remains during construction or excavation activities associated with the project, in any location other than a dedicated cemetery, cease further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remains are discovered has been informed and has determined that no investigation of the cause of death is required. b) If any discovered remains are of Native American origin, as determined by the county Coroner, an experienced osteologist, or another qualified professional: — Contact the County Coroner to contact the NAHC to designate a Native American Most Likely Descendant (MLD). The MLD should make a recommendation to the landowner or the person responsible for the excavation work, for means	The Project **substantially conforms** with this mitigation measure as described below. The Project Site is located within a highly developed urban area on a previously disturbed site and the potential for discovery of human remains is considered low. Nonetheless, compliance with existing regulatory requirements as described below, which the City has determined are equal to or more effective than PMM CULT-2, would ensure there would be no impacts pertaining to the unanticipated identification of human remains. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered unexpectedly during construction demolition and/or grading activities, it is required that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code Section 5097.98. In the event that human remains are discovered during excavation activities, the following procedure shall be observed: – Stop immediately and contact the County Coroner:

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods. This may include obtaining a qualified archaeologist or team of archaeologists to properly excavate the human remains. In some cases, it is necessary for the Lead Agency, qualified archaeologist, or developer to also reach out to the NAHC to coordinate and ensure notification in the event the Coroner is not available. — If the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation within 48 hours after being notified by the commission, or the landowner or his representative rejects the recommendation of the MLD and the mediation by the NAHC fails to provide measures acceptable to the landowner, obtain a culturally affiliated Native American monitor, and an archaeologist, if recommended by the Native American monitor, and rebury the Native American human remains and any associated grave goods, with appropriate dignity, on the property and in a location that is not subject to further subsurface disturbance.	1104 N. Mission Road Los Angeles, CA 90033 323-343-0512 (8 AM to 5 PM Monday through Friday) or 323-343-0714 (after hours, Saturday, Sunday, and holidays) If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American. – The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods. If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.
Energy (ENR)		
ENR-1: Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.	No mitigation required.	**No mitigation applies.**
ENR-2: Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.	No mitigation required.	**No mitigation applies.**
Geology and Soils (GEO)		
GEO-1: Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: (i) rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State	No mitigation required.	**No mitigation applies.**

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Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42; (ii) strong seismic ground shaking; (iii) seismic-related ground failure, including liquefaction; (iv) landslides.		
GEO-2: Result in substantial soil erosion or the loss of topsoil.	**PMM GEO-1**: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to historical resources, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Consistent with the CBC and local regulatory agencies with oversight of development associated with the Plan, ensure that site-specific geotechnical investigations conducted by a qualified geotechnical expert are conducted to ascertain soil types prior to preparation of project designs. These investigations can and should identify areas of potential failure and recommend remedial geotechnical measures to eliminate any problems. b) Consistent with the requirements of the State Water Resources Control Board (SWRCB) for projects over one acre in size, obtain coverage under the General Construction Activity Storm Water Permit (General Construction Permit) issued by the SWRCB and prepare a stormwater pollution prevention plan (SWPPP) and submit the plan for review and approval by the Regional Water Quality Control Board (RWQCB). At a minimum, the SWPPP should include a description of construction materials, practices, and equipment storage and maintenance; a list of pollutants likely to contact stormwater; site-specific erosion and sedimentation control practices; a list of provisions to eliminate or reduce discharge of materials to stormwater; best management practices (BMPs); and an inspection and monitoring program. c) Consistent with the requirements of the SWRCB and local regulatory agencies with oversight of development associated with the Plan, ensure that project designs provide adequate slope drainage and appropriate landscaping to minimize the occurrence of slope instability and erosion. Design features should include	The Project **substantially conforms** with this mitigation measure, because the Project would be required to comply with existing regulatory requirements pertaining to erosion and stormwater control, as well as the design and construction recommendations contained in the Geotechnical Investigation: Proposed Mixed-Use Development, 5600 Hollywood Boulevard, Los Angeles, California 90028, prepared by Langan Engineering and Environmental Services, Inc. (Attachment H). Specifically, as required by LAMC Section 91.7006, a design-level geotechnical report shall be reviewed and approved by LADBS that incorporates the recommendations of these existing reports and demonstrates compliance with the City's existing geology and soils requirements, including but not limited to LAMC Section 91.7013 pertaining to erosion control and drainage devices, Section 91.7014 regarding flood and mudflow protection, and Section 91.7016 regarding regulations for areas that are subject to slides and unstable soils. The Project would also be required to comply with the Construction General Permit Water Quality Order 2009-0009-DWQ as amended by Order No. 2010-0014-DWQ to prevent short-term construction water quality (including erosion and sedimentation issues) impacts. These mandatory requirements would minimize soil erosion and the transmission of sediment into the City's separate storm water sewer system. The Project's construction activities would require grading, excavation, and foundation permits or approvals from the City, which would include requirements and standards designed to limit potential impacts associated

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	measures to reduce erosion caused by storm water. Road cuts should be designed to maximize the potential for revegetation. d) Consistent with the CBC and local regulatory agencies with oversight of development associated with the Plan, ensure that, prior to preparing project designs, new and abandoned wells are identified within construction areas to ensure the stability of nearby soils.	with erosion to permitted levels. The Project would also be designed to comply with the City of Los Angeles' Low Impact Development (LID) Ordinance. Therefore, the Project would be in substantial conformance with this mitigation measure.
GEO-3: Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.	No mitigation required.	**No mitigation applies.**
GEO-4: Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.	No mitigation required.	**No mitigation applies.**
GEO-5: Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.	No mitigation required.	**No mitigation applies.**
GEO-6: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	**PMM GEO-2:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the State CEQA Guidelines, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to paleontological resources. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Ensure compliance with the Paleontological Resources Preservation Act, the Federal Land Policy and Management Act, the Antiquities Act, Section 5097.5 of the Public Resources Code (PRC), adopted county and city general plans, and other federal, state and local regulations, as applicable and feasible, by adhering to and incorporating the performance standards and	**No mitigation applies.** The Project substantially conforms to this mitigation measure as the Project would be required to comply with existing regulations related to the discovery of unknown paleontological resources, should they be encountered during ground disturbing activities as outlined in PMM GEO-2. If paleontological resources are discovered during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety (LADBS) shall be notified immediately, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other

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	practices from the 2010 Society for Vertebrate Paleontology (SVP) standard procedures for the assessment and mitigation of adverse impacts to paleontological resources. b) Obtain review by a qualified paleontologist (e.g. who meets the SVP standards for a Principal Investigator or Project Paleontologist or the Bureau of Land Management (BLM) standards for a Principal Investigator), to determine if the project has the potential to require ground disturbance of parent material with potential to contain unique paleontological or resources, or to require the substantial alteration of a unique geologic feature. The assessment should include museum records searches, a review of geologic mapping and the scientific literature, geotechnical studies (if available), and potentially a pedestrian survey, if units with paleontological potential are present at the surface. c) Avoid exposure or displacement of parent material with potential to yield unique paleontological resources. d) Where avoidance of parent material with the potential to yield unique paleontological resources is not feasible: 1. All on-site construction personnel receive Worker Education and Awareness Program (WEAP) training prior to the commencement of excavation work to understand the regulatory framework that provides for protection of paleontological resources and become familiar with diagnostic characteristics of the materials with the potential to be encountered. 2. A qualified paleontologist prepares a Paleontological Resource Management Plan (PRMP) to guide the salvage, documentation and repository of unique paleontological resources encountered during construction. The PRMP should adhere to and incorporate the performance standards and practices from the 2010 SVP Standard procedures for the assessment and mitigation of adverse impacts to paleontological resources. If unique paleontological resources are encountered during construction, use a qualified paleontologist to oversee the implementation of the PRMP. 3. Monitor ground disturbing activities in parent material, with a moderate to high potential to yield unique paleontological resources using a qualified paleontological monitor meeting	portions of the Project Site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in PRC Section 21083.2. Therefore, the Project would substantially conform with this mitigation measure.

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	the standards of the SVP or the BLM to determine if unique paleontological resources are encountered during such activities, consistent with the specified or comparable protocols. 4. Identify where ground disturbance is proposed in a geologic unit having the potential for containing fossils and specify the need for a paleontological monitor to be present during ground disturbance in these areas. e) Avoid routes and project designs that would permanently alter unique geological features. f) Salvage and document adversely affected resources sufficient to support ongoing scientific research and education. g) Significant recovered fossils should be prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and deposited in a designated paleontological curation facility. h) Following the conclusion of the paleontological monitoring, the qualified paleontologist should prepare a report stating that the paleontological monitoring requirement has been fulfilled and summarize the results of any paleontological finds. The report should be submitted to the lead CEQA and the repository curating the collected artifacts, and should document the methods and results of all work completed under the PRMP, including treatment of paleontological materials, results of specimen processing, analysis, and research, and final curation arrangements.	
Greenhouse Gas Emissions and Climate Change (GHG)		
GHG-1: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	**PMM GHG-1:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to greenhouse gas emissions, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Integrate green building measures consistent with CALGreen (California Building Code Title 24), local building codes and other applicable laws, into project design including:	The Project would **substantially conform** with this mitigation measure as described below. The Project's generation of greenhouse gas (GHG) emissions would not be considered considerable, as the Project would not conflict with an applicable plan, policy, or regulation for the purposes of reducing the emissions of GHGs applicable to the SCAG region. Specifically, as set forth in the PRC Section 21155 consistency findings for the Project as well as the RTP/SCS consistency findings under Attachment B, the Project is consistent with the 2020-2045 RTP/SCS, which is SCAG's regional plan for reducing GHG emissions. Moreover, pursuant to **PMM**

	i) Use energy efficient materials in building design, construction, rehabilitation, and retrofit. ii) Install energy-efficient lighting, heating, and cooling systems (cogeneration); water heaters; appliances; equipment; and control systems. iii) Reduce lighting, heating, and cooling needs by taking advantage of light-colored roofs, trees for shade, and sunlight. iv) Incorporate passive environmental control systems that account for the characteristics of the natural environment. v) Use high-efficiency lighting and cooking devices. vi) Incorporate passive solar design. vii) Use high-reflectivity building materials and multiple glazing. viii) Prohibit gas-powered landscape maintenance equipment. ix) Install electric vehicle charging stations. x) Reduce wood burning stoves or fireplaces. xi) Provide bike lanes accessibility and parking at residential developments. b) Reduce emissions resulting from projects through implementation of project features, project design, or other measures, such as those described in Appendix F of the State CEQA Guidelines. c) Include off-site measures to mitigate a project's emissions. d) Measures that consider incorporation of Best Available Control Technology (BACT) during design, construction and operation of projects to minimize GHG emissions, including but not limited to: i) Use energy and fuel-efficient vehicles and equipment; ii) Deployment of zero- and/or near zero emission technologies; iii) Use lighting systems that are energy efficient, such as LED technology; iv) Use the minimum feasible amount of GHG-emitting construction materials; v) Use cement blended with the maximum feasible amount of flash or other materials that reduce GHG emissions from cement production; vi) Incorporate design measures to reduce GHG emissions from solid waste management through encouraging solid waste recycling and reuse;	**USWS-1**, the Project will comply with applicable water and energy conservation measures under California Green Building Standards (CALGreen) Code, as well as the City's Green Building Ordinance, thereby reducing consumption of these resources and reducing GHG emissions accordingly. Therefore, no significant GHG emission impacts would occur for the Project. Additionally, the Project would be in compliance with the PRC's statutory requirements for a transportation priority project (TPP) building to be designed to be 15 percent more energy efficient than the applicable Title 24 standards and to be designed to achieve 25 percent less water usage than the average household use in the region. Specifically, the Project's energy use would be 15.1 percent less than Title 24, Part 6 (2019), as detailed in the Energy Modeling Summary prepared for the Project by Henderson Engineers in July 2020 (Attachment D1). The Project's water use would be 49 percent below the average household use in the SCAG region, as detailed in the Water Efficiency Compliance report prepared by Henderson Engineers in May 2020 (Attachment D2). The Project would achieve its energy efficiency through the implementation of multiple measures including, but not limited to, enhanced exterior wall and roof insulation, high-reflectance roofing, overhanging balconies for solar shading, high performance windows, daylighting controls and other forms of high-efficiency lighting, high-efficiency heating, ventilation, and air conditioning (HVAC) systems, and centralized hot water system and high-efficiency water fixtures. The Project would achieve its water efficiencies through multiple measures in compliance with the Los Angeles Green Building Code, including high efficiency water using appliances such as clothes washers and dishwashers, low flow fixtures and faucets, and efficient irrigation systems. Furthermore, as described under **TRA-2**, the Project would implement a variety of transportation demand management (TDM) measures that would facilitate reductions in vehicle miles traveled (VMT) to and from the Project while enhancing transit and bicycle infrastructure in the vicinity of the Project Site. Collectively, these Project features and conditions as well as the Project's required regulatory compliance

	vii) Incorporate design measures to reduce energy consumption and increase use of renewable energy; viii) Incorporate design measures to reduce water consumption; ix) Use lighter-colored pavement where feasible; x) Recycle construction debris to maximum extent feasible; xi) Plant shade trees in or near construction projects where feasible; and xii) Solicit bids that include concepts listed above. e) Measures that encourage transit use, carpooling, bike-share and car-share programs, active transportation, and parking strategies, including, but not limited to the following: i) Promote transit-active transportation coordinated strategies; ii) Increase bicycle carrying capacity on transit and rail vehicles; iii) Improve or increase access to transit; iv) Increase access to common goods and services, such as groceries, schools, and day care; v) Incorporate affordable housing into the project; vi) Incorporate the neighborhood electric vehicle network; vii) Orient the project toward transit, bicycle and pedestrian facilities; viii) Improve pedestrian or bicycle networks, or transit service; ix) Provide traffic calming measures; x) Provide bicycle parking; xi) Limit or eliminate park supply; xii) Unbundle parking costs; xiii) Provide parking cash-out programs; and xiv) Implement or provide access to commute reduction program. f) Incorporate bicycle and pedestrian facilities into project designs, maintaining these facilities, and providing amenities incentivizing their use; and planning for and building local bicycle projects that connect with the regional network; g) Improving transit access to rail and bus routes by incentives for construction of transit facilities within developments, and/or providing dedicated shuttle service to transit stations; and h) Adopting employer trip reduction measures to reduce employee trips such as vanpool and carpool programs, providing end-of-trip facilities, and telecommuting programs including but not limited to measures that:	would result in reduced energy consumption, reduced VMT, and corresponding reduction in GHG emissions, in substantial conformance with the project-related mitigation identified by SCAG.

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	i) Provide car-sharing, bike sharing, and ride-sharing programs; ii) Provide transit passes; iii) Shift single occupancy vehicle trips to carpooling or vanpooling, for example providing ride-matching services; iv) Provide incentives or subsidies that increase that use of modes other than single-occupancy vehicle; v) Provide on-site amenities at places of work, such as priority parking for carpools and vanpools, secure bike parking, and showers and locker rooms; vi) Provide employee transportation coordinators at employment sites; vii) Provide a guaranteed ride home service to users of non-auto modes. i) Designate a percentage of parking spaces for ride-sharing vehicles or high-occupancy vehicles, and provide adequate passenger loading and unloading for those vehicles; j) Land use siting and design measures that reduce GHG emissions, including: i) Developing on infill and brownfields sites; ii) Building compact and mixed-use developments near transit; iii) Retaining on-site mature trees and vegetation, and planting new canopy trees; iv) Measures that increase vehicle efficiency, encourage use of zero and low emissions vehicles, or reduce the carbon content of fuels, including constructing or encouraging construction of electric vehicle charging stations or neighborhood electric vehicle networks, or charging for electric bicycles; and v) Measures to reduce GHG emissions from solid waste management through encouraging solid waste recycling and reuse. k) Consult the SCAG Environmental Justice Toolbox for potential measures to address impacts to low-income and/or minority communities. The measures provided above are also intended to be applied in low income and minority communities as applicable and feasible.	

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GHG-2: Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	**PMM GHG-1**. See above.	The Project would **substantially conform** with these mitigation measures for the reasons stated below. As discussed under **GHG-1**, the Project's generation of GHG emissions would not be considered considerable, as the Project would not conflict with an applicable plan, policy, or regulation for the purposes of reducing the emissions of GHGs. Specifically, as set forth in the PRC Section 21155 consistency findings for the Project as well as the RTP/SCS consistency findings under Attachment B, the Project is consistent with the 2020-2045 RTP/SCS, which is SCAG's regional plan for reducing GHG emissions. See discussion under **GHG-1** for discussion of the Project's consistency with this mitigation measure.
Hazards and Hazardous Materials (HA□)		
HA□-1: Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	**PMM HA□-1:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to the routine transport, use, or disposal of hazardous materials, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Where the construction or operation of projects involves the transport of hazardous material, provide a written plan of proposed routes of travel demonstrating use of roadways designated for the transport of such materials. b) Specify Project requirements for interim storage and disposal of hazardous materials during construction and operation. Storage and disposal strategies must be consistent with applicable federal, state, and local statutes and regulations. Specify the appropriate procedures for interim storage and disposal of hazardous materials, anticipated to be required in support of operations and maintenance activities, in conformance with applicable federal, state, and local statutes and regulations, in the business plan for projects as applicable and appropriate. c) Submit a Hazardous Materials Business/Operations Plan for review and approval by the appropriate local agency. Once approved, keep the plan on file with the Lead Agency (or other appropriate government agency) and update, as applicable. The	The Project would **substantially conform** with this mitigation measure. Project construction would involve the temporary transport, use, and disposal of potentially hazardous materials. These materials can include paints, adhesives, surface coatings, cleaning agents, fuels, and oils. All such materials would be transported, used, and disposed of in conformance with all applicable regulatory requirements, thereby eliminating the risk of potentially significant hazards. In addition, Project operation does not involve the routine transport, use, or disposal of potentially hazardous materials. Any potentially hazardous materials used would be similar to any other urban residential development, and may include cleaning solvents, paints, and pesticides for landscaping. These potentially hazardous materials would be in and stored in accordance with regulatory requirements and manufacturers' instructions. Furthermore, the Project would adhere to regulatory requirements concerning source hazardous waste reduction measures and all applicable City ordinances. In addition, due to the presumed presence of asbestos containing materials (ACM) and lead based paint (LBP) at the Project Site, compliance with all applicable City, State, and federal regulations regarding investigation

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	purpose of the Hazardous Materials Business/Operations Plan is to ensure that employees are adequately trained to handle the materials and provides information to the local fire protection agency should emergency response be required. The Hazardous Materials Business/Operations Plan should include the following: — The types of hazardous materials or chemicals stored and/or used on-site, such as petroleum fuel products, lubricants, solvents, and cleaning fluids. — The location of such hazardous materials. — An emergency response plan including employee training information. — A plan that describes the way these materials are handled, transported and disposed. d) Follow manufacturer's recommendations on use, storage, and disposal of chemical products used in construction. e) Avoid overtopping construction equipment fuel gas tanks. f) Properly contain and remove grease and oils during routine maintenance of construction equipment. g) Properly dispose of discarded containers of fuels and other chemicals. h) Prior to shipment remove the most volatile elements, including flammable natural gas liquids, as feasible. i) Identify and implement more stringent tank car safety standards. j) Improve rail transportation route analysis, and modification of routes based on that analysis. k) Use the best available inspection equipment and protocols and implement positive train control. l) Reduce train car speeds to 40 miles per hour when passing through urbanized areas of any size. m) Limit storage of crude oil tank cars in urbanized areas of any size and provide appropriate security in storage yards for all shipments. n) Notify in advance county and city emergency operations offices of all crude oil shipments, including a contact number that can provide real-time information in the event of an oil train derailment or accident.	and removal of these materials would be required. Furthermore, although the prior Phase I Environmental Site Assessments (ESAs) and preliminary endangerment assessment (PEA) prepared for the Project (see Attachment E) did not identify any recognized environmental conditions (RECs) or contaminants of potential concern (COPCs) at the Project Site, given the past presence of auto-related uses upon a portion of the Project Site, a soils management plan is to be prepared in the event that contaminated soil may be identified during Project construction activities. Furthermore, the Phase I environmental assessments prepared for the Project (Attachment E did not identify any recognized environmental conditions (RECs) or environmental issues in connection with the Project Site. Therefore, the City has determined that the Project's compliance with existing regulatory measures is equal to or more effective than **PMM HA□-1**.

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	o) Report quarterly hazardous commodity flow information, including classification and characterization of materials being transported, to all first response agencies (49 Code Fed. Regs. 15.5) along the mainline rail routes used by trains carrying crude oil identified. p) Fund training and outfitting emergency response crews that includes the cost of backfilling personnel while in training. q) Undertake annual emergency responses scenario/field based training including Emergency Operations Center Training activations with local emergency response agencies.	
HA□-2: Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	MM-HAZ-1(b). See above. **PMM HA□-2:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce hazards related to the reasonably foreseeable upsets and accidents involving the release of hazardous materials, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: Require implementation of safety standards regarding transport of hazardous materials, including but not limited to the following: a) Removal of the most volatile elements, including flammable natural gas liquids, prior to shipment; b) More stringent tank car safety standards; c) Improved rail transportation route analysis, and modification of routes based on that analysis; d) Utilization of the best available inspection equipment and protocols, and implementation of positive train control; e) Reduced train car speeds to 40 miles per hour when passing through urbanized areas of any size; f) Limitations on storage of hazardous materials tank cars in urbanized areas of any size and provide appropriate security in storage yards for all shipments;	As described above, under **HA□-1**, the Project would **substantially conform** with **PMM HA□-1** through compliance with all applicable regulatory requirements and incorporation of identified Project measure. As part of the Phase I ESAs for the Project Site, a review of all major governmental databases was conducted any information related to hazardous materials on, or in the immediate vicinity, of the Project Site. While results showed that nearby properties were listed in the regulatory databases, the Project Site itself was not identified in any of the regulatory databases reviewed. Based upon the review of all pertinent regulatory documents, the Phase I ESAs concluded that there is only a low potential for any toxic or hazardous contamination to the Project Site from any of these off-site listed sources.[13,14] In addition, during construction, all potentially hazardous materials encountered and used at the Project Site would be used and stored in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. This ensures that potential risks associated with construction related activities are minimized.

13 EFI Global, Inc., 2018. Phase I Environmental Site Assessment Report: 5607 West Carlton Way and 1655 North St. Andrews Place, Los Angeles, California 90028. Provided in Attachment E1.

14 Western Environmental Engineers, Co. (WEECO), 2018. Phase I Environmental Site Assessment Report, 5604-5610 Hollywood Boulevard, Los Angeles, California 90028. Provided in Attachment E2.

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	g) Advance notification to county and city emergency operations offices of all crude oil and hazardous materials shipments, including a contact number that can provide real-time information in the event of an oil train derailment or accident; h) Quarterly hazardous commodity flow information, including classification and characterization of materials being transported, to all first response agencies (49 Code Fed. Regs. 15.5) along the mainline rail routes used by trains carrying hazardous materials.	Moreover, as described above under **PMM HA□-1**, any identified ACM or LBP would be abated/removed in conformance with all applicable regulatory requirements, thereby eliminating any risk of creating a significant hazard.. Therefore, the Project is in substantial conformance with this mitigation measure.
HA□-3: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	PMM HAZ-1 and PMM HAZ-2. See above. **PMM HA□-3:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to the release of hazardous materials within one-quarter mile of schools, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Where the construction and operation of projects involves the transport of hazardous materials, avoid transport of such materials within one-quarter mile of schools, when school is in session, wherever feasible. b) Where it is not feasible to avoid transport of hazardous materials, within one-quarter mile of schools on local streets, provide notifications of the anticipated schedule of transport of such materials.	As described above, under **HA□-1** and **HA□-2**, the Project would **substantially conform** with **PMM HA□-1** and **PMM HA□-2**, to the extent applicable. The nearest school to the Project Site is Grant Elementary School, which is less than 100 feet away, located south of the Project Site across Carlton Way. The Project would not emit or handle hazardous materials or substances other than those typical in other multi-family residential developments during operation. In addition, all potentially hazardous materials encountered during construction would be used and stored in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations and, thus, impacts would be minimized. Furthermore, as described above under **PMM HA□-1**, the removal of any identified ACM or LBP would be abated/removed in conformance with all applicable regulatory requirements, thereby eliminating any risk of creating a significant hazard. Therefore, the Project is in substantial conformance with this mitigation measure.
HA□-4: Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.	**PMM HA□-4:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to projects that are located on a site which is included on the Cortese List, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) For any listed sites or sites that have the potential for residual hazardous materials as a result of historic land uses, complete a Phase I Environmental Site Assessment, including a review and	The Project would be in **substantial conformance** with these mitigation measures for the reasons stated below. As part of the Phase I ESAs prepared for the Project Site (Attachments E1 and E2) and summarized in the PEA (Attachment E3), regulatory databases such as those required by California Government Code Section 65962.5 were reviewed for the Project Site and properties within the standard search radii. The databases searched as a result of Government Code Section 65962.5 are known as the "Cortese List" and

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	consideration of data from all known databases of contaminated sites, during the process of planning, environmental clearance, and construction for projects. b) Where warranted due to the known presence of contaminated materials, submit to the appropriate agency responsible for hazardous materials/wastes oversight a Phase II Environmental Site Assessment report if warranted by a Phase I report for the project site. The reports should make recommendations for remedial action, if appropriate, and be signed by a Registered Environmental Assessor, Professional Geologist, or Professional Engineer. c) Implement the recommendations provided in the Phase II Environmental Site Assessment report, where such a report was determined to be necessary for the construction or operation of the project, for remedial action. d) Submit a copy of all applicable documentation required by local, state, and federal environmental regulatory agencies, including but not limited to: permit applications, Phase I and II Environmental Site Assessments, human health and ecological risk assessments, remedial action plans, risk management plans, soil management plans, and groundwater management plans. e) Conduct soil sampling and chemical analyses of samples, consistent with the protocols established by the U.S. EPA to determine the extent of potential contamination beneath all underground storage tanks (USTs), elevator shafts, clarifiers, and subsurface hydraulic lifts when on-site demolition or construction activities would potentially affect a particular development or building. f) Consult with the appropriate local, state, and federal environmental regulatory agencies to ensure sufficient minimization of risk to human health and environmental resources, both during and after construction, posed by soil contamination, groundwater contamination, or other surface hazards including, but not limited to, underground storage tanks, fuel distribution lines, waste pits and sumps. g) Obtain and submit written evidence of approval for any remedial action if required by a local, state, or federal environmental regulatory agency.	include EnviroStor, GeoTracker, and other lists compiled by the California Environmental Protection Agency (CalEPA). No hazardous materials that may pose a risk at or to the Project Site were listed in the databases, and the Project Site is not identified as a hazardous materials site. Furthermore, as described above under **PMM HA□-1**, the removal of any identified ACM or LBP would be abated/removed in conformance with all applicable regulatory requirements, thereby eliminating any risk of creating a significant hazard. These regulatory requirements are consistent with the relevant measures identified in **PMM HA□-4** for ACM and LBP. Therefore, construction and operation of the Project would not pose an environmental hazard to surrounding sensitive uses or the environment.

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	h) Cease work if soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums, or other hazardous materials or wastes are encountered), in the vicinity of the suspect material. Secure the area as necessary and take all appropriate measures to protect human health and the environment, including but not limited to, notification of regulatory agencies and identification of the nature and extent of contamination. Stop work in the areas affected until the measures have been implemented consistent with the guidance of the appropriate regulatory oversight authority. i) Soil generated by construction activities should be stockpiled on-site in a secure and safe manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an appropriate off-site facility. Complete sampling and handling and transport procedures for reuse or disposal, in accordance with applicable local, state and federal laws and policies. j) Groundwater pumped from the subsurface should be contained on-site in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies. Utilize engineering controls, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building. k) As needed and appropriate, prior to issuance of any demolition, grading, or building permit, submit for review and approval by the Lead Agency (or other appropriate government agency) written verification that the appropriate federal, state and/or local oversight authorities, including but not limited to the Regional Water Quality Control Board (RWQCB), have granted all required clearances and confirmed that the all applicable standards, regulations, and conditions have been met for previous contamination at the site. l) Develop, train, and implement appropriate worker awareness and protective measures to assure that worker and public exposure is minimized to an acceptable level and to prevent any further environmental contamination as a result of construction.	

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	m) If asbestos-containing materials (ACM) are found to be present in building materials to be removed, submit specifications signed by a certified asbestos consultant for the removal, encapsulation, or enclosure of the identified ACM in accordance with all applicable laws and regulations, including but not necessarily limited to: California Code of Regulations, Title 8; Business and Professions Code; Division 3; California Health and Safety Code Section 25915-25919.7; and other local regulations. n) Where projects include the demolitions or modification of buildings constructed prior to 1978, complete an assessment for the potential presence or lack thereof of ACM, lead based paint, and any other building materials or stored materials classified as hazardous waste by state or federal law. o) Where the remediation of lead-based paint has been determined to be required, provide specifications to the appropriate agency, signed by a certified Lead Supervisor, Project Monitor, or Project Designer for the stabilization and/or removal of the identified lead paint in accordance with all applicable laws and regulations, including but not necessarily limited to: California Occupational Safety and Health Administration's (Cal OSHA's) Construction Lead Standard, Title 8 California Code of Regulations (CCR) Section 1532.1 and Department of Health Services (DHS) Regulation 17 CCR Sections 35001–36100, as may be amended. If other materials classified as hazardous waste by state or federal law are present, the project sponsor should submit written confirmation to the appropriate local agency that all state and federal laws and regulations should be followed when profiling, handling, treating, transporting, and/or disposing of such materials.	
HA□-5: For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area.	**PMM NOISE-1**. See below.	**No mitigation applies**. This mitigation measure does not apply to the project as the Project would not be located within two miles of a public airport or public use airport. Nevertheless, the Project will substantially conform to this mitigation measure through required compliance with applicable noise regulations, including LAMC Section 41.40, Section 112.02 and Section 114.02, which are intended to reduce increases in existing ambient noise levels resulting from the Project's construction activities. See discussion under **NOISE-1**

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		for discussion of the Project's consistency with this mitigation measure.
HA□-6: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	**PMM HA□-1** through **PMM HA□-4**, and **PMM TRA-2**. See above and below. **PMM HA□-5:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects which may impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Continue to coordinate locally and regionally based on ongoing review and integration of projected transportation and circulation conditions. b) Develop new methods of conveying projected and real time information to citizens using emerging electronic communication tools including social media and cellular networks; c) Continue to evaluate lifeline routes for movement of emergency supplies and evacuation.	The Project would **substantially conform** to this mitigation measure through compliance with existing regulatory requirements as well as incorporation of specific Project measures. Specifically, an emergency response plan would be submitted to the Los Angeles Fire Department (LAFD) during LAFD's review of the Project plans as part of the standard building permit review process per LAMC Section 57.118 (see **PSF-1**). Moreover, the Project does not propose permanent alterations to vehicular circulation routes and patterns, or impede public access or travel upon public rights-of-way. Furthermore, no full road closures are anticipated during construction of the Project, and none of the surrounding roadways would be significantly impeded. As described in **TRA-2**, below, the Project would be subject to **PM-TRA-1**, which requires the preparation of and City approval of a Construction Traffic Management Plan, which would ensure that access for emergency service providers and any evacuation routes would be maintained during construction activities. Therefore, incorporation of these measures would achieve conformance with **PMM HA□-5**. See discussions under **HA□-1** through **HA□-3**, and **TRA-4** for discussion of the Project's consistency with **PMM HA□-1** through **PMM HA□-3**, and **PMM TRA-2**.
HA□-7: Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.	**PMM WF-1**. See below.	**No mitigation applies.** This mitigation measure does not apply to the Project, because there are no wildlands in the Project vicinity, and the Project Site is not near a wildland fire hazard.[15] Furthermore, the Project is subject to regulatory requirements, such as adherence to the City's Fire Code requirements, such as submitting a fire safety plan to LAFD for their review and approval pursuant to LAMC Section 57.118.
Hydrology and Water □uality (HYD)		

15 City of Los Angeles, ZIMAS Parcel Profile Report for 5600 Hollywood Boulevard. Available at: http://zimas.lacity.org/, accessed July 2, 2020.

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HYD-1: Potential to violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.	**PMM HYD-1:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects from violation of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Complete, and have approved, a Stormwater Pollution Prevention Plan (SWPPP) prior to initiation of construction. b) Implement Best Management Practices to reduce the peak stormwater runoff from the project site to the maximum extent practicable. c) Comply with the Caltrans storm water discharge permit as applicable; and identify and implement Best Management Practices to manage site erosion, wash water runoff, and spill control. d) Complete, and have approved, a Standard Urban Stormwater Management Plan, prior to occupancy of residential or commercial structures. e) Ensure adequate capacity of the surrounding stormwater system to support stormwater runoff from new or rehabilitated structures or buildings. f) Prior to construction within an area subject to Section 404 of the Clean Water Act, obtain all required permit approvals and certifications for construction within the vicinity of a watercourse: g) Where feasible, restore or expand riparian areas such that there is no net loss of impervious surface as a result of the project. h) Install structural water quality control features, such as drainage channels, detention basins, oil and grease traps, filter systems, and vegetated buffers to prevent pollution of adjacent water resources by polluted runoff where required by applicable urban storm water runoff discharge permits, on new facilities. i) Provide operational best management practices for street cleaning, litter control, and catch basin cleaning are implemented to prevent water quality degradation in compliance with applicable storm water runoff discharge permits; and ensure treatment controls are in place as early as possible, such	**Substantially conforms.** The Project would be required to comply with existing regulatory requirements pertaining to water quality standards and waste discharge requirements during construction and operation, as governed by the Los Angeles Regional Water Quality Control Board (LARWQCB) and the City. The Project would comply with LAMC Chapter IX, Division 70, which addresses erosion control during grading, excavations, and fills. Project construction activities would require grading, excavation, and foundation permits or approvals from the City, which would include requirements and standards designed to limit potential impacts associated with erosion to permitted levels. The Project would also be designed to comply with the City's LID Ordinance. Prior to the issuance of grading permits, the Applicant would submit a LID Plan to the City's Bureau of Sanitation (LASAN) Watershed Protection Division for review and approval. The LID Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook. The Project would be subject to the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) to ensure pollutant loads from the Project Site would be minimized for downstream receiving waters. Compliance with the City's discharge requirements would ensure that construction stormwater runoff would not violate water quality and/or discharge requirements and minimize soil erosion and sedimentation from entering the storm drains during the construction period. During operation the Project would be required to comply with the City's LID Ordinance. The LID Ordinance applies to all development and redevelopment in the City that requires replace or creates more than 500 square feet of impervious area. LID Plans are required to include a site design approach and BMPs that address runoff and pollution at the source. Further, to comply with LID

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	as during the acquisition process for rights-of-way, not just later during the facilities design and construction phase. j) Comply with applicable municipal separate storm sewer system discharge permits as well as Caltrans' storm water discharge permit including long-term sediment control and drainage of roadway runoff. k) Incorporate as appropriate treatment and control features such as detention basins, infiltration strips, and porous paving, other features to control surface runoff and facilitate groundwater recharge into the design of new transportation projects early on in the process to ensure that adequate acreage and elevation contours are provided during the right-of-way acquisition process. l) Upgrade stormwater drainage facilities to accommodate any increased runoff volumes. These upgrades may include the construction of detention basins or structures that will delay peak flows and reduce flow velocities, including expansion and restoration of wetlands and riparian buffer areas. System designs shall be completed to eliminate increases in peak flow rates from current levels. m) Encourage Low Impact Development (LID) and incorporation of natural spaces that reduce, treat, infiltrate and manage stormwater runoff flows in all new developments, where practical and feasible.	Ordinance the Project would be required to capture and treat the runoff volume produced by the 85th percentile storm event in accordance with established stormwater treatment priorities. Compliance with the LID Ordinance would reduce the amount of surface water runoff leaving the Project Site as compared to the current conditions. Compliance with the LID Plan and Stormwater and Urban Runoff Pollution Control Ordinance, including the implementation of BMPs, would ensure that operation of the Project would not violate water quality standard and discharge requirements or otherwise substantially degrade water quality. Consistent with the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 181,899 and No. 183,833), the Project would be required to adhere to City discharge requirements and would implement BMPs meant to reduce stormwater pollution during demolition, grading, and construction activities. Therefore, through compliance with existing regulatory requirements, the Project would be in substantial conformance with this mitigation measure.
HYD-2: Potential to substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.	**PMM HYD-2:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects from violation of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Avoid designs that require continual dewatering where feasible. For projects requiring continual dewatering facilities, implement monitoring systems and long-term administrative procedures to ensure proper water management that prevents degrading of surface water and minimizes adverse impacts on groundwater for the life of the project, Construction designs shall comply with	The Project would **substantially conform** to this mitigation measure, because, as described above, the Project would comply with existing regulations regarding potential dewatering as well as low-impact development requirements. Compliance with these regulatory requirements would avoid or reduce potential impacts to groundwater resources that are within the jurisdiction and authority of the State Water Resources Control Board, LARWQCB, Water Districts, and other groundwater management agencies.

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	appropriate building codes and standard practices including the Uniform Building Code. b) Maximize, where practical and feasible, permeable surface area in existing urbanized areas to protect water quality, reduce flooding, allow for groundwater recharge, and preserve wildlife habitat. Minimize new impervious surfaces, including the use of in-lieu fees and off-site mitigation. c) Avoid construction and siting on groundwater recharge areas, to prevent conversion of those areas to impervious surface. d) Reduce hardscape to the extent feasible to facilitate groundwater recharge as appropriate.	
HYD-3a: Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site.	**PMM HYD-1**. See above.	As discussed under **HYD-1**, the Project would **substantially conform** to this mitigation measure, because the Project would implement stringent controls imposed via the City's LID Ordinance and SUSMP regulations. Runoff associated with the Project would be either directed in non-erosive drainage devices to landscaped areas for evaporation and/or directed to the existing City storm drain system, captured in on-site below grade cisterns, and/or directed to the existing City storm drain system, and thus, would not encounter exposed soils. With the development of the Project, the Project Site's current largely impervious nature would be maintained, and the Project's drainage pattern would be generally similar to the existing pattern at the Project Site currently by conveying runoff to the City storm drain system. Thus, operation of the Project would not result in substantial hydrological changes or erosion or siltation on- or off-site, nor would the Project result in the alteration of the course of a stream or river.
HYD-3b: Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of flooding on- or off-site.	PMM HYD-1 and PMM HYD-2. See above.	As described above under **HYD-1**, the Project would **substantially conform** to this mitigation measure, and through compliance with existing regulatory measures, would not alter the existing drainage pattern of the area surrounding the Project Site. Furthermore, given that there are no waterbodies within or near the Project Site, flooding is not expected to occur on- or off-site. Therefore, the would be in substantial conformance with these mitigation measures.

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HYD-3c: Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	PMM HYD-1 and PMM HYD-2. See above.	As discussed under **HYD-1**, the Project would **substantially conform** to this mitigation measure, because the Project would be subject to the provisions of the LID Ordinance, and runoff associated with the Project would be directed in non-erosive drainage devices to either landscaped areas for evaporation, captured and conveyed to on-site below grade cisterns, and/or directed to the existing City storm drain system. Pursuant to the City's review of the Project's compliance with existing regulations including applicable SUSMP requirements, stormwater runoff from the Project Site would be minimized and water quality standards would be preserved, thereby avoiding potential impacts to the existing stormwater drainage system.
HYD-4: In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation.	**PMM HYD-4:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures capable of avoiding or reducing the potential impacts of locating structures that would impede or redirect flood flows, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Ensure that all roadbeds for new highway and rail facilities be elevated at least one foot above the 100-year base flood elevation. Since alluvial fan flooding is not often identified on FEMA flood maps, the risk of alluvial fan flooding should be evaluated and projects should be sited to avoid alluvial fan flooding. Delineation of floodplains and alluvial fan boundaries should attempt to account for future hydrologic changes caused by global climate change.	**No mitigation applies.** No mitigation is required, as the Project Site is not within a 100-year or 500-year flood hazard area according to Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map.[16] Thus, the Project would not place structures in an area that would impede or redirect flood flows. No mitigation is required. The Project Site is located approximately 12.7 miles away from the Pacific Ocean, with no nearby major waterbodies. Therefore, risks associated with seiches or tsunamis would be considered extremely low at the Project Site. In addition, the Project Site is located in an urbanized portion of the City and is relatively flat with intervening structures between the Pacific Ocean and the Project Site, which limits the potential for inundation by mudflow. Thus, there is low potential for inundation by seiche, tsunami, or mudflow and the Project would be consistent with this mitigation measure.
HYD-5: Conflict with or obstruct implementation of a water quality	**PMM HYD-2**. See above.	As discussed under **HYD-2**, the Project **substantially conforms** to this mitigation measure, because the Project will, as described above, comply with existing

16 Federal Emergency Management Agency (FEMA), FEMA Flood Map Service Center, Parcel information for 5600 Hollywood Boulevard, accessed September 24, 2020. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel #06037C1617G, the Project Site is located within an Area of Minimal Flood Hazard.

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control plan or sustainable groundwater management plan.		regulations regarding potential dewatering as well as low-impact development requirements. Compliance with these regulatory requirements would avoid potential conflict or obstruction of water quality control plans or sustainable groundwater management plans that are within the jurisdiction and authority of the State Water Resources Control Board, LARWQCB, Water Districts, and other groundwater management agencies.
Land Use and Planning (LU)		
LU-1: Potential for the Plan to physically divide an established community.	**PMM LU-1:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects that physically divide a community, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Facilitate good design for land use projects that build upon and improve existing circulation patterns b) Encourage implementing agencies to orient transportation projects to minimize impacts on existing communities by: — Selecting alignments within or adjacent to existing public rights of way. — Design sections above or below-grade to maintain viable vehicular, cycling, and pedestrian connections between portions of communities where existing connections are disrupted by the transportation project. — Wherever feasible incorporate direct crossings, overcrossings, or under crossings at regular intervals for multiple modes of travel (e.g., pedestrians, bicyclists, vehicles). c) Where it has been determined that it is infeasible to avoid creating a barrier in an established community, consider other measures to reduce impacts, including but not limited to: — Alignment shifts to minimize the area affected. — Reduction of the proposed right-of-way take to minimize the overall area of impact. — Provisions for bicycle, pedestrian, and vehicle access across improved roadways.	**No mitigation applies**. This mitigation does not apply to the Project because the Project does not contain features or new infrastructure that would cause a permanent disruption in the physical arrangement of the established community. Nevertheless, the Project would include pedestrian improvements, which would facilitate good design to improve existing pedestrian connections.

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LU-2: Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.	**PMM LU-2:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects that physically divide a community, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) When an inconsistency with the adopted general plan policy or land use regulation (adopted for the purpose of avoiding or mitigating an impact) is identified modify the transportation or land use project to eliminate the conflict; or, determine if the environmental, social, economic, and engineering benefits of the project warrant an amendment to the general plan or land use regulation.	**No mitigation applies**. No mitigation is required, as the Project is consistent with applicable regional and local land use plans, policies, and regulations, as described below. As set forth in this exemption document, the Project is consistent with the general use designation, density, building intensity, and applicable policies of SCAG's 2020-2045 RTP/SCS (see PRC Section 21155(a) consistency determination) as well as the RTP/SCS's goals and policies (see Attachment B). Accordingly, the Project does not conflict with the 2020-2045 RTP/SCS. In addition, the Project is consistent with applicable policies in the City's General Plan, including Framework Element Objective 3.13 regarding the development of multi-family residential developments along corridors that are well-served by transit. In addition, the Project's 40 Very Low Income affordable units and 160 standard rate units within one-half mile of the Metro B (Red) Line Hollywood/Western Station will support Objective 2.2 of the General Plan's Housing Element by developing mixed-income housing and amenities near transit opportunities. The Project Site is also subject to the Hollywood Community Plan,[17] and the Project is consistent with its land use designation of High Density Residential as well as the existing zoning designation. The Project Site is designated for High Density Residential land uses by the Hollywood Community Plan. The southern two parcels are zoned R4-2, and the northern three parcels are zoned [Q]R5-2. R4-2 and [Q]R5-2 allow for residential uses. Moreover, as a multi-family residential transit-oriented project containing affordable housing, the Project is consistent with the Community Plan's goals and objectives regarding the provision of housing to satisfy the needs of all low and medium income segments of the community (Residential Objectives 1 and 2) and

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
		encouraging alternative modes of transportation (Circulation Objectives 2 and 3). Additionally, the Project's proposed density, floor area, and development envelope are consistent with the City's Transit Oriented Communities Affordable Housing Incentive Guidelines (TOC Program), which permits density increases and associated incentives in conjunction with the provision of affordable housing. The Project would be consistent with applicable regional and local land use plans, policies, and regulations. Therefore, no mitigation applies.
Mineral Resources (MIN)		
MIN-1: Potential to result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.	**PMM MIN-1:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce the use of mineral resources that could be of value to the region, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Provide for the efficient use of known aggregate and mineral resources or locally important mineral resource recovery sites, by ensuring that the consumptive use of aggregate resources is minimized and that access to recoverable sources of aggregate is not precluded, as a result of construction, operation and maintenance of projects. b) Where avoidance is infeasible, minimize impacts to the efficient and effective use of recoverable sources of aggregate through measures that have been identified in county and city general plans, or other comparable measures such as: 1) Recycle and reuse building materials resulting from demolition, particularly aggregate resources, to the maximum extent practicable. 2) Identify and use building materials, particularly aggregate materials, resulting from demolition at other construction	**No mitigation applies.** The Project Site is fully developed and no oil wells are present. [18] There are no oil extraction operations or drilling or mining of mineral resources at the Project Site, nor is the Project Site within an area identified for such uses.[19] Therefore, this mitigation measure does not apply.

18 City of Los Angeles Department of City Planning. City of Los Angeles General Plan, Safety Element. 1996. Available at: https://planning.lacity.org/odocument/31b07c9a-7eea-4694-9899-f00265b2dc0d/Safety_Element.pdf, accessed June 5, 2020.

19 U.S. Geological Survey, 2020. Active Mines and Mineral Plants in the U.S. Available at: https://mrdata.usgs.gov/mrds/map-graded.html, accessed September 24, 2020.

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	sites in the SCAG region, or within a reasonable hauling distance of the project site. 3) Design transportation network improvements in a manner (such as buffer zones or the use of screening) that does not preclude adjacent or nearby extraction of known mineral and aggregate resources following completion of the improvement and during long-term operations. 4) Avoid or reduce impacts on known aggregate and mineral resources and mineral resource recovery sites through the evaluation and selection of project sites and design features (e.g., buffers) that minimize impacts on land suitable for aggregate and mineral resource extraction by maintaining portions of MRZ-2 areas in open space or other general plan land use categories and zoning that allow for mining of mineral resources.	
MIN-2: Potential to result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.	**PMM MIN-1**. See above.	**No mitigation applies.** There are no oil extraction operations or drilling or mining of mineral resources at the Project Site, nor is the Project Site within an area identified for such uses. Therefore, development of the Project would not result in the loss of availability of a mineral resource that would be of value to the residents of the State or a locally-important mineral resource, or mineral resource recovery site, as delineated on a local general plan, specific plan, or land use plan. Therefore, **PMM MIN-1** would not apply.
Noise (NOISE)		
NOISE-1: Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	**PMM NOISE-1:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects that physically divide a community, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Install temporary noise barriers during construction. b) Include permanent noise barriers and sound-attenuating features as part of the project design. Barriers could be in the form of outdoor barriers, sound walls, buildings, or earth berms to attenuate noise at adjacent sensitive uses.	The Project would **substantially conform** with this mitigation measure through required compliance with applicable noise regulations in the LAMC and with the City's Noise Ordinance, intended to reduce increases in existing ambient noise levels resulting from the Project's construction activities. These regulatory requirements are as follows: • Construction and demolition shall be restricted to the hours of 7:00 AM to 9:00 PM Monday through Friday, and 8:00 AM to 6:00 PM on Saturday, pursuant to LAMC Section 41.40.

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	c) Schedule construction activities consistent with the allowable hours pursuant to applicable general plan noise element or noise ordinance d) Post procedures and phone numbers at the construction site for notifying the Lead Agency staff, local Police Department, and construction contractor (during regular construction hours and off-hours), along with permitted construction days and hours, complaint procedures, and who to notify in the event of a problem. e) Notify neighbors and occupants within 300 feet of the project construction area at least 30 days in advance of anticipated times when noise levels are expected to exceed limits established in the noise element of the general plan or noise ordinance. f) Designate an on-site construction complaint and enforcement manager for the project. g) Ensure that construction equipment are properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds silencers, wraps). All intake and exhaust ports on power equipment shall be muffled or shielded. h) Use hydraulically or electrically powered tools (e.g., jack hammers, pavement breakers, and rock drills) for project construction to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust should be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves should be used, if such jackets are commercially available, and this could achieve a further reduction of 5 dBA. Quieter procedures should be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures. i) Where feasible, design projects so that they are depressed below the grade of the existing noise-sensitive receptor, creating an effective barrier between the roadway and sensitive receptors.	• Construction staging areas for the Project Site shall be as far from sensitive receptors as possible. • Hold a preconstruction meeting with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed. • Ensure that construction equipment is properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (e.g., mufflers, silencers, wraps). All intake and exhaust ports on power equipment shall be muffled or shielded. • Ensure that impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction are hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust can and should be used. External jackets on the tools themselves can and should be used, if such jackets are commercially available and this could achieve a reduction of 5 dBA. Quieter procedures can and should be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures. • Ensure that construction equipment is not idling for an extended time in the vicinity of noise-sensitive receptors. • Locate fixed/stationary equipment (such as generators, compressors, rock crushers, and cement mixers) as far as possible from noise-sensitive receptors. • Impact pile drivers will not be used. Furthermore, Project-related operational noise sources such as roof-top air conditioning units, a ground-floor pad-mounted transformer, and ground floor parking

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	j) Where feasible, improve the acoustical insulation of dwelling units where setbacks and sound barriers do not provide sufficient noise reduction. k) Using rubberized asphalt or "quiet pavement" to reduce road noise for new roadway segments, roadways in which widening or other modifications require re-pavement, or normal reconstruction of roadways where re-pavement is planned l) Projects that require pile driving or other construction noise above 90 dBA in proximity to sensitive receptors, should reduce potential pier drilling, pile driving and/or other extreme noise generating construction impacts greater than 90 dBA; a set of site-specific noise attenuation measures should be completed under the supervision of a qualified acoustical consultant. m) Use land use planning measures, such as zoning, restrictions on development, site design, and buffers to ensure that future development is compatible with adjacent transportation facilities and land uses; n) Monitor the effectiveness of noise reduction measures by taking noise measurements and installing adaptive mitigation measures to achieve the standards for ambient noise levels established by the noise element of the general plan or noise ordinance. o) Use equipment and trucks with the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds, wherever feasible) for project construction. p) Stationary noise sources can and should be located as far from adjacent sensitive receptors as possible and they should be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the Lead Agency (or other appropriate government agency) to provide equivalent noise reduction. q) Use of portable barriers in the vicinity of sensitive receptors during construction. r) Implement noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings (for instance by the use of sound blankets), and implement if such measures are feasible and would noticeably reduce noise impacts.	structure vehicle movements will be required to comply with the City of Los Angeles' Building Code, Section 91.1207.14.2, which requires the Project to provide sufficient noise attenuation measures to achieve the 45 dBA CNEL interior noise level standard. Furthermore, the Project would be required to comply with LAMC Section 112.02's noise level standards, which restrict noise level increases from exceeding 5 dBA over the existing or presumed ambient noise level at an adjacent property line. In addition, LAMC Section 114.02 prohibits the operation of any motor driven vehicles upon any property within the City such that the created noise would cause the noise level on the premises of any occupied residential property to exceed the ambient noise level by more than five dB. Through required compliance with regulatory requirements, the Project will be in substantial conformance with this mitigation measure.

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	s) Monitor the effectiveness of noise attenuation measures by taking noise measurements. t) Maximize the distance between noise-sensitive land uses and new roadway lanes, roadways, rail lines, transit centers, park-and-ride lots, and other new noise-generating facilities. u) Construct sound reducing barriers between noise sources and noise-sensitive land uses. v) Stationary noise sources can and should be located as far from adjacent sensitive receptors as possible and they should be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the Lead Agency (or other appropriate government agency) to provide equivalent noise reduction. w) Use techniques such as grade separation, buffer zones, landscaped berms, dense plantings, sound walls, reduced-noise paving materials, and traffic calming measures. x) Locate transit-related passenger stations, central maintenance facilities, decentralized maintenance facilities, and electric substations away from sensitive receptors to the maximum extent feasible. y) Consult the SCAG Environmental Justice Toolbox for potential measures to address impacts to low-income and/or minority communities.	
NOISE-2: Generation of excessive groundborne vibration or groundborne noise levels.	**PMM NOISE-1**. See above **PMM NOISE-2:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to violating air quality standards, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) For projects that require pile driving or other construction techniques that result in excessive vibration, such as blasting, determine the potential vibration impacts to the structural integrity of the adjacent buildings within 50 feet of pile driving locations. b) For projects that require pile driving or other construction techniques that result in excessive vibration, such as blasting, determine the threshold levels of vibration and cracking that could	See above for discussion of consistency with **PMM NOISE-1**. The Project would **substantially conform** with PMM NOISE-2 due to its required compliance with existing regulations, including LAMC Section 91.3307.1., which requires adjoining public and private property to be protected from damage during construction, remodeling and demolition work. Through compliance with regulatory requirements, the Project will be in substantial conformance with this mitigation measure.

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	damage adjacent historic or other structure, and design means and construction methods to not exceed the thresholds. c) For projects where pile driving would be necessary for construction due to geological conditions, utilize quiet pile driving techniques such as predrilling the piles to the maximum feasible depth, where feasible. Predrilling pile holes will reduce the number of blows required to completely seat the pile and will concentrate the pile driving activity closer to the ground where pile driving noise can be shielded more effectively by a noise barrier/curtain. d) Restrict construction activities to permitted hours in accordance with local jurisdiction regulation. e) Properly maintain construction equipment and outfit construction equipment with the best available noise suppression devices (e.g., mufflers, silences, wraps). f) Prohibit idling of construction equipment for extended periods of time in the vicinity of sensitive receptors.	
NOISE-3: For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels.	**PMM NOISE-1**. See above.	**No mitigation applies.** This mitigation measure does not apply to the project as the Project would not be located within two miles of a public airport or public use airport. Nevertheless, the Project will substantially conform to this mitigation measure through required compliance with applicable noise regulations, including LAMC Section 41.40, Section 112.02 and Section 114.02, which are intended to reduce increases in existing ambient noise levels resulting from the Project's construction activities. See discussion under NOISE-1 for discussion of the Project's consistency with this mitigation measure.
Population and Housing (POP)		
POP-1: Induce substantial unplanned population growth to areas of the region either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., by extending roads and other infrastructure).	No mitigation required.	As discussed above under **LU-1** and **LU-2**, **No mitigation applies** as the Project is consistent with the goals and policies of regional and local plans, and does not propose features or new infrastructure that would disrupt the physical arrangement of the established community or induce new growth in the vicinity of the Project Site. Accordingly, the Project's use and development envelope are consistent with SCAG's

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		2020-2045 RTP/SCS, the City's General Plan, and the LAMC. In addition, the projected population increase at the Project Site would be within SCAG's 2020-2045 RTP/SCS population projections for the City. Specifically, the addition of 482 residents represents a 0.012 percent increase in resident population estimates for the City in 2016 and 0.010 percent of the estimated population in the City by 2045.[20,21] This increase would not be considered a substantial increase in population for the area and is within the anticipated SCAG forecast for population. As such, population growth associated with the proposed project would be minimal and no mitigation applies. These 200 residential units would represent a 0.015 percent increase in the overall estimated housing units for the City in 2016 and 0.011 percent of the estimated housing units for the City by 2045.[22] This increase would not be considered a substantial increase in housing for the area as the addition of 200 new multi-family residential units is within the anticipated housing increases based on SCAG's 2020-2045 RTP/SCS projections for housing. As such, housing growth associated with the proposed Project would be minimal and no mitigation applies. Due to its consistency with these regional and local plans and policies, the Project would not induce significant growth or accelerate development in an undeveloped area that exceeds projected/planned levels. Furthermore, the Project would respond to the general need for more housing in the region, which would help accommodate the growth forecast for the City. Accordingly, this mitigation measure does not apply.

20 The latest Citywide average household size is 2.41 residents per housing unit, based on 2018 Census American Community Survey 5-Year Estimate data, https://www.census.gov/programs-surveys/acs/technical-documentation/table-and-geography-changes/2018/5-year.html, accessed September 24, 2020. 2.41 persons/housing unit x 200 units = 482 residents

21 Population Year 2016: (482 residents/3,933,800 total City of LA residents) x 100 = 0.012 %
Population Year 2045: (482 residents/4,771,300 total projected City of LA residents) x 100 = 0.010 %

22 Housing Year 2016: (200 units/1,367,000 total City of LA units) x 100 = 0.015 %
Housing Year 2045: (200 units/1,793,000 total projected City of LA units) x 100 = 0.011 %

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
POP-2: Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.	**PMM POP-1:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce the displacement of existing housing, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Evaluate alternate route alignments and transportation facilities that minimize the displacement of homes and businesses. Use an iterative design and impact analysis where impacts to homes or businesses are involved to minimize the potential of impacts on housing and displacement of people. b) Prioritize the use existing ROWs, wherever feasible. c) Develop a construction schedule that minimizes potential neighborhood deterioration from protracted waiting periods between right-of-way acquisition and construction. d) Review capacities of available urban infrastructure and augment capacities as needed to accommodate demand in locations where growth is desirable to the local lead Agency and encouraged by the SCS (primarily TPAs, where applicable). e) When General Plans and other local land use regulations are amended or updated, use the most recent growth projections and RHNA allocation plan.	**No mitigation applies**. This mitigation measure pertains to potential displacement effects associated with the acquisition of rights-of-way and subsequent construction of transportation projects, and, therefore, does not apply to the Project. Notwithstanding, the Project would not displace any existing housing, as it would replace existing nonresidential uses at the Project Site, and given that the existing residential structure onsite is currently vacant. Furthermore, the Project would develop 200 housing units at the Project Site, including 40 Very Low Income housing units. Accordingly, development of the Project would not necessitate the construction of replacement housing and this mitigation does not apply.
Fire Services (PSF)		
PSF-1: Result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives.	**PMM PSP-1**. See below.	The Project would **substantially conform** with **PMM PSP-1** through its required compliance with existing regulatory requirements. The LAFD considers fire protection services for a project adequate if the project is within the maximum response distance for the type of land use proposed. LAMC Section 57.507.3.3 states the maximum response distances for highly intensive industrial and commercial land uses is 1 mile for an engine company and 1.5 miles for a truck company, while the maximum response distances for high-density residential and commercial neighborhood land uses such as the Project are 1.5 miles for an engine company and 2 miles for a truck company. If these distances are exceeded, all new structures would be required to install automatic fire sprinkler systems and any other fire

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
		protection devices deemed necessary by the Fire Code (e.g., fire signaling systems, fire extinguishers, smoker removal systems, etc.). With such systems installed, fire protection would be considered adequate even if the Project is located beyond the maximum response distance. The proposed Project is located approximately 0.2 miles east of LAFD Station 82 (the first response station for the Project), which is equipped with an "assessment engine", which consists of an engine and a paramedic, and approximately 1.1 miles northeast of LAFD Station 27, which is equipped with a truck company, a paramedic, a rescue ambulance, and urban search and rescue capabilities.[23] The Project Site therefore meets the distance requirements of LAMC Section 57.507.3.3, even for the highly intensive land use category of industrial/commercial. However, a final determination regarding response distances would be made by the LAFD during the Project's plan check process, and if LAFD determines the Project is outside of the maximum response distance for both an engine and a truck company, the Project would be required to install automatic fire sprinkler systems and any other fire protection devices deemed necessary by the City of Los Angeles Fire Code, as set forth in the LAMC (e.g., fire signaling systems, fire extinguishers, smoker removal systems, etc.). The Project would also be required to demonstrate compliance with Fire Code requirements as part of LAFD's hydrant and access plan check review as well as LAFD's fire and life safety plan review and inspection for new construction projects, as set forth in LAMC Section 57.118. In addition, the Applicant shall submit an emergency response plan to Los Angeles Fire Department prior to occupancy of the Project for review and approval. The emergency response plan would

23 Los Angeles Fire Department, Station Directory, September 2013. Available at http://www.lafdacs.org/pdf_files/FIRE%20STATION%20DIRECTORY%20Sept.%202013.pdf. Accessed June 30, 2020. See also Los Angeles Fire Department, Apparatus. Available at: https://www.lafd.org/about/about-lafd/apparatus. Accessed June 30, 2020. City of Los Angeles – Office of the City Administrative Officer, Fire Department Deployment of Resources Study, March 3, 2014, p. 30. Available at: http://clkrep.lacity.org/onlinedocs/2012/12-0600-S28_misc_03-03-14.pdf. Accessed June 30, 2020.

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
		include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire stations. Furthermore, any required modifications shall be identified and implemented prior to occupancy of the Project. Compliance with all State and City regulatory requirements and guidelines that address fire flow, response distance, and emergency access will be equal to or more effective than **PMM PSP-1**.
Police Services (PSP)		
PSP-1: Result in substantial adverse physical impacts associated with the provision of new or physically altered police facilities, need for new or physically altered police facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives.	**PMM PSP-1:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects of constructing new emergency response facilities, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: • Coordinate with emergency response agencies to ensure that there are adequate governmental facilities to maintain acceptable service ratios, response times or other performance objectives for emergency response services and that any required additional construction of buildings is incorporated into the project description. • Where current levels of services at the project site are found to be inadequate, provide fair share contributions towards infrastructure improvements, as appropriate and applicable, to mitigate identified CEQA impacts. • Project sponsors can and should develop traffic control plans for individual projects. Traffic control plans should include information on lane closures and the anticipated flow of traffic during the construction period. The basic objective of each traffic control plan (TCP) is to permit the contractor to work within the public right of way efficiently and effectively while maintaining a safe, uniform flow of traffic. The construction work and the public traveling through the work zone in vehicles, bicycles or as pedestrians must be given equal consideration when developing a traffic control plan.	The Project would **substantially conform** to this mitigation measure. The Project Site and the surrounding area are currently served by the Los Angeles Police Department (LAPD) Hollywood Station. The Project would not require the addition of a new police facility or the expansion, consolidation, or relocation of an existing police station to maintain service ratios. In addition, the Project will generate revenues to the City's General Fund (in the form of property taxes, sales tax revenue, etc.) that could be applied toward the provision of new police facilities and related staffing in the community, as deemed appropriate. The Project's design, which includes security features, as well as the Project's contribution to the General Fund, would help offset the Project related increase in demand for police services. As such, the Project would not cause significant impacts associated with new or physically altered police protection facilities. In addition, the Project incorporates measures that comply with the City's public safety policies, as set forth in **PM-PSP-1**, below. These measures include implementation of on-site security features, coordination with the LAPD, and incorporation of crime prevention features such as fencing of construction sites. **PM-PSP-1:** • The contractor shall provide temporary, 6-foot-high, commercial grade, chain-link construction fences to protect construction zones on the Project Site.

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
		• The Project Applicant shall incorporate landscaping designs that will allow high visibility around the buildings, and shall consult with the LAPD with respect to its landscaping plan. • The Project Applicant shall provide security lighting around buildings and parking areas in order to improve security, and shall consult with the LAPD as to its lighting plan. • The Project Applicant shall provide the LAPD with the opportunity to review Project plans at the plan check stage of plan approval and shall incorporate any reasonable LAPD recommendations. • The Project Applicant shall provide the LAPD with a diagram of each portion of the Project Site, showing access routes and additional access information as requested by the LAPD, to facilitate police response. Compliance with all State and City regulatory requirements and guidelines that address police protection as well as the measures under **PM-PSP-3** will be equal to or more effective than **PMM PSP-1**, and will thus, ensure conformance with this mitigation measure.
Schools (PSS)		
PSS-1: Result in substantial adverse physical impacts associated with the provision of new or physically altered educational facilities, need for new or physically altered educational facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives.	**PMM PSS-1:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the State CEQA Guidelines, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects of constructing new or physically altered school facilities, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Where construction or expansion of school facilities is required to meet public school service ratios, require school district fees, as applicable.	The Project would **substantially conform** to this mitigation measure due to its compliance with existing regulatory requirements. Specifically, payment of required school fees to LAUSD is required by law and is considered full mitigation of all impacts to schools pursuant to SB 50 and California Government Code Section 65995. Therefore, pursuant to existing regulatory requirements the Project would be in substantial conformance with this mitigation measure.
Library Services (PSL)		
PSL-1: Result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities, need for new or	**PMM PSL-1:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the State CEQA Guidelines, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects of construction of new or altered library	**No mitigation applies.** This mitigation does not apply to the Project, as the LAPL has no plans to construct any new libraries, so no impacts from construction would

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
physically altered library facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives.	facilities, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Where construction or expansion of library facilities is required to meet public library service ratios, require library fees, as appropriate and applicable, to mitigate identified CEQA impacts.	result from Project implementation. Therefore, this mitigation does not apply.
Recreation (REC)		
REC-1: Potential to increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.	**PMM REC-1:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects on the use of existing neighborhood and regional parks or other recreational facilities, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Prior to the issuance of permits, where projects require the construction or expansion of recreational facilities or the payment of equivalent Quimby fees, consider increasing the accessibility to natural areas and lands for outdoor recreation from the proposed project area, in coordination with local and regional open space planning and/or responsible management agencies. b) Prior to the issuance of permits, where projects require the construction or expansion of recreational facilities or the payment of equivalent Quimby fees, encourage patterns of urban development and land use which reduce costs on infrastructure and make better use of existing facilities, using strategies such as: i. Increasing the accessibility to natural areas for outdoor recreation ii. Utilizing “green” development techniques iii. Promoting water-efficient land use and development iv. Encouraging multiple uses, such as the joint use of schools v. Including trail systems and trail segments in General Plan recreation standards.	The Project would **substantially conform** with this mitigation measure due to its compliance with existing regulatory requirements. Specifically, any potential adverse effects to City recreational facilities by Project residents would be minimized through compliance with LAMC Section 12.21 (G), pursuant to which the Project would include on-site open space, which would reduce demand placed on local parks and recreational facilities by Project residents. In addition, pursuant to LAMC Section 21.10.3, the Project will be required to make payment of any required dwelling unit construction tax to the City. The project would also pay the City-wide Park Fee. Therefore, pursuant to existing regulatory requirements, the Project would be consistent with this mitigation measure, would not require the addition of a new park or require the alteration or addition to an existing park or open space facility, and would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, the Project would be in substantial conformance with this mitigation measure.
REC-2: Result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, need for new or	**PMM REC-1**, **PMM A□-2**, and **PMM NOISE-1**. See above.	As described above under **REC-1**, the Project would **substantially conform** with **PMM REC-1**, **PMM A□-2**, and **PMM NOISE-1** through required compliance with the City’s existing regulatory requirements pertaining to

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
physically altered park facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, or other performance objectives. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.		parkland and recreational facilities. The Project would not require the construction or expansion of recreational facilities. Furthermore, the Project would not require the construction or expansion of recreational facilities because any potential adverse effects to City recreational facilities by Project residents would be minimized through compliance with LAMC Section 12.21 G, pursuant to which the Project would include on-site open space, which would reduce demand placed on local parks and recreational facilities by Project residents. Thus, the Project would be in substantial conformance with this mitigation measure.
Transportation, Traffic, and Safety (TRA)		
TRA-1: Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.	No mitigation required.	**No mitigation applies.**
TRA-2: Conflict or be inconsistent with CEQA Guidelines section 15064.3(b).	**PMM TRA-1:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to transportation-related impacts, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: • Transportation demand management (TDM) strategies should be incorporated into individual land use and transportation projects and plans, as part of the planning process. Local agencies should incorporate strategies identified in the Federal Highway Administration's publication: Integrating Demand Management into the Transportation Planning Process: A Desk Reference (August 2012) into the planning process (FHWA 2012). For example, the following strategies may be included to encourage use of transit and non-motorized modes of transportation and reduce vehicle miles traveled on the region's roadways: — include TDM mitigation requirements for new developments; — incorporate supporting infrastructure for non-motorized modes, such as, bike lanes, secure bike parking, sidewalks, and crosswalks;	The Project would **substantially conform** with these mitigation measures for the reasons stated below. Therefore, no mitigation is warranted. In addition, the Project is a mixed income density bonus project that locates market rate and affordable housing next to substantial transit opportunities, thereby reducing VMT. The Project qualifies as a TPP, meaning it is well served by local and regional transit opportunities, and is located within a TPA with access to alternative modes of transportation including public transit, bicycling, and walking. Transit opportunities in the Project Site include various routes operated by Metro, including the Metro B (Red) Line at Hollywood Boulevard & Western Avenue, approximately 0.15 miles from the Project Site. Therefore, the Project Site satisfies the CEQA exemption transit proximity requirement by being within one-half mile of a major transit stop (an existing rail station). Additionally, transit bus stop within the vicinity of the Project Site includes, the 180/181 Eastbound to Pasadena - Westbound to Hollywood via Los Feliz Boulevard and Colorado Boulevard; the 207 Northbound

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	— provide incentives to use alternative modes and reduce driving, such as, universal transit passes, road and parking pricing; — implement parking management programs, such as parking cash-out, priority parking for carpools and vanpools; — develop TDM-specific performance measures to evaluate project-specific and system-wide performance; — incorporate TDM performance measures in the decision-making process for identifying transportation investments; — implement data collection programs for TDM to determine the effectiveness of certain strategies and to measure success over time; and — set aside funding for TDM initiatives. — The increase in per capita VMT on facilities experiencing LOS F represents a significant impact compared to existing conditions. To assess whether implementation of these specific mitigation strategies would result in measurable traffic congestion reductions, implementing actions may need to be further refined within the overall parameters of the proposed Plan and matched to local conditions in any subsequent project-level environmental analysis.	to Hollywood - Southbound to Athens via Western Avenue; and the 780 Eastbound to Pasadena - Westbound to Washington/Fairfax via Fairfax Avenue, Hollywood Boulevard, and Colorado Boulevard. The Metro bus and rail transit lines within 0.25 miles walking distance of the Project Site currently provide additional capacity for 6,552 transit riders during the morning peak hour and 5,820 transit riders during the afternoon peak hour.[24] In addition, Class III bicycle routes in the vicinity of the Project Site are provided along Franklin Avenue and Fountain Avenue. Future Class III bicycle routes that are planned for in the vicinity of the Project Site include: North Hobart Boulevard and North Bronson Avenue. Future Class II bicycle lanes that are planned for in the vicinity of the Project Site, include: Hollywood Boulevard; North Wilton Place – south of Franklin Avenue; and Sunset Boulevard.25 Furthermore, as demonstrated in the Transportation Assessment prepared for the Project (see Attachment I), the Project would not conflict with measures of effectiveness for the performance of the circulation system. The Project would provide adequate internal circulation to accommodate vehicular, pedestrian, and bicycle traffic without impeding through traffic movements on City streets. Specifically, the Project would not conflict with or be inconsistent with applicable City transportation plans or policies, would not result in any impacts pertaining to VMT, and would not result in any increased hazards due to a geometric design feature. In addition, the Project would not require temporary transit stop relocations and would not directly or indirectly result in a permanent removal or modification that would lead to the degradation of pedestrian or bicycle facilities.

24 Transportation Assessment for the 5600 Hollywood Boulevard Residential Development Project, Hollywood California, prepared by Gibson Transportation Consulting, Inc. July 2020. Provided in Attachment I.

25 City of Los Angeles, Department of Public Works. 2020. LA County Bikeways Map. Available at: https://dpw.lacounty.gov/pdd/bike/map.cfm, accessed on May 31, 2020.

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		On June 20, 2018, Metro initiated a process to gauge the interest of local jurisdictions in opting out of State CMP requirements. On July 30, 2019, the Los Angeles City Council passed a resolution to opt out of the CMP program, and on August 28, 2019, Metro announced that the thresholds had been reached and the County of Los Angeles had opted to be exempt from CMP. As such, the provisions of CMP no longer apply to any of the 89 local jurisdictions in Los Angeles County. Accordingly, CMP analysis is no longer included in City of Los Angeles environmental documents. During construction, the Project would be subject to **PM-TRA-1**, as described below, which requires the submittal of construction staging and traffic control plans for review and approval by the City of Los Angeles Department of Transportation (LADOT) prior to the issuance of any construction permits. Implementation of this construction plan would reduce potential construction-related conflicts with transit, bicycle, and pedestrian traffic in the vicinity of the Project Site. During operation, the Project would encourage the utilization of transit due to its close proximity to the Metro B (Red) Line Hollywood and Western Station and the other local bus lines in the area as discussed in the SCPE. The redevelopment of the currently non-residential Project Site with new residential uses will enhance the pedestrian environment along Hollywood Boulevard and encourage additional foot traffic along this corridor. The Project would also include bicycle parking, as well as a bicycle maintenance area and bench, for its residents, further facilitating non-vehicular forms of travel to and from the Project Site. In addition, the Project would incorporate TDM strategies, such as including bicycle parking per LAMC and unbundled parking (see Attachment I), which would encourage the use of active transportation and public transit and assist in reducing automobile trips in the area. **PM-TRA-1**: Prior to the issuance of a demolition, grading or building permit, a detailed Construction Traffic Management Plan, including street closure information,

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
		detour plans, haul routes, and staging plans, will be prepared and submitted to the City for review and approval. The Construction Traffic Management Plan will formalize how construction would be carried out and identify specific actions that will be required to reduce effects on the surrounding community. The Construction Traffic Management Plan shall be based on the nature and timing of specific construction activities and other projects in the vicinity, and will include, but not be limited to, the following elements as appropriate: • Providing for temporary traffic control during all construction activities adjacent to public right-of-way to improve traffic flow on public roadways (e.g., flag men); • Scheduling of construction activities to reduce the effect on traffic flow on surrounding arterial streets; • Prohibiting hauling during peak hours; • Rerouting construction trucks to reduce travel on congested streets; • Prohibiting construction-related vehicles from parking on surrounding public streets; • Providing safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers; • Accommodating all equipment on-site; • Scheduling of construction-related deliveries to reduce travel during commuter peak hours; and • Obtaining any required permits for truck haul routes from the City prior to issuance of any permit for the Project.
TRA-3: Substantially increase hazards due to geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	No mitigation required.	**No mitigation applies**
TRA-4: Result in inadequate emergency access.	**PMM TRA-2:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency	The Project would **substantially conform** to this mitigation measure through compliance with existing

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	for a project can and should consider mitigation measures to reduce substantial adverse effects which may substantially impair implementation of an adopted emergency response plan or emergency evacuation plan, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Prior to construction, project implementation agencies can and should ensure that all necessary local and state road and railroad encroachment permits are obtained. The project implementation agency can and should also comply with all applicable conditions of approval. As deemed necessary by the governing jurisdiction, the road encroachment permits may require the contractor to prepare a traffic control plan in accordance with professional engineering standards prior to construction. Traffic control plans can and should include the following requirements: — Identification of all roadway locations where special construction techniques (e.g., directional drilling or night construction) would be used to minimize impacts to traffic flow. — Development of circulation and detour plans to minimize impacts to local street circulation. This may include the use of signing and flagging to guide vehicles through and/or around the construction zone. — Scheduling of truck trips outside of peak morning and evening commute hours. — Limiting of lane closures during peak hours to the extent possible. — Usage of haul routes minimizing truck traffic on local roadways to the extent possible. — Inclusion of detours for bicycles and pedestrians in all areas potentially affected by project construction. — Installation of traffic control devices as specified in the California Department of Transportation Manual of Traffic Controls for Construction and Maintenance Work Zones. — Development and implementation of access plans for highly sensitive land uses such as police and fire stations, transit stations, hospitals, and schools. The access plans would be developed with the facility owner or administrator. To	regulatory requirements as well as incorporation of specific Project measures. Specifically, an emergency response plan would be submitted to the LAFD during LAFD's review of the Project plans as part of the standard building permit review process per LAMC Section 57.118 (see **PSF-1**). Moreover, the Project does not propose permanent alterations to vehicular circulation routes and patterns. The Project does not impede public access or travel upon public rights-of-way. Furthermore, no full road closures are anticipated during construction of the Project, and none of the surrounding roadways would be significantly impeded. As described in **TRA-1**, above, the Project would be subject to **PM-TRA-1**, which requires the preparation of and City approval of a Construction Traffic Management Plan, which would ensure that access for emergency service providers and any evacuation routes would be maintained during construction activities. Therefore, incorporation of these measures would achieve conformance with **PMM TRA-2**.

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	minimize disruption of emergency vehicle access, affected jurisdictions can and should be asked to identify detours for emergency vehicles, which will then be posted by the contractor. Notify in advance the facility owner or operator of the timing, location, and duration of construction activities and the locations of detours and lane closures. — Storage of construction materials only in designated areas. — Coordination with local transit agencies for temporary relocation of routes or bus stops in work zones, as necessary. — Ensure the rapid repair of transportation infrastructure in the event of an emergency through cooperation among public agencies and by identifying critical infrastructure needs necessary for: a) emergency responders to enter the region, b) evacuation of affected facilities, and c) restoration of utilities. — Enhance emergency preparedness awareness among public agencies and with the public at large.	
Tribal Cultural Resources (TCR)		
TCR-1: Cause a substantial adverse change in the significance of a tribal cultural resource defined in Public Resources Code section 21074 that is: a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.	See **PMM CULT-1**. **PMM TCR-1:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the State CEQA Guidelines, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects on tribal cultural resources, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Avoidance and preservation of the resources in place, including, but not limited to, planning and construction to avoid the resources and protect the cultural and natural context, or planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria; b) Treating the resource with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following: protecting the cultural character and integrity of the resource; protecting the traditional	**No mitigation applies.** The Project is located within a highly developed urban area on a previously disturbed site and the potential for discovery of archaeological or tribal cultural resources is considered low. Nonetheless, to ensure Project consistency with **PMM CULT-1 and PMM TCR-1**, the Project would implement the relevant provisions of **PMM CULT-1 and PMM TCR-1**, pertaining to archaeological and tribal cultural resources, as described above under **CULT-2**. The City has determined that these PMs are equal to or more effective than **PMM CULT-1** and **PMM TCR-1** regarding archaeological and tribal cultural resources.

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	use of the resource; and protecting the confidentiality of the resource; c) Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places; and protecting the resource.	
Solid Waste (USSW)		
USSW-1: Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. **USSW-2:** Comply with federal, state, and local management and reduction statutes and regulations related to solid waste.	**PMM USSW-2:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce the generation of solid waste, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: Integrate green building measures with CALGreen (California Building Code Title 24) into project design, including but not limited to the following: a) Reuse and minimization of construction and demolition (C&D) debris and diversion of C&D waste from landfills to recycling facilities. b) Inclusion of a waste management plan that promotes maximum C&D diversion. c) Source reduction through (1) use of materials that are more durable and easier to repair and maintain, (2) design to generate less scrap material through dimensional planning, (3) increased recycled content, (4) use of reclaimed materials, and (5) use of structural materials in a dual role as finish material (e.g., stained concrete flooring, unfinished ceilings, etc.). d) Reuse of existing structure and shell in renovation projects. e) Development of indoor recycling program and space. f) Discourage the siting of new landfills unless all other waste reduction and prevention actions have been fully explored. If landfill siting or expansion is necessary, site landfills with an	The Project would **substantially conform** to this mitigation measure through compliance with existing regulations. Specifically, at the State level, the California Integrated Waste Management Act of 1989 (Assembly Bill [AB] 939) seeks to improve solid waste disposal management with respect to (1) source reduction, (2) recycling and composting, and (3) environmentally safe transformation and land disposal. AB 939 mandates jurisdictions to meet a diversion goal of 25 percent by 1995 and 50 percent by 2000. Pursuant to AB 939, each County is required to prepare and administer a Countywide Integrated Waste Management Plan (ColWMP), pursuant to which landfill disposal needs and capacity are continually evaluated as part of the preparation of the ColWMP Annual Report that examines future landfill disposal needs over the next 15-year planning horizon. The most recent ColWMP 2018 Annual Report for Los Angeles County states that no solid waste disposal capacity shortfall is anticipated within the next 15 years (i.e., until 2033) under current conditions.[26] The City's Solid Waste Management Policy Plan (CiSWMPP) is a long-range policy plan adopted in 1993 to provide direction for the solid waste management. The objective of the CiSWMPP is to promote source reduction or recycling for a minimum of 50 percent of the City's waste by 2000, or as soon as possible thereafter, and 70 percent of the waste by 2020.

26 County of Los Angeles Department of Public Works, ColWMP 2018 Annual Report, December 2019, p. 37. Available at: https://dpw.lacounty.gov/epd/tf/Attachments/Minutes_Attachments/2019_Attachments/ClWMPAnnualReport_2018.pdf, accessed July 8, 2020.

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	adequate landfill-owned, undeveloped land buffer to minimize the potential adverse impacts of the landfill in neighboring communities. g) Discourage exporting of locally generated waste outside of the SCAG region during the construction and implementation of a project. Encourage disposal within the county where the waste originates as much as possible. Promote green technologies for long-distance transport of waste (e.g., clean engines and clean locomotives or electric rail for waste-by-rail disposal systems) and consistency with SCAQMD and Connect SoCal policies can and should be required. h) Encourage waste reduction goals and practices and look for opportunities for voluntary actions to exceed the 80 percent waste diversion target. i) Encourage the development of local markets for waste prevention, reduction, and recycling practices by supporting recycled content and green procurement policies, as well as other waste prevention, reduction and recycling practices. j) Develop ordinances that promote waste prevention and recycling activities such as: requiring waste prevention and recycling efforts at all large events and venues; implementing recycled content procurement programs; and developing opportunities to divert food waste away from landfills and toward food banks and composting facilities. k) Develop and site composting, recycling, and conversion technology facilities that have minimum environmental and health impacts. l) Integrate reuse and recycling into residential industrial, institutional and commercial projects. m) Provide education and publicity about reducing waste and available recycling services. n) Implement or expand city or county-wide recycling and composting programs for residents and businesses. This could include extending the types of recycling services offered (e.g., to include food and green waste recycling) and	The Plan's goal has also been surpassed by the City, which achieved a diversion rate of 76.4 percent in 2012.[27] The City has also adopted the Recovering Energy, Natural Resources and Economic Benefit from Waste for Los Angeles (RENEW LA), which has the primary objective of achieving a zero waste goal through reducing, reusing, recycling, or converting the resources currently going to disposal. The Project would be required to reduce the total estimated waste output through these established City recycling programs, and would also be subject to the City's Recycling Space Allocation Ordinance (Ordinance No. 171,687), which establishes requirements for the inclusion of recycling areas or rooms within development projects. In addition, in compliance with existing City standards and regulations, the Project would be required to recycle construction and demolition (C&D) waste to the maximum extent possible pursuant to Ordinance No. 181,519 (Citywide Construction and Demolition Waste Recycling Ordinance) that requires all mixed C&D waste generated within City limits to be taken to City-certified C&D waste processors. During construction, temporary waste separation bins would be provided onsite and would be disposed of properly as a part of the Project's regular solid waste disposal program. Compliance with these regulations would ensure that construction waste is recycled and disposed of properly. Overall, compliance with existing regulations would ensure that the Project's waste disposal needs are reduced and can be sufficiently met by local landfills, thereby achieving conformance with this mitigation measure.

27 LASAN, Recycling. Available at: https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-s/s-lsh-wwd-s-r?_adf.ctrl-state=auguwdldg_5&_afrLoop=1087001437582667O#!. Accessed May 27, 2020.

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	providing public education and publicity about recycling services.	
Wastewater (USWW)		
USWW-1: Require or result in the relocation or construction of new or expanded wastewater treatment or storm drainage facilities, the construction or relocation of which could cause significant environmental effects.	**PMM HYD-1**. See above. **PMM USWW-1:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects on utilities and service systems, particularly for construction of wastewater facilities, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: • During the design and CEQA review of individual future projects, implementing agencies and projects sponsors shall determine whether sufficient wastewater capacity exists for the proposed projects. There CEQA determinations must ensure that the proposed development can be served by its existing or planned treatment capacity. If adequate capacity does not exist, project sponsors shall coordinate with the relevant service provider to ensure that adequate public services and utilities could accommodate the increased demand, and if not, infrastructure improvements for the appropriate public service or utility shall be identified in each project's CEQA documentation. The relevant public service provider or utility shall be responsible for undertaking project-level review as necessary to provide CEQA clearance for new facilities.	As described above under **HYD-1**, the Project would **substantially conform** to **PMM HYD-1** because the Project would adhere to all applicable controls imposed via existing City and State regulations, including compliance with the LID Ordinance and SUSMP regulations. Runoff from the Project Site would be either directed in non-erosive drainage devices to landscaped areas for evaporation and/or directed to the existing City storm drain system, captured in on-site below grade cisterns, and/or directed to the existing City storm drain system. Therefore, through compliance with these existing regulatory requirements, the Project would not result in a significant increase in site runoff or significant changes in local drainage patterns, would not create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems, and would not require or result in construction of new storm water drainage facilities or expansion of existing facilities.
USWW-2: Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.	**PMM USWW-1**. See above.	The Project would **substantially conform** to this mitigation measure as described above for **USWW-1.**
Water Supply (USWS)		
USWS-1: Require or result in the relocation or construction of new or expanded water facilities, the construction or relocation of which	**PMM USWS-1**: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to ensure sufficient water supplies, as applicable and feasible. Such measures	The Project **substantially conforms** to this mitigation measure through compliance with existing regulations as well as consistency with current regional population projections.

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
could cause significant environmental effects.	may include the following or other comparable measures identified by the Lead Agency: a) Reduce exterior consumptive uses of water in public areas, and should promote reductions in private homes and businesses, by shifting to drought-tolerant native landscape plantings, using weather-based irrigation systems, educating other public agencies about water use, and installing related water pricing incentives. b) Promote the availability of drought-resistant landscaping options and provide information on where these can be purchased. Use of reclaimed water especially in median landscaping and hillside landscaping can and should be implemented where feasible. c) Implement water conservation best practices such as low-flow toilets, water-efficient clothes washers, water system audits, and leak detection and repair. d) For projects located in an area with existing reclaimed water conveyance infrastructure and excess reclaimed water capacity, use reclaimed water for non- potable uses, especially landscape irrigation. For projects in a location planned for future reclaimed water service, projects should install dual plumbing systems in anticipation of future use. Large developments could treat wastewater onsite to tertiary standards and use it for non-potable uses onsite.	The projected population increase at the Project Site would be consistent with SCAG's population projections for the City. Specifically, the addition of 482 residents represents a 0.012 percent increase in resident population estimates for the City in 2016 and 0.010 percent of the estimated population in the City by 2045.[28,29] This increase would not be considered a substantial increase in population for the area and is within the anticipated SCAG forecast for population. These 200 residential units would represent a 0.015 percent increase in the overall estimated housing units for the City in 2016 and 0.011 percent of the estimated housing units for the City by 2045.[30] This increase would not be considered a substantial increase in housing for the area as the addition of 200 new multi-family residential units is within the anticipated housing increases based on SCAG projections for housing. Due to its consistency with these regional and local plans and policies, the Project would not induce significant growth or accelerate development in an undeveloped area that exceeds projected/planned levels. Moreover, the Los Angeles Department of Water and Power (LADWP) prepares an Urban Water Management Plan (UWMP) for City adoption every five years. The 2015 UWMP is based on SCAG population projections, and determined that sufficient water supplies exist to serve the City through 2040.[31] This increase would not be considered a substantial increase in population for the

28 The latest Citywide average household size is 2.41 residents per housing unit, based on 2018 Census American Community Survey 5-Year Estimate data, https://www.census.gov/programs-surveys/acs/technical-documentation/table-and-geography-changes/2018/5-year.html, accessed September 24, 2020. 2.41 persons/housing unit x 200 units = 482 residents

29 Population Year 2016: (482 residents/3,933,800 total City of LA residents) x 100 = 0.012 %
Population Year 2045: (482 residents/4,771,300 total projected City of LA residents) x 100 = 0.010 %

30 Housing Year 2016: (200 units/1,367,000 total City of LA units) x 100 = 0.015 %
Housing Year 2045: (200 units/1,793,000 total projected City of LA units) x 100 = 0.011 %

31 LADWP, 2016. LADWP Urban Water Management Plan 2015. Available at: https://www.ladwp.com/cs/idcplg?IdcService=GET_FILE&dDocName=QOELLADWP005416&RevisionSelectionMethod=LatestReleased, accessed August 14, 2020.

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
		area and is within the anticipated SCAG forecast for population.[32] In addition, to ensure that water demand is reduced to the extent feasible, the Project would be required to comply with City Ordinance No. 170,978 (Landscape Ordinance), which imposes numerous water conservation measures in landscaping, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season). Moreover, as described under **GHG-1**, as a TPP project seeking a CEQA exemption pursuant to SB 743, the Project would be required to design building and landscaping to achieve 25 percent less water usage than the average household in the region as part of the CEQA exemption process. As demonstrated in the Energy and Water Demand analyses prepared for the Project (Attachments D1 and D2), the Project's water use would be 49 percent below the regional baseline, which would be achieved through multiple measures including high efficiency water-using appliances such as low flow fixtures and faucets, and efficient irrigation systems in compliance with the Los Angeles Green Building Code. Thus, it is reasonably anticipated that the Project would not create any water system capacity issues, and sufficient reliable water supplies would be available to meet Project demands. To further ensure consistency with State, regional, and local water conservation regulations as well as **PMM USWS-1**, the Project would meet the requirements of the Los Angeles Green Building Code and the requirements of Title 24 Building Energy Efficiency Standards and would adhere to the

32 SCAG Connect SoCal, Demographics and Growth Forecast Technical Report as adopted on May 7, 2020, Table 14 Jurisdiction-Level Growth Forecast. Available at: https://www.connectsocal.org/Documents/Adopted/fConnectSoCal_Demographics-And-Growth-Forecast.pdf, accessed on September 24, 2020.

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
		regulatory requirements of the City's Landscape Ordinance. In addition, the Project would be required to comply with City Ordinance No. 170,978 (Landscape Ordinance). Water demand will be further reduced through incorporation of the following: • Weather-based irrigation controller with rain shutoff. • Matched precipitation (flow) rates for sprinkler heads at turf areas. • Drip/microspray/subsurface irrigation where appropriate. • Minimum irrigation system distribution uniformity of 75 percent. • Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials. • Use of landscape contouring to minimize precipitation runoff. • A separate water meter (or submeter), flow sensor, and master valve shutoff for irrigated landscape areas totaling 5,000 square feet and greater. The Project will be in substantial conformance with this mitigation measure.
USWS-2: Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.	**PMM USWS-1**. See above.	The Project would **substantially conform** to this mitigation measure as described above for **USWS-1.**
Wildfire (WF)		
WF-1: Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.	**PMM WF-1:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to wildfire risk, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Launch fire prevention education for local cities and counties such that local fire agencies, homeowners, as well as commercial and	**No mitigation applies.** As recognized in the 2020-2045 RTP/SCS, the Project Site is located in a highly urbanized area of the City. The Project Site is not located within a Very High Fire Hazard Severity Zone pursuant to the City's ZIMAS system, nor is it located within a designated Fire Buffer Zone or Mountain Fire District by

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	industrial businesses are aware of potential sources of fire ignition and the related procedures to curb or lessen any activities that might initiate fire ignition. b) Ensure structures in high fire risk areas are built to current state and federal standards which serve to greatly increase the chances the structure will survive a wildfire and also allow for people to shelter-in-place. c) Improve road access for emergency response and evacuation so people can evacuate safely and timely when necessary. d) Improve, and educate regarding, local emergency communications and notifications with residents and businesses. e) Enforce defensible space regulations to keep overgrown and unmanaged vegetation, accumulations of trash and other flammable material away from structures. f) Provide public education about wildfire risk and fire prevention measures, and safety procedures and practices to allow for safe evacuation and/or options to shelter-in-place.	the 1996 City General Plan's Safety Element.[33,34] Therefore, Mitigation Measure **PMM WF-1** would not apply.
WF-2: Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risks or that may result in temporary or ongoing impacts to the environment.	**PMM HA□-4**. See above. **PMM WF-2:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to wildfire risk, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) New development or infrastructure activity within very high hazard severity zones or SRAs shall be required to	The Project would be in **substantial conformance** with **PMM HA□-4** as described above for **HA□-4.** Furthermore, as recognized in the 2020-2045 RTP/SCS, the Project Site is located in a highly urbanized area of the City. The Project Site is not located within a Very High Fire Hazard Severity Zone pursuant to the City's ZIMAS system, nor is it located within a designated Fire Buffer Zone or Mountain Fire District by the 1996 City General Plan's Safety Element.[35,36] Therefore, Mitigation Measure **PMM WF-2** would not apply.

33 City of Los Angeles, ZIMAS, 2020. Parcel information for 5600 Hollywood Boulevard. Available at: http://zimas.lacity.org/, accessed June 2, 2020.
34 City of Los Angeles, Department of City Planning, 1996. City of Los Angeles General Plan, Safety Element. Available at: https://planning.lacity.org/cwd/gnlpln/saftyelt.pdf, accessed June 3, 2020.
35 City of Los Angeles, ZIMAS, 2020. Parcel information for 5600 Hollywood Boulevard. Available at: http://zimas.lacity.org/, accessed June 2, 2020.
36 City of Los Angeles, Department of City Planning, 1996. City of Los Angeles General Plan, Safety Element. Available at: https://planning.lacity.org/cwd/gnlpln/saftyelt.pdf, accessed September 8, 2020.

Significance Thresholds and Project Impacts	SCAG 2020-2045 RTP/SCS Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	— Submit a fire protection plan including the designation of fire watch staff; — Maintain water and other fire suppression equipment designated solely for firefighting on site for any construction and maintenance activities; — Locate construction and maintenance equipment in designated "safe areas" such that they do not discharge combustible materials; and — Designate trained fire watch staff during project construction to reduce risk of fire hazards.	
WF-3: Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope stability, or drainage changes.	**PMM WF-1, PMM WF-2, PMM HYD-1**, and **PMM HA□-4**. See above.	The Project would be in **substantial conformance** with these mitigation measures as described above for **HA□-4**, **HYD-1**, **WF-1**, and **WF-2**.

Attachment G
Historic Resources Assessment

ESA

5600 HOLLYWOOD BLVD, 5604-5606 HOLLYWOOD BOULEVARD, 1655 N. SAINT ANDREWS PLACE, AND 5607 CARLTON WAY, LOS ANGELES, CALIFORNIA

Historic Resources Assessment

Prepared for

Mr. Sean Beddoe

Bow West Capital

718 South Hill Street, Suite 601

October 2020



5600 HOLLYWOOD BLVD, 5604-5606 HOLLYWOOD BOULEVARD, 1655 N. SAINT ANDREWS PLACE, AND 5607 CARLTON WAY, LOS ANGELES, CALIFORNIA

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5600 HOLLYWOOD BLVD, 5604-5606 HOLLYWOOD BOULEVARD, 1655 N. SAINT ANDREWS PLACE, AND 5607 CARLTON WAY

Historic Resources Assessment

1.0 Introduction

1.1 Executive Summary

Environmental Science Associates (ESA) was retained by Mr. Sean Beddoe of Bow West Capital (Client) to prepare this Historic Resources Assessment Report (Report). The purpose of this Report is to identify and evaluate potential historical resources located at 5600 Hollywood Boulevard, 5604-5606 Hollywood Boulevard, 1655 N. Saint Andrews Place, and 5607 Carlton Way (subject properties) in the Irving Park Tract in the Hollywood Community Plan Area located in the City of Los Angeles (City), California, on assessor parcel number (APN) 5544-026-009, 5544-026-008, 5544-026-010, and 5544-026-011, respectively. The property at 5600 Hollywood Boulevard is currently undeveloped, and 5604-5606 Hollywood Boulevard is developed with a two-story brick vernacular modern building constructed in 1948 and designed by W. F. Pyne. The property at 1655 N. Saint Andrews Place is developed with a three-story Dingbat/Stucco Box style apartment building (comprised of a soft story at ground level for tuck-in parking spaces and with two levels of living units constructed above it); the apartment building was built in 1957 and designed by architect Josef Van Der Kar. The property at 5607 Carlton Way is currently developed with a parking lot. The subject properties are evaluated in this Report for their potential eligibility as historical resources for listing in the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), and for local designation as a City of Los Angeles Historical Cultural Monument (LAHCM) for a project that proposes to construct an 17-story, 196 feet in height apartment building with 200 units, including 20 affordable units, and 222,694 square feet of floor area (Project) on the subject properties. The Report includes a discussion of the survey methods used, regulatory framework, summary of previously recorded resources, a brief overview of the history of the properties and surrounding area, architectural description of the subject property, applicable contexts and periods of significance, SurveyLA eligibility requirements, an eligibility evaluation of the subject property, and an impacts analysis for compliance with the California Environmental Quality Act (CEQA).

As previously mentioned, 5600 Hollywood Boulevard and 5607 Carlton Way are not currently developed with buildings. The two-story vernacular commercial building located at 5604-5606 Hollywood Boulevard was originally developed in 1948 as a one-story building for retail use, and

an additional story was added two years later, in 1950, to provide apartment and office units. Today, the building is used as an auto repair shop on the first floor, while the second floor continues to be used as apartment and office units. The property at 1655 N. Saint Andrews Place was originally developed as a Mid-Century Modern multi-family apartment complex that was executed as a Dingbat/Stucco Box, a sub-property type of the multi-family apartment dwelling property type. It was designed in 1957 by notable architect Josef Van der Kar.

The subject properties are located in the Hollywood Community Plan Area (Hollywood CPA). The subject properties were not identified by SurveyLA as potentially significant, nor were they included in the Statewide Historical Resources Inventory (HRI) database maintained by the State Office of Historic Preservation (OHP), the Built Environment Resource Directory (BERD) maintained by the State Office of Historic Preservation (HRI/BERD).

ESA's qualified architectural historians—Gabrielle Harlan, Ph.D., and Hanna Winzenried, M.Sc.—conducted an intensive-level pedestrian site survey of the exterior and interior of the subject properties on May 25, 2020. As part of the survey, the subject properties were documented with digital photography and recorded on California Department of Parks and Recreation DPR Forms. ESA also conducted research on the subject properties' construction and occupancy to document the two building's chronology and alterations to the subject properties. In addition, their history within the context of the development of the Hollywood neighborhood—and, specifically, Irving Park—was analyzed.

ESA did not find any of the subject properties eligible under any of the applicable criteria at either the national, state, or local levels. Since 5600 Hollywood Boulevard and 5607 Carlton Way are not currently developed with buildings, they were not evaluated for potential eligibility as historical resources. Under Criterion A/1/1, ESA found that 5604-5606 Hollywood Boulevard was a two-story vernacular commercial building located along Hollywood Boulevard that lacked sufficient integrity to convey its significance as an example of arterial commercial development. Under Criterion B/2/2, there are no important persons associated with the subject property. Under Criterion C/3/3, ESA found that it is a simple vernacular building that lacks any distinctive design features that would make it significant under this criterion, and it also lacks integrity. Under Criterion D/4, the subject property is unlikely to reveal important information about prehistory or history.

ESA found that 1655 N. Saint Andrews Place was amongst the earlier multi-family residential developments in the Irving Park Tract; however, it was not the earliest, as that distinction goes to both 5611 Carlton Way and 1680 N. Wilton Place. Therefore, 1655 N. Saint Andrews Place is not considered trendsetting in terms of the development of the tract. Under Criterion B/2/2, there are no important persons associated with the subject property. Under Criterion C/3/3, the building does not appear to embody the distinctive characteristics of the Dingbat/Stucco Box property sub-type of Mid-Century Modern architecture such that it would qualify for listing under this criterion as several of the key characteristics associated with the Mid-Century Modern Dingbat/Stucco Box apartment building are not present. Nor does it possess high artistic value such that it would qualify for listing under this criterion. While it was designed by an architect—Josef Van Der Kar—he is not considered a master architect. Furthermore, it is not a notable example of his

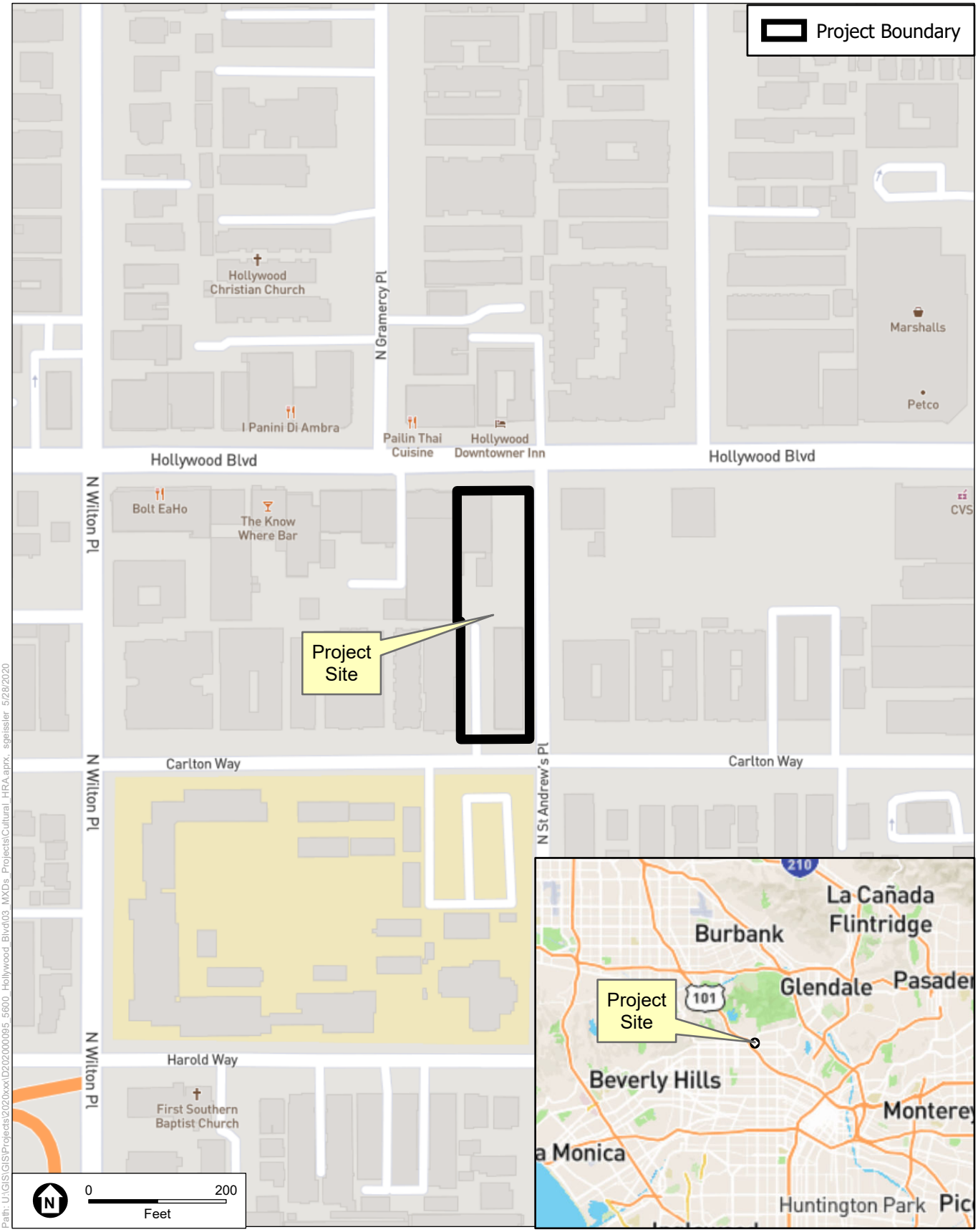
work. Therefore, 1655 N. St. Andrew Place does not appear to be significant under any of the applicable criteria, as described above. Additionally, ESA found that while the building retains integrity of location as well as fair integrity of setting, association, and feeling, the original design intent of the building was highly altered by the numerous new incompatible handrails added to the building in 1972, so that the building today has very low integrity of design. Moreover, alteration of the fenestration has substantially affected its integrity as many of the original sliding doors and windows appear to have been removed, although the exact number is not known due to the presence of plywood sheathing covering all of the exterior openings in which glazing previously existed. Therefore, given the alteration of nearly all railings and substantial changes to the fenestration, it also has low integrity of design, workmanship and materials. Finally, as an example of the Dingbat/Stucco Box property type in which decorative detailing in the way of signage, lighting and the articulation of materials was typically present, the building displays very little in the way of integrity of design, workmanship or materials as no decorative detailing remains extant today. Under Criterion D/4, the subject property is unlikely to reveal important information about prehistory or history.

As a result of this finding, ESA concludes that 5400-5606 Hollywood Boulevard and 1655 N. Saint Andrews Place appear to be ineligible as an individual resources or as contributors to a potential locally eligible district. Moreover, the impacts analysis conducted by ESA found that the proposed Project would not substantially degrade the visual setting or integrity of known historical resources within a 0.25-mile radius that have direct views of the Project including 5611 Carlton Way, located to the west and southwest of the subject property; 5601 Hollywood Boulevard and 5611 Hollywood Boulevard, which are both located to the north of the subject properties; 5618 Hollywood Boulevard (also known as the California Bank), located to the east and northeast of the subject property; and 5552 Carlton Way (also known as The Dunning House), which is located to the southeast of the subject properties. The Project's related new construction would conform overall to the applicable *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Standards), 9 and 10, with respect to the historical resources that are adjacent or in close proximity to the Project.

Additionally, construction at the Project Site is not anticipated to generate vibrations strong enough to damage the historical resource that is immediately adjacent to the Project, as located at 5611 Carlton Way, or any of the other historical resources within a 0.25-mile radius of the Project. Therefore, the proposed Project would not result in a substantial adverse change to a historical resource as defined in Section 15064.5(b) of the CEQA Guidelines. Nonetheless, out of an abundance of caution, ESA is recommending a measure to monitor vibration levels to ensure they remain below the impact threshold of 0.2 in/sec PPV for protection of the adjacent historical resource, 5611 Carlton Way and 0.12 in/sec PPV for the other historical resources within the 0.25-mile radius. Generally, the potential for damage due to vibrations would only happen with heavy construction equipment at 26 feet away or less, and the historical resource located at 5611 Carlton Way is the only one of the five historical resources within the vicinity that has the potential to have heavy construction equipment located within this distance during implementation of the Project.

1.2 Project Location

The subject properties are located at 5600 Hollywood Blvd, 5604-5606 Hollywood Boulevard, 1655 N. Saint Andrews Place, and 5607 Carlton Way in the Hollywood neighborhood in the City of Los Angeles, as shown on **Figure 1**, *Regional and Project Vicinity Map*. As previously mentioned above, the subject property located at 5600 Hollywood is unimproved, and the subject property located at 5607 Carlton Way is improved with a concrete parking lot. The subject property located at 5604-5606 Hollywood Boulevard is improved with a two-story vernacular commercial building, and the subject property located at 1655 N. Saint Andrews is improved with a multi-family Mid-Century Modern Dingbat/Stucco Box apartment building. The locations of the subject properties is shown in **Figure 2**, *Aerial Photograph of Subject Properties*. 5600 and 5604-5606 Hollywood are oriented north towards Hollywood Boulevard, 1655 N. Saint Andrews Place is oriented east towards St. Andrews Place, and 5607 Carlton Way is oriented south towards Carlton Way. The properties surrounding the two subject properties located on Hollywood Boulevard are developed with commercial buildings and multi-family residences. The properties surrounding the two subject properties located on Carlton Way and St. Andrews Place are developed with multi-family residences.



SOURCE: Open Street Map, 2020.

5600 Hollywood Blvd SB 375 Exemption

Figure 1
Regional and Project Vicinity Map

ESA



SOURCE: Open Street Map, 2020.

5600 Hollywood Blvd SB 375 Exemption

Figure 2
Aerial Photograph of Project Site

ESA

1.3 Research and Field Methodology

This Report was prepared by a team of ESA's architectural historians—including Margarita Jerabek, Ph.D., Director of Historical Resources; Gabrielle Harlan, Ph.D., Senior Associate; and Hanna Winzenried, M.Sc., Associate—all of whom meet and exceed the *Secretary of the Interior's Professional Qualification Standards* in history and architectural history. Professional qualifications are provided in **Appendix A**. Preparation of this Report involved a review of the National Register and its annual updates, the California Register, the HRI/BERD, SurveyLA findings, and the City of Los Angeles's inventory of historic properties in order to identify any previously recorded properties within or near the subject property. An intensive-level pedestrian survey was also undertaken to document the existing conditions of the subject property and its vicinity. Additional tasks performed for the study are as follows:

- Conducted field inspections of the subject property and used the survey methodology of the State OHP.
- Photographed the subject property and associated landscape features, and examined other properties in the vicinity that exhibited potential architectural and/or historical associations.
- Conducted site-specific research on the property utilizing building permits, Sanborn Fire Insurance Maps (Sanborn Maps), City directories, historical photographs, Online Archive of California, Calisphere, Los Angeles Public Library digital collections and resources, University of Southern California (USC) Digital Collections, the historical *Los Angeles Times*, and other published sources.
- Conducted archival records search through the California Historical Resources Information System (CHRIS) at the South Central Coastal Information Center (SCCIC) located at California State University, Fullerton.
- Conducted research at the City's Building and Safety and Planning departments, and reviewed the findings of SurveyLA.[1]
- Conducted a review of any previous evaluations of Project Site properties through historic survey or other official action.
- Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs.
- Evaluated potential historical resources based upon criteria used by the National Register, California Register, and City of Los Angeles Cultural Heritage Ordinance.
- Analysis and evaluation of any potential historical resources within approximately a one block radius of the Project Site.

[1] It is also worth noting that the Community Redevelopment Agency's surveys of the Hollywood area in 2010 and 2020 were also reviewed and that the findings of both of those surveys were officially adopted by and incorporated into SurveyLA, as the survey for the Hollywood Community Plan Area did not include the area surveyed for the Community Redevelopment Agency (i.e. there is no overlap in the SurveyLA survey and the Community Redevelopment Agency's survey; instead, the findings work together in tandem). The reports may be found on the SurveyLA website here: https://planning.lacity.org/preservation-design/historic-resources-survey.

2.0 Regulatory Framework

Historical resources fall within the jurisdiction of the federal, state, and local designation programs. Federal laws provide the framework for the identification, and in certain instances, protection of historical resources. Additionally, state and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended and the California Public Resources Code (PRC), Section 5024.1, are the primary federal and state laws and regulations governing the evaluation and significance of historical resources of national, state, regional, and local importance. Descriptions of these relevant laws and regulations are presented below.

2.1 Federal Eligibility Criteria and Integrity Aspects

National Register of Historic Places

The National Register was established by the NHPA as "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."[2] The National Register recognizes properties that are significant at the national, state, and/or local levels.

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;

D. Yields, or may be likely to yield, information important in prehistory or history.[3]

Districts, sites, buildings, structures, and objects that are 50 years in age must meet one or more of the above criteria ***and*** retain integrity (that is, convey their significance) to be eligible for listing.

2 36 CFR Section 60.2.

3 "Guidelines for Completing National Register Forms," in National Register Bulletin 16, U.S. Department of Interior, National Park Service, September 30, 1986. This bulletin contains technical information on comprehensive planning, survey of cultural resources and registration in the NRHP.

Under the National Register, a property can be significant not only for the way it was originally constructed, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and uses over a period of time.[4]

Within the concept of integrity, the National Register recognizes seven aspects or qualities that, in various combinations, define integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association:

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historic role. It involves *how*, not just where, the property is situated and its relationship to surrounding features and open space.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. A property must retain key exterior materials dating from the period of its historic significance.

4 National Register Bulletin 15, p. 19.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.[5]

To retain historic integrity, a property will always possess most of the aspects and depending upon its significance, retention of specific aspects of integrity may be paramount for a property to convey its significance.[6] Determining which of these aspects are most important to a particular property requires knowing why, where and when a property is significant.[7] For properties that are considered significant under National Register Criteria A and B, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (National Register Bulletin 15)* explains, "a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s)."[8] In assessing the integrity of properties that are considered significant under National Register Criterion C, *National Register Bulletin 15* states, "a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique."[9]

2.2 State Register and Eligibility Criteria

California Register of Historical Resources

The OHP, as an office of the California Department of Parks and Recreation, implements the policies of the NHPA on a statewide level.

The OHP also carries out the duties as set forth in the PRC and maintains the HRI and the California Register. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state's jurisdictions.

5 *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, 44-45, http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf, accessed July 7, 2013.

6 The National Register defines a property as an "area of land containing a single historic resource or a group of resources, and constituting a single entry in the National Register of Historic Places." A "Historic Property" is defined as "any prehistoric or historic district, site, building, structure, or object at the time it attained historic significance." Glossary of National Register Terms, http://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a_appendix_IV.htm, accessed June 1, 2013.

7 *National Register Bulletin 15*, 44.

8 "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register." Ibid, p. 46.

9 "A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style." Ibid.

Also implemented at the state level, California Environmental Quality Act requires projects to identify any substantial adverse impacts that may affect the significance of identified historical resources.

The California Register was created by Assembly Bill 2881 which was signed into law on September 27, 1992. The California Register is "an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change."[10] The criteria for eligibility for the California Register are based upon National Register criteria.[11]

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally determined eligible for the National Register. [12]
- California Registered Historical Landmarks from No. 770 onward.
- Those California Points of Historical Interest (PHI) that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.[13]

Other resources which may be nominated to the California Register include:

- Individual historical resources.
- Historical resources contributing to historic districts.
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5.
  - Historical resources designated or listed as local LAHCMs, or designated under any local ordinance, such a Historic Preservation Overlay Zone (HPOZ).[14]

To be eligible for the California Register, a historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

10 PRC Section 5024.1(a).
11 PRC Section 5024.1(b).
12 PRC Section 5024.1(d).
13 PRC Section 5024.1(d).
14 PRC Section 5024.1(e)

4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historical resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of seven aspects of integrity similar to the National Register (location, design, setting, materials, workmanship, feeling, and association). Also like the National Register, it must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.[15]

2.3 Local Cultural Heritage Ordinance and Eligibility Criteria

City of Los Angeles

The City enacted a Cultural Heritage Ordinance in April 1962 that defines Historic-Cultural Monuments. According to the Cultural Heritage Ordinance, Historic-Cultural Monuments are sites, buildings, or structures of particular historic or cultural significance to the City in which the broad cultural, political, or social history of the nation, state, or City is reflected or exemplified, including sites and buildings associated with important personages or which embody certain distinguishing architectural characteristics and are associated with a notable architect. These Historic-Cultural Monuments are regulated by the City's Cultural Heritage Commission and the City Council.

Los Angeles Cultural Heritage Ordinance Eligibility Criteria

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1967 and amended it in 2018 (Los Angeles Administrative Code, Chapter 9, Division 22, Article 1, Section 22.171.7). The Cultural Heritage Ordinance establishes criteria for designating a local historical resource as an LAHCM. An LAHCM is any site (including significant trees or other plant life located on the site), building, or structure of particular historic or cultural significance to the City that meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic, or social history of the nation, state, city, or community.
2. Is associated with the lives of historic personages important to national, state, city or local history.

[15] Codified in California Code of Regulations, Title 14, Chapter 11.5, Section 4852(c) which can be accessed on the internet at http://ohp.parks.ca.gov

3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

Los Angeles Historic Preservation Overlay Zone Ordinance Eligibility Criteria

City of Los Angeles Ordinance Number 175891, found in Section 12.20.3 of the Los Angeles Municipal Code, describes the procedures for creation of new HPOZs, the powers and duties of HPOZ Boards, and the review processes for projects within HPOZs. The Ordinance was created in 1979 and most recently amended and re-adopted by the Los Angeles City Council in 2017.[16] An HPOZ is an area of the City which is designated as containing structures, landscaping, natural features or sites having historic, architectural, cultural or aesthetic significance. Before an HPOZ may move into the formal adoption process, an historic resources survey of the proposed district must be completed. The survey studies the historic and architectural significance of the neighborhood and identifies structures and features as either "contributing" or "non-contributing" to the district. A contributing structure is a building that was constructed during the predominant period of development in the neighborhood and that has retained most of its historic features. A non-contributing structure is one that was either constructed after the major period of the neighborhood's development, or has been so significantly altered that it no longer conveys its historic character.[17]

According to Section 12.20.3 of the City of Los Angeles Municipal Code, features designated as contributing shall meet one or more of the following criteria:

- Adds to the Historic architectural qualities or Historic associations for which a property is significant because it was present during the period of significance, and possesses Historic integrity reflecting its character at that time.
- Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city.
- Retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of the resource and its environment.18

16 "Citywide HPOZ Ordinance," City of Los Angeles Office of Historic Resources, http://www.preservation .lacity.org/hpoz/citywide-hpoz-ordinance, accessed July 24, 2013.

17 "How to Establish an HPOZ," City of Los Angeles Office of Historic Resources, http://www.preservation .lacity.org/hpoz/how-establish-hpoz, accessed July 24, 2013.

18 "Citywide HPOZ Ordinance," City of Los Angeles Historic Resources, http://www.preservation.lacity.org/hpoz/ citywide-hpoz-ordinance, accessed July 24, 2013, pgs. 11-12.

3.0 Identification of Potential Historical Resources within the Subject Property and Surrounding Area

3.1 Previous Evaluations of the Subject Property

The subject properties have not been previously evaluated by SurveyLA for their potential as historical resources. Instead, they were surveyed and evaluated by the Community Redevelopment Agency (CRA) of the City of Los Angeles in 2010, utilizing the methodology of SurveyLA. However, they were not identified by the CRA as potentially significant. Furthermore, they are not included as resources in either the HRI/BERD.

3.2 Archival Research

Methods

A records search for the proposed project was conducted by SCCIC staff on July 17, 2020 at the California Historical Resources Information System's South Central Coastal Information Center (SCCIC) housed at California State University, Fullerton. The records search included a review of all previously documented historic architectural resources and studies within a 0.25-mile radius of the Project Site and archaeological resources within or immediately adjacent to the Project Site. The records search also included a review of listings for the National Register, California Register, California Points of Historical Interest, California Historical Landmarks, California State Historic Resources Inventory, and Los Angeles Historic-Cultural Monuments.

Results

Previous Cultural Resources Investigations

The records search results indicate that 21 cultural resources studies have been conducted within a 0.25-mile radius of the Project Site (**Table 1**). Of the 21 previous studies, one (LA-11797) included the entirety of the Project Site and is relevant to the Project. This study is discussed in detail following the table.

TABLE 1
PREVIOUS CULTURAL RESOURCES INVESTIGATIONS ON FILE AT SCCIC

Author	SCCIC # (LA-)	Title	Year
Duke, Curt	LA-05347	*Cultural Resource Assessment for At&t Wireless Services Facility Number R318.1, County of Los Angeles, California*	2001
Rachlin, Michael	LA-06157	*Historic Structure Assessment Report for the Proposed New Fire Station No. 82*	2002
Duke, Curt and Marvin, Judith	LA-06456	*Cultural Resource Assessment Cingular Wireless Facility No. Sm 196-03 Los Angeles County, California*	2002
Bonner, Wayne H.	LA-07342	*Cultural Resource Records Search and Site Visit Results for Sprint Ocs Facility Candidate La35xc8191 (holly Tree), 1671 North Western Avenue, Los Angeles, Los Angeles County, California*	2005

Author	SCCIC # (LA-)	Title	Year
Bonner, Wayne H. and Christeen Taniguchi	LA-07343	*Records Search Results and Site Visit for Sprint Telecommunications Facility Candidate La35xc819h (holly Tree) 5500 Hollywood Boulevard, Los Angeles, Los Angeles County, California*	2004
Taniguchi, Christeen	LA-07377	*Records Search Results and Site Visit for Sprint Telecommunications Facility Candidate La40xc876e (smoke) 1522 Van Ness Avenue, Los Angeles, Los Angeles County, California*	2003
Greenwood, Roberta S.	LA-07562	*Additional Information for Dseis, Core Study Alignments 1, 2, 3, 4, and 5*	1987
Unknown	LA-07565	*Technical Report Archaeology Los Angeles Rail Rapid Transit Project "Metro Rail" Core Study, Candidate Alignments 1 to 5*	1987
Hatheway, Roger G. and Peter, Kevin J.	LA-07566	*Technical Report Dseis, Core Study Alignments 1, 2, 3, 4, and 5*	1987
Bonner, Wayne H. and Christeen Taniguchi	LA-08007	*Indirect Ape Historic Architectural Assessment Results for Sprint Telecommunications Facility Candidate La40xc876e (smoke) 1522 Van Ness Avenue, Los Angeles, Los Angeles County, California*	2004
Anonymous	LA-08020	*Technical Report: Cultural Resources Los Angeles Rail Rapid Transit Project "metro Rail" Core Study*	1987
Gust, Sherri and Heather Puckett	LA-08251	*Los Angeles Metro Red Line Project, Segments 2 and 3 Archaeological Resources Impact Mitigation Program Final Report of Findings*	2004
Cameron, David G.	LA-08305	*1514-1544 North St. Andrews Place*	1987
Wlodarski, Robert J.	LA-09404	*Proposed Bechtel Wireless Telecommunications Site LAR318 (Hollywood/Western) Located at 5500 Hollywood, California, 90028*	2008
Stewart, Noah M.	LA-10149	*Finding of no adverse effect: US 101 from Alameda Street Underpass to Barham Boulevard Overcrossing*	2009
Bonner, Wayne H. and Kathleen A. Crawford	LA-10276	*Cultural Resources Records Search and Site Visit Results for AT&T Mobility, LLC Candidate LAR535 (101 Freeway/ Sunset Blvd), 1522 North Van Ness Ave., Los Angeles, Los Angeles County, CA.*	2009
Bonner, Wayne	LA-10406	*Direct APE Historic Architectural Assessment for Sprint Telecommunications Facility Candidate LA35XC8191 (Holly Tree), 1671 North Western Avenue, Los Angeles, Los Angeles County, California*	2005
*Chattel, Robert	LA-11797	*Historic Resources Survey Hollywood Redevelopment Project Area*	2010
Bonner, Wayne	LA-12017	*Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate SV11061C (Carlton Way Apartment), 5738 Carlton Way, Los Angeles, Los Angeles County, California*	2012
Bonner, Wayne and Crawford, Kathleen	LA-12158	*Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate LA03196A (SM196 St. Francis Hotel) 5533 Hollywood Boulevard, Los Angeles, Los Angeles County, California*	2012
Brunzell, Dave	LA-12672	*Cultural Resource Assessment of the Maye Building at 5500 Hollywood Boulevard, Los Angeles, Los Angeles County, California (BCR Consulting Project No. ACE1403)*	2015

*Relevant previous study

Source: SCCIC, 2020

LA-11797

This study, which was prepared in 2010, included the preparation of a historic context statement and intensive-level survey for the Community Redevelopment Agency of the City of Los Angeles – Hollywood Redevelopment Project Area (Hollywood CRA).[19] The report indicates that the Hollywood CRA had been surveyed previously three times prior to the preparation of the study: 658 properties were surveyed in 1986, 808 properties were surveyed in 1997 (although no DPR forms were prepared), and 1019 properties were surveyed in 2003. While the two subject properties are located within the Hollywood Redevelopment Area, neither of them were identified as potentially eligible in the 2010 study.

Previously Recorded Cultural Resources

According to the SCCIC files, 21 historic architectural resources have been previously recorded within a 0.25-mile radius of the Project Site **(Table 2**). No archaeological resources have been previously recorded within or adjacent to the Project Site.

One historic architectural resource (P-19-190048) has been previously recorded as overlapping with the Project Site, and is described in detail following the table. Other adjacent resources are also discussed following the table.

[19] Chattel Architecture, Planning & Preservation, Inc., "Historic Resources Survey: Hollywood Redevelopment Project Area," prepared for Community Redevelopment Agency, February 2010.

TABLE 2
PREVIOUSLY RECORDED HISTORIC ARCHITECTURAL RESOURCES ON FILE AT SCCIC

Primary Number (P-19-)	OHP Property Number	Address	Resource Type	*Resource Attribute/Resource Description	Date Recorded	*CHR Status Code	Approx. Distance from Project Site
P-19-167072	021011	Hollywood-Western Bldg., Mayer Bldg. "5500-5510 Hollywood Blvd Los Angeles; 5504 Hollywood Blvd Los Angeles"	Building	HP07 (3+ story commercial building); HP95	"1976 (Tom Sitton, Natural History Museum); 1994 (Christy J. McAvoy, Historic Resources Group); 2009 (Samir Srivastava, ABS Mayer Bricker, LLC)"	5S1	535 ft E
P-19-167087	021028	Hollywood Beverly Christian Church 1717 N Gramercy Pl Los Angeles	Building	HP16 (Monument/mural/gravestone) ; HP99	1976 (Dennis Smith, Tom Sitton, NHM)	-	378 ft NW
P-19-167527	021495	Street Lights Hollywood Blvd (scattered) Los Angeles	Object	HP39 (other)	1979 (D. Miller & C. Johnson, Hollywood Revitalization Committee)	-	5 ft N
P-19-167787	021759	Dunning House 5552 Carlton Way Los Angeles	Building, Element of district	HP02 (Single-family property)	-	5S1	72 ft S
P-19-167817	021790	5540 Hollywood Blvd 5540 Hollywood Blvd Los Angeles (APN 5544-025-013)	Building	HP03 (Multiple family property)	"1979 (D. Miller & C. Johnson, Hollywood Revitalization); 1986 (S. Bourstein, SCRTD)"	-	175 ft E
*P-19-167818	021791	California Bank 5618-28 Hollywood Blvd Los Angeles (APN 5544-026-006)	Building	HP06 (1-3 story commercial building)	1986 (Sharon Bourstein, SCRTD)	2S2	65 ft W
P-19-167819	021792	5647-53 Hollywood Blvd 5647-53 Hollywood Blvd Los Angeles (APN 5544-002-025)	Building	HP06 (1-3 story commercial building)	1986 (S. Bourstein, SCRTD)	-	353 ft W
P-19-167820	021793	Escrow Center 5701 Hollywood Blvd Los Angeles (APN 5586-034-018)	Building	HP06 (1-3 story commercial building)	1986 (S. Bourstein, SCRTD)	-	527 ft W

Primary Number (P-19-)	OHP Property Number	Address	Resource Type	*Resource Attribute/Resource Description	Date Recorded	*CHR Status Code	Approx. Distance from Project Site
P-19-167821	021794	Hollywood Sports Cars 5766 Hollywood Blvd Los Angeles 90028 (APN 5586-035-002)	Building	HP06 (1-3 story commercial building)	"1979 (Christy Johnson, Hollywood Revitalization); 1986 (S. Bourstein, SCRTD)"	-	1,038 ft W
P-19-167825	021789	Grant Elementary School 1530 Wilton Pl Los Angeles	Building	HP15 (Educational building)	1995	-	374 ft SW
P-19-173426	064895	Hollywood Professional School 5400 Hollywood Blvd Los Angeles (APN 5544-021-020)	Building	HP15 (Educational building)	1986 (S. Bourstein, SCRTD)	-	1,205 ft E
P-19-175191	097013	Bricker Bldg. 1671 N Western Ave Los Angeles 90027	Building	HP07 (3+ story commercial building)	2005 (K. Crawford)	1S	521 ft E
P-19-176338	100951	Serrano District "1516 N Serrano Ave Los Angeles; 1537 N Serrano Ave Los Angeles; 1544 N Serrano Ave Los Angeles; 1551 N Serrano Ave Los Angeles; 1554 N Serrano Ave Los Angeles; 1557 N Serrano Ave Los Angeles; 1563 N Serrano Ave Los Angeles; 1610 N Serrano Ave Los Angeles; 1622 N Serrano Ave Los Angeles; 1634 N Serrano Ave Los Angeles; 1638 N Serrano Ave Los Angeles; 1650 N Serrano Ave Los Angeles; 1536 N Serrano Ave Los Angeles; 1600 N Serrano Ave Los Angeles; 1608 N Serrano Ave Los Angeles; 1616 N Serrano Ave Los Angeles"	District	-	1979 (Miller, Denver and Christy Johnson, Hollywood Revitalization Committee)	-	1,184 ft E
P-19-186730	137691	St Francis Hotel 5533 Hollywood Blvd Los Angeles	Building	HP05 (Hotel/motel)	2002 (J. Marvin, K. Harper, LSA)	-	298 ft E
P-19-187040	-	1749 Garfield Pl 1749 Garfield Pl Los Angeles	Building	HP02 (Single-family property)	1997 (C. McAvoy, HRG)	-	509 ft N

Primary Number (P-19-)	OHP Property Number	Address	Resource Type	*Resource Attribute/Resource Description	Date Recorded	*CHR Status Code	Approx. Distance from Project Site
P-19-187437	-	LA40XC876E-Sprint Telecommunications Candidate 5805 Harold Way Los Angeles 90028	Building	HP03 (Multiple family property)	2004 (C. Hetzel)	-	1,307 ft SW
P-19-189999	112433	St Andrews Bungalow Ct "1514 N St Andrews Pl Los Angeles; 1516 N St Andrews Pl Los Angeles; 1518 N St Andrews Pl Los Angeles; 1520 N St Andrews Pl Los Angeles; 1522 N St Andrews Pl Los Angeles; 1524 N St Andrews Pl Los Angeles; 1526 N St Andrews Pl Los Angeles; 1528 N St Andrews Pl Los Angeles; 1532 N St Andrews Pl Los Angeles; 1534 N St Andrews Pl Los Angeles; 1536 N St Andrews Pl Los Angeles; 1538 N St Andrews Pl Los Angeles; 1540 N St Andrews Pl Los Angeles; 1542 N St Andrews Pl Los Angeles; 1544 N St Andrews Pl Los Angeles"	District	HP03 (Multiple family property)	1997 (Teresa Grimes, Historic Resources Group)	1S	641 ft S
*P-19-190048	129206	Harold Way, Carlton Way, & St Andrews Pl District "1500 block of St Andrews Pl Los Angeles; 5600-5700 blocks of Carlton Way Los Angeles; 5500-5600 blocks of Harold Way Los Angeles"	District	HP02 (Single-family property); HP03 (Multiple family property)	1979 (Denver Miller, Christy Johnson, Hollywood Revitalization Committee)	-	1655 St. Andrews located within district
*19-167713	424421	5611 W. Hollywood Blvd	Building	HP06 (1-3 story commercial building)	3/3/2020, BERD	2S2	62 ft N
N/A	514264	Hollywood Downtowner Inn 5601 W. Hollywood Blvd.	Building	HP05 (Hotel/motel)	3/3/2020, BERD	2S2	62 ft N
*19-167769	424477	5611 Carlton Way	Building	HP03 (Multiple-family property)	3/3/2020, BERD	7N	Directly W

Source: SCCIC, 2020

P-19-190048 (The Carlton/Harold Way/St. Andrews Grouping)

Resource P-19-190048 is the Carlton/Harold Way/St. Andrews Grouping and encompasses the 1500 block of St. Andrews, 5700 and 5600 blocks of Carlton and the 5500 and 5600 blocks of Harold Way. It was recorded by the Hollywood Revitalization Committee, Inc. in 1979.[20] The resource consists of various building styles that were popular during the first 30 years of the twentieth century. According to the site record, the resource is an excellent example of residential styles during the early period of Hollywood's development. As part of the survey, the subject property located at 1655 St. Andrews was identified as part of this resource. However, it appears that the address listed on the 1979 survey was an error, as the building described as existing at that address was stated to be a 1917 two-story Craftsman duplex, rather than the three story Mid-Century Modern Dingbat/Stucco Box apartment building that was on existence at this address since 1957.

P-19-167818 (California Bank)

The California Bank (5618 W. Hollywood Blvd. is an Art Deco commercial building constructed in 1930. It is a roughly rectangular single-story building that faces north towards Hollywood Boulevard that has an off-centered Art Deco style tower. There are eight bays with pilasters on either side. The east bay is a carport that leads to rear parking. There are two similar bays on either side of the third tower bay with storefront windows framed in metal. There is a main entry door under the tower with bas-relief details above. Four additional bays are located to the west with matching larger fixed storefront windows **(Figure 3)**. The California Bank was owned by a company of the same name (i.e. California Bank) and the architects for the building were John and Donald Parkinson and the contractor was Paul E. Wylie.[21] John and Donald Parkinson are important local architects who "helped define the look of pre-World War II Los Angeles."[22] Early in John's career, he worked in Beaux Arts Classicism; however, when Donald joined the firm, the duo switched to the Art Deco style, the works of which include the California Bank. Some of their best-known works include the Bullock's Wilshire department store, Saks Fifth Avenue, the Los Angeles Memorial Coliseum, Los Angeles Union Station, and Los Angeles City Hall. The California Bank was altered in 1994 after the Northridge Earthquake in order to repair structural damage to exterior walls and the tower structure.[23] From observing historical Sanborn maps, it does not appear as though the building footprint has been altered significantly from the time of its construction, although it does appear that there are some additions to the rear **(Figure 4)**.The Built Environment Resources Directory (BERD) gives the building a status code of 2S2 meaning that it is individually determined eligible for the National Register by consensus through the Section 106 process as well as being listed in the California Register.

[20] Denver Miller and Christy Johnson, "1500 Block of St. Andrews, 5700 and 5600 blocks of Carlton and 5500 and 5600 blocks of Harold Way," 1979.

[21] Los Angeles Building Permit No. 4508, issued March 3, 1930.

[22] "John Parkinson," *Los Angeles Conservancy,* accessed September 30, 2020, https://www.laconservancy.org/architects/john-parkinson.

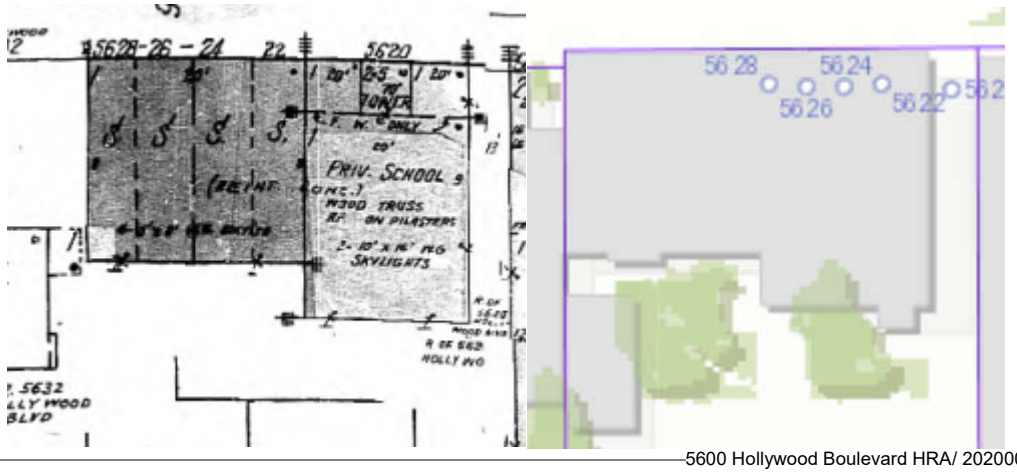
[23] Los Angeles Building Permit No. 36891, issued March 16, 1994.



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: ESA, 2020

Figure 3
A view of the north (primary) façade of the California Bank Building, view facing southwest



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: EDR; Los Angeles County Assessor

Figure 4
A comparison of the historic footprint of the California Bank Building, as seen in a1950 Sanborn map (left) with the current LA County Assessor map (right) indicates that there may be some additions to the rear of the building.

19-167713, 5611 W. Hollywood Boulevard

There are two buildings located at this address. The first building was constructed in 1913 as an apartment house by contractor Waukeekee Building Co., and it was owned by J.S. Upson.[24] The

[24] Los Angeles Building Permit No. 2417, issued February 21, 1913.

second building built on the site was constructed in 1922 in the Renaissance Revival style. It is a block of stores, which was built to front onto West Hollywood Boulevard so that the first building on the site was obscured from view from the south (i.e. from Hollywood Boulevard). On the south (primary) façade of the second building, there are six bays of storefronts (altered)on the first floor. On the second floor, there are wood casement windows, although it appears as though some of the windows have been replaced. Every other window has a decorative window surround that appears to be original. The southwest corner is chamfered and has an additional door with a decorative window on the second story **(Figure 5)**. The building was owned by Mr. S. Goodman, who also worked as the contractor, and it was designed by Henry Charles Deckbar.[25] Deckbar was an Los Angeles-based architect who worked from 1912 to 1938. His works include the Crown Apartments in Pasadena; the Masonic Building; University Lodge, Los Angeles; and the Trinity Hotel and Auditorium Building in downtown Los Angeles.[26] It appears as though some of the store fronts on the first floor and some of the second story windows have been replaced. Based on observations of the 1950 Sanborn map produced for the area, it does not appear as though the building has undergone any alterations to its footprint **(Figure 6)**. The BERD gives the building a status code of 2S2 meaning that it is individually determined eligible for the National Register by consensus through the Section 106 process as well as being listed in the California Register.

25 Los Angeles Building Permit No. 16077, issued May 11, 1922.

26 "Harry Charles Deckbar (Architect), *PCAD*, accessed September 30, 2020, http://pcad.lib.washington.edu/person/169/.

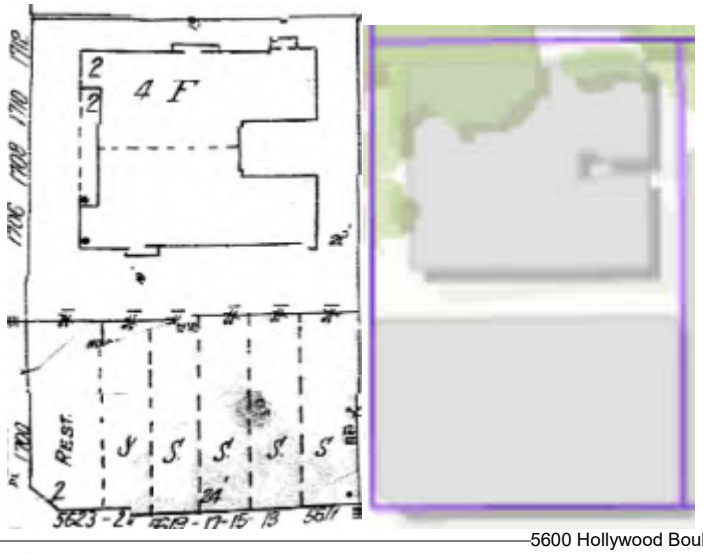


5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: ESA, 2020

Figure 5

A view of the south (primary) façade of the second building constructed on the property at 5611 W. Hollywood Boulevard, which faces onto the boulevard, view facing north



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: EDR; Los Angeles County Assessor

Figure 6

A comparison of the footprints of the two buildings constructed on the property at 5611 W. Hollywood as they existed in 1950 when recorded on a Sanborn (left) with their appearance today as shown on a current LA County Assessor map (right). The second building constructed on the property, which facesonto Hollywood Boulevard, appears to retain its original footprint.

Hollywood Downtowner Inn, 5601 W. Hollywood Blvd

The Hollywood Downtowner Inn was built in 1956 in the Mid-Century Modern style. The inn faces south so that it fronts on to Hollywood Boulevard. It features a central courtyard with a pool; hotel rooms surround and face the central courtyard. It features some Googie details such as a dramatic sweeping roofline and a large neon sign at the front. It has stone and brick siding **(Figure 7)**. At the time of its construction, it was owned by Anthony Collazo, designed by Jack Chernoff, and engineering was provided by W. Tom.[27] The architect, Jack Chernoff, was best known during this period not for his motel designs, but instead, for his designs of dingbat apartment buildings. To developers, he was known as "'Packin Jack" because he [could] get more units on a lot than anybody else in the field."[28] However, he did build at least one other motel structure in the 1950s, a 54-unit motel in Stockton that was built two years after the construction of the Hollywood Downtowner Inn, in 1958,[29] Through study of the Sanborn map that was published for the Hollywood area in 1957, it appears that the original footprint of the building remains intact **(Figure 8)**. Moreover, the BERD gives the building a status code of 2S2, meaning that it is individually determined eligible for the National Register by consensus through Section 106 process and it is also listed in the California Register. In the survey entitled *Historic Resources Survey, Hollywood Redevelopment Project Area* that was conducted for the Community Redevelopment Agency in 2020, the building was given the status codes of 3CS and 5S3 under the contexts commercial motel and Mid-Century Modernism. These two status codes mean, respectively, that it appears eligible for the California Register through survey evaluation and that it appears to be eligible for local listing or designation through survey evaluation. Since the building is already listed on the California Register due to a previous determination of eligibility, the survey simply confirms that it still appears to retain adequate integrity to convey its significance as a California Register-listed resource.

27 Los Angeles Building Permit No. 52762, issued on September 12, 1956.

28 As quoted in Liz Falletta, *By Right, By Design: Housing Development versus Housing Design in Los Angeles* (New York: Routledge, 2020), n.p.; for more information on Chernoff's dingbat apartment designs, see also John Chase, *Glitter Stucco and Dumpster Diving: Reflections on Building Production in the Vernacular City* (New York: Verso, 2004), 12-14.

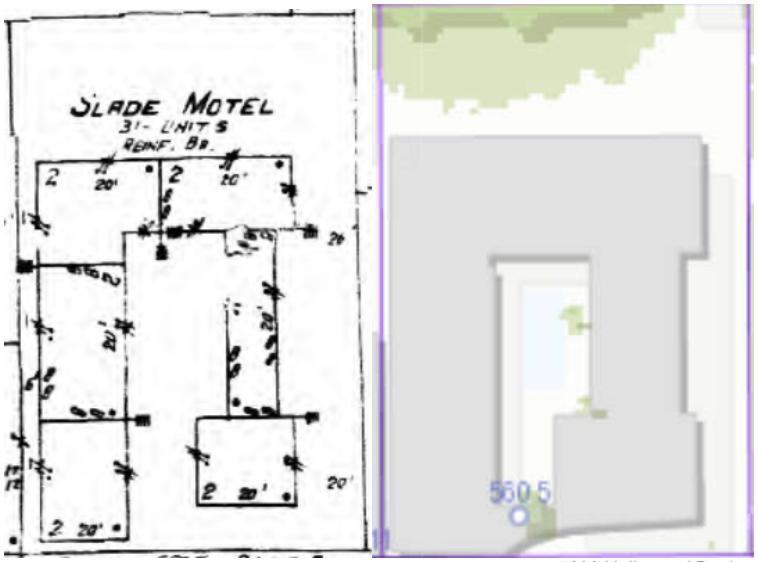
29 "Modern New Motel Rises in Stockton," *Western Architect and Engineer*, vol. 212-215, 1958, p. 47.



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: ESA, 2020

Figure 7
A view of the south (primary) façade of Hollywood Downtowner Inn, view facing north



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: EDR; Los Angeles County Assessor

Figure 8
A comparison of the footprint of the Hollywood Downtowner Inn as it appeared one year after its original construction, as shown on a 1957 Sanborn map (left) with its appearance today, as shown on the current LA County Assessor map (right). Based upon the building's footprint, it appears to retain its original configuration.

19-167769, 5611 Carlton Way

This apartment building, as executed in the Art Deco style, was constructed in 1930 **(Figure 9)**. It is five stories tall and has three bays, and as denoted on a 1950 Sanborn map, it is constructed of reinforced concrete **(Figure 10)**.. The west bay features an entrance to an underground parking lot. The middle bay contains the main entrance to the interior of the building, and the east bay has a large wood fixed window. The bays on either side of the central primary bay feature Art Deco decorative features such as pilasters and bas reliefs with casement windows. The central bay is less architecturally articulated than the two bays that flank it; the ground floor, which contains the primary entrance, has what appears to be a decorative cast stone door surround. The floors above the ground floor, however, are much more spare in their decorative treatment. Each level has two casement windows that flank a centrally-placed arched door opening. This door opening provides access to an exterior fire escape balcony with decorative railings.

At the time of its construction, the building was owned by Raymond O'Brian, designed by O. Schiller and E.J Davis, and built by C.C. Overpeck.[30] No information is available about the architects. The building appears to remain intact with a high level of integrity the footprint of the building also remains unchanged since the 1950 Sanborn map for the area was published, meaning that it does not appear to have any alterations to its exterior. Today, the BERD gives the building a status code of 7N meaning that the building needs to be reevaluated. However, the status codes were updated in 2003, and prior to this date, the building was given the code of 4 meaning that it was potentially eligible for listing on the National Register. In the survey of the Hollywood area that was conducted for the Community Redevelopment Agency in 2020, which was entitled *Historic Resources Survey, Hollywood Redevelopment Project Area*, the building was given the status codes of 3S; 3CS; and 5S3 under the contexts of apartment houses and Art Deco. The 3S means that it appears individually eligible for the National Register through survey evaluation, while the 3CS and 5S3 status codes mean that it appears eligible for both listing on the California Register and for local designation, as evaluated through survey.

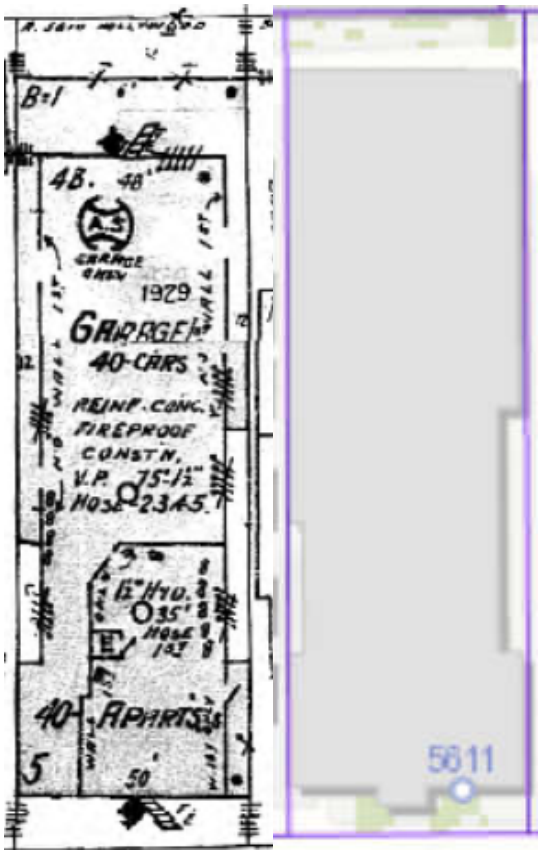
[30] Los Angeles Building Permit No. 30097, issued on November 21, 1929.



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: ESA, 2020

Figure 9
A view of the south (primary) façade of 5611 Carlton Way, view facing north



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: EDR; Los Angeles County Assessor

Figure 10

A comparison of the footprint of 5611 Carlton Way as documented in a 1950 Sanborn (left) with the current LA County Assessor map (right) reveals that the original footprint appears to remain intact.

3.3 Historic Resources Setting

Listed below in **Table 3** are 47 historic resources located within 0.25 miles of the subject properties as found both HistoricPlacesLA—the City of Los Angeles's online information and management system specifically created to inventory and map significant historic resources—as well as the BERD, as maintained by the OHP. Of the 47 historic resources within 0.25 miles of the subject properties, 5 have direct views of the subject properties, including the following: 5611 Carlton Way, located to the west and southwest of the subject property; 5601 Hollywood Boulevard and 5611 Hollywood Boulevard, which are both located to the north of the subject properties; 5618 Hollywood Boulevard, known as the California Bank, located to the east and northeast of the subject property; and 5552 Carlton Way, known as The Dunning House, which is located to the southeast of the subject properties. An additional seven properties—Saint Andrews Bungalow Court, 1809 N. Gramercy Place, 1745 N. Gramercy Place, 5447 Hollywood Boulevard, 5647 Hollywood Boulevard, and 5618 Hollywood Boulevard—have indirect views of the subject property.

TABLE 3
NEARBY HISTORIC RESOURCES

(WITHIN .25 MILES OF SITE)

Address/Name	Source	Date	*Resource Description	*CHR Status Code	Approx. Distance from Subject Property	View
Historic Resources with a Direct View of the Project Site						
5611 Carlton Way	HistoricPlacesLA	1930	Art Deco apartment building	3CS;5 S3;3S	Immediately W and SW	Direct View
5601 Hollywood Blvd	BERD	1956	Googie motel	2S2	62 ft. N	Direct view
5611 Hollywood Blvd	BERD	1922	Renaissance Revival commercial building	2S2	62 ft. N	Direct view
5618 Hollywood Blvd, California Bank	BERD	1930	Art Deco commercial building	2S2	65 ft W and NW	Direct View
5552 Carlton Way, Dunning House LAHCM 441	HistoricPlacesLA, BERD	1906	Victorian residence	2S2	95 ft. SE	Direct view
Historic Resources with an Indirect View of the Project Site						
St. Andrews Bungalow Court 1514-1544 N. St. Andrews Pl. National Register of Historic Places 98000244	HistoricPlacesLA	-	-	1S	605 ft. S	Indirect view
1809 N. Gramercy Pl.	HistoricPlacesLA, BERD	1909	Rare residence predating Hollywood's annexation to LA	3S; 3CS; 5S3	737 ft. N	Indirect view
1745 N. Gramercy Pl.	BERD	1930	Marsdin Apartment and Hotel, Bethany Towers	3S	527 ft. N	Indirect view
5447 Hollywood Blvd	BERD	1924	-	5S2	793 ft. NE	Indirect view
5540 Hollywood Blvd	BERD	1921	G.M. Benethum Building	2S2	215 ft. E	Indirect view
5647 Hollywood Blvd	BERD	1929	-	5S2	360 ft. W	Indirect view
5618 Hollywood Blvd	BERD	1930	California Bank	2S2	80 ft. W	Indirect view

Address/Name	Source	Date	*Resource Description	*CHR Status Code	Approx. Distance from Subject Property	View
5701 Hollywood Blvd	BERD	1929	Security Pacific Bank	3S	552 ft. W	Indirect view
Historic Resources with No View of the Project Site						
1706 N. Gramercy Place	BERD	1913	-	3S	154 ft. NW	No view
5524 Hollywood Blvd Falcon Studios LAHCM 382	HistoricPlacesLA	-	-	5S1	244 ft. E	No view
The Bricker Building 1571 N. Western Ave National Register of Historic Places 10001119	HistoricPlacesLA, BERD	1923	-	1S	840 ft. SE	No view
Hollywood Western Building 5500-5510 Hollywood Blvd. LAHCM No. 336	HistoricPlacesLA, BERD	1928	-	1S	526 ft. E	No view
1802-1810 ½ N. Western Ave Bungalow Court	HistoricPlacesLA	1920	1920s bungalow court associated with the entertainment industry	3S; 5S3; 3CS	1,014 ft. NE	No view
Security Pacific Bank 1811 N. Western Ave	HistoricPlacesLA	1972	Corporate Modern commercial building designed by Craig Ellwood	5S3; 3CS	871 ft. NE	No view
1756-1800 Garfield Pl. Bungalow Court	HistoricPlacesLA	1912	1910s bungalow court associated with the entertainment industry	3CS; 5S3; 3S	637 ft. NE	No view
Garfield Court Apartments 1839 N. Garfield Pl.	HistoricPlacesLA	1927	1920s courtyard apartments designed by A.J. Waid	5S3; 3S; 3CS	985 ft. N	No view
1806 Gramercy Pl.	HistoricPlacesLA, BERD	1907	Rare residence predating Hollywood's annexation to LA	3S; 3CS; 5S3	714 ft. N	No view

Address/Name	Source	Date	*Resource Description	*CHR Status Code	Approx. Distance from Subject Property	View
1756 N. Wilton Pl.	HistoricPlacesLA	1908	Rare residence predating Hollywood's annexation to LA	3S; 3CS; 5S3	710 ft. NW	No view
1750 N. Wilton Pl	HistoricPlacesLA	1913	American Foursquare residence	3S; 3CS; 5S3	682 ft. NW	No view
1755 ¼ N. Wilton Pl	HistoricPlacesLA	1914	Craftsman style single-family residence	3S; 3CS; 5S3	804 ft. NW	No view
1803 N. Wilton Pl.	HistoricPlacesLA	1925	Spanish Colonial Revival apartment house by architect Max Maltman	3S; 3CS; 5S3	892 ft. NW	No view
1817 N. Wilton Pl.	HistoricPlaesLA	1915	Renaissance revival single-family Residence	3S; 3CS; 5S3	960 ft. NW	No view
1821 N. Wilton Pl.	HistoricPlacesLA	1917	Arts and Crafts Prairie style residence	3S; 3CS; 5S3	1,036 ft. NW	No view
1825 N. Wilton Pl.	HistoricPlacesLA	1925	1925Arts and Crafts prairie style single-family residence	3S; 3CS; 5S3	1,087 ft. NW	No view
1833 N. Wilton Pl.	HistoricPlacesLA	1911	Craftsman residence	3S; 3CS; 5S3	1,117 ft. NW	No view
1845 N. Wilton Pl.	HistoricPlacesLA	1915	Craftsman single-family residence	3S; 3CS; 5S3	1,220 ft. NW	No view
The Polynesian 1830 N. Taft Ave LAHCM 1070	HistoricPlacesLA	-	-	-	1,1232 ft. NW	No view
1736 N. Gramercy Pl	BERD	1923	-	3S	364 ft. N	No view
1740 N. Gramercy Pl	BERD	1924	The Devonshire	3S	474 ft. N	No view
1813 Gramercy Pl.	BERD	1912	-	3S	790 ft. N	No view
1847 Gramercy Pl.	BERD	1907	-	5S2	1,123 ft. N	No view
1845 Gramercy Pl.	BERD	1927	-	5S2	1,100 ft. N	No view
1848 Gramercy Pl.	BERD	1929	Sir Launfal Apartments	5S2	1,228 ft. N	No view

Address/Name	Source	Date	*Resource Description	*CHR Status Code	Approx. Distance from Subject Property	View
1508 N. Wilton	BERD	1923	Temple Beth El, LA Korean Baptist Church	3S	676 ft. SW	No view
1528 N. Western Ave	BERD	1921	Roger the Plumber	5S2	966 ft. SE	No view
1714 Garfield Pl	BERD	1922	-	5S2	380 ft. NE	No view
1722 Garfield Pl	BERD	1924	Royal Arms Apartments	5S2	409 ft. NE	No view
1746 Garfield Pl.	BERD	1925	-	5S2	576 ft. NE	No view
1811 Garfield Pl	BERD	1926	-	5S2	781 ft. N	No view
1823 Garfield Pl	BERD	1955	-	5S2	920 ft. N	No view
1833 Garfield Pl.	BERD	1922	-	3S	984 ft. N	No view
1853 Garfield Pl	BERD	1924	-	5S2	1,147 ft. N	No view
5766 Hollywood Blvd	BERD	1924	Hollywood Sports Car	2S2	1,027 ft. W	No view
5417 Carlton Way	BERD	1917	-	5S2	1,148 ft. E	No view

4.0 Environmental Setting

4.1 Neighborhood Development

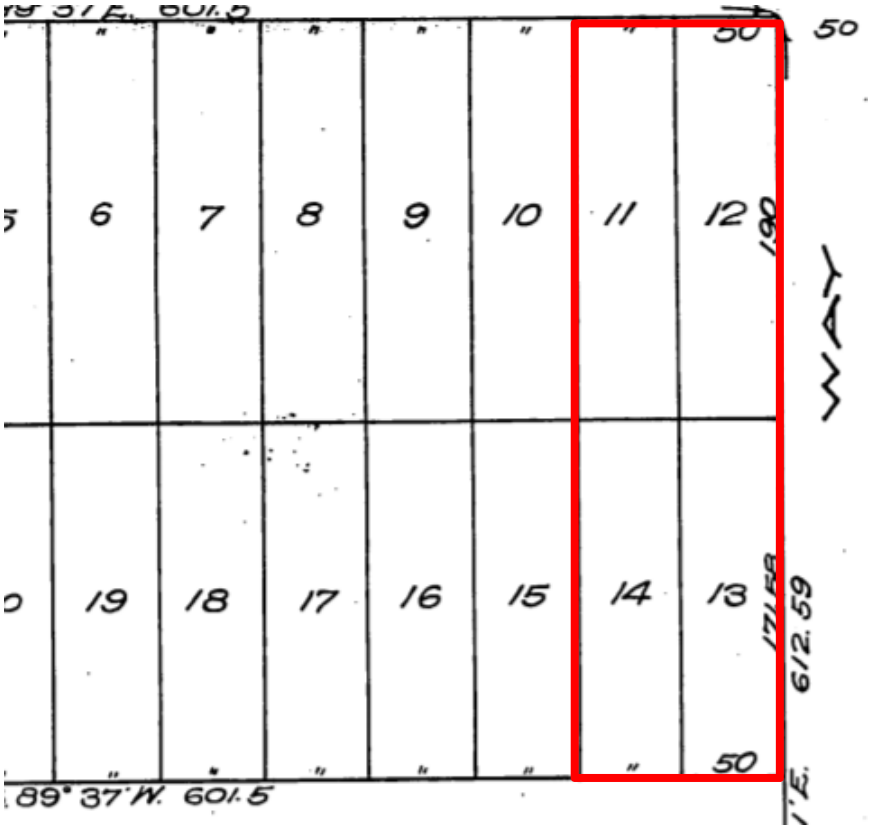
South Los Angeles

The subject properties are located within the Hollywood CPA. A history of the Hollywood CPA can be found in the *Historic Resources Survey Report for the Hollywood Community Plan Area.*[31]

Tract History

Irving Park (1910)

The subject properties are located on part of lot 10 and lots 11, 12, 13, and 14 of the Irving Park tract (**Figure 3 and Appendix B)**. Irving Park was a subdivision of a portion of lot 44 of the west portion of the Lick Tract and was subdivided in August of 1910. The tract was owned by William O. Jackson. Irving Park is a small tract consisting of 36 rectangular shaped lots of various sizes.



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: Los Angeles County department of Public Works

Figure 11
Excerpt of Irving Park Tract with the subject properties outlined in red

31 SurveyLA, "Hollywood Community Plan Area," prepared for the City of Los Angeles Department of Planning, November 2015, 3-10.

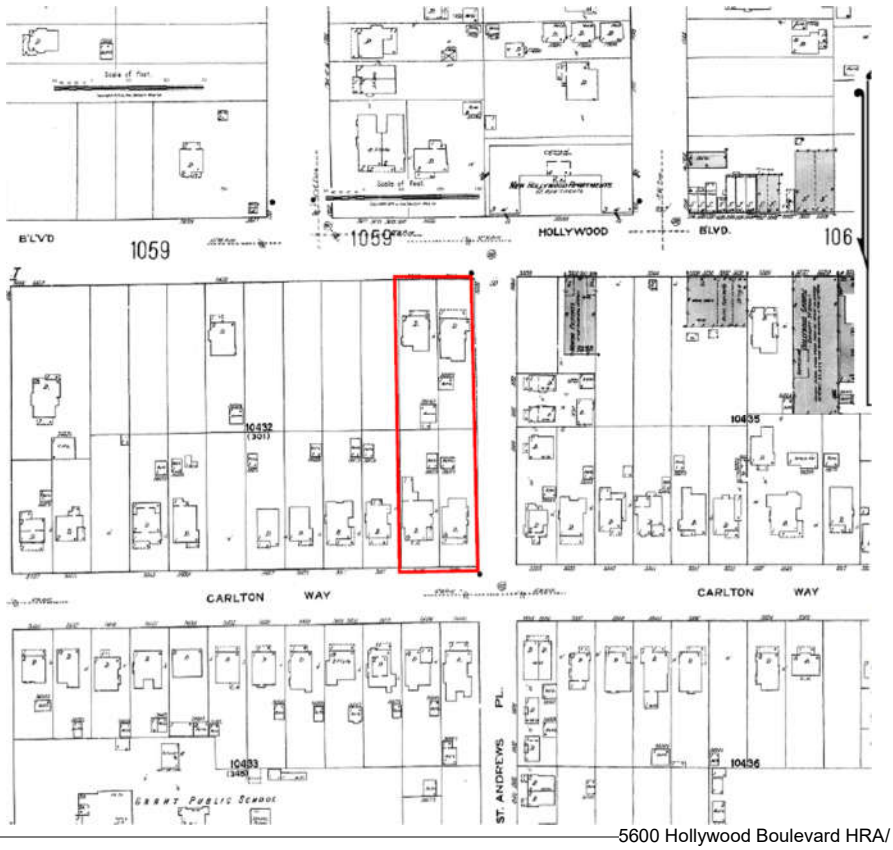
In 1919, all of the lots located along Carlton Way were developed with single-family residences including lots 13 and 14. The lots facing Hollywood Boulevard were mostly undeveloped except for four single-family residences including lots 11 and 12. At this point in time, all of the subject properties were developed with single-family residences **(Figure 11)**.

By 1928, some commercial development had occurred along Hollywood Boulevard, which also was present in 1938 and 1948 **(Figures 12-14)**. The Art Deco style apartment building located at 5611 Carlton Way (lot 15), was the first multi-family building in the Irving Park Tract and it is directly west of 5607 Carlton Way (lot 14), was constructed in 1930. The 1950 Sanborn shows that, by this time, the parcels located along Hollywood Boulevard were developed with stores and offices. The north side of Hollywood Boulevard was developed with stores, a used auto shop, and the New Hollywood Apartments. The south side of Hollywood Boulevard was similarly developed with commercial uses, although there were some residential uses interspersed there, as well. The subject property located at 5600 Hollywood Boulevard (Lot12) was developed with stores and some dwellings. The subject property located at 5604-5606 Hollywood Boulevard (Lot 11) was developed with the building that is still extant on the site, and the bottom story was divided into two stores **(Figure 15)**.

By 1955, a new apartment building was constructed at 1680 N. Wilton Place the tract, and in 1957, the residence located at the subject property at 5607 Carlton Way (Lot 14) was demolished **(Figures 16-17)**. By 1960, Sanborns show that the subject property located at 1655 N. Saint Andrews Place (Lot 13) was developed with the Mid-Century Modern Dingbat/Stucco Box apartment building that is still extant on the site today (**Figure 18)**.

Between 1981 and 1989, the residential lots south of Carlton Way were demolished for the development of an elementary school that is still located there **(Figure 19)**. The buildings on the subject property located at 5600 Hollywood Boulevard were demolished between 1994 and 2002 **(Figure 20)**.

Today, the Irving Park Tract has been substantially altered with the addition of more recent infill. The apartment building located at 5643 Carlton Way was constructed in 1964; the apartment building located at 1660 N. Wilton Place was constructed in 1990; the apartment building located at 5623 Carlton Way was constructed in 1992 as was also the apartment building located at 5617 Carlton Way; and the apartment building located at 5633 Carlton Way was constructed in 2011. As mentioned above, the residences previously located on the south side of Carlton Way were demolished before 1989 and have since been redeveloped with buildings and parking for Grant Elementary School. 5632 Hollywood Boulevard was developed in 1974 and updated in 1995, and 5610 Hollywood Boulevard was developed in 1997. As mentioned above, the stores and dwellings on the subject property located at 5600 Hollywood Boulevard were demolished between 1994 and 2002 **(Figure 21)**.



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: EDR

Figure 12
Excerpt of the 1919 Sanborn



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: EDR

Figure 13
Detail of 1928 aerial, subject property outlined in red



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: EDR

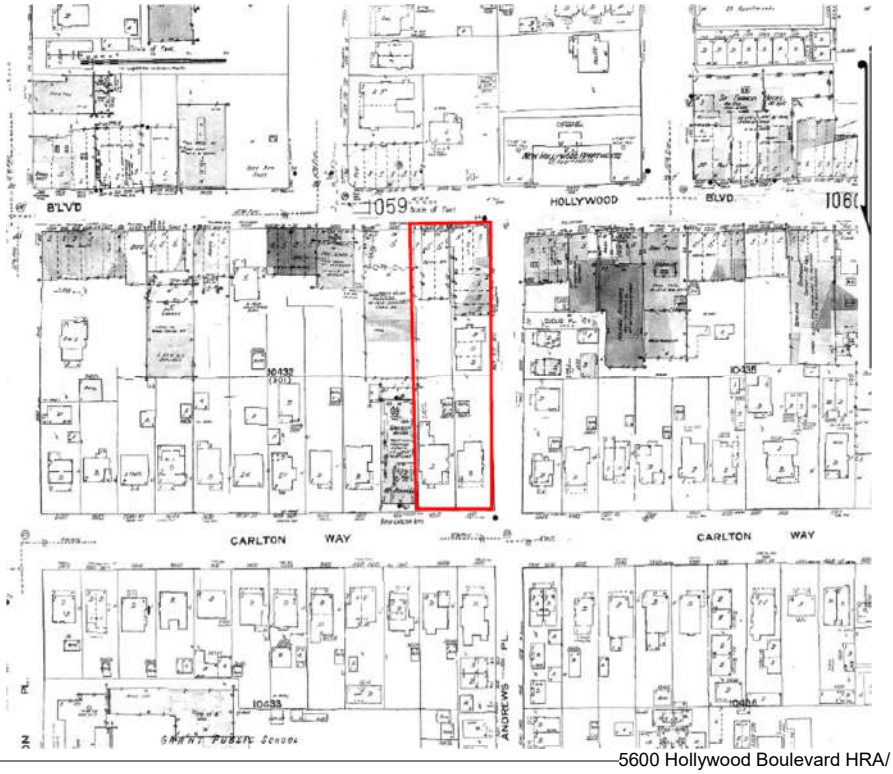
Figure 14
Detail of 1938 aerial, subject property outlined in red



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: EDR

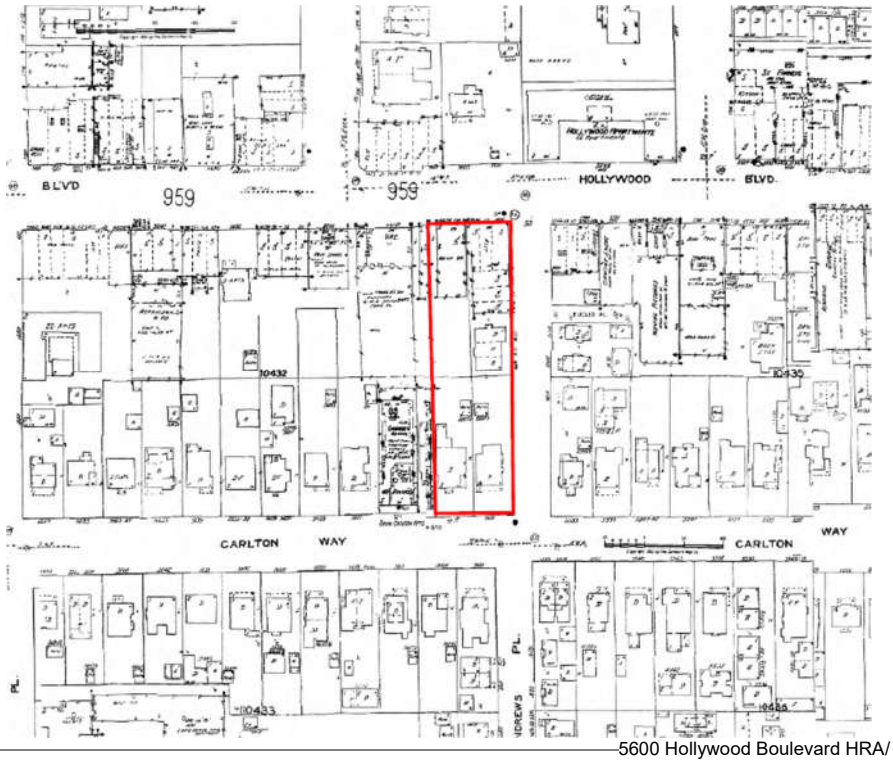
Figure 15
Detail of 1948 aerial, subject property outlined in red



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: EDR

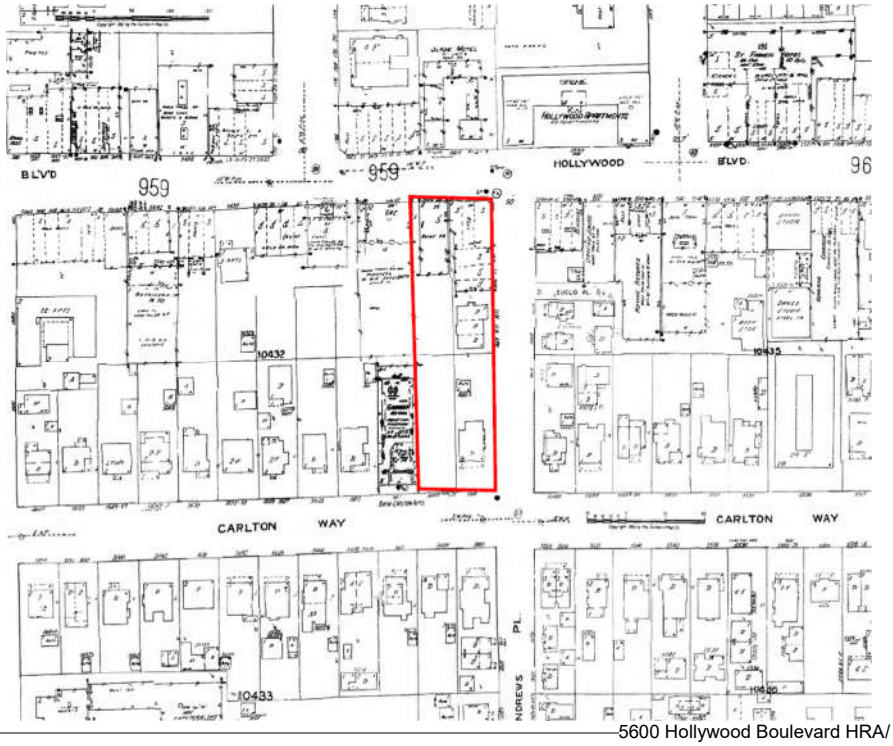
Figure 16
Excerpt of the 1950 Sanborn



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: EDR

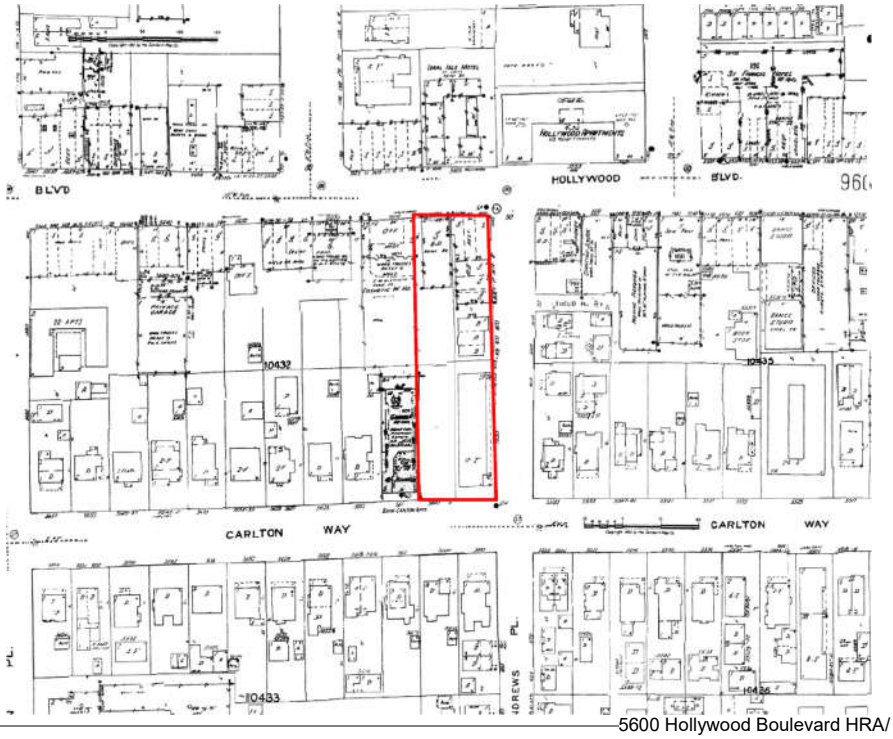
Figure 17
Excerpt of the 1955 Sanborn



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: EDR

Figure 18
Excerpt of the 1957 Sanborn



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: EDR

Figure 19
Excerpt of the 1960 Sanborn



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: EDR

Figure 20
Aerial from 1989, subject properties outlined in red



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: EDR

Figure 21
Aerial from 2002, subject properties outlined in red



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: EDR

Figure 22
Aerial from 2016, subject properties outlined in red

4.2 Architectural Description

As previously described earlier in this report, the Project Site is comprised of four parcels—an undeveloped lot located at 5600 Hollywood Blvd, a two-story brick vernacular building located at 5604-5606 Hollywood Boulevard, a three-story Mid-Century Modern Dingbat/Stucco Box apartment building (comprised of a soft story at ground level for tuck-in parking spaces and with two levels of living units constructed above it) located at 1655 N. Saint Andrews Place, and a parking lot located at 5607 Carlton Way—as shown on **Figure 2**. 5600 and 5604-5606 Hollywood are oriented north towards Hollywood Boulevard, 1655 N. Saint Andrews Place is oriented east towards St. Andrews Place, and 5607 Carlton Way is oriented south towards Carlton Way. However, since potential historical resources are only present on two of these parcels—5604-5606 Hollywood Boulevard and 1655 N. Saint Andrews Place—the architectural description provided here largely focuses on these two parcels, and provides only a brief overview of the two vacant parcels that are presently unimproved.

5600 Hollywood Boulevard

As discussed above and depicted in historic Sanborn maps and historic aerial photographs, the subject property located at 5600 Hollywood Boulevard was developed with buildings as late as

1989. However, today it is a vacant lot that is overgrown with vegetation and enclosed by a chain link fence (**Figure 23)**.



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: *ESA 2020*

Figure 23
The vacant lot located at 5600 Hollywood Boulevard, with the side elevation of 5604-5606 Hollywood Boulevard shown beyond, view facing west

5604-5606 Hollywood Boulevard

Exterior

The existing mixed-use commercial/residential building on the subject property is a two-story brick vernacular modern building; it was originally constructed in 1948 as a one-story building with plans in place to construct a second story at a later date. The second story was completed two years later, in 1950 (**Figure 24**). Originally, when first constructed, the building was built to accommodate one retail store on the ground floor; when the second floor was constructed two years later, it, too, functioned as a retail store. However, for the past thirty years, since 1990, the ground floor of the building has been used for auto body repair and detailing, rather than retail. Moreover, when the second floor was added to the building in 1950, new uses were introduced shortly after its construction. Although ostensibly the second floor was first built to accommodate more space for the retail operation below, within the first year of its construction it was converted to accommodate a mix of offices, apartments, and a single hotel unit; these uses continue into the present day, with the exception of the single hotel unit.



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: *ESA 2020*

Figure 24
North (primary) elevation of 5604-5606 Hollywood Boulevard, view facing south. The exterior of the building was originally exposed brick, as documented in a building permit, so the stucco that appears on the façade today appears to be an unpermitted alteration. Other more minor alterations, such as the security gate over the storefront and the new vinyl windows, are outlined in yellow

Today, the building is two stories in height, with a flat, modified bitumen roof surrounded by a low parapet. The building has a rectangular footprint that sits on a concrete slab-on-grade and is constructed of brick; however, the primary (north) façade has a stucco finish. The stucco finish appears to be an unpermitted alteration to the building, as a permit indicates that the building was originally constructed with a brick exterior.[32] At the ground level, there is a single entrance door located on the eastern end of the primary façade that provides entry to an interior staircase that provides access to the second floor level. The door is wood framed and glazed, and it appears to be original; it is surmounted by a wooden transom window and flanked by two sidelights. Adjacent to this single door is a large glazed storefront with an entry door that provides access to the first floor level. Both the single entry door and the large glazed storefront are covered with metal security gates (minor alteration). At the second floor level on the, there is a row of five multi-lite windows. The windows alternate in an "A-B-A-B-A" pattern across the façade, as there are three smaller-sized windows that are interspersed with two larger windows. These five windows are all replacement vinyl windows (alteration), which were installed at an unknown date. All five windows are circumscribed by a horizontally-oriented surround that both appears original and gives the second floor of the building a decidedly horizontal appearance rather than a vertical one, despite its two-story height. Located above this window surround is a roughly

[32] Los Angeles Building Permit No. 09773, issued April 14, 1948.

square-shaped blade sign that reads "Precise Auto Body," the name of the business that has occupied the property as a tenant since 1990.

The east (side) elevation of the building is largely unarticulated architecturally (**Figure 25**). It is painted brick, and it only has minimal fenestration at the first floor level; there are two wood 1/1/ double- hung sash windows located at the southernmost end of this elevation that appear to be original. Fenestration on the second-floor level is limited to five multi-lite windows that occur on the southernmost two-thirds of the elevation; the northernmost third of the building, which is adjacent to the building's street frontage on Hollywood Boulevard, is unfenestrated. Two of these five windows are large multi-lite windows, two are small 2/2 windows, and one is a medium sized multi-lite window; they are arranged in a "A-B-A-B-C" pattern. All of the windows are vinyl covered windows (alteration), and the two large multi-pane windows have air conditioning units affixed to them.



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: *ESA 2020*

Figure 25
East (side) elevation of 5604-5606 Hollywood Boulevard, view facing west. Altered windows are outlined in red Alterations such as the security bars are outlined in red, and non-original vinyl windows are outlined in yellow.

The south (rear) elevation of the building is also largely unarticulated architecturally **(Figure 26)**. It is unpainted brick, and there are two doors and a window at the ground floor level, as well as a large opening with an overhead door that that was added in 1995 (alteration). At the second floor level there is one door that is centrally placed upon the façade at this level, which is flanked by two large, non-original, multi-pane, vinyl windows (alteration). An exterior steel stair that appears original to the construction of the second floor level is centered on the building façade; it provides access to the second floor level from the ground floor level.

The west (side) elevation of the building is also unpainted brick. There are two wood 1/1 double-hung sash windows at the ground floor level that appear to be original, and these are covered with metal security bars that are affixed to them (alteration). At the second floor level, there are a grouping of seven, large vinyl-covered multi-pane windows (alteration) that are identical to one another in their size and configuration. These windows are arranged across the length of the elevation in regular intervals, and several of the windows have individual window air conditioning units affixed to them (alteration) **(Figure 27)**.



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: *ESA 2020*

Figure 26
South (rear) elevation of 5604-5606 Hollywood Boulevard, view facing north. A non-original overhead door opening is outlined in red, and non-original vinyl windows are outlined in yellow



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: *ESA 2020*

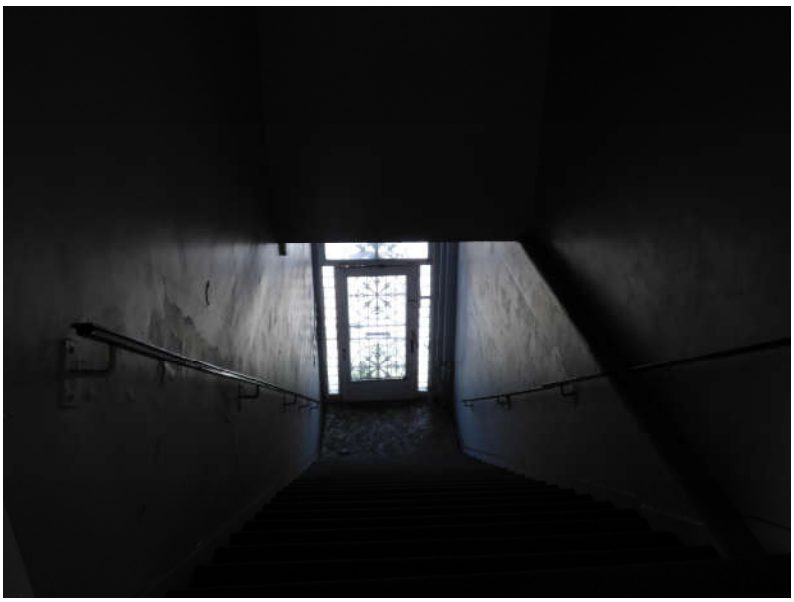
Figure 27
West (side) elevation of 5604-5606 Hollywood Boulevard, view facing northeast. Alterations such as the security bars are outlined in red, the non-original vinyl windows are outlined in yellow, and the locations of the non-original air conditioning units are indicated with blue arrows.

Interior

On the ground level interior of 5604-5606 Hollywood Boulevard, the building is divided up into two different spaces. To the northeastern end of the building, there is an enclosed stairwell that provides access to the second floor level from the street (**Figure 28**) The finishes in this space—such as the wooden stairs, the plaster walls, and the metal handrails—appear original to the construction of the second-floor addition The rest of the building on the ground floor level is one large space that is interrupted only by several supporting columns that aligned with one another and are arranged in a north-south direction (**Figure 29**). From the interior of the building, it also appears that the storefront (which is covered on the exterior by metal security gates that somewhat obscure it) is heavily modified on the eastern half. The western half of the storefront has large fixed windows that are aligned in a row to be flush with the primary facade; however, at the center of the storefront, a wall is introduced to create a recessed door vestibule. Adjacent to this vestibule, there is a wall with a large punched opening that is recessed away from the primary façade and into the interior space. The Sanborn map from 1950 shows that the first floor had two stores and therefore it presumably had two store entrances on the primary façade. Therefore, the

storefront has been altered and only has one entrance. The interior partitions have also been removed at an unknown date. The exterior walls that define this ground floor interior space are painted drywall, and there is a suspended acoustical ceiling in the northernmost portion and an exposed concrete slab ceiling with exposed piping and surface mounted conduit and lighting fixtures in the southernmost portion of the space (**Figure 30**). There is no finish floor in this ground floor space, but, instead, only an unfinished concrete slab.

The second floor interior of 5604-5606 Hollywood Blvd is divided into two unequal halves by an L-shaped corridor that roughly bisects it (**Figure 31**). Several skylights illuminate the corridor, and metal security doors have been affixed over the entries to each unit (alteration). The second floor is divided into eight different units by the corridor, some of which serve as apartment units and others that serve as office spaces. The typical unit (whether used as an apartment unit or an office) has a minimum of a main living space, a kitchen, and a bathroom, but the configuration of each unit varies and some units are substantially larger than others. The units have all been recently remodeled so that the majority of finish materials appear to be new—including painted drywall and carpeting—while wooden base trim and door frames appear to be original (**Figure 32**). In the kitchens of the typical unit, all cabinetry and fixtures appear to be new replacements (alteration), as well (**Figure 33**). The bathrooms of the typical unit sometimes retain original bathtub/shower enclosures, but other fixtures and finishes appear to be new replacements (alteration) **(Figure 34)**.



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: *ESA 2020*

Figure 28
North facing stairwell at 5604-5606 Hollywood Boulevard, view facing north. The stairwell located in the northeastern corner of the building that provides access to the interior second floor from the sidewalk located in front of building on Hollywood Boulevard.



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: *ESA 2020*

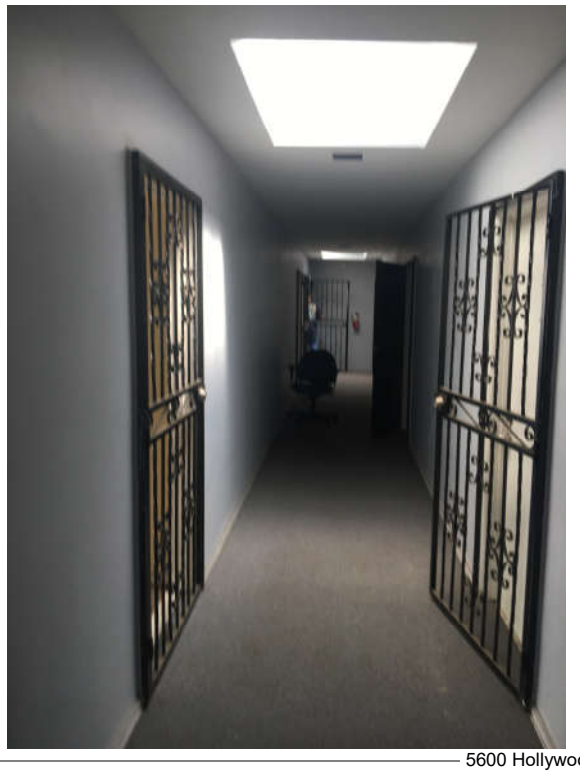
Figure 29
First floor of 5604-5606 Hollywood Boulevard looking towards front of building, view facing north. Storefront alteration outlined in red



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: *ESA 2020*

Figure 30
First floor of 5400-5600 Hollywood Boulevard looking towards rear of building, view facing south



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: *ESA 2020*

Figure 31
Second floor corridor of 5400-5600 Hollywood Boulevard around which both apartment units and office units open, view facing north



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: *ESA 2020*

Figure 32
Typical apartment unit on second floor of 5400-5600 Hollywood Boulevard, view facing west



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: *ESA 2020*

Figure 33
Typical kitchen in typical apartment unit on second floor of 5400-5600 Hollywood Boulevard, view facing north



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: *ESA 2020*

Figure 34
Typical bathroom in typical apartment unit on second floor of 5400-5600 Hollywood Boulevard, view facing west

1655 N. Saint Andrews Place

Exterior

This 14-unit Mid-Century Modern Dingbat/Stucco Box apartment building, which is located on the northwest corner of N. St. Andrews Place and Carlton Way, faces predominantly onto N. St. Andrews Place, although it has a side elevation that faces onto Carlton Way. It was built in 1957 and designed by architect Josef Van Der Kar in the Modern Style and, since its construction, has been in continuous use as multi-family residential housing until very recently, when the entire building was vacated and boarded up. The rectangular building is long and linear, and its length is aligned with the street onto which it fronts. The building is three stories in height (it has a ground level soft story with tuck-in parking spaces, with two levels of living units above) (**Figure 35**). The ground level concrete-slab parking spaces are enclosed on three sides and open to the air only on the front façade, where the building mass above is supported by metal pipe columns. The upper two floors of the building are block-like volumes that hold apartment units, each unit with its own open-air balcony facing toward the street onto which the building faces.



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: *ESA 2020*

Figure 35

The primary (east) façade of 1655 N. Saint Andrews Place as centered on one of the three main entrances to the building, view facing west. The replacement decorative foliate railing that runs along the entirety of facade is outlined in red. As shown in the photo, many door and window openings are boarded up, and some doors and windows appear to be missing.

Although the building has the appearance of a single massing, it is actually comprised of four different block-like massings. These four massings step down on the site in a southward direction, with each mass being only slightly shorter than the adjacent mass by several feet. Each building mass is capped with its own roof; each roof is a gable roof that has a very slight pitch so that each roof appears from street level to be flat. The three building masses on the northern portion of the site each house four apartment units to their interior, while the mass on the southernmost portion of the site houses two apartment units to its interior. The building appears to be constructed of wood frame with a stucco finish to the exterior.

The building's fenestration is largely oriented along its front (east) façade and rear (west) elevation, although there is some fenestration on the south (side) elevation that faces onto Carlton Way, as well (**Figure 36**). There is no fenestration on the north elevation (**Figure 37**), which faces inward towards the block rather than having any street frontage. Originally, each apartment unit (with the exception of the two units one the southern end of the building) had one large glazed sliding patio door on the front façade at the location of the living room to the interior and the balcony to the exterior and an aluminum-framed sliding window at the location of the kitchen; a few of these sliding doors and windows remain extant today, but the vast majority of both the sliding doors and windows have been removed and plywood boards placed in their openings to

prevent access to the interior (alteration). On the rear elevation, each apartment unit originally had one large horizontally-oriented window at the location of a bedroom and a smaller window placed at the location of a bathroom **(Figure 38)**. However, it is unknown how many of these windows remain extant today as plywood boards have been affixed to the window openings in order to prevent access to the interior of the building; some windows and window frames were observed (from the building's interior) to be missing, but some were also observed to be in place. The south elevation, which faces onto Carlton Way, was originally constructed with three vertically-oriented windows on the second floor and three vertically-oriented windows on the third floor directly aligned with the ones below. However, these windows are no longer extant; metal security bars have been affixed to the bottom portion of the window opening (alteration) and the openings have been boarded up with plywood sheathing (alteration).



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: *ESA 2020*

Figure 36
The south (side) elevation of 1655 N. Saint Andrews Place, which faces onto Carlton Way, view facing north



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: *ESA 2020*

Figure 37
The north (side) elevation of 1655 N. Saint. Andrews Place, view facing southwest



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: *ESA 2020*

Figure 38
The west (rear) elevation of 1655 N. Saint Andrews Place, view facing east

The interiors of the apartment units in the three northernmost building masses are each accessed by exterior stairs that are placed relative to the center of each respective building mass so that there is a series of three exterior stairs that appear in regularly-spaced intervals along the length of the front façade. These exterior stairs lead from the ground-level parking spaces that are located underneath the building to the living spaces located on the second and third floor levels of the building (**Figure 39**). Between the ground level and the first floor, the staircases are open tread staircases that project forward from the front (east) façade (**Figure 40**). However, once these staircases reach the first floor level, they are enclosed as corridors internal to the building. At the second floor landing where the open tread staircase to the exterior of the building transitions to the enclosed corridor to the interior of the building are located two doors on either side of the corridor (**Figure 41**). These provide entry to the two units that immediately flank the stairs. At the third floor landing located at the termination of the internal stair corridor are two more doors, one located on each side of the corridor. Each of these two doors provide access to the two apartment units immediately flanking the interior stair corridor. This circulation pattern is repeated down the length of the building, with each of three stairs located to the exterior of the building between the ground level and the first floor giving way to an internal stair corridor that provides access to two apartment units that flank it on the second floor level and another two apartment units that flank it on the third floor level, for a total of 14 apartment units opening off of a series of stair corridors along the length of the building. The only location in which there is a deviation from this pattern is at the southeast corner of the building, where a set of exterior open-tread stairs located at the corner of the building, and arranged in a zig-zag configuration, provides direct access to an apartment unit located on the second floor and another located on the third floor (**Figure 42**).

This open-tread stair is flanked to both sides with a simple, black metal railing that is comprised of vertical metal rods for supports, an upper handrail and a lower rail that run perpendicular to the rise of the stairs, and infill rods that are spaced approximately 4-5” apart from one another; this railing appears to be original. This type of metal railing also flanks the three exterior stairs that were previously described as providing access to the stair corridors to the interior of each of the three northernmost building masses. However, elsewhere, this original railing is no longer extant; the open-air balconies on the front façade are all enclosed with a metal railing that has vertical rods with a twisted configuration to simulate wrought-iron and a foliate metal design as a decorative accent (alteration dating from 1972); the handrails also have vertical supports that extend upward to the underside of the balcony’s ceiling **(Figure 43 and 44)**.



5600 Hollywood Boulevard / D20160626.40

SOURCE: *ESA 2020*

Figure 39

Ground Floor Parking at 1655 N. Saint Andrews Place, view southwest. Parking spaces located at the ground floor level beneath apartment units with one of the three exterior open-tread stairs located along the length of the front façade that provides access to the interior of the building.

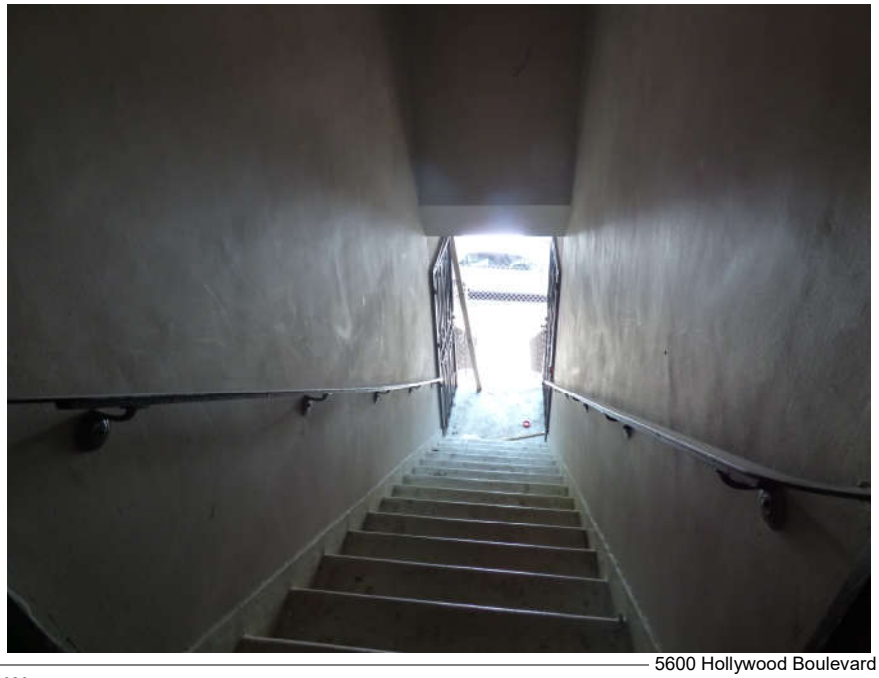


5600 Hollywood Boulevard / D20160626.40

SOURCE: *ESA 2020*

Figure 40

Exterior stairs at 1655 N. Saint Andrews Place, view facing northwest. Stairs lead from ground level to enclosed corridor located above the first floor level.



5600 Hollywood Boulevard / D20160626.40

SOURCE: *ESA 2020*

Figure 41

Internal stair corridor 1655 N. Saint Andrews Place, view facing east. Stair corridor around which entrances to two apartment units open at the second floor level (shown) and at the third floor level, view facing east

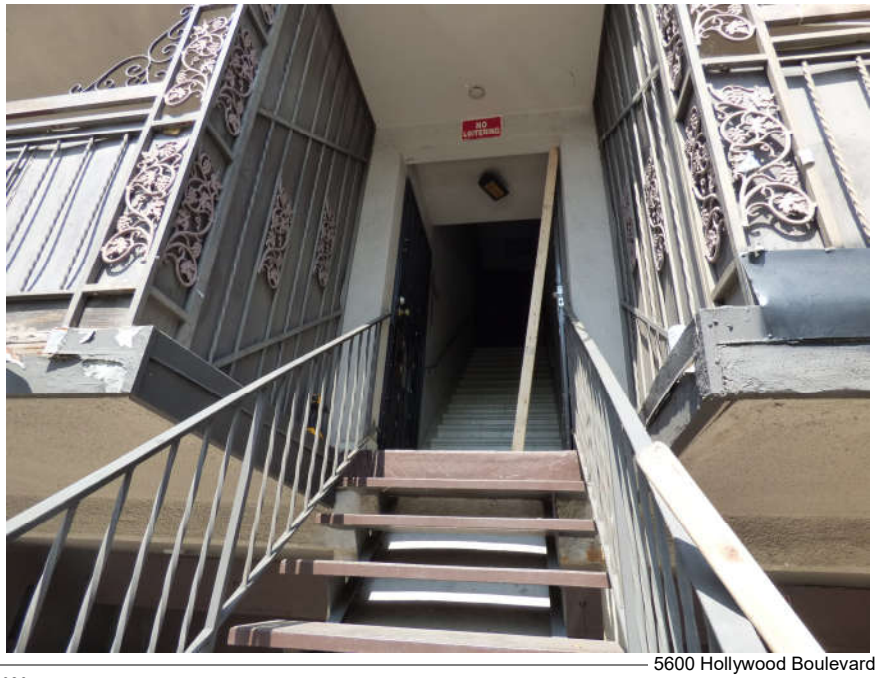


5600 Hollywood Boulevard / D20160626.40

SOURCE: *ESA 2020*

Figure 42

External stairs located at the southeast corner of 1655 N. Saint Andrews Place, view facing west. Open-tread stairs are arranged in a zig-zag configuration to provide access to one apartment unit on the second floor and another on the third floor level. The original, unaltered railing at this location (horizontal sections of which are outlined in red) reflects the former original appearance of the east facade, prior to the 1972 railing replacement.



5600 Hollywood Boulevard / D20160626.40

SOURCE: *ESA 2020*

Figure 43

Detail of exterior stairs at 1655 N. Saint Andrews Place, view facing northwest. The metal railings that appear to be original that flank the building's exterior stairs (foreground), with the replacement railings added to the building's street-facing, open-air balconies in 1972 in the background



5600 Hollywood Boulevard / D20160626.40

SOURCE: *ESA 2020*

Figure 44
Detail of railings, view facing west. A detail of the replacement metal railings and supports with a foliate decorative pattern that were placed on the building's street-facing balconies in 1972

Interior

As previously described, each of the 14 apartment units contained in the building's three northernmost building masses is accessed by a centralized stair corridor. The entrance to each unit has been altered with the addition of a metal security door that is affixed over the main entry door. Each apartment unit is comprised of a large living room with an opening for a glazed patio door opening to the balcony to the exterior; however, all openings to the exterior within each unit are boarded up with plywood sheathing (alteration). In some units the patio door was observed to be still extant, while in others, it is not.

The living room in each apartment unit opens to a small dining area with no notable features other than some wooden chair railing affixed to the wall (**Figure 45**). The dining room opens to a kitchen arranged in a galley-like configuration (**Figure 46**). Located off of the living room is located a bathroom and a single bedroom. The bathrooms in some of the units appeared to be largely original in terms of finishes and fixtures, with tile floors, tile counters, sinks, toilets, and shower/tub enclosures (**Figure 47**). The bedroom in each unit featured a single window opening on the west wall that was boarded up; many of the bedroom windows in the units appeared to be missing (**Figure 48**). The eastern wall of the bedrooms in each unit featured a large closet, although the closet doors were typically missing (**Figure 49**).



5600 Hollywood Boulevard HRA/ 202000095.00

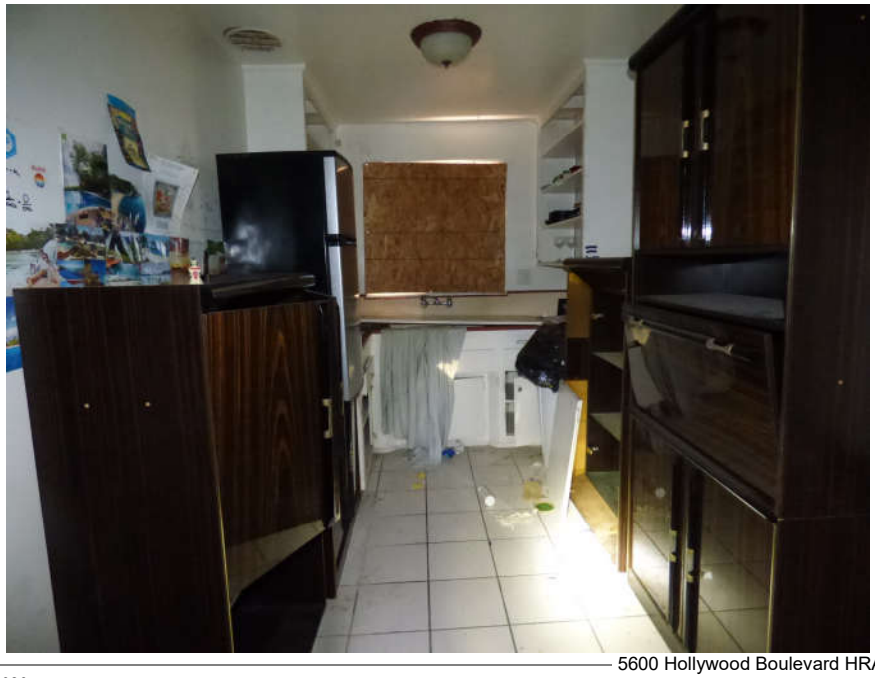
SOURCE: *ESA 2020*

Figure 45
Typical living room in typical apartment unit, view facing east. Addition of plywood sheathing outlined in red



5600 Hollywood Boulevard HRA/ 202000095.00

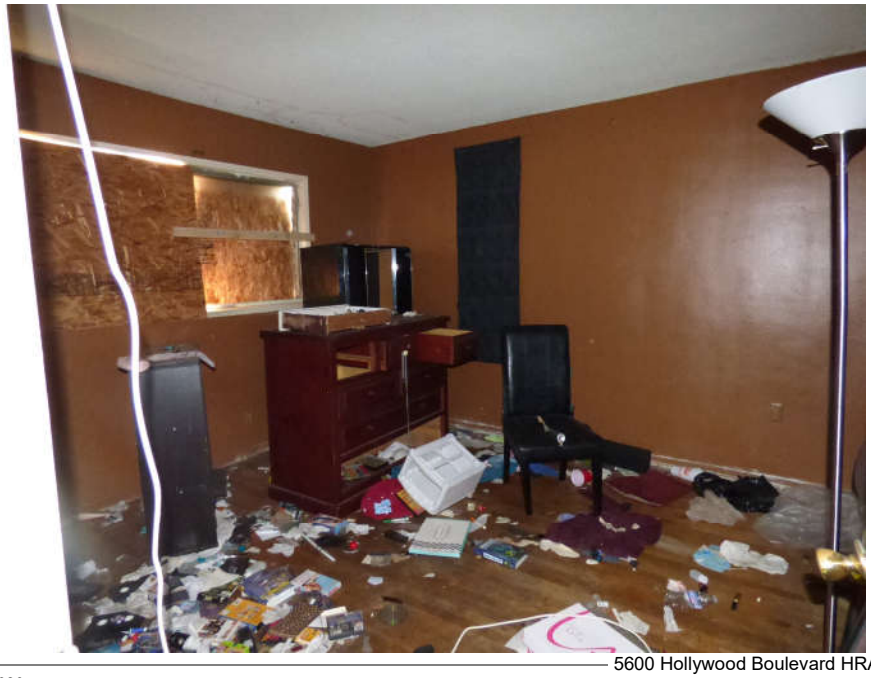
Figure 46
Typical dining room area in typical apartment unit, view facing north



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: *ESA 2020*

Figure 47
Typical kitchen in typical apartment unit, view facing east



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: *ESA 2020*

Figure 48
Typical bedroom in typical apartment unit, view facing northwest



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: *ESA 2020*

Figure 49
Typical bedroom closet in typical apartment unit, view facing east

The typical walls and ceiling in each unit are painted sheetrock, and the floors are a variety of finish surfaces including wood, tile, and vinyl flooring; the original flooring materials are unknown, but some finishes—such as wood flooring—appear original, while others are clearly more recent alterations, such as some tile surfaces found in kitchens **(Figure 50)**.



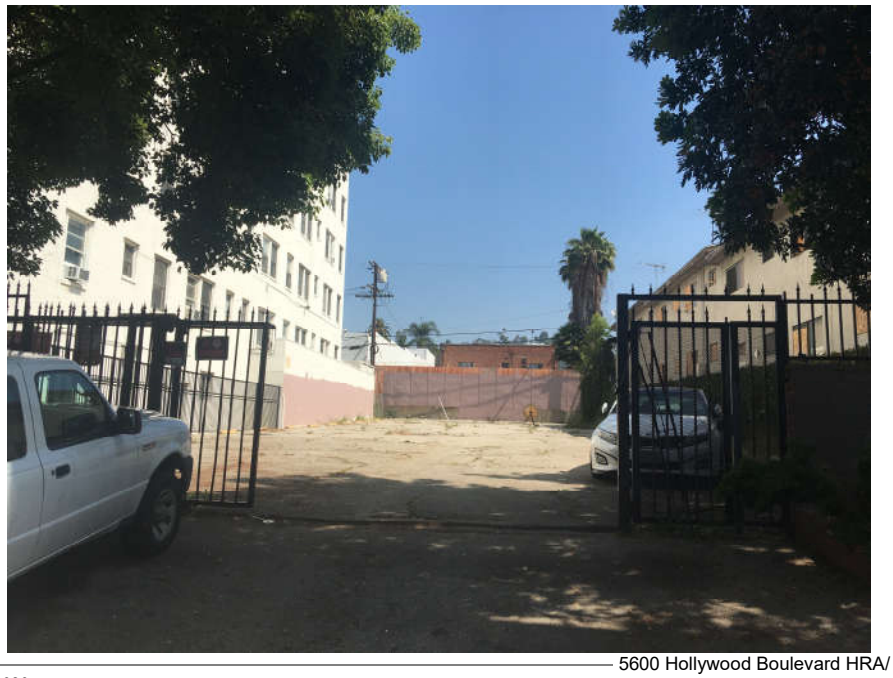
5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: *ESA 2020*

Figure 50
Typical bathroom in typical apartment unit, view facing west

5607 Carlton Way

5607 Carlton Way is undeveloped with any built structure. Instead, its surface is paved in concrete for use as a large parking lot (**Figure 51**). It is defined by buildings to its eastern and western sides; the west (rear) elevation of the 14-unit Mid-Century Modern Dingbat/Stucco Box apartment building located on the subject property at 1655 N. Saint Andrews Place defines the parking lot to the east, and the east (side) façade of an Art Deco style apartment building located at 5611 Carlton Way defines the parking area's western edge. A concrete block wall further encloses the area to the north, and a metal security gate encloses the parking area—and provides access to it—from Carlton Way to the south.



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: *ESA 2020*

Figure 51
The parking lot located at 5607 Carlton Way, view facing north

4.3 History of the Subject Properties

The two subject properties located at 5600 Hollywood Boulevard and 5607 Carlton Way are not assessed herein since they are not developed with any buildings. Instead, only the two subject properties that have buildings erected upon them—as located at 5406 Hollywood Boulevard and 1655 N. Saint Andrews Place—are assessed in the sections that follow.

Construction and Occupancy History of 5604-5606 Hollywood Boulevard

Construction History

Records from the Los Angeles County Assessor and building permits on file with the Los Angeles Department of Building and Safety were used to create a construction history for the subject property (building permits are included in **Appendix D**), as well as Sanborn maps **(Appendix C)** and historic aerials.

The first permit on file was issued on March 9, 1948 for the construction of a one story store measuring 45 feet by 92 feet. It was issued to Oscar B. and T. Elizabeth Olsen and was designed by engineer W. F. Pyne and valued at $16,000. On April 14, 1948, a permit was issued to adapt the foundation to extend through filled ground and into 18 inches of virgin earth. The building was to have a steel frame and brick exterior walls. Originally, the building was designed to be two stories; however, only one story was built initially, with the intent that the second story would be built at a later point in time. The second story was constructed two years later in February 16, 1950, and the permit issued at the time indicated that the entire building would

continue its use as a store. However, eight months after this permit was issued to construct the second story, another permit was issued on October 20, 1950, which indicated that the second floor would change from "office use"—presumably as associated with the retail space on the ground floor— to apartment use. At this time, sky lights were installed in the building. Less than two months later, on December 1,1950, a Certificate of Occupancy was issued that indicated that the upper floor had been divided into eight different units of space service three different functions, as follows: five apartment units, one hotel room, and two office spaces. There are no permits on file for a forty-three-year period of time spanning from late 1950 until 1993, other than the addition of a 30 square foot projecting sign installed by the Interstate Neon Corporation on October 9, 1961. A permit was issued for a new roof in 1993. In 1995, a permit was issued for a new rollup door at the rear of the building, and a new trash enclosure was constructed in 1996. The permit history is shown in **Table 4** below and the permits are included in **Appendix D**.

TABLE 4
5604-5606 HOLLYWOOD BOULEVARD, LOS ANGELES
LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING PERMITS[33]

Issued	Location	Permit/Assessor Record	Owner	Contractor (C) or Architect (A) Engineer (E)	Valuation ($)	Description
3/9/1948	5606-5608 Hollywood Boulevard	LA03871	Oscar B. Olson and T. Elizabeth Olson	W. F. Pyne (E)	16,000	Construction of 1-story store building, measuring 45' x 92'
4/14/1948	5606 Hollywood Boulevard	LA09773	Oscar B. Olson	Walter F. Pyne (E) Julian Weinstock (C)	500	Alter plans to adapt foundation to extent through filled ground and 18" into virgin earth. Building was to be constructed with steel frame and brick exterior walls. Additional note: building designed for 2 stories, only 1 story to be built now
8/24/1948	5606 Hollywood Boulevard	LA30313	Oscar B. Olson	ILLEGIBLE (C)	N/A	Permit for masonite framed sign to be installed flat against the building
2/16/1950	5606-5608 Hollywood Boulevard	1950LA02188	Oscar B. Olson	F. O. Reyenga (E) Julian Weinstock (C)	28,000	Addition of second story, for building to be 2 stories in height. Continued use as a store. Parking area at rear.
10/20/1950	5606 Hollywood Boulevard	1950 23133	Oscar B. Olson	Julian Weinstock (C)	220	Modifications at interior spaces including installation of skylights, and change of use from office to apartment

33 Documentation exists for all permits and certificates of occupancy listed in this table.

Issued	Location	Permit/Assessor Record	Owner	Contractor (C) or Architect (A) Engineer (E)	Valuation ($)	Description
12/1/1950	5606 Hollywood Boulevard	1950XX02188	Oscar B. Olson	N/A	N/A	Certificate of Occupancy: 2-story second floor addition of 5 apartments, 1 hotel room, and 2 offices to existing 1-story store.
10/9/1961	5606 Hollywood Boulevard	1961LA99324	Film City Loan Co.	Interstate Neon Corp. (C)	350	30 square foot projecting sign
10/12/1993	5606 Hollywood Boulevard	1993LA11002	Mrs. Mira Becker	Dutch Roofer (C)	3,180	Re-roof, present use of building listed as an apartment building
12/6/1995	56060 Hollywood Boulevard	1995LA45350	Mrs. Mira Becker	Yousefian Assoc (A)	N/A	New rollup door at rear of building, present use of building listed as a retail building
7/2/1996		1996LA53116	Avo and Dino Papazian	Yousefian Assoc (A)		New trash enclosure measuring 6' x 8' at south portion of parcel

Occupancy and Ownership History

Los Angeles-area directories and phone books, City of Los Angeles building permits on file with the City's Building Division, as well as U. S. Census data and other records were reviewed to determine if the subject property has any significant associations with the productive lives of historic personages. **Table 5** below summarizes the ownership history of 5604-5606 Hollywood Boulevard. **Table 6** summarizes the occupancy of 5604-5606 Hollywood Boulevard. Research does not reveal any people of local, state, or national significance associated with the property.

TABLE 5
OWNERSHIP HISTORY OF 5604-5606 HOLLYWOOD BLVD

Year	Source	Owner	Notes
1948- c. 1961	Los Angeles Building Department	Oscar B. Olson and T. Elizabeth Olson	
1961- c.1993	Los Angeles Building Department	Film City Loan Co.	Pawnbroker
1993-1995	Los Angeles Building Department	Mrs. Mira Becker	
1996- c.2014	Los Angeles Building Department	Avo and Dino Papazian	Owner is also associated with neighboring 5610 Hollywood Boulevard at this time

TABLE 6
OCCUPANCY HISTORY OF 5604-5606 HOLLYWOOD BLVD

Year	Source	Occupant	Notes
1951	Pacific Telephone & Telegraph Co.	John W. Olson (renter) Carroll Nye (renter) Jewell Capps (renter) Jos Liss (renter) Oscar B. Olson (real estate/owner)	These appear to be apartment tenants, who lived on the second floor of the building
c. 1951-1958	Pacific Telephone & Telegraph Co., Los Angeles Times advertisements	Hollywood Radio Supply Inc. Company	
1954	Los Angeles Times advertisement, January 2, 1954	American Television Laboratories	Advertisement for instructional job training: TV serviceman, TV station tech, and TV camera electrician
1962	Los Angeles Times advertisement, January 26, 1962	Kato Radio	Advertisement for Zenith television, radio, and hi-fi stereo
1974-c.1990	Los Angeles Times advertisement, April 7, 1974	Film City Loan & Jewelry Co., Film City Pawnbrokers	Pawnbrokers
1981	Pacific Telephone	Pear Fashion Design Gene Cline	
1986	Pacific Bell	Mas Painting & Remodeling	
1994	Cole Information Services	G & N Glass & Screen	
2000-c. 2014	Haines & Company	Avedis Papazian	Potential relation to owner
c.1990-current		Precise Auto Body	

Construction and Occupancy History of 1655 N. Saint Andrews Place

Construction History

The three-story, 14-unit Mid-Century Modern Dingbat/Stucco Box apartment building was constructed in 1957, according to the original building permit. Typical of a dingbat apartment building, it was built with two residential levels and soft-story parking spaces located at the ground floor level. The building was designed by architect Josef Van Der Ker. Construction costs were valued at $88,000. The only additional building permit on file for the subject property was issued in 1972, fifteen years after the building's original construction, and it was to replace balcony railings on the second and third floors, for a valuation of $2,400. The facade's original unornamented, streamlined metal railings were replaced with the decorative foliate metal railings that remain today. According to the permit, the installation of the railings was a significant enough undertaking that it required the services of an engineer, Lewis J. Osborn, which indicates that the undertaking to replace the original railings involved a structural intervention in order to accommodate the installation of the new railings. Such an intervention was likely necessary as the new railings would have needed to not only support dead loads (i.e. such as those introduced by people leaning on them) but also unanticipated live loads (i.e. loads introduced by forces such as seismic or wind events or by a person falling against them). In any event, the installation of the

railings was not only a cosmetic change to the building's façade, but also necessitated some structural engineering, which likely resulted in some alterations to the building's façade that are not reversible.

According to a review of Google Street View, the Mid-Century Modern Dingbat/Stucco Box apartment building has been known as "Park Andrew Plaza" since at least 2011. A tree located in the front of the building as positioned towards the center of the building was removed between 2011 and 2014.

This permit history is summarized below in **Table 7,** and Building Permits are included in **Appendix D**

TABLE 7
1655 N. SAINT ANDREWS PLACE

LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY[34]

Issued	Location	Permit/Assessor Record	Owner	Contractor (C) or Architect (A) Engineer (E)	Valuation ($)	Description
5/23/1957	1655 No. St. Andrews Place	1957LA72562	Carlton Co.	J. Van Der Ker (A) Paul Toien (E) Stuart [sic] Const. Co. (C)	88,000	Construction of apartment building with 14 units and garage
12/10/1972	1655 No. St. Andrews Place	1972LA63360	William Fertig	Lewis K. Osborn (E) Hadgard Protection Co. (C)	2,400	Replace old railings at the 2nd and 3rd floor balconies

Josef Van Der Kar, Architect (1906-2002)

Josef Van Der Kar is the architect identified in the permit history of 1655 N. Saint Andrews Place. He was born in New York City in 1906 to Dutch immigrant parents and was a second-generation modernist architect whose work was heavily influenced by the principles of the International Style. Van der Kar attended the Pratt Institute in New York, and received a certificate in 1927.[35] He worked in New York City in the late 1920s through the mid-1930s. In the 1930s, he and a colleague won the Purchase Prize with an innovative tension cable design for the Palace of the Soviets.[36] He worked for architect Clarence Mayhew in the mid-1930s, and then for various California-based architectural offices from 1937 to 1941. He served in the Marine Corps during World War II.[37] After the war, he returned to Los Angeles and was employed by Metro-Goldwyn Mayer Studio, architect Gordon Kaufman, and later by architect Sumner Spaulding, each for one to two years. Van der Kar was self-employed between 1949 and 1951, later working for the General Panel Corporation for three years creating pre-fabricated housing

[34] Documentation exists for all permits and certificates of occupancy listed in this table.
[35] "American Institute of Architects: Application for Membership: Josef Van der Kar," American Institute of Architects, Application No. 11973, August 15, 1956.
[36] Jack D. Dwosh, "Architect Van Der Kar Is Alive and Thriving," *Los Angeles Times*, December 20, 1999.
[37] Ibid.

designs. Founded by Bauhaus founder Walter Gropius, the General Panel Corporation developed prefabricated housing and operated from 1947 to its bankruptcy 1952. [3839] Van der Kar was self-employed from 1951 to 1953 and was employed by architect Paul Robinson Hunter from 1953 through at least 1956.[40] It appears that he produced some of his most notable work during the late 1940 and through the mid-1960s, during which time he was self-employed and moonlighted while employed by others. Van der Kar moved to Pennsylvania in 1963, where he taught architecture at Pennsylvania State College for ten years.[41] Upon his retirement, he returned to Los Angeles.[42] Most of his works are in the Los Angeles area, although some works can be found in New York, San Francisco, Berkeley, and Santa Barbara.[43]

While he was known to his friends as a very private person, throughout his career Van de Kar collaborated on several projects with renowned designers and architects of the mid-century era.[44] In one article on the architect's work, Van der Kar is described as follows:

> "[He was as] well known for his political activism as he was for his architecture … he worked with some of the leading architectural revolutionaries such as Buckminster Fuller, Rudolph Schindler, and Richard Neutra … and in the 1940s he collaborated with his close friend and fellow leftist Gregory Ain."[45]

A 1982 article in *Arts & Architecture* noted that Van der Kar was, "a part of that very special period in Southern California architecture" that developed around architects Gropius, Fuller, Schindler, and Neutra, which spoke to Van der Kar's strong professional associations with some of the most prolific visionaries of the mid-century period.[46] Further, he and landscape Garret Eckbo were personal friends and lived near each other. Van der Kar worked exclusively with Eckbo on all of his projects, several of which were photographed by photographer Julius Schulman.[47] Photographers Schulman and Gregory Ain, were also close friends and neighbors to Van der Kar.

Despite being described as a "card-carrying Communist," Van der Kar's clients included Albert and Roberta Wohlsetter, two neo-conservatives who worked as a husband-and-wife team on

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38 Pauline O'Connor, "In Laurel Canyon, Atomic Age Modern with wild history lists for $4.5M," *Curbed Los Angeles,* April 12, 2017, https://la.curbed.com/2017/4/12/15265990/josef-van-der-kar-wohlstetter-house-laurel-canyon.

39 "A Journey With GPS – General Panel System," *Society of Architectural Historians Southern California Chapter Newsletter*, May/June 2010, 1.

40 "American Institute of Architects: Application for Membership: Josef Van der Kar," 1956.

41 "Finding Aid: Josef Van der Kar papers (M2130),: Dept. of Special Collections and University Archives, Stanford University Libraries, Stanford, Calif., Online Archives of California, accessed June 26, 2020, https://oac.cdlib.org/findaid/ark:/13030/c8cz3cr4/entire_text/.

42 Ibid.

43 Ibid.

44 Timothy Braseth, "Josef Van der Kar: Building Architectural Bridges," *Modernism*, Summer 2011, pp. 53.

45 Sarah Clephane and Mike Seasy, "The Wohlstetter House by Architect Josef Van der Kar Will Blow You Away," *Best LA Neighborhoods,* April 12, 2017, https://bestlaneighborhoods.com/properties/the-wohlstetter-house-by-architect-josef-van-der-kar-will-blow-you-away/.

46 "Wonderland Park," *Arts & Architecture*, 1982, 43.

47 Ibid.

foreign policy and arms strategy. In fact, Albert Wohlsetter was a national security advisor to every president from Eisenhower to Reagan, and he is said to have served as inspiration for filmmaker Stanley Kubrick's Dr. Strangelove.[48] In addition to being clients, the Van der Kars and Wohlsetters also became next door neighbors and close personal friends. Wohsletter commissioned Van der Kar to build the couple a home after first meeting him at the General Panel Corporation.

Van der Kar had a personally distinctive style, although it was one that also was very much aligned with the principles of the style that has come to be known as Mid-Century Modern. In 1949, he published an article in *Arts & Architecture* related to his philosophies regarding the design single-family homes.[49] His residential designs are characterized as follows:

> [They are] variations of flat-roofed post-and-beam construction with enormous sliding glass panels that roll away to open the houses to the outside. Interior walls swing or slide away, changing the configuration of rooms and creating multi-purpose spaces. Exposed brick fireplace walls serve as room dividers and exterior walls that aren't all-glass have ribbons of clerestory windows admitting filtered light at the ceiling level. He mastered light and color, painting accent walls in vivid hues of orange, yellow, red or chartreuse. Believing that the vegetation outside guided the light inside the house, he collaborated with landscape designer Garrett Eckbo on all his projects, refusing a commission if Eckbo wasn't available to join him.[50]

Some of his best known works are single-family residences including the Wohlstetter House in Laurel Canyon **(Figure 52)**, the Rootenberg-Markham house in West Hollywood, the Garrett Eckbo house in Laurel Canyon, the Henry Shire House in the Echo Park neighborhood of Los Angeles (Los Angeles Historic-Cultural Resource # 973) **(Figure 53)**, the Harper House in the Curson Canyon area of Los Angles, the Rowen House in Pacific Palisades, and three different Van der Kar residences as located in Laurel Canyon, Malibu, and State College, Pennsylvania **(Figure 54)**.

Van der Kar's work appears to be understudied today, as there is currently no book or monograph on his work, and there are only a few published magazine articles to-date. The Henry Shire Residence, constructed in 1949, was listed as a LAHCM in 2010. The designation identified Van der Kar as a master architect, despite a lack of scholarly publications about the architect and his career. While several of Van der Kar's projects photographed by his close friend Shulman are housed in the Getty Research Institute's Julius Shulman photography archive, there is no other

48 Pauline O'Connor, "In Laurel Canyon, Atomic Age Modern with wild history lists for $4.5M," *Curbed Los Angeles*, April 12, 2017, https://la.curbed.com/2017/4/12/15265990/josef-van-der-kar-wohlstetter-house-laurel-canyon.

49 Josef Van der Kar, "Consider the Family," *Art & Architecture*, April 1949, 29.

50 "Josef Van der Kar 1906-2002," *Jet Set Modernist*, April 5, 2011, The subject property was originally designed by noted architect Josef Van der Kar in a Mid-Century Modern style. https://jetsetmodernist.tumblr.com/post/4379930674/josef-van-der-kar-1906-2002-communists-and.

available information, summary, or analysis about the architect's work in the collection.[51] The Department of Special Collections and University Archives at Stanford University retains his namesake Josef Van der Kar Papers. The collection includes "correspondence, photographs, articles, historic building reports, books, catalogs, and other printed material related to Josef Van der Kar's life and work."[52] A request to view to of the folders in the collection – including "Folder 1: Articles about Josef Van der Kar," and "Folder 2: Rootenberg House historic site information," – did not include extensive photographs of his projects, schematic designs, or blueprints of his many works. Instead, the folders included only two magazine articles, and documentation related to the Van der Kar-designed Rootenberg House. The National Park Service's *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, notes that "A master is a figure of generally recognized greatness in a field…"[53] While Van der Kar's was associated with an influential circle of people and his work appears to be a strong example of mid-century modernism, not enough is known about his work and a much more comprehensive research effort would have to be done in the form of a monograph in order to establish him as a master architect.



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SOURCE: Sarah Clephane and Mike Seasy, "The Wohlstetter House by Architect Josef Van der Kar Will Blow You Away," *Best LA Neighborhoods*, April 12, 2017, https://bestlaneighborhoods.com/properties/the-wohlstetter-house-by-architect-josef-van-der-kar-will-blow-you-away/.

Figure 52
Wohlstetter House constructed in 1953

51 "Julius Shulman photography archive, 1936-1997. Series IV. Job numbers, 1934-2009," The Getty Research Institute Special Collections website. Job numbers: 1791, 2828, 3754, and 3755. Van der Kar buildings in this collection include: the Wohlstetter House (1954), the Rowen House (1959), the Syart Construction Corporation (1964), and the Harper House (1964).

52 "Finding Aid: Josef Van der Kar papers (M2130)."

53 *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, pp. 20.



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: "Josef Van der Kar 1906-2002," *Jet Set Modernist*, April 5, 2011, https://jetsetmodernist.tumblr.com/post/4379930674/josef-van-der-kar-1906-2002-communists-and.

Figure 53
Henry Shire House constructed in 1949



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: "Josef Van der Kar 1906-2002," *Jet Set Modernist*, April 5, 2011, https://jetsetmodernist.tumblr.com/post/4379930674/josef-van-der-kar-1906-2002-communists-and.

Figure 54
Van der Kar residence constructed in 1947

Paul J. Toien, Engineer (1916-1966)

Paul J. Toien was listed as the engineer for the building in the initial building permit. Toien was born in Massachusetts in 1916 to Russian immigrant parents.[54] In 1938, he was working as a plumber in Los Angeles, according to the 1938 voter registration. However, two years later, the 1940-1942 voter registrations list him as a student in Los Angeles. In 1942, he can be found in the U.C. Berkley student yearbook as a student of civil engineering. He also was a member of the American Society of Civil Engineers student chapter. Toien passed the California examination for engineering in 1953.[55] That same year, in 1953, Toien patented a truss fabricator.[56] Toien was a structural engineer for Pacific Roof Structures and developed a new bowstring truss for the company. It was a truss with glue-laminated top and bottom chords. As an article states, "It was a giant step forward that set Pacific Roof Structures apart from the now many competitors."[57]

Buildings that Paul J. Toien worked on include the following: six factory buildings in the Fullerton Airport Industrial Tract as leased to the Hughes Aircraft Company; 3940 Figueroa Street in Culver City; the Horkey-Moore Associates building in Torrance; and the Encino Medical Tower located at 16260 Ventura Boulevard in Encino.[58]

Occupancy and Ownership History

Los Angeles-area directories and phone books, City of Los Angeles building permits on file with the City's Building Division, as well as U. S. Census data and other records were reviewed to determine if the subject property has any significant associations with the productive lives of historic personages. **Table 8** below summarizes the occupancy and ownership history of 1655 N. Saint Andrews Place. Research does not show any people important to local, state, or national history associated with the subject property.

54 U.S. Federal Census, 1930.

55 *Architect and Engineer* (Volume 192-195) 1953, accessed June 26, 2020, http://www.ebooksread.com/authors-eng/montanapublic-assistance-bureau/architect-and-engineer-volume-v192-195-1953-fna/page-70-architect-and-engineer-volume-v192-195-1953-fna.shtml.

56 *Catalog of Copyright Entries,* Volume 7, 1926.

57 Dierk Peters, "The History of Pacific Roof Structures," *Duke Pacific Inc.,* accessed June 26, 2020, http://www.dukepacific.com/about-us/our-founder.

58 *The Los Angeles Times* (Los Angeles, CA), August 8, 1954, 129; *The Los Angeles Times* (Los Angeles, CA), November 3, 1957, 141; *The Los Angeles Times* (Los Angeles, CA), April 28, 1957, 169; "Manufacturing Unit Rising for Engineering Company," *The Los Angeles Times* (Los Angeles, CA), July 12, 1959, 111; "Concrete Shell for Medical Center Ready," *The Los Angeles Times* (Los Angeles, CA), April 19, 1964, 141.

TABLE 8
OWNERSHIP AND OCCUPANT HISTORY OF 1655 N. SAINT ANDREWS PLACE

Year	Source	Apartment	Owner/Occupant	Notes
1960	Los Angeles City Directory	1	H. Randolph	
1960-1973	Los Angeles City Directory	2	Frances L. Driscoll	Divorced cashier
1960	Los Angeles City Directory	3	Robert E. Splialek	
1960	Los Angeles City Directory	4	Mrs. Helen S. Dionne	
1960	Los Angeles City Directory	5	Doris Goldmann Hans Goldmann	
1960	Los Angeles City Directory	6	Amedeo Grisantl	Designer
1960	Los Angeles City Directory	7	Abraham Rappaport	
1960	Los Angeles City Directory	8	Arabella Wasserman	
1960	Los Angeles City Directory	9	Marshall Deutsch	
1960	Los Angeles City Directory	10	Jack Goodman	
1960	Los Angeles City Directory	13	Gerald King	
1960	Los Angeles City Directory	14	John Worden	
1973	Los Angeles City Directory	3	Jos Berman	
1973-1987	Los Angeles City Directory	4	M. Fife	
1973	Los Angeles City Directory	5	E. Kotylansky	
1973	Los Angeles City Directory	6	M.J. Gillett	
1973	Los Angeles City Directory	11	Otto Montag	
1973	Los Angeles City Directory	12	Irwin Parker	
1973	Los Angeles City Directory	14	Jae S. Lim	
1973	Los Angeles City Directory	15	Imre Papp	
1987	Los Angeles City Directory	1	Angkana Glinsukon	
1987	Los Angeles City Directory	6	Frank Norman	
1987	Los Angeles City Directory	7	L. Baron	
1987	Los Angeles City Directory	10	Gabriel Silbar	
1987	Los Angeles City Directory	11	Chas E. Turner	
1987	Los Angeles City Directory	12	Irene F. Teague	
1987	Los Angeles City Directory	14	D.C. Wiser	
1987	Los Angeles City Directory	15	Arturo de la Torre	
2006	RealQuest		LLC Tuggle Family Living Trust	
2016	RealQuest		Premier Apartments	

4.4 Historic Context

Historic context provides the background necessary to evaluate the historic and architectural significance of the two subject properties that have potential resources upon them, including the history of their construction and alterations. The subject property located at 5604-5606 Hollywood Boulevard was evaluated by ESA under the historic context that follows: Context: Commercial Development (1859-1980), Theme: Neighborhood Commercial Development (1880-1980), Sub-Theme: Arterial Commercial Development (1880-1950). The subject property located at 1655 N. Saint Andrews Place was evaluated by ESA under the historic context that follows: Context: Architecture and Engineering (1850-1980), Sub-Context: L.A. Modernism (1919-1980), Theme: Postwar Modernism (1946-1975), Sub-Theme: Mid-Century Modernism (1945-1970); and Residential Development and Suburbanization, (1880-1980); Theme: Multi-Family Residential Development, (1895-1970); Sub-Theme: The Dingbat/Stucco Box, (1954-1968). These contexts can be reviewed on Preservation.LACity.org.

5.0 Evaluation

5.1 SurveyLA Registration Requirements and Eligibility Standards

Based upon the historical and architectural themes developed in the Environmental Setting section and in the Los Angeles Historic Context Statement, there are three significant SurveyLA themes associated with the two subject properties. The subject property located at 5604-6 Hollywood Boulevard is associated with the historic context that follows: Context of Commercial Development (1859-1980), Theme: Neighborhood Commercial Development (1880-1980), Sub-Theme: Arterial Commercial Development (1880-1950). The subject property located at 1655 N. Saint Andrews Place is associated with the historic context that follows: Context: Architecture and Engineering (1850-1980), Sub-Context: L.A. Modernism (1919-1980), Theme: Postwar Modernism (1946-1975), Sub-Theme: Mid-Century Modernism (1945-1970); and Residential Development and Suburbanization, (1880-1980); Theme: Multi-Family Residential Development, (1895-1970); Sub-Theme: The Dingbat/Stucco Box, (1954-1968). Illustrations of typical dingbat/stucco boxes that illustrate the context, as taken from SurveyLA, are also included below (**Figures 55 – 60**) The following are Context Summary Tables (**Table 9** and **Table 10**), as developed by the OHR, that define the eligibility standards, character-defining features, and integrity aspects a historical resource needs to have in order to be considered eligible in association with these themes. The standards for the themes pertaining to each of the two subject properties were used in the evaluations that follows below.

TABLE 9
CONTEXT SUMMARY TABLE FOR COMMERCIAL DEVELOPMENT, 1859-1980

Context	Commercial Development, 1859-1980
Sub Context	No sub-context
Theme	Neighborhood Commercial Development, 1880-1980
Sub Theme	Arterial Commercial Development, 1880-1950
Property Type	Commercial/Retail: • One-Story Building; One-Story Commercial Strip/Storefront Block • Mixed-Use Building; Mixed-Use Commercial Strip/Business Block • Commercial District
Property Sub Type	No property sub type
Geographic Location	Citywide, within the current boundaries of Los Angeles, specifically in areas not served by streetcars, and generally in areas subdivided before 1950.
Area of Significance	Commerce, Community Planning and Development, Architecture
Criteria	A/1/1; C/3/3
Period of Significance	1880-1950
Eligibility Standards	• Was constructed/developed during the period of significance • Located on streets served by modes of transportation other than streetcars, in particular by automobiles
Character Defining/ Associative Features	• Retains most of the essential character defining features from the period of significance • May also be significant under themes within the Architecture and Engineering context • Sited along corridors of transit without streetcar lines

TABLE 9
CONTEXT SUMMARY TABLE FOR COMMERCIAL DEVELOPMENT, 1859-1980

	• Contains features that reflect trends in neighborhood commercial design • Associated with activities typical of neighborhood economic and social life • Examples may be set to the sidewalk or may have some accommodation for the automobile • May accommodate one or multiple tenants • Typically, one to four stories in height • May be located on a prominent corner • Storefronts with large display windows; may have awnings or arcades • For Multi-story, Mixed-Use Buildings: o Was historically used for both commercial and office/residential uses o Ground floor with storefronts and display windows o Ground floor exterior entrance to upper floor units o Fenestration on upper floor may be residential in character and remains intact • For Commercial Districts o District as a whole retains most of the essential character features from the period of significance o District as a whole conveys a strong visual sense of overall historic environment from the period of significance o Linear grouping with a significant concentration of one- to four-story commercial buildings which may be set to the sidewalk limit as near the street as possible o Buildings have large storefront display windows on the ground floor o Commercial uses may include retail, office, banking o May include some multi-family residential and institutional buildings o Historically served as the commercial core of a neighborhood
Integrity Considerations	• Individual Resource o Should retain integrity of Location, Design, Materials, Feeling, and Association o Window and storefront openings remain intact o Applied decoration is mostly intact; some decoration may be missing o Relationship to sidewalk is maintained o Setting may have changed (surrounding buildings and land uses) o Original use may have changed o Storefront signage may have changed • Historic Districts o Historic district as a whole should retain integrity of Location, Design, Feeling, Materials, Setting, and Association o Some original materials may have been altered or removed on contributing buildings o Common and acceptable alterations to district contributors may be added parking, new signage, and some alterations to storefront windows o Setting may have changed (surrounding buildings and land uses) o Original use(s) may have changed

TABLE 10
CONTEXT SUMMARY TABLE FOR ARCHITECTURE AND ENGINEERING, 1850-1980; LATE MODERNE, 1937-1960

Context	Architecture and Engineering, 1850-1980
Sub Context	L.A. Modernism, 1919-1980
Theme	Postwar Modernism, 1946-1975
Sub Theme	Mid-Century Modernism, 1945-1970

TABLE 10
CONTEXT SUMMARY TABLE FOR ARCHITECTURE AND ENGINEERING, 1850-1980; LATE MODERNE, 1937-1960

Property Type	Residential-Multi-Family Residence Commercial
Property Sub Type	No property sub type
Geographic Location	Citywide, with concentrations in areas of the city like the San Fernando Valley, Westchester, and the Westside that experienced considerable growth and development after World War II
Area of Significance	Architecture
Criteria	C/3/3
Period of Significance	1945-1975
Eligibility Standards	• Exhibits quality of design through distinctive features • Is an excellent example of the Mid-Century Modern style • Was constructed during the period of significance
Character Defining/ Associative Features	• Retains most of the essential character-defining features from the period of significance • Direct expression of the structural system, often wood or steel post and beam • Simple geometric volumes • Unornamented wall surfaces • Flat roof, at times with wide overhanging eaves • Floor-to-ceiling windows, often flush mounted metal framed • Horizontal massing • If Expressionistic: sculptural forms intersecting with geometric volumes • If Expressionistic: curved, sweeping wall surfaces • If Expressionistic: dramatic roof forms, such as butterfly, A-frame, hyperbolic paraboloid, folded plate, or barrel vault. • For Historic Districts: o Must include a majority of building which embody the distinctive characteristics of the Mid-Century Modern style o Conveys a strong visual sense of overall historic environment from the period of significance
Integrity Considerations	• Should retain integrity of Design, Materials, Workmanship, and Feeling from the period of significance • Retains sufficient integrity to convey significance • If a district or grouping, the majority of the buildings should retain sufficient to convey their significance • Some windows and doors may have been replaced, as long as openings have not been altered and original fenestration patterns have not been disrupted • Surrounding building and land uses may have changed • Original use may have changed • The painting of surfaces (wood) original unpainted may be acceptable • Addition of decorative elements to originally sparse façades may be acceptable • For commercial properties, storefronts modification may be acceptable unless the original storefront is no longer evident • Modified signage may be acceptable if the signage itself was not a major character defining feature • For Historic Districts: o Must include a majority of building which embody the distinctive characteristics of the Mid-Century Modern style o Conveys a strong visual sense of overall historic environment from the period of significance

TABLE 10
CONTEXT SUMMARY TABLE FOR RESIDENTIAL DEVELOPMENT AND SUBURBANIZATION, 1880-1980; MULTI-FAMILY RESIDENTIAL DEVELOPMENT, 1895-1970; THE DINGBAT/STUCCO BOX, 1954-1968

Context	Residential Development and Suburbanization, 1880-1980
Sub Context	N/A
Theme	Multi-Family Residential Development, 1895-1970
Sub Theme	The Dingbat/Stucco Box, 1954-1968
Property Type	Residential-Multi-Family
Property Sub Type	Stucco Box/Dingbat
Geographic Location	Citywide, with concentrations in the San Fernando Valley, Wilshire, Hollywood, South Los Angeles, and West Los Angeles
Area of Significance	Community Planning and Development; Architecture
Criteria	A/1/1 and C/3/3
Period of Significance	1954-1968
Eligibility Standards	• Occupies a single residential lot • An excellent example of the type • Was constructed during the period of significance • A good example of its architectural style from its period and/or the work of a significant architect of builder
Character Defining/ Associative Features	• Retains most of the essential character-defining features from the period of significance • Designed to maximize lot coverage, occupying the full depth of a single residential lot with little or no useable outdoor space • Composed of simple, rectangular volumes, flat surfaces, flush-mounted metal-frame windows, and stucco wall cladding • Generally contains between 4 and 16 units; may be up to 20 units • Units are accessed by exterior staircases and corridors • Incorporates all of the following: o Soft story parking (tuck under) recessed into one of more sides of the building o Dingbat address number and/or signage o Exaggerated façade details such as light fixtures, starbursts, decorative patterns in the stucco, etc.
Integrity Considerations	• Should retain integrity of Location, Design, Materials, and Feeling • Security bars may have been added • Some original materials may have been altered/removed • Surrounding buildings and land uses may have changed



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: Valley Times Collection, Los Angeles Public Library via SurveyLA, 2018

Figure 55
Dingbat in the San Fernando Valley



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: Los Angeles Public Library via SurveyLA, 2018

Figure 56
Dingbat at 11742-11744 Dorothy Street, 1956, Brentwood



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: SurveyLA, 2018

Figure 57
Lido Capri, 4216 Mary Ellen Avenue, Studio City, 1958



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: SurveyLA, 2018

Figure 58
The Sundial Palms, 3449-3455 Jasmine Avenue, Palms, 1961



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: SurveyLA, 2018

Figure 59
3626 S. Vinton Avenue, Palms, 1963



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: SurveyLA, 2018

Figure 60
Glenlani Tiki, 1622 S Beverly Glen Blvd, Westwood, 1960

5.2 Significance Evaluation

5604-5604 Hollywood Blvd and 1655 N. Saint Andrews Place were evaluated under the historical and architectural themes as described above in accordance with SurveyLA evaluation methods. 5600 Hollywood Boulevard and 5607 Carlton Way are not being evaluated as they are not developed with buildings. ESA also conducted research on the two subject properties' construction and occupancy history. ESA evaluated each of the two subject properties under the

criteria for listing in the National Register, California Register, and as a Los Angeles Historic Cultural Monument (LAHCM).

5604-5606 Hollywood Boulevard

Broad Patterns of History (A/1/1)

With regard to broad patterns of history, the following are the relevant criteria:

- **National Register Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history.
- **California Register Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- **Los Angeles Historic Cultural Monument Criterion 1:** Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic, or social history of the nation, state, city, or community.

5604-5606 Hollywood Boulevard is located in Hollywood on Lot 11 of the Irving Park Tract. Irving Park was surveyed in 1910. Initially the tract was developed with single-family residences. By 1928, the lots along Hollywood Boulevard were being developed with commercial buildings. However, the construction of 5604-5606 Hollywood Boulevard was relatively late in the development of commercial buildings along Hollywood Boulevard as it was constructed in 1948, twenty years after commercial development along the boulevard first began. The subject property is being evaluated under the criterion of "Broad Patterns of History" under the sub-theme of Arterial Commercial Development (1880-1950). The property was first developed in 1948 at the tail end of the period of significance for this historic context, and the second story of the commercial building was not constructed until 1950, the year that marks the endpoint for the period of significance. Moreover, the building was originally designed to have a second-floor addition. Therefore, the building—including its second story addition—clearly falls within the period of significance. However, under the sub-theme of Arterial Commercial Development and the criterion under which it is being evalauated, the property does not appear to be significant. It is not associated with events important to national, state, or local history. Nor does it exemplify significant contributions to the broad cultural, economic, or social history of the nation, state, city, or community. It is a simple commercial building, and it has not contributed to development patterns in the neighborhood. Moreover, even if the building were significant under this criterion, it does not retain the level of integrity that would allow it to convey that significance; the building has been subject to a number of unpermitted alterations over the years that are clearly visible and that detract from its integrity.

As seen in the Sanborn map from 1950, it can be seen that the first floor had two stores and presumably two different entrances. Now, the first story storefront appears to be altered as the storefront has only one entrance and it appears as though the storefront windows on the eastern portion of the storefront have been replaced with a recessed wall that has a single punched opening. The second story windows are non-original vinyl-clad windows. The fenestration on the eastern and the western elevations is also largely comprised of replacement vinyl-clad windows (many of them with individual air conditioning units affixed to them); the only original fenestration on these two elevations are some wood hung windows that occur towards the rear of

the building, and these have security bars that were affixed to them at an unknown date. The rear façade has been altered through the addition of a new opening at the first floor level to accommodate the width of a car and a roll-up door that was installed in 1995, vinyl-clad windows at the second floor level, and the installation of a metal security door at the second level.

The interior of the building also appears to have been heavily modified. The most intact space on the first floor level is the interior stairwell that leads from the entry at the street to the second floor level; here, the wall finishes, stairs, and handrails all appear to be original, as does the entry door with transom and sidelights. However, elsewhere on the first floor, any first floor interior partitions and finishes that once existed to define the main retail space adjacent to the stairwell have been torn out of the building, presumably in order to better accommodate the auto work function that was introduced to the building in 1992 and that continues to the present day. Shortly after the construction of the second floor of the building in 1950, the use of this space was changed from office use associated with the retail space on the ground floor to a combination of office and apartment use, with a total of eight units accommodating offices, apartments, and one hotel unit. Today, the second floor still accommodates these same uses, with the exception of the hotel unit. The sklights that are in the second floor corridor appear to date to 1950—the year in which the second floor was built—as based upon a permit that describes their installation at this time. However, there is very little in the way of original finishes to the interior of the building at the second floor level. All of the apartment units have been recently remodeled, and have new finishes, fixtures, and cabinetry. Non-original security doors also have been affixed to all of the main entry doors to individual units at the location of the interior L-shaped corridor. As a result of all of these alterations, the building does not retain enough integrity to convey its significance as an arterial commercial development.

5604-5606 Hollywood is not associated with any significant events important to national, state, or local history. Nor does it exemplify significant contributions to the broad cultural, economic, or social history of the nation, state, city, or community. Finally, it does not retaina sufficient desgree of integrity to convey any significant association with the arterial commercial development pattern in Hollywood. Therefore, 5604-5606 Hollywood Boulevard does not meet the eligibility requirements under National Register Criterion A, California Register Criterion 1 or the LAHCM Criterion 1.

Significant Persons (B/2/2)

With regard to associations with important persons, the following are the relevant criteria:

- **National Register Criterion B:** Is associated with the lives of persons significant in our past.
- **California Register Criterion 2:** Is associated with the lives of persons important in our past.
- **Los Angeles Historic Cultural Monument Criterion 2:** Is associated with the lives of historic personages important to national, state, city or local history.

The occupancy and ownership history for the subject property was researched by reviewing City directories, building permits, and the U.S. Census. This research effort revealed no persons important to local, state, or national history were associated with the subject property.

Therefore, 5604-5606 Hollywood Boulevard does not meet the eligibility requirements under National Register Criterion B, California Register Criterion 2 or the LAHCM Criterion 2.

Architecture (C/3/3)

With regard to architecture, design, or construction, the following are the relevant criteria:

- **National Register Criterion C:** Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- **California Register Criterion 3:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- **Los Angeles Historic Cultural Monument Criterion 3:** Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age

The subject property was originally designed by engineer W.F. Pyne in a vernacular commercial style. Pyne is not considered a master architect or designer, and the building is a functional building that lacks stylistic design elements, such as those that are characteristic of the Mid-Century Modern style that was popular during this era. The front, street-facing façade is the important façade as all of the other elevations are unarticulated plain brick elevations that are utilitarian in their character and lack any stylistic design elements. The front (north) façade's only ornamentation is the horizontal window surround on the second floor, which is unremarkable as a stylistic design element. Furthermore, as discussed above, the building has been heavily altered. Alterations include the non-original vinyl windows on the second floor on all four elevations, the altered storefront on the front facade, and the addition of security bars on the wood hung windows that exist on the two side elevations as located to the rear facade. Because it has been subject to heavy alterations that affect its integrity as a vernacular commercial style building—most notably the alterations to its windows and storefront, which largely do not remain intact—the building does not does not retain enough integrity to convey its significance as an arterial commercial development.

Therefore, 5604-5606 Hollywood Boulevard does not meet the integrity or eligibility requirements for significance under National Register Criterion C, California Register Criterion 3 or LAHCM Criterion 3.

Data (D/4)

- **National Register Criterion D:** It yields, or may be likely to yield, information important in prehistory or history.
- **California Register Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. For these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. None of the buildings on the subject property appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the period in which they were constructed, their method of construction, or their design. The building reflects common building practices and materials of the early twentieth century, which have already been well documented.

Therefore, 5604-5606 Hollywood Boulevard does not meet the eligibility requirements under National Register Criterion D and California Register Criterion 4.

1655 N. Saint Andrews Place

Broad Patterns of History (A/1/1)

With regard to broad patterns of history, the following are the relevant criteria:

- **National Register Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history.
- **California Register Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- **Los Angeles Historic Cultural Monument Criterion 1:** Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic, or social history of the nation, state, city, or community.

1655 N. Saint Andrews Place is located in Hollywood on Lot 13 of Irving Park Tract. The Irving Park Tract was subdivided in 1910. Initially the tract was developed with single-family residences, with the exception of the lots located to the northern part of the tract, as located along Hollywood Boulevard, which were being developed with commercial buildings by 1928. The original single-family residence located on Lot 13 was replaced with the current Mid-Century Modern Dingbat/Stucco Box apartment building in 1957, and it was among the earliest multi-family residential developments in the tract. However, it was not the first multi-family residential development within the tract, as multi-family apartment buildings were constructed at 5611 Carlton Way in 1930. 1680 N. Wilton Place was constructed in 1955, two years earlier than the subject property. Therefore, the subject property was not trendsetting in the development of the Irving Park Tract as multi-family residences were already being developed in the tract prior to its development. The subject property is being evaluated under “Broad Patterns of History” under the property sub-type of the Dingbat/Stucco Box, (1954-1968). While the property was constructed during the period of significance, the integrity of the building is not adequate to convey its significance as a Dingbat/Stucco Box building type. The building retains integrity of location as it has not been moved, and retains marginal integrity of setting, as earlier buildings in the immediate area have been demolished and replaced with newer structures over time. The property’s design and materials have been altered with the 1972 replacement of the original simple handrails with decorative foliate handrails, along with the insertion of new vertical supports located at the underside of the balcony’s ceiling. This modification spans the entire

facade, screening in the original balconies, and obscuring the original fenestration. The permit for this modification included an engineer, indicating that the undertaking involved a structural intervention in order to alter the building to its current aesthetic. Further, the ornate decorative handrails detract from the modern unornamented design aesthetic, which diminish the building's association with the Mid-Century Modern style. Other material changes to the building over time that were not documented in building permits that alter the building's integrity of design and materials include the following: the replacement of some of the vertically-oriented windows; the installation of metal security bars; and the removal of the aluminum sliding doors and some windows, which are now boarded up with plywood sheathing. These additional material changes were not executed with the same level of care or quality craftsmanship as was present just after original construction, thus, they have affected the integrity of workmanship at the building.

1655 N. Saint Andrews Place is not an important to the development of the Irving Park tract and it does not retain integrity from its original construction to convey its association with the Dingbat/Stucco Box (1954-1968) property sub-type and the Mid-Century Modern style. Therefore, 1655 N. Saint Andrews Place does not meet the eligibility requirements under National Register Criterion A, California Register Criterion 1 or the LAHCM Criterion 1.

Significant Persons (B/2/2)

With regard to associations with important persons, the following are the relevant criteria:

- **National Register Criterion B:** Is associated with the lives of persons significant in our past.
- **California Register Criterion 2:** Is associated with the lives of persons important in our past.
- **Los Angeles Historic Cultural Monument Criterion 2:** Is associated with the lives of historic personages important to national, state, city or local history.

The occupancy and ownership history for the subject property was researched by reviewing City directories, building permits, and the U.S. Census. This research effort revealed no persons important to local, state, or national history were associated with the subject property.

Therefore, 1655 N. Saint Andrews Place does not meet the eligibility requirements under National Register Criterion B, California Register Criterion 2 or the LAHCM Criterion 2.

Architecture (C/3/3)

With regard to architecture, design, or construction, the following are the relevant criteria:

- **National Register Criterion C:** Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- **California Register Criterion 3:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

- **Los Angeles Historic Cultural Monument Criterion 3:** Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age

The subject property was originally designed by noted architect Josef Van der Kar as a Dingbat/Stucco Box-type apartment building in the Mid-Century Modern style. The building is broken up into three different nearly identical masses that occur on the northernmost and central portion of the property, while a fourth building mass at the southern end of the subject property is articulated differently than the other three masses, giving the building an asymmetrical character. Each of the three masses on the northern and central portion of the subject property is treated in the exact same way with a central exterior staircase that leads to a unit on either side of the stair case on the second and third floors. However, the southern mass has a staircase at the southeast corner that goes up in a zigzag pattern to two apartments, one located on each level of the three-story building. Each of the 14 apartment units that comprise the entirety of the building opens up to a balcony on the east (primary) façade. The building is rectangular and asymmetrical as each mass follows the grade of the lot on which it sits. Therefore, it is clear that the building has compositional arrangements typical of the Mid-Century Modern Style and that Van der Kar played with the massing of the building. It was originally sleek and modern with minimal ornamentation as is typical of the style. It retains many character-defining features from the period of significance including simple geometric volumes, unornamented wall surfaces, some limited direct expression of the structural system with steel posts defining the parking spaces soft story parking spaces located at the ground floor level, horizontal massing, and a flat roof.

As mentioned above, the subject property was designed by architect Josef Van der Kar. While Van der Kar is potentially an important architect, he is not currently considered a master architect and he is not particularly well known as there is no significant scholarship about his body of work. Additionally, the National Park Service's *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* states that "The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft. A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect." [59] Within his body of Van der Kar's identified work, the Mid-Century Modern Dingbat/Stucco Box apartment building at 1655 N. Saint Andrews Place was constructed toward the end of his productive period, and does not represent an architecturally significant or distinguishable commission that expresses a particular phase or aspect of his career.

Further, the building lacks adequate integrity to convey its significance as either an example of the Dingbat/Stucco Box property type or as a representative example of an apartment building executed in the Mid-Century Modern style. Some of the glazed sliding doors that open to balconies on the front facade and original fenestration remains intact, although many have been removed; exactly how many doors and windows have been removed is difficult to tell, however, since all of the openings are boarded up. The alteration that makes the biggest impact to the integrity of the building in terms of its design, workmanship, feeling, and association is the replacement of the original railing in 1972. The original handrail was a simple metal handrail that

[59] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, 20.

is still extant in very limited locations on the building and can be observed flanking the series of three exterior staircases, as well at the location of the exterior staircase on the southeastern corner of the building **(Figure 35)**. The original design of the handrail on the building was very restrained and followed the minimal and sleek aesthetic of modern design. However, in 1972, a new handrail with an ornate foliate design replaced the original railing at the location of all of the street-facing balcony enclosures. This replacement handrail, which is still extant today, also has vertical supporting posts that extend from the level of each balcony floor to the height of the balcony ceiling. The building permit for this modification involved an engineer, which indicates that railing replacement was a significant undertaking which involved a substantial structural intervention. The replacement railing from 1972 completely detracts from the Mid-Century Modern style, which was intended to be unornamented, and completely overwhelms the primary facade. The Mid-Century Modern Dingbat/Stucco Box apartment \building originally had a simple, spare, and unornamented design, as was characteristic of both the Mid-Century Modern style and the other works designed by the architect, Josef Van der Kar.

The building does not exhibit the most notable character-defining features of the Dingbat/Stucco Box property type, which are noted within SurveyLA's eligibility standards for the property type. Notable character-defining features of the style that are absentfrom the building include: dingbat address number and or/signage, exaggerated facade details such as light figures, starbursts, and decorative patterns in the stucco. Additionally, newspaper research for the apartment building did not indicate that the building had a distinctive name, and was instead advertised with merely its address as "1655 N. St. Andrews."[60] Apartment buildings designed as the Dingbat/Stucco Box property sub-type relied on their creative building names to have been prominently displayed on the exterior for decorative appeal.[61] As a result of these missing character-defining features and materials, the building lacks adequate integrity to convey its significance as a Dingbat/Stucco Box apartment building, and is not a notable example of the sub-type. The building is one of many Dingbat/Stucco Box multi-family residential structures in the City.

Due to the building's lack of adequate integrity to convey its significance as a Mid-Century Modern style apartment building (Dingbat/Stucco Box type) due most notably to alterations of the handrails, fenestration and openings; replacement of some vertically-oriented windows; installation of metal security bars; and removal of the aluminum sliding doors and some windows, and for its lack of adequate integrity to convey its significance as a Dingbat/Stucco Box aoartment building type due to its lack of prominent character-defitning featyres of the type, in addition to the fact that it was not designed by an architect that is considered a master architect, the building does not meet the criteria for significance.

Therefore, 1655 N. Saint Andrews Place does not meet the integrity or eligibility requirements for significance under National Register Criterion C, California Register Criterion 3 or LAHCM Criterion 3 as a Mid-Century Modern building.

60 "Hollywood Unfurnished Apartments," *Valley Times*, January 9, 1965.

61 SurveyLA, "Multi-Family Residential Development, 1895-1970," Los Angeles Citywide Historic Context Statement, Prepared for the City of Los Angeles Department of City Planning, December 2018, 74.

Data (D/4)

- **National Register Criterion D:** It yields, or may be likely to yield, information important in prehistory or history.
- **California Register Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. For these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. None of the buildings on the subject property appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the period in which they were constructed, their method of construction, or their design. The building reflects common building practices and materials of the early twentieth century, which have already been well documented.

Therefore, 1655 N. Saint Andrews Place does not meet the eligibility requirements under National Register Criterion D and California Register Criterion 4.

5.3 Conclusion

ESA did not find the subject properties eligible under any of the applicable criteria at either the national, state, or local levels. 5600 Hollywood Boulevard and 5607 Carlton Way are not currently developed with buildings and were therefore not evaluated for significance. Under Criterion A/1/1, ESA found that 5604-5606 Hollywood Boulevard was a late arterial commercial development in the Irving Park tract located along Hollywood Boulevard that did not possess sufficient integrity to convey its significance. Under Criterion B/2/2, there are no important persons associated with the subject property. Under Criterion C/3/3, ESA found that it is a simple vernacular building that lacks distinctive design elements and also lacks integrity to convey its significance. Under Criterion D/4, the subject property is unlikely to reveal important information about prehistory or history. Therefore, 5604-5606 Hollywood Boulevard is not significant and ESA recommends that the subject property should be assigned the California Historical Resource Status Codes of "6Z" meaning that it appears to be ineligible as an individual resource or as a contributor to the potential locally eligible district through a survey evaluation.

1655 N. Saint Andrews Place was amongst the earlier multi-family residential developments in the Irving Park tract, but it was not the earliest; instead, the apartment buildings located at 5611 Carlton Way—which was built in 1930—and 1680 N. Wilton Place—which was built in 1955—were earlier multi-family apartment buildings developed in the tract. Therefore, the subject property was not trendsetting within the tract. Under Criterion B/2/2, there are no important persons associated with the subject property. Under Criterion C/3/3, ESA found that while the architect, Josef Van Der Kar may be considered a notable architect, he is not an architect who is recognized as a master architect. Moreover, this building is not a particularly good example of his work. Furthermore, ESA found that the building is not an exemplary example of the Dingbat/Stucco Box property type, as it does not possess crucial character-defining features of the

type including dingbat address number and or/signage, exaggerated facade details such as light figures, starbursts, and decorative patterns in the stucco. Additionally, the original design intent of the Mid-Century Modern style building was highly altered by the incompatible replacement handrails added to the building in 1972, as well as by the removal of many of the doors and windows that comprise the building's fenestration pattern. The replacement railing completely detracts from the Mid-Century Modern style, overwhelming the primary facade which was intended to be unornamented. Therefore, it no longer retains adequate integrity to convey its significance as a Mid-Century Modern style apartment building. Under Criterion D/4, the subject property is unlikely to reveal important information about prehistory or history. Therefore, 1655 N. Saint Andrews Place is not significant and ESA recommends that it also should be assigned the California Historical Resource Status Codes of "6Z" meaning that it appears to be ineligible as an individual resource or as a contributor to the potential locally eligible district through a survey evaluation.

6.0 CEQA Impacts Analysis

The thresholds, identified below, for determining the significance of environmental effects on historical resources are derived from the CEQA Guidelines as defined in §15064.5 and the City of Los Angeles CEQA Thresholds Guide. Pursuant to this guidance, a project that would physically detract, either directly or indirectly, from the integrity and significance of the historical resource such that its eligibility for listing in the National Register, California Register, or as a City Historic Cultural Monument (LAHCM) would no longer be maintained, is considered a project that would result in a significant impact on the historical resource. Adverse impacts, that may or may not rise to a level of significance, result when one or more of the following occurs to a historical resource: demolition, relocation, conversion, rehabilitation, or alteration, or new construction on the site or in the vicinity.[62]

6.1 CEQA Guidelines

According to the State *CEQA Guidelines*, Section 15064.5(b) a project involves a "substantial adverse change" in the significance of the resource when one or more of the following occurs:

- Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
- The significance of a historical resource is materially impaired when a project:
  A. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register of Historical Resources; or
  B. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
  C. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

The *L.A. CEQA Thresholds Guide* states that a project would normally have a significant impact on a significant resource if it would cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the State *CEQA Guidelines* when one or more of the following occurs:

- Demolition of a significant resource that does not maintain the integrity and significance of a significant resource;
- Relocation that does not maintain the integrity and significance of a significant resource;

62 L.A. CEQA Thresholds Guide, Section D.3. Historical Resources, City of Los Angeles, 2006, p. D.3-1

- Conversion, rehabilitation, or alteration of a significant resource which does not conform to the Standards; or
- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.[63]

Under CEQA, a proposed development must be evaluated to determine how it may impact the eligibility of a district, structure(s) or a site for designation as a historic resource. The Standards were developed as a means to evaluate and approve work for federal grants for historic buildings and then for the federal rehabilitation tax credit (see 36 Code of Federal Regulations ("CFR") Section 67.7). Similarly, the Los Angeles Cultural Heritage Ordinance provides that compliance with the Standards is part of the process for review and approval by the Cultural Heritage Commission of proposed alterations to City Historic-Cultural Monuments (see Los Angeles Administrative Code Section 22.171.14.a.1). Similarly, CEQA recognizes the value of the Standards by using them to demonstrate that a project may be approved without an EIR if a project complies with the Standards. In effect, CEQA has a "safe harbor" by providing either a categorical exemption or a negative declaration for a project which meets the Standards (see State *CEQA Guidelines* Section 15331 and 15064.5(b)(3)). Alternatively, however, if a project does not strictly comply with the Standards, an EIR may not be necessary because CEQA impacts to historic resources could still be less than significant.

Thresholds of Significance

In accordance with Appendix G of the State CEQA Guidelines, a project would have a significant impact related to historical resources if it would:

Threshold: ***Cause a substantial adverse change in the significance of an historical resource pursuant to Section 15064.5***

In assessing the Project's potential impacts related to historical resources in this section, the City has determined to use Appendix G of the State CEQA Guidelines as its thresholds of significance. The factors below from the 2006 L.A. CEQA Thresholds Guide (Thresholds Guide) will be used where applicable and relevant to assist in analyzing the Appendix G question:

- Demolition of a significant resource;
- Relocation that does not maintain the integrity and significance of a significant resource;
- Conversion, rehabilitation, or alteration of a significant resource which does not conform to the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*; or
- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.

63 L.A. CEQA Thresholds Guide, Section D.3. Historical Resources, City of Los Angeles, 2006, p. D.3-1

Methodology

Under CEQA, the evaluation of impacts to historical resources consists of a two-part inquiry: (1) a determination of whether the Project Site contains or may otherwise impact any historic resource(s), and, if so, (2) a determination of whether the Project would result in a "substantial adverse change" in the significance of the identified resource or resources. [64]

6.2 Project Description

The proposed Project would include the construction of a new 17-story apartment building, and the demolition of the existing two-story commercial building at 5604-5606 Hollywood Boulevard and the three-story apartment building at 1655 N. St. Andrews Place. Drawings for the proposed Project, dated September 16, 2020 were created by HKS Architects, Inc. (drawings included in **Appendix X**).

The Project Site is comprised of four adjacent parcels with frontage on Hollywood Boulevard to the north, St. Andrews Place to the east, and Carlton Way to the south with a lot area of 37,135 square feet. BWC/St. Andrews, LP (the Applicant) proposes construction of a 196 feet in height apartment building with 200 units, including 20 affordable units, and 222,694 square feet of floor area (**Figures 61, 62, 63, 64, and 65**). The building would be comprised of three interconnected volumes organized vertically, which would descend in height stepping down from the north along Hollywood Boulevard to the south along Carlton Way. The building is set back from Hollywood Boulevard to the north, and abuts the sidewalk along St. Andrews Place to the east. The building would include flat roofs, terraces, floor-to-ceiling glass walls, floating balconies, and opaque paneling.

The building's north facade along Hollywood Boulevard represents the tallest vertical volume that comprises the design; the tower would be articlauted as two different massings on this façade as connected by a vertical glass hyphen in the center of the tower that works to them. One of the two massings—the one that is closest to the corner of Hollywood Boulevard and St. Andrews Place) would be articulated with a higher volume than the other, giving the façade an asymmetrical appearance. The lower massing has a roof garden located upon it. Each side of the tower, as arranged around the central glass hyphen, would be articulated as anindividual apartment unit with floor-to-ceiling windows and floating balconies with glass panel railings. The eastern portion of the north facade's ground floor would be stepped back and include exposed structural columns along the entrance. The western portion of the ground floor would include a projecting 1-story volume that meets the sidewalk to the north, offering pedestrian access to a multi-level open-air terrace that lines the length of the western elevation. The terrace would resemble an exterior staircase, rising from the ground floor to a landscaped patio at the fourth floor. The terrace surmounts a connected parking garage, and would span two levels below ground and two levels above ground. A rooftop lounge would sit at the tip of the tallest vertical volume.

64 Pub. Res. Code § 21084.1; CEQA Guidelines § 15064.5

The building steps down twice with a 12-story volume and a 7-story volume along St. Andrews Place, as visible along the east elevation, with the 7-story volume extending to the south. The east elevation is clad in glass and opaque paneling, organized in regularly spaced vertical bands. Individual apartment units include floor-to-ceiling windows and floating balconies with glass panel railings. At the ground floor, a double door pedestrian entrance would sit toward the north, while vehicular access to the subterranean parking garage would sit toward the south.

The south elevation would comprisethe building's shortest volume, extending only 7-stories from the ground. A landscaped walkway would sit at the ground floor. The second and third floors would protrude from the elevation, creating a landscaped patio at the fourth floor. This landscaped patio would include a glass railing along the perimeter, and would connect to the multi-level open-air terrace extending from the north elevation. Beyond the landscaped patio at the fourth floor, the flat elevation would rise four stories, and each floor would include floor-to-ceiling windows and floating balconies with glass panel railings, bisected by a panel of opaque material. A landscape rooftop terrace would sit atop the seventh floor of this volume, which would include slight southern projection and a glass railing.



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: HKS Architects, Inc.

Figure 61
Rendering of west elevation as viewed from Hollywood Boulevard, looking southeast



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: HKS Architects, Inc.

Figure 62
Rendering of north facade, looking south



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: HKS Architects, Inc.

Figure 63
Rendering of east elevation, looking west



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: HKS Architects, Inc.

Figure 64
Rendering of south elevation (left) and east elevation (right) as viewed from Carlton Way, looking northwest



5600 Hollywood Boulevard HRA/ 202000095.00

SOURCE: HKS Architects, Inc.

Figure 65
Rendering of south elevation, looking north

6.3 Analysis of the Project

Threshold (a): Would the Project cause a substantial adverse change in the significance of a historical resources pursuant to Section 15064.5?

Impacts to Resources Within the Project Site

The parcels located at 5600 Hollywood Boulevard and 5607 Carlton Way do not have any building improvements upon them; therefore, no historical resources are present on these two subject properties. The subject property located at 5604-5606 Hollywood Boulevard has a two-story vernacular commercial building erected upon it that has poor integrity and does not meet the threshold for listing as a historical resource under any of the applicable federal, state, or local criteria, and, therefore, it is not considered a historical resource pursuant to CEQA. The subject property located at 1655 N. Saint Andrews Place has a three-story multi-family, Dingbat/Stucco Box apartment building erected upon it (the ground floow is a soft-story with tuck-in parking spaces, and there are two levels of living units located on the levels above it). Executed in the Mid-Century Modern style, the building does not possess adequate integrity to convey significance either as a example of the Dingbat/Stucco Box prototype or as an example of the Mid-Century Modern Style. Therefore, does not meet the threshold for listing as a historical resource under any of the applicable federal, state, or local criteria, and is not considered a historical resource pursuant to CEQA. Therefore, the Project would not have a significant impact on a historical resource with respect to the proposed demolition of either the subject property located at 5604-5606 Hollywood Boulevard or the subject property located at 1655 N. St. Andrews Place, and no further evaluation is required for compliance with CEQA.

Impacts to Resources in the Project Vicinity

Indirect Impacts

Additionally, research included the analysis of impacts to known historical resources within the 0.25-mile radius of the proposed Project Site to see if the Project would result in setting/visual character impacts on the surrounding area and to determine if the Project would be compatible with these nearby historic resources. As described earlier in this report, there are 47 previously identified historic resources within 0.25 miles of the subject properties. Of these, five (5) have direct views of the subject properties, and each of them are located approximately one-blockaway from the Project Site, including the following:

- 5611 Carlton Way, an Art Deco style apartment, constructed in 1930
  - Located immediately west and southwest of the Project site
- 5601 Hollywood Boulevard, a Googie style motel, constructed in 1956
  - Approximately 62 feet north of the Project site
- 5611 Hollywood Boulevard, a Renaissance Revival style commercial building
  - Approximately 62 feet north of the Project site

- 5618 Hollywood Boulevard, The California Bank
  - Approximately 65 feet west and northwest of the Project site
- 5552 Carlton Way, The Dunning House (LA HCM# 441)
  - Approximately 95 feet southeast of the Project site

The identified historical resources range from a single-family building, commercial buildings, and apartment buildings dating from the early 20th century to a mid-20th century hotel executed in the Googie style, and their locations relative to the Project site are shown in **Figure 66,** *Historical Resources with Direct Views of Project Site*. The property located at 5611 Carlton Way is the closest to the proposed Project, as it is located immediately adjacent to the Project site to the west and stands at five stories. The other four resources are comparable in height to the two buildings currently located on the Project site; each one is two stories or less. Although the proposed Project—at 17 stories in height—is substantially higher than any of the historical resources in the area, there are no historic districts in the area that would require height limits in order to ensure compatibility of scale with district contributors. Moreover, the only historical resource to which the proposed Project is immediately adjacent is the property at 5611 Carlton Way. This Art Deco style building is architecturally articulated only on the primary (south) façade; there are no character-defining features on the secondary (side) elevations other than wooden hung windows at the location of individual apartment units as the side elevations are treated in a very utilitarian manner. Therefore, the proposed Project would not visually obscure any decorative character-defining features that help this building to convey its significance as an Art Deco style apartment building, as all of the decorative features characteristic of the style are only located on the primary façade.

Furthermore, the proposed Project would not substantially degrade the existing visual character or quality of the existing historical resources and their surroundings. Based upon survey and review of existing conditions, the predominant character of the Irving Park tract—in which the Project sits—is that it is made up of a variety of building heights and densities. Mixed commercial low-rise developments sit along Hollywood Boulevard, the main arterial; residential single-family low-rise and multi-family low-rise and mid-rise developments of varying densities, heights, footprints and architectural styles—with construction dates thatspan from the 1900s to the 2000s—line the sidestreets that comprise the tract. In addition, the original character of the Irving Park Tract has been substantially altered with the addition of more recent infill. For instance, the two-story apartment building located at 5643 Carlton Way was constructed in 1964; the five story apartment building located at 1660 N. Wilton Place was constructed in 1990; the four story apartment building located at 5623 Carlton Way was constructed in 1992 as was also the two-story apartment building located at 5617 Carlton Way; and the five story apartment building located at 5633 Carlton Way was constructed in 2011. Because the setting of the five (5) identified historical resources in the Project vicinity is characterized by buildings of different densities, heights, footprints, and architectural styles, the Project would not materially impair their historical significance or integrity.

The construction of the Project would not be a significant impact under CEQA because it would not materially impair the significance of the historical setting such that the five (5) identified

historical resources would be rendered ineligible for local listing and therefore impacts remain less than significant. Hence, the Project would not substantially change or materially impair the eligibility of the historical resources, either directly, indirectly, or cumulatively.



SOURCE: Mapbox; ESA, 2020.

5600 Hollywood Boulevard

Figure 66
Historical Resources with Direct Views of Project Site

ESA

Secretary of the Interior's Standards Reviews

Under CEQA, a project that follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing, Historic Buildings* or the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the Historical Resource.[65] New construction adjacent to a historical resource is considered "related new construction" and numbers nine (9) and ten (10) of the Standards apply to this Project. Therefore, the Project was assessed for conformance to Standards nine and ten regarding "related new construction" constructed adjacent or in the vicinity of other historical resources.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

> The proposed Project at 5600 Hollywood Boulevard entails the construction of a new apartment building at the subject properties, rather than exterior alterations to an existing structure. The extant structures at the Project site do not contain historical resources, as both 5604-5606 Hollywood Boulevard and 1655 N. Saint Andrews Place appear to be ineligible as an individual resources or as contributors to a potential locally eligible district, as discussed in the significance evaluation section above. Furthermore, the existing improvements on the subject property do not contribute to the eligibility of any of the surrounding resources. The new construction would occur entirely within the subject properties and would not physically impact any adjacent properties outside of the project site.
>
> The Project vicinity is characterized by buildings of different heights densities, heights, footprints and architectural styles. The new building would be differentiated from the existing four historical resources in the vicinity, and will be compatible with their historic materials, features, and proportion, and massing in order to protect their historic integrity with respect to their setting. With respect to these five historical resources, none of the other aspects of their integrity would be potentially impacted by the Project.
>
> The size of the proposed 17-story Project differs from the surrounding low-scale two- and four-story historical resources. However, the composition, scale and proportions of each of the proposed Project's three stepped down volumes and its architecturally modulated elevations would correspond to the surrounding historical resources and existing buildings when viewed from the street. The asymmetrical and recessed ground floor entrance at the corner of Hollywood Boulevard and Saint Andrews Place visually connects the Project to the lower pedestrian scale of the surrounding buidlings as viewed from the street. The Project's opaque veneer and glass skin would help to dematerialize the perception of the Project's larger massing as viewed from the street.

65 California Environmental Quality Act, 15064.5 (b)(3).

5611 Carlton Way

Care has been taken in the design to distinguish the new building's articulation of its massing from adjacent historical resources, particularly along the west elevation. Designed in the Art Deco style, 5611 Carlton Way sits to the immediately west of the proposed Project, and includes stepping along its facade. The Project's stepped volumes at the upper floors mimic the stepped decoration found at the 5611 Carlton Way facade. The stepping of the proposed Project would work to reinforce 5611 Carlton Way's visual prominence along the street as viewed from Carlton Way. The proposed Project includes an open-air terrace along the west elevation, which serves to physically separate the adjacent resource from the bulk of the proposed building's massing. The open-air terrace allows for visual and physical separation from the resource located at 5611 Carlton Way by creating a void that separates it from the proposed stepped volumes of the new construction.

Along the east elevation, the facade would step down along Saint Andrews Place, providing a transition between the proposed Project's 17-story volume at the north and its lower seven-story volume at the south, allowing the seven-story volume to relate in size and scale to the surrounding lower-scale buildings. The second and third floors of the south elevation would protrude slightly from the ground floor. The protrusion would allow the new building's south elevation to maintain the street wall, preserving the residential feeling and scale along Carlton Way. The proposed Project's southern seven-story volume would be two stories taller than 5611 Carlton Way, and thus compatible with its scale.

5618 Hollywood Boulevard

Designed in the Art Deco style, 5618 Hollywood Boulevard sits to the west of the proposed Project, separated by a commercial building located at 5610 Hollywood Boulevard which would be demolished as part of the Project. The proposed Project includes an open-air terrace along the west elevation, which would serve to further separate 5618 Hollywood Boulevard from the bulk of the proposed building's massing by creating a void that separates it from the proposed stepped volumes of the new construction. 5618 Hollywood Boulevard includes stepping along its centralized vertical tower, which would be reiterated in the stepped modulation and rhythm of the proposed Project through its articulation in material and skin achieved by the modeling of opaque veneer and mirrored glass fenestration, which would be organized in regularly spaced vertical bands.

The size of the proposed 17-story Project differs from the surrounding low-scale two-story resource at 5618 Hollywood Boulevard. However, the composition of each of the proposed Project's three volumes corresponds to 5618 Hollywood Boulevard when viewed from the street. As viewed from the southeast across from Hollywood Boulevard, the proposed Project's west elevation lowers in height as the building extends south. The four-story central Art Deco tower at 5618 Hollywood Boulevard would still be visually prominent against the new Proposed building, because its tallest volume would provide a generally flat backdrop with its flush west elevation and clear glass balconies. The tower, rising vertically, would still be visually prominent due to the amount of space between

5618 Hollywood Boulevard and the proposed Project, as an entire building separates the two. Further, the Project's stepped volumes at the upper floors mimic the stepped decoration found at the 5618 Hollywood Boulevard's centralized tower, and would work to heighten 5618 Hollywood Boulevard's visual prominence along the street as viewed from Hollywood Boulevard.

5611 Hollywood Boulevard, 5601 Hollywood Boulevard and 5552 Carlton Way
5611 Hollywood Boulevard, and 5601 Hollywood Boulevard are located north of the Project site, and are physically separated from the Project site by Hollywood Boulevard. 5552 Carlton Way is located to the southeast of the project site, and is physically separated from the Project site by both Carlton Way and Saint Andrews Place. As these three buildings are physically separated from the Project, the distance is too far to materially affect the eligibility of these resources. The Project's distanced location relative to the resources would not effect their architectural character nor their visibility from the street.

In summary, the proposed Project would would minimally affect distinctive spatial relationships that characterize the surrounding historical resources. Existing spatial relationships between surrounding lower scale buildings and the street would be somewhat affected by the construction of a 17-story building due to its massing and scale. However, the modulation and stepping back of the proposed Project at various intervals would achieve both differentiation and compatibility with the surrounding buildings, and particularly with 5611 Carlton Way which is located immediately adjacent to the Project site. The new work would be compatible with the historic materials, features, proportion, and massing of the potential historical resource in order to protect the integrity of the surrounding historical resources and their environment. **Therefore, the Project would conform to Standard 9.**

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The Project does not propose to make any changes to historic materials or alter features that define the character of any historical resources in the immediate area. If the new construction were to be removed in the future, the essential form and integrity of the adjacent historical resource at 5611 Carlton Way—as well as the other four historical resources in the Project vicinity—would be unimpaired. **The proposed Project conforms to Standard 10.**

6.4 Groundbourne Vibrations Impact

Historic buildings within 100 feet of the Project's construction were assessed for potential vibration impacts from structural damage. The affected structures include:

- 5611 Carlton Way, adjacent to the west of the Project site

- 5601 Hollywood Boulevard, approximately 62 feet north of the Project site
- 5611 Hollywood Boulevard, approximately 62 feet north of the Project site
- Calfornia Bank Building, 5618 Hollywood Boulevard, approximately 85 feet west of the Project Site
- The Dunning House (LA HCM# 441), 5552 Carlton Way, approximately 95 feet southeast of the Project site

The City of Los Angeles does not have defined criteria for assessing vibration impacts. In the absence of a set threshold, the analysis below takes into account thresholds from both the Federal Transit Administration (FTA) and Caltrans.

Table 11, *Guideline Vibration Potential Threshold Criteria* taken from the FTA's Transit Noise and Vibration Impact Assessment Manual,[66] shows vibration damage potential threshold criteria. Fragile historic buildings are generally classified as Class IV buildings in the FTA's Transit Noise and Vibration Impact Assessment Manual (i.e., buildings extremely susceptible to vibration damage); however, as denoted on a 1950 Sanborn map, 5611 Carlton Way is constructed of reinforced concrete and is not a Class IV building that is extremely susceptible to vibration damage. However, the building does include Art Deco decorative features such as pilasters and bas reliefs with casement windows and what appears to be a decorative cast stone door surround on the ground floor primary entrance that may be lsightly more susceptible to vibration. Given these decorative features, this building is conservatively analyzed as a Class III building (i.e., non-engineered timber and masonry building) notwithstanding its Class I construction (reinforced concrete). All other historic buildings were conservatively analyzed as Class IV buildings. **Table 12**, *Vibration Source Amplitudes for Construction Equipment* identifies common construction equipment and the average vibration source amplitudes.

TABLE 11
GUIDELINE VIBRATION POTENTIAL THRESHOLD CRITERIA

Structure and Condition	Maximum PPV (in/sec)
Class I. Reinforced concrete, steel, or timber (no plaster)	0.5
Class II. Engineered concrete and masonry (no plaster)	0.3
Class III. Non-engineered timber and masonry buildings	0.2
Class IV. Buildings extremely susceptible to vibration damage	0.12

KEY:
in/sec = inches per second
PPV = peak particle velocity
SOURCE: FTA. September 2018, "Transit Noise and Vibration Impact Assessment Manual."

66 FTA. September 2018, "Transit Noise and Vibration Impact Assessment Manual."

TABLE 12
VIBRATION SOURCE AMPLITUDES FOR CONSTRUCTION EQUIPMENT

Equipment	Reference PPV at 25 ft. (in/sec)
Large bulldozer	0.089
Caisson drilling	0.089
Loaded trucks	0.076
Jackhammer	0.035
Small bulldozer	0.003

KEY:
ft. = feet
in/sec = inches per second
PPV = peak particle velocity
ND = No data
VdB = vibration velocity decibels
SOURCE: Federal Transit Administration, 2006 (except Hanson 2001 for vibratory rollers)

Based on the Class III building vibration threshold of 0.2 in/sec PPV, a vibration impact would occur if equipment is operated within 15 feet of the adjacent property at 5611 Carlton Way. With implementation of measure PM CULT-1 described below, vibration levels at the adjacent property (5611 Carlton Way) would not incur damage from vibrations caused by construction at the proposed Project Site. The next closest historic buildings are 5601 and 5611 Hollywood Boulevard, which are both approximately 62 feet from the Project Site. At this distance, maximum vibration levels from construction at the Project Site would be 0.023 in/sec PPV from use of large bulldozers or caisson drilling and would not exceed the Class IV building threshold of 0.12 in/sec PPV. With this limit and the greater distance to the other nearby historic buildings no damage is anticipated at such other buildings. Therefore, no impacts to historical resources are anticipated due to groundbourne construction vibrations from the proposed Project.

As noted above, the Los Angeles Municipal Code (LAMC) does not specify vibration limits. Therefore, this analysis relies on both the FTA guidelines and Caltrans thresholds. Table 13, *Guideline Vibration Potential Threshold Criteria,* identifies common construction equipment and the average vibration source amplitudes. Appplying Caltrans' thresholds, all historic buildings, including 5611 Carlton Way, would be categorized as historic buildings and a threshold of 0.5 in/sec PPV applies. Based on this threshold, an impact would occur if equipment is operated within 8 feet of the adjacent property at 5611 Carlton Way. The next closest historic buildings at 5601 and 5611 Hollywood Boulevard , which are both 62 feet from the Project Site, would experience the same maximum vibration levels of .023 in/sec PPV. Given that the FTA thresholds represent a more conservative analysis, measure PM CULT-1 assumes that FTA thresholds are applied to the historic buildings and is tailored to the 0.2 in/sec PPV threshold fro 5611 Carlton Way and the 0.12 in/sec PPV threshold for all other historic buildings.

TABLE 13
GUIDELINE VIBRATION POTENTIAL THRESHOLD CRITERIA

Structure and Condition	Maximum PPV (in/sec)	
	Transient Sources[1]	Continuous/Frequent Intermittent Sources[2]
Extremely fragile historic buildings, ruins, ancient monuments	0.12	0.08
Fragile buildings	0.2	0.1
Historic and some old buildings	0.5	0.25
Older residential structures	0.5	0.3
New residential structures	1.0	0.5
Modern industrial/commercial buildings	2.0	0.5

KEY:
in/sec = inches per second
PPV = peak particle velocity (VdB)

SOURCE: California Department of Transportation. April 2020. *Caltrans Transportation- and Construction-Induced Vibration Guidance Manual*.

[1] Transient sources create a single, isolated vibration event, such as blasting or drop balls.
[2] Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.

The following measure would ensure that construction would be stopped before any damage could occur due to an unforeseen event. It is as follows:PM CULT-1

- Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work in compliance with all applicable City regulations, including LAMC Section 91.3307.1. Protection must be provided for footings, foundations, party walls, chimneys, skylights and roofs.

- Construction activities shall utilize rubber-tired equipment in place of steel-track equipment whenever feasible.

- The construction contractor shall stage and warm-up construction equipment as far from nearby sensitive receptors as possible.

- No impact or vibratory pile driving shall be permitted. Drilled pile driving or other method that generates similar or less vibration shall be permitted.

- Use of large bulldozers (300 horsepower or greater) and caisson drilling related to placing piles shall not occur within 15 feet of the adjacent sensitive receptors located at 5611 Carlton Way and 5610 Hollywood Boulevard.

- Prior to the start of Project construction, the Applicant shall retain the services of a qualified structural engineer to conduct pre-construction surveys to document the conditions at the boundary of the Project Site (surveys conducted on the Project Site) adjacent to 5611 Carlton Way and document the apparent physical condition of the readily-visible features, including but not limited to the exterior building structure of the existing building at 5611 Carlton Way. The Applicant shall request access to the interior to observe interior walls and ceiling finishes. If access is denied, interior conditions would not be considered as existing physical conditions.

- The Applicant shall retain the services of a qualified acoustical engineer to review the proposed construction equipment and develop and implement a vibration monitoring system capable of documenting the construction-related ground vibration levels at the existing building at 5611 Carlton Way during demolition of the existing parking lot, excavation and pile installation, where heavy construction equipment (e.g., large bulldozer, excavator, drill rig) would be operating within 25 feet of 5611 Carlton Way. Vibration monitoring shall include the following:

    - The vibration monitoring system shall measure and continuously store the peak particle velocity (PPV) in in/sec to determine whether the groundborne vibration levels at the boundary of the Project Site adjacent to the existing buildings at 5611 Carlton Way reach 0.2 PPV in/sec. Vibration data shall be stored on a one-second interval.

- The vibration monitoring system shall also be programmed for two preset velocity levels: a warning level of 0.15 inches/second (PPV) and a regulatory level of 0.2 inches/second (PPV). The system shall also provide real-time alert when the vibration levels exceed either of the two preset levels.

    - In the event the warning level of 0.15 PPV in/sec at the façades of the existing buildings at 5611 Carlton Way, the contractor shall identify the source of vibration generation and provide feasible steps to reduce the vibration level, including, but not limited to, halting/staggering concurrent activities and utilizing lower vibratory techniques. Construction activities may then restart.

    - In the event the regulatory level 0.2 PPV in/sec (PPV) is triggered at the façades of the existing buildings at 5611 Carlton Way, the contractor shall identify the source of vibration generation and provide feasible steps to reduce the vibration level, including, but not limited to, halting/staggering concurrent activities and utilizing lower vibratory techniques. The qualified professional shall halt the construction activities in the vicinity of 5611 Carlton Way, as applicable, and visually inspect the adjacent façades of these existing buildings for any damage. Results of the inspection must be logged. Vibration measurement shall be made with the new construction method to verify that the vibration level is below the warning level of 0.15 PPV. Construction activities may then restart.

- In the event damage occurs due to construction vibration, such damage shall be repaired in accordance with the Secretary of Interiors' standards, as applicable.

6.5 Conclusion

The proposed project would construct a new 17-story 196 feet in height apartment building with 200 units, including 20 affordable units, and 222,694 square feet of floor area on a Project Site comprised of four adjacent parcels with frontage on Hollywood Boulevard to the north, St. Andrews Place to the east, and Carlton Way to the south. The proposed Project would not cause substantial adverse changes to historical resources within the footprint of the Project and would not substantially degrade the visual setting or eligibility of known historical resources within a

0.25-mile radius that have direct views of the Project. Furthermore, the Project's related new construction would overall conform to Standards 9 and 10 with respect to the adjacent historical resources and as such would have a less than significant impact on nearby historical resources. Additionally, construction at the proposed Project site is not anticipated to generate vibrations strong enough to damage the historical resource located at 5611 Carlton Way. Therefore, the proposed Project would not result in any substantial adverse changes to any historical resources within the vicinity of the Project as defined in Section 15064.5(b) of the CEQA Guidelines. Nonetheless, a measure to monitor construction vibration is recommended as a proactive effort to ensure that no unanticipated damage occurs to nearby historical resources.

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Appendix A
Professional Qualifications

ESA



Margarita Jerabek, PhD

Historic Resources Director

EDUCATION

Ph.D., Art History, University of California, Los Angeles

M.A., Architectural History, School of Architecture, University of Virginia

Certificate of Historic Preservation, School of Architecture, University of Virginia

B.A., Art History, Oberlin College

30 YEARS EXPERIENCE

AWARDS

2014 Preservation Award, The Dunbar Hotel, L.A. Conservancy

2014 Westside Prize, The Dunbar Hotel, Westside Urban Forum

2014Design Award: Tongva Park & Ken Genser Square, Westside Urban Forum

Preservation Design Awards, RMS Queen Mary Conservation Plan 2012; and Restoration and Exhibit Design for Home Savings, Montebello,2016, California Preservation Foundation

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

Santa Monica Conservancy

Society of Architectural Historians, Life Member

American Institute of Architects (AIA), National Allied Member

Margarita Jerabek has 30 years of professional practice in the United States with an extensive background in historic preservation, architectural history, art history and decorative arts, and historical archaeology. She specializes in Visual Art and Culture, 19th-20th Century American Architecture, Modern and Contemporary Architecture, Architectural Theory and Criticism, Urbanism, and Cultural Landscape, and is a regional expert on Southern California architecture. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Archaeology, and Architectural History. Margarita has managed and conducted a wide range of technical studies in support of environmental compliance projects, developed preservation and conservation plans, and implemented preservation treatment projects for public and private clients in California and throughout the United States.

Relevant Experience

Margarita has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area and Southern California. She provides expert assistance to public agencies and private clients in environmental review, from due diligence through planning/design review and permitting and when necessary, implements mitigation and preservation treatment measures on behalf of her clients. As primary investigator and author of hundreds of technical reports, plan review documents, preservation and conservation plans, HABS/HAER/HALS reports, construction monitoring reports, salvage reports and relocation plans, she is a highly experienced practitioner and expert in addressing historical resources issues while supporting and balancing project goals.

She is an expert in the evaluation, management and treatment of historic properties for compliance with Sections 106 and 110 of the NHPA, NEPA, Section 4(f) of the Department of Transportation Act, CEQA, and local ordinances and planning requirements. Margarita regularly performs assessments to ensure conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and assists clients with adaptive reuse/rehabilitation projects by providing preservation design and treatment consultation, agency coordination, legally defensible documentation, construction monitoring and conservation treatment.

Margarita is a regional expert on Southern California architecture. She has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area as well as in Ventura, Orange, Riverside, San Bernardino and San Diego counties. Beyond her technical skill, she is a highly experienced project manager with broad national experience throughout the United States. She currently manages ESA's on-call historic preservation services with the City of Santa Monica, and Los Angeles Unified School District.



Gabrielle Harlan, Ph.D.

Architectural Historian

EDUCATION

Doctor of Philosophy, History of Art and Architecture, University of Virginia

Master of Architectural History, University of Virginia

Certificate in Historic Preservation, University of Virginia

Bachelor of Architecture, University of Arizona

20 YEARS OF EXPERIENCE

AWARDS

Andrew Mellon Foundation Fellowship Recipient, Huntington Library, San Marino, California, 2010

Helen Bing Fellowship Recipient, Huntington Library, San Marino, California, 2010

Du Pont Fellowship Recipient, University of Virginia, Charlottesville, Virginia, 2005

William Rucker Art and Architecture Fellowship Recipient and Du Pont Fellowship Recipient, University of Virginia, Charlottesville, Virginia, 2004

Dean's Forum Fellowship Recipient, University of Virginia, Charlottesville, Virginia, 2003

Arizona Women in Construction Scholarship Recipient, University of Arizona, Tucson, Arizona, 1994

Gabrielle is a senior architectural historian with more than 20 years of academic and professional experience preparing documentation to address the restoration, rehabilitation, and adaptive reuse of historic properties—including historic structures reports, preservation and interpretation plans, and National Register of Historic Places nominations. Gabrielle also has experience contributing to California Environmental Quality Act (CEQA)-level documents. She has worked primarily in California for the last ten years, and she continues to expand upon her knowledge of Southern California history by conducting primary source research and developing historic contexts.

Relevant Experience

Hollywood Burbank Airport Replacement Terminal EIS, Los Angeles County, CA. *Architectural Historian.* The Burbank-Glendale-Pasadena Airport Authority (Authority) is proposing to replace the existing passenger terminal to enhance airport safety and meet ADA standards, to consolidate passenger and baggage screening functions, and to provide a new, modern, energy-efficient passenger terminal. The project would replace the existing 14-gate, 232,000-square-foot passenger terminal with a 14-gate passenger terminal that meets current California seismic design and FAA airport design standards. The replacement passenger terminal would be developed in accordance with modern design standards to provide enhanced passenger amenities; security screening facilities that meet the latest TSA requirements; and other airport facilities (including holdrooms, baggage claim areas, and public areas) that are designed and sized for the kinds of aircraft the airlines routinely operate. Gabrielle is the architectural historian for the project, and is providing peer review of historic resources reports to ensure they meet Section 106 requirements. She will also co-author the cultural resources section of the EIS, and analyze effects to historic architectural resources.

Long Beach Airport (LGB) Terminal Phase II Improvements, Los Angeles County, CA. *Architectural Historian.* LGB is proposing improvements to the terminal building and related facilities in order to accommodate recent increases in flight activity and to improve the passenger experience through a variety of terminal, security, and parking improvements. The Federal Aviation Administration (FAA) is the lead federal agency charged with conducting Section 106. In support of this project, ESA conducted an archaeological and historic resources inventory and evaluation for LGB. In collaboration with an ESA staff archeologist, Gabrielle prepared a Historic Properties Inventory Report that documented historic properties and potential adverse effects resulting from the project.

Pasadena Rose Bowl Lighting Replacement Project, Pasadena, CA. *Architectural Historian*. The Rose Bowl Operating Company, the concessioner of a City of Pasadena-owned property, is proposing to replace the exterior pole-mounted lighting at the site, which is a National Historic Landmark listed on the National Register of Historic Places. The proposed project would modernize and improve the existing lighting at the Rose Bowl Stadium by replacing existing tower light fixtures with new modern fixtures. The overall purpose is to enhance the quality of lighting for events consistent with other stadiums, to improve the viewing experience, and to increase efficiency. In order to facilitate a successful project that would maintain the integrity of the historical resource, ESA prepared a technical memorandum analyzing the project for its conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The technical memorandum provided documentation in support of an application for a categorical exemption under the California Environmental Quality Act (CEQA). Gabrielle conducted a site survey and prepared the technical memorandum.

Long Beach Landmark List Analysis, Long Beach, CA. *Architectural Historian.* The City of Long Beach requested that ESA work with its list of locally-designated properties in order to ascertain which properties might be good candidates for both listing on the National Register of Historic Places and potential rehabilitation tax-credits. This effort encompasses an initial research effort to identify which local landmarks are already listed or determined eligible to the National Register of Historic Places, which ones are listed on the California Register, and which properties have previously been surveyed and assigned historical resource status codes that indicate that they are good candidates for listing. Subsequent to this initial effort, further research is being undertaken to identify the historic contexts and criteria under which potential candidates are likely eligible for listing. The intent of this research and inventory effort is so that the City of Long Beach has the necessary information at its disposal to better encourage the full utilization of the federal government's historic tax-credit incentives program for historic preservation projects within the community. Gabrielle developed the research approach and is supervising others in the completion of the research efforts.

South Orange County Reliability Enhancement (SOCRE) Project, San Juan Capistrano, CA. *Architectural Historian.* San Diego Gas & Electric (SDG&E) proposed to rebuild and upgrade a portion of its transmission infrastructure in South Orange County. The purpose of the proposed SOCRE project is to increase the reliability and operational flexibility of SDG&E's South Orange County 138-kilovolt (kV) system to reduce the risk of electrical outages. The project would also upgrade aging electrical infrastructure in the South Orange County area, including SDG&E's Capistrano Substation in the City of San Juan Capistrano. The Capistrano Substation building is a 1920s-era electrical substation. In support of the project, Gabrielle prepared a Historic Resource Assessment for the building that found that it was likely eligible for listing on either the National Register of Historic Places or the California Register of Historic Resources and, therefore, a historical resource under CEQA. Gabrielle also worked with SDG&E's team to develop design project alternatives that would lessen potential impacts to the historical resource.

National Historic Landmark Ahwahnee Hotel Comprehensive Rehabilitation Project in Yosemite National Park, CA. *Historical Architect.* The project entailed

addressing seismic issues, ADA accessibility, and fire life safety concerns. Gabrielle's responsibilities on the project included working as a primary reviewer of all architectural planning documents for the project (including the schematic and design development drawings, an HSR, and an HFR) in order to minimize adverse effects to this National Historic Landmark and to make an assessment of effect in compliance with Section 106 of the National Historic Preservation Act.

Update to Historic Structures Report for Hollyhock House and Historic Structures Report for the Director's House at the National Historic Landmark Barnsdall Art Park for the City of Los Angeles, Los Angeles, CA. *Architectural Historian.* The City of Los Angeles owns and manages a complex of buildings at Barnsdall Art Park that are designed by master architect Frank Lloyd Wright and that, together, comprise a National Historic Landmark (NHL) listed on the National Register of Historic Places. However, in 1994, the crown jewel of the NHL—the Hollyhock House— as well as other buildings in the complex sustained damage in the Northridge Earthquake, prompting a series of multi-million dollar restoration projects at the building complex over the next fifteen years. In 2008, Project Restore—a Los Angeles-based public-private partnership with a dedicated mission to restore historic city landmarks which play unique roles as centerpieces of the city's history—was awarded a $1.935 million grant from the California Cultural and Historical Endowment for a Phase III restoration project of the building complex, and the City of Los Angeles provided $1.935 million in matching funds. In response, the City's Bureau of Engineering initiated a project to prepare a supplemental Historic Structures Report (HSR) for Hollyhock House and a new HSR for the Director's House, another Frank Lloyd Wright building on the property. These two technical studies were necessary to support the larger restoration effort by assessing the current condition of the two buildings and providing treatment recommendations for a focused list of priorities to facilitate Phase III repairs. Gabrielle's responsibilities as one of the two leads responsible for the preparation of the two HSRs entailed working in collaboration with a Los Angeles-based environmental consulting firm to identify and engage appropriate sub-consultants to conduct studies and non-destructive testing, such as a structural engineer, a forensic water infiltration specialist, a materials conservator, and an historic fountain specialist. Gabrielle also conducted extensive primary historic research, prepared detailed condition assessments, and helped to organize a two-day visioning workshop to discuss future potential uses of the larger site with city officials and other important stakeholders.

Historical Resource Assessment for Mariners' Medical Arts Building, Newport Beach, CA. *Architectural Historian.* This project for the City of Newport Beach established the historic significance of a medical office building complex designed by architect Richard Neutra in the early 1960s. Gabrielle was responsible for writing the historic context and a majority of the historic research effort, as well as for directing and supervising junior staff in archival research tasks and the production of the final document.

Rehabilitation and Reconstruction of Bob's Big Boy Broiler for the City of Downey, Los Angeles County, CA. *Architectural Historian.* This project entailed assisting the City of Downey in identifying the remaining historic features of a 1950s Googie coffee shop, which had been subject to an illegal partial demolition. Gabrielle's responsibilities as a project manager were to identify and document

extant character-defining features of the building, to provide design collaboration for a successful rehabilitation project, and to assist in the negotiation of a Memorandum of Understanding between the city and the California Office of Historic Preservation. In 2010, the Los Angeles Conservancy awarded the project team it's top honor, the President's Preservation Award.

Victor Clothing Company Building, Los Angeles, CA. *Architectural Historian*. The project was to assist the owner of an early twentieth-century commercial mid-rise building located in downtown Los Angeles in developing a successful approach for historic restoration of the facade and interior commercial space and elevator lobby in order to comply with the terms of a federal tax-credit. Gabrielle's responsibilities as project manager were to gather and analyze research, to coordinate the work of sub-consultants, to consult with the California Office of Historic Preservation and to prepare the required documentation for the tax-credit application.

Hollywood Historic Resources Survey for the Los Angeles Community Redevelopment Agency, Los Angeles, CA. *Architectural Historian.* This project was to survey potential historic resources in Hollywood and to prepare multiple historic context statements for the various property types. These ranged from large industrial film and music studios to religious facilities and civic institutions to small-scale domestic architecture. Gabrielle's primary responsibility on the project was to research and write the majority of the historic context statements, and to oversee the preparation of historic context statements by other staff. She also participated as a member of the survey team and trained junior staff on inventory methods.

Chicago Bungalow Historic Resources Survey and Multiple Property Nomination to the National Register of Historic Places, Chicago, IL. *Architectural Historian*. As part of a four-person team, Gabrielle surveyed two different Chicago neighborhoods—one on the north side of the city and the other on the south side—consisting primarily of early 20th century historic bungalows. This survey effort represented a pilot project, as led by the non-profit Chicago Bungalow Association, within a larger initiative sponsored by then-Mayor Richard M. Daley to document the extensive "bungalow belt" that encircles the city of Chicago and to put in place a tax incentive program for private owners to preserve and maintain them. In addition to surveying these two neighborhoods—each of which was comprised of several hundreds of single-family houses—Gabrielle researched and assisted in the preparation of historic contexts for two early 20th century neighborhoods. This resulted in a successful Multiple Property nomination to the National Register of Historic Places entitled "Chicago Bungalows" as listed on February 25, 2004.

Historic Resources Survey of the Huning-Highlands Neighborhood, Albuquerque, NM. *Architectural Historian.* This project encompassed surveying 200 properties for the City of Albuquerque in order that it could better evaluate the neighborhood's potential for nomination as a district to the National Register of Historic Places. Gabrielle participated on the project as a member of a three-person team in order to record all properties on survey forms.

Historic Resources Survey and Multiple Property Document Nomination to



EDUCATION

MSc Historic Conservation, Oxford Brookes University

BA, European Studies, Brigham Young University

9 YEARS OF EXPERIENCE

PROFESSIONAL AFFILIATIONS

The Society for the Protection of Ancient Buildings

Historic England

National Trust for Places of Historic Interest or Natural Beauty

California Preservation Foundation

Hanna Winzenried

Architectural Historian

Hanna is an architectural historian and historic preservation specialist with nine years of academic and professional experience, including undergraduate and graduate work in history, art history and conservation, and four years of professional experience. After earning her Bachelor of Arts degree in European Studies at Brigham Young University, Hanna completed graduate work at Oxford Brookes University, the top planning program in the United Kingdom, where she earned her Masters of Science in Historic Building Conservation (2015) with a concentration in conservation planning and preservation practices. Prior to joining ESA, Hanna spent 1.5 years as an intern and Student Professional Worker with the City of Los Angeles, Department of Planning, in the Office of Historic Resources (OHR), Historic Preservation Overlay Zones (HPOZ) Unit.

During her tenure at ESA, Hanna has continued to develop her knowledge and skills as an architectural historian and historic preservation specialist as a team member in the historic resources group at ESA, under the direction of Dr. Margarita Jerabek. Beginning as an Intern at ESA, Hanna has received several promotions in acknowledgement of her continued growth and mastery of her discipline as an architectural historian and historic preservation specialist. She currently serves as a Deputy Project Manager on many projects for ESA. Through her hands-on experience, Hanna has developed expertise in the survey, research, and assessment of historic properties for compliance with the National Historic Preservation Act (NHPA) and the California Environmental Quality Act (CEQA). She is expert in the research and preparation of property and neighborhood histories, and the development of historic contexts for the evaluation of historic properties under federal, State, and local significance criteria. Additionally, she has substantial experience in analyzing projects for potential impacts to historical resources and developing and implementing mitigation measures to reduce impacts. With a background in architectural conservation, Hanna is also a highly qualified historic preservation specialist with substantial experience providing historic preservation consultation services for rehabilitation and adaptive reuse projects, and has prepared a variety reports in support of this projects including rehabilitation plans, Standards conformance reviews, and construction monitoring.

Relevant Experience

Earl Carroll Theatre Mills Act Application, Los Angeles, CA. *Architectural Historian.* Hanna was the lead organizer of the Earl Carroll Theatre Mills Act Application. Constructed in 1938, the property is significant for its association with owner-operator Earl Carroll, Hollywood nightlife, and architect Gordon B. Kaufmann. The theatre is a listed LA Historic-Cultural Monument and has been identified as eligible for the National Register. In recent years, the theatre has been rented by television network studios as sound stages, and as a result some public areas have been modified over time. Hanna compiled all of the necessary

information for the first part of the Mills Act Application, and helped to gather all of the necessary information and deliverables for the second part of the application.

930 S. Mansfield Historic Resource Assessment and CEQA Impacts Analysis, Los Angeles, CA. *Architectural Historian and Deputy Project Manager.* Hanna coordinated efforts to prepare an HRA which will include an update to the SurveyLA-identified Sycamore Avenue-Citrus Avenue Historic District and an impacts analysis for a proposed project at 930 S. Mansfield Avenue. As several contributing structures in the Mediterranean Revival and Spanish Revival multi- and single-family district have recently been demolished or heavily altered, the City has requested a current analysis of the remaining district in order to determine its continued eligibility. One complexity of this project involved the prior demolition of a contributing historic resource at the site, which warranted a scrupulous design review of a proposed contemporary 6-story multi-family project at the project site that will sit amidst the extant low-profile revival style buildings that comprise the historic district. Hanna helped to create recommendations for a more compliant new project design within the district.

City of Los Angeles, Point Fermin Light Station Historic District Nomination to the National Register of Historic Places and Historic Cultural Monument Nomination, San Pedro, CA. *Architectural Historian.* The 1874 Point Fermin Lighthouse was listed on the National Register of Historic Places in 1972. As a condition of conveyance of the Point Fermin Light Station property (which includes the lighthouse) by the U.S. General Services Administration to the City of Los Angeles for use as a museum and park, the National Register nomination for the Point Fermin Lighthouse was updated to include all buildings, objects, structures, and sites that comprise the larger Point Fermin Light Station. Hanna co-authored the updated nomination by compiling previous documentation and supplementing it with new research. At this writing, the nomination is being reviewed by the California Office of Historic Preservation. After the National Register Nomination was updated and compiled, Hanna then transferred all of the information into the format required by the City of Los Angeles for the Historic Cultural Monument nomination.

Nelles School Site Redevelopment, Whittier, CA. *Contributor.* ESA oversaw the documentation and architectural salvage of the Fred C. Nelles School. Brookfield Residential plans on redeveloping the whole site into a residential neighborhood while maintaining four historically significant structures. Hanna helped draft a documentation and architectural features salvage plan according to the character defining features list and oversaw the deconstruction of the other school buildings to ensure the architectural features were salvaged correctly.

Appendix B
Tract Map

ESA

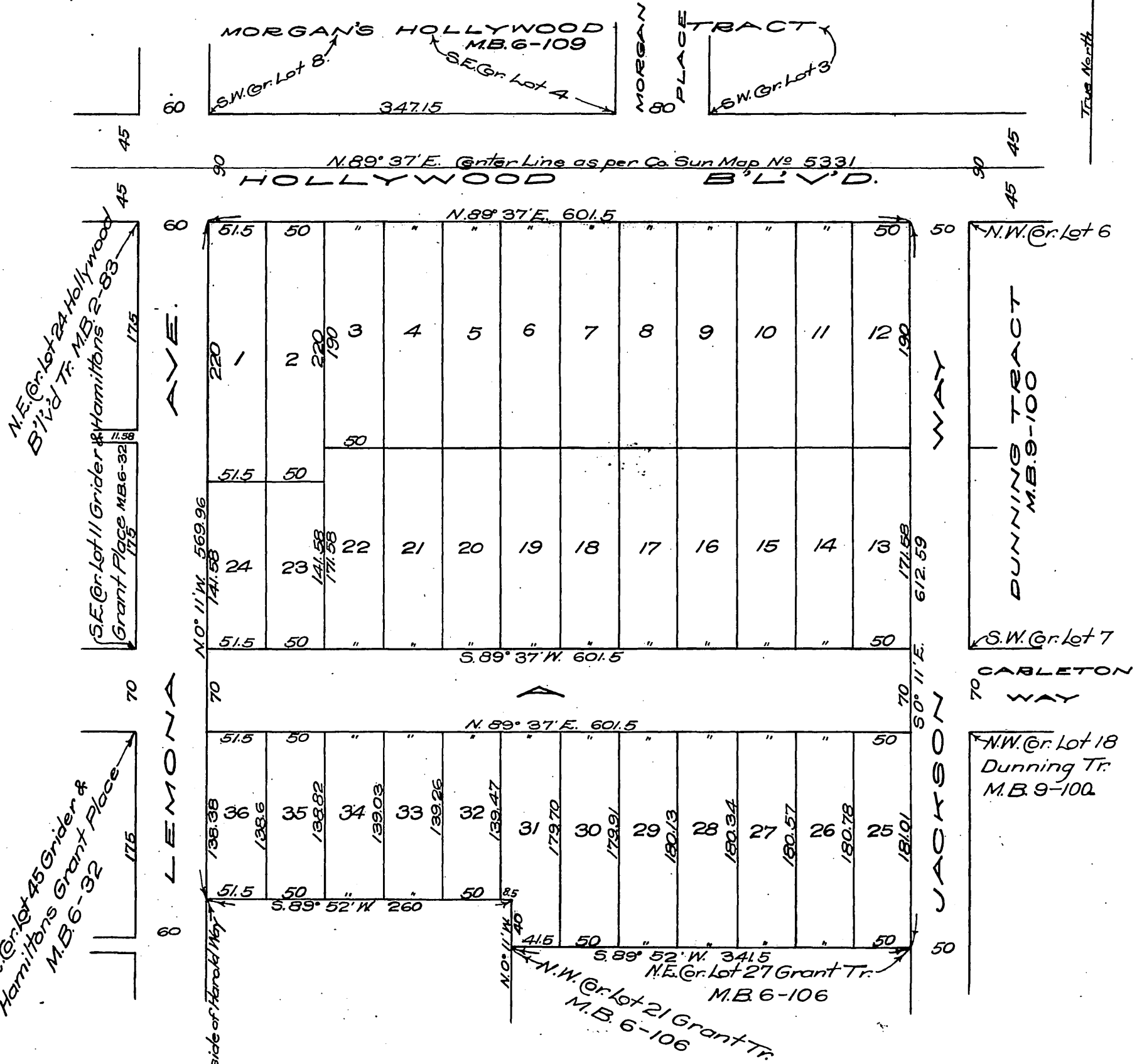
17-18-19

33

18-19

IRVING PARK.

Being a Subdivision of a portion of Lot 44, of the West portion of The Lick Tract, as recorded in Book 7, page 92, Miscellaneous Records of Los Angeles County, California.
Surveyed August, 1910, by C. Fiske, Jr.
Scale 1" = 100'.



Lot A deeded to City See D: 4363-214 D: 16-34
Carlton Way by Ord. 21612
Lemona Ave. changed to Wilton Place ord. 25092
Jackson Way " " St. Andrews Place "

Owner:- William O. Jackson.

Sht. 40

A-220

Recorded Sep. 16, 1910.

comp. H.C.T.

17.

Appendix C
Sanborn Maps

ESA

5600 Hollywood Boulevard

5600 Hollywood Boulevard

Los Angeles, CA 90028

Inquiry Number: 6070542.3

May 20, 2020

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

05/20/20

Site Name:	Client Name:
5600 Hollywood Boulevard	ESA
5600 Hollywood Boulevard	626 Wilshire Blvd
Los Angeles, CA 90028	Los Angeles, CA 90017
EDR Inquiry # 6070542.3	Contact: Alison Garcia Kellar

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Certified Sanborn Results:

Certification # D128-4AD3-A357

PO # NA

Project D202000095- 5600 Hollywood Blv

Maps Provided:

1970	1955
1969	1950
1968	1919
1966	1913
1962	1907
1961	
1960	
1957	

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- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

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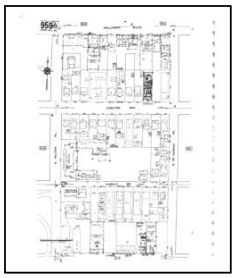
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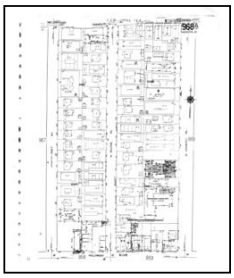
Sanborn Sheet Key

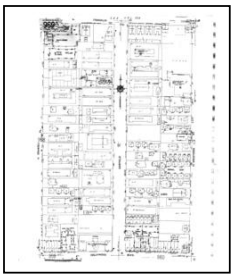
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1970 Source Sheets


Volume 9A, Sheet 959a
1970


Volume 9A, Sheet 960a
1970

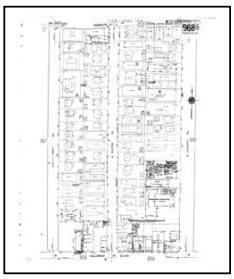

Volume 9A, Sheet 968a
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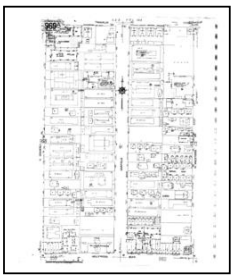

Volume 9A, Sheet 969a
1970

1969 Source Sheets


Volume 9A, Sheet 959a
1969


Volume 9A, Sheet 960a
1969

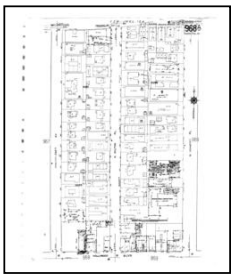

Volume 9A, Sheet 968a
1969

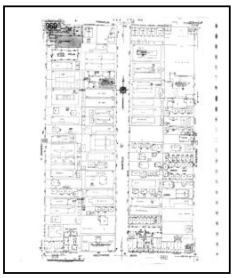

Volume 9A, Sheet 969a
1969

1968 Source Sheets

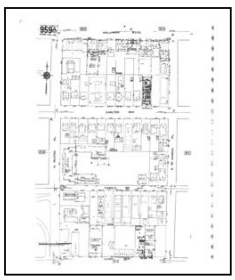

Volume 9A, Sheet 959a
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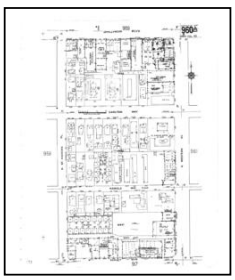

Volume 9A, Sheet 960a
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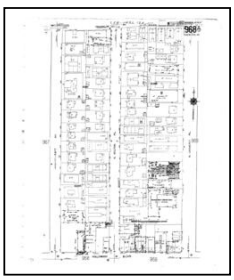

Volume 9A, Sheet 968a
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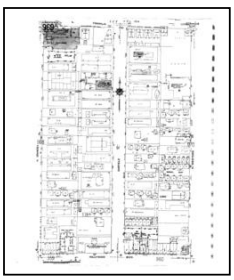

Volume 9A, Sheet 969a
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1966 Source Sheets


Volume 9A, Sheet 959a
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Volume 9A, Sheet 960a
1966

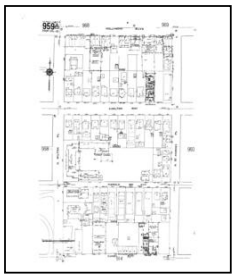

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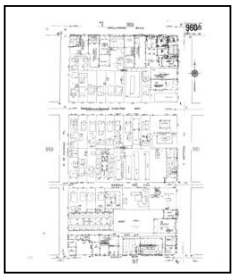

Volume 9A, Sheet 969a
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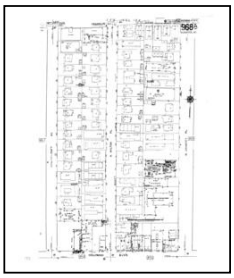
Sanborn Sheet Key

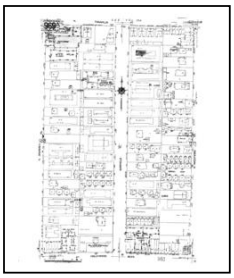
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1962 Source Sheets

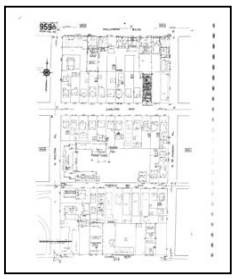

Volume 9A, Sheet 959a
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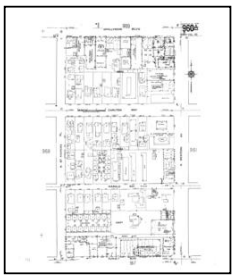

Volume 9A, Sheet 960a
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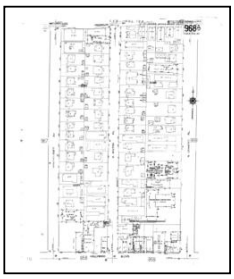

Volume 9A, Sheet 968a
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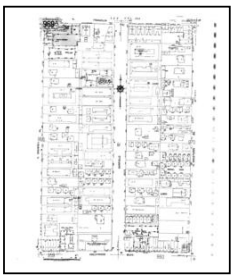

Volume 9A, Sheet 969a
1962

1961 Source Sheets

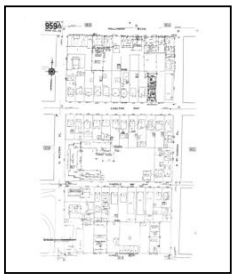

Volume 9A, Sheet 959a
1961


Volume 9A, Sheet 960a
1961

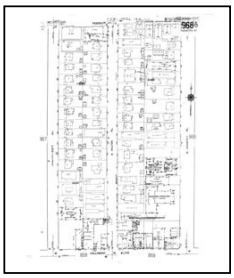

Volume 9A, Sheet 968a
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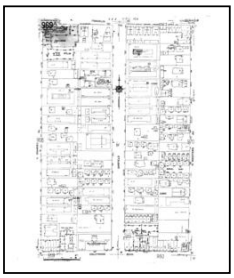

Volume 9A, Sheet 969a
1961

1960 Source Sheets


Volume 9A, Sheet 959a
1960


Volume 9A, Sheet 960a
1960

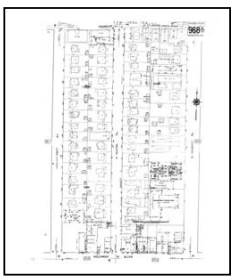

Volume 9A, Sheet 968a
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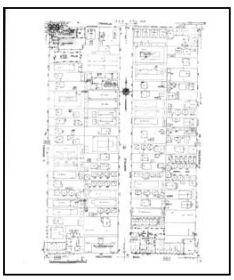

Volume 9A, Sheet 969a
1960

1957 Source Sheets


Volume 9A, Sheet 959a
1957


Volume 9A, Sheet 960a
1957


Volume 9A, Sheet 968a
1957

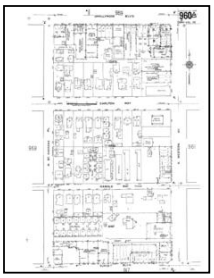

Volume 9A, Sheet 969a
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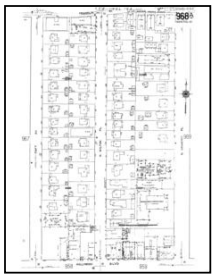
Sanborn Sheet Key

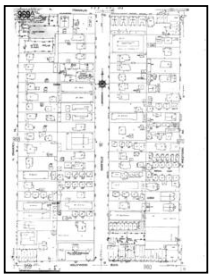
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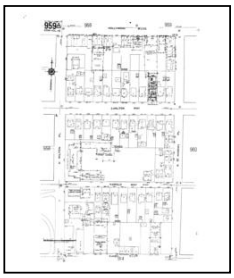
1955 Source Sheets

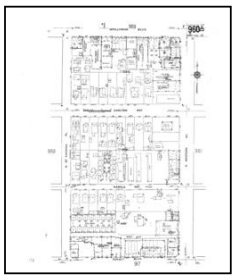

Volume 9A, Sheet 959a
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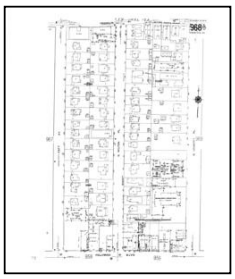

Volume 9A, Sheet 960a
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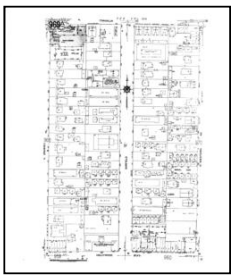

Volume 9A, Sheet 968a
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Volume 9A, Sheet 969a
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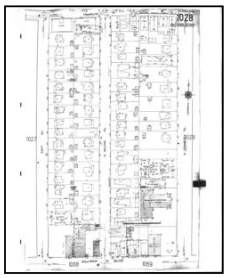

Volume 9A, Sheet 959a
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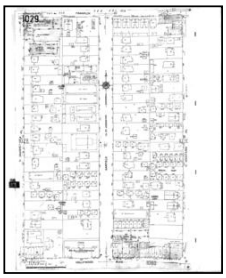

Volume 9A, Sheet 960a
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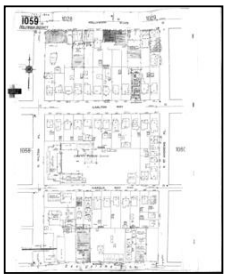

Volume 9A, Sheet 968a
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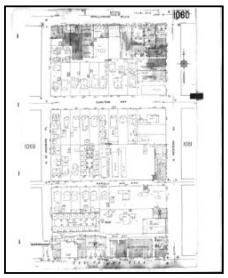

Volume 9A, Sheet 969a
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1950 Source Sheets

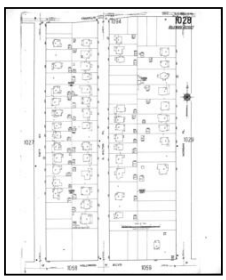

Volume 10, Sheet 1028
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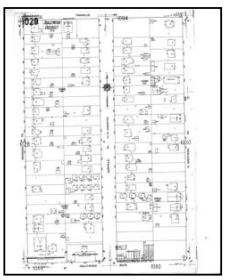

Volume 10, Sheet 1029
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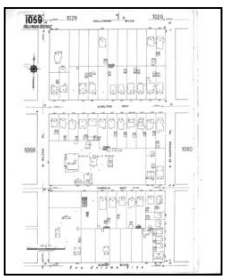

Volume 10, Sheet 1059
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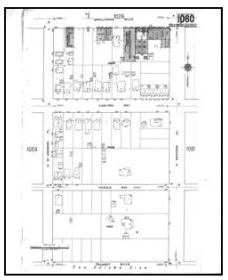

Volume 10, Sheet 1060
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1919 Source Sheets


Volume 10, Sheet 1028
1919


Volume 10, Sheet 1029
1919

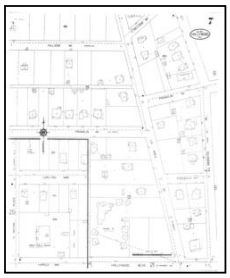

Volume 10, Sheet 1059
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Volume 10, Sheet 1060
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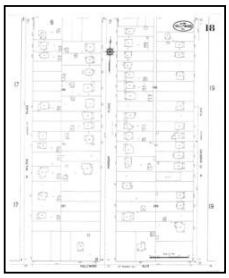
Sanborn Sheet Key

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1913 Source Sheets

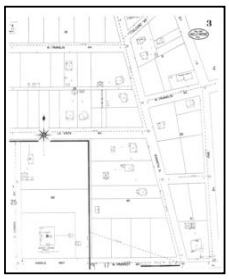


Volume 1, Sheet 7
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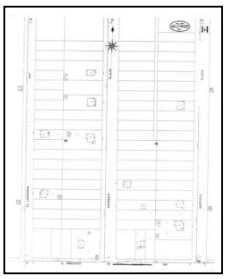


Volume 1, Sheet 18
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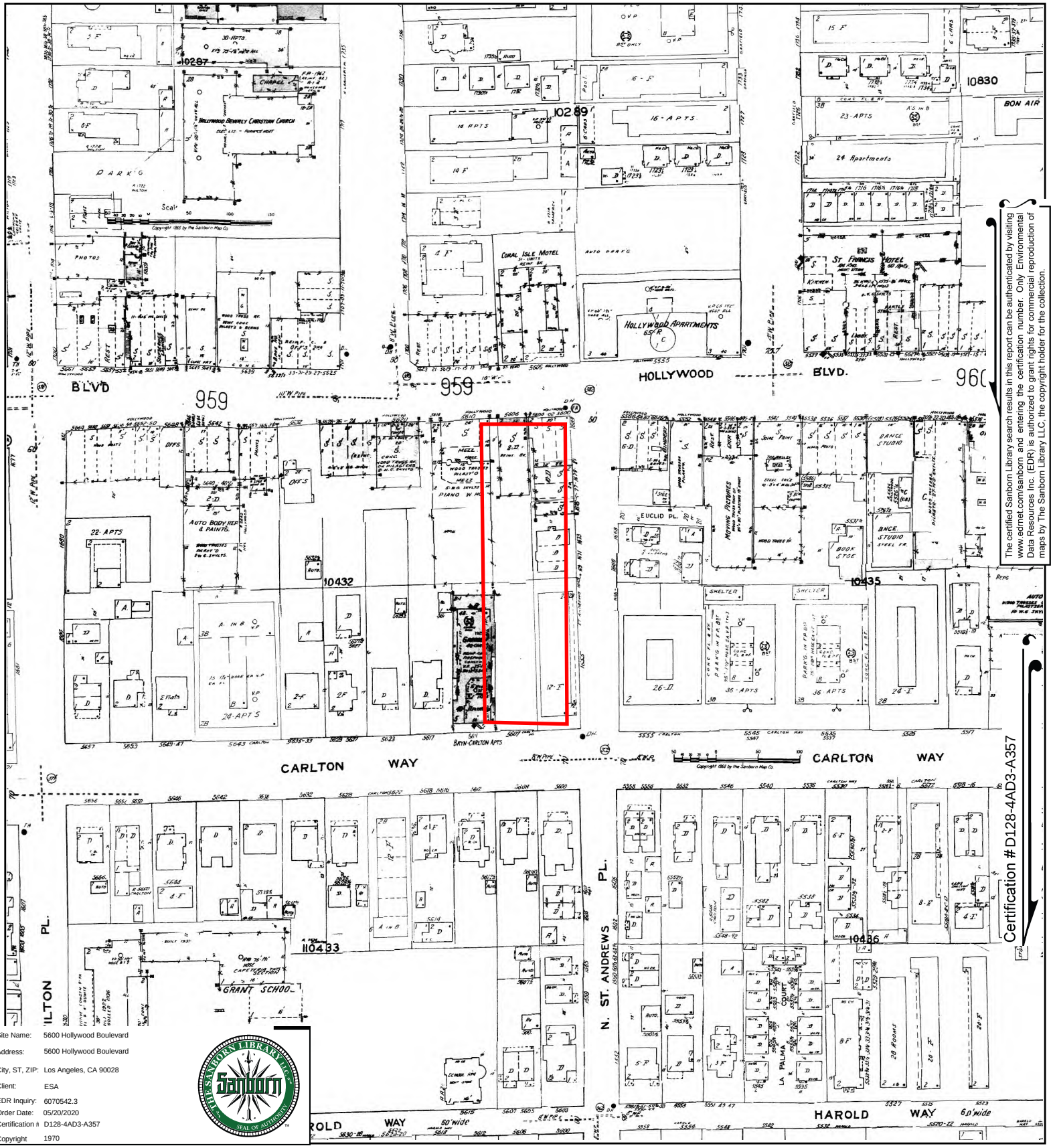
1907 Source Sheets



Volume 1, Sheet 3
1907



Volume 1, Sheet 14
1907



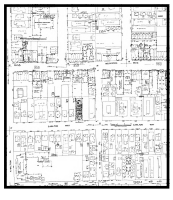
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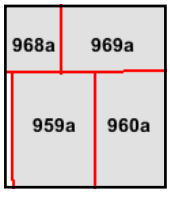
Certification #D128-4AD3-A357

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Address:	5600 Hollywood Boulevard
City, ST, ZIP:	Los Angeles, CA 90028
Client:	ESA
EDR Inquiry:	6070542.3
Order Date:	05/20/2020
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This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

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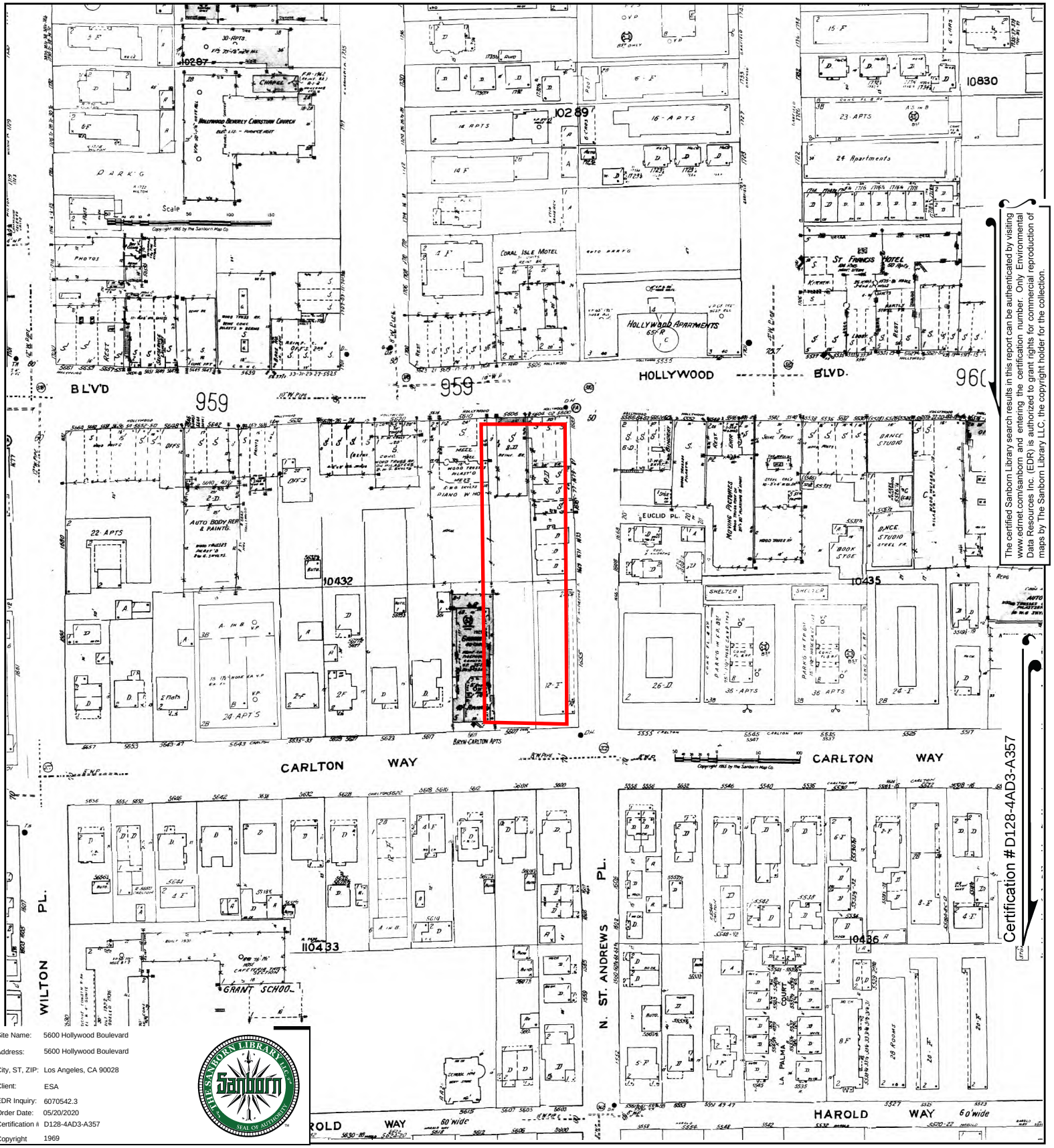


Volume 9A, Sheet 969a
Volume 9A, Sheet 968a
Volume 9A, Sheet 960a
Volume 9A, Sheet 959a

N

Certified Sanborn® Map

1969

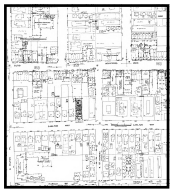


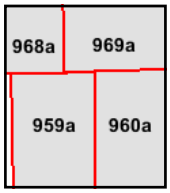
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Site Name:	5600 Hollywood Boulevard
Address:	5600 Hollywood Boulevard
City, ST, ZIP:	Los Angeles, CA 90028
Client:	ESA
EDR Inquiry:	6070542.3
Order Date:	05/20/2020
Certification #:	D128-4AD3-A357
Copyright	1969

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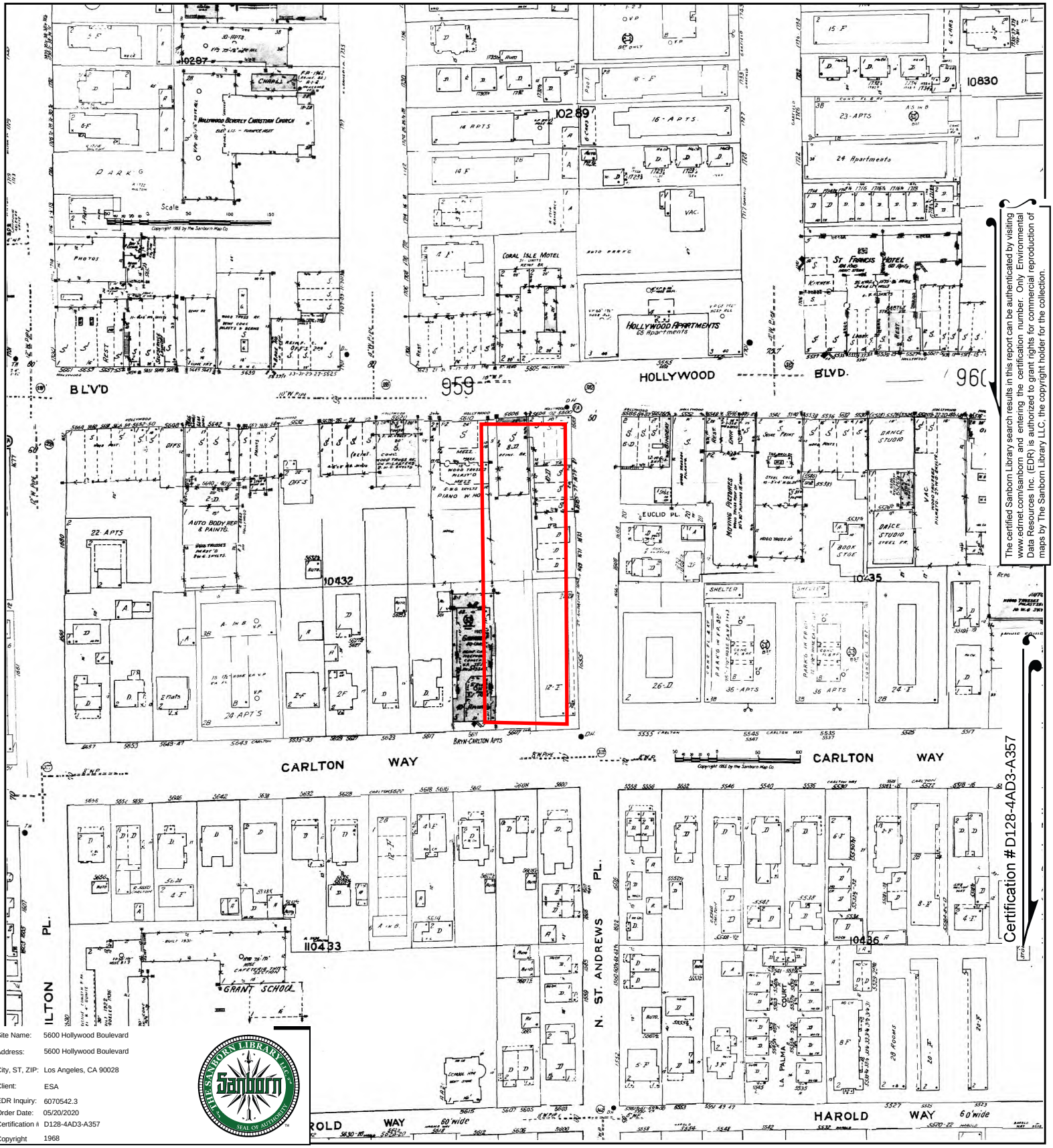
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Volume 9A, Sheet 968a
Volume 9A, Sheet 960a
Volume 9A, Sheet 959a

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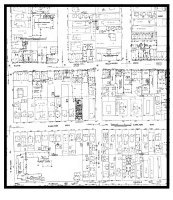


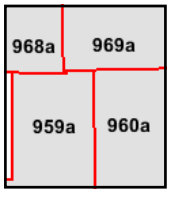
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Copyright	1968

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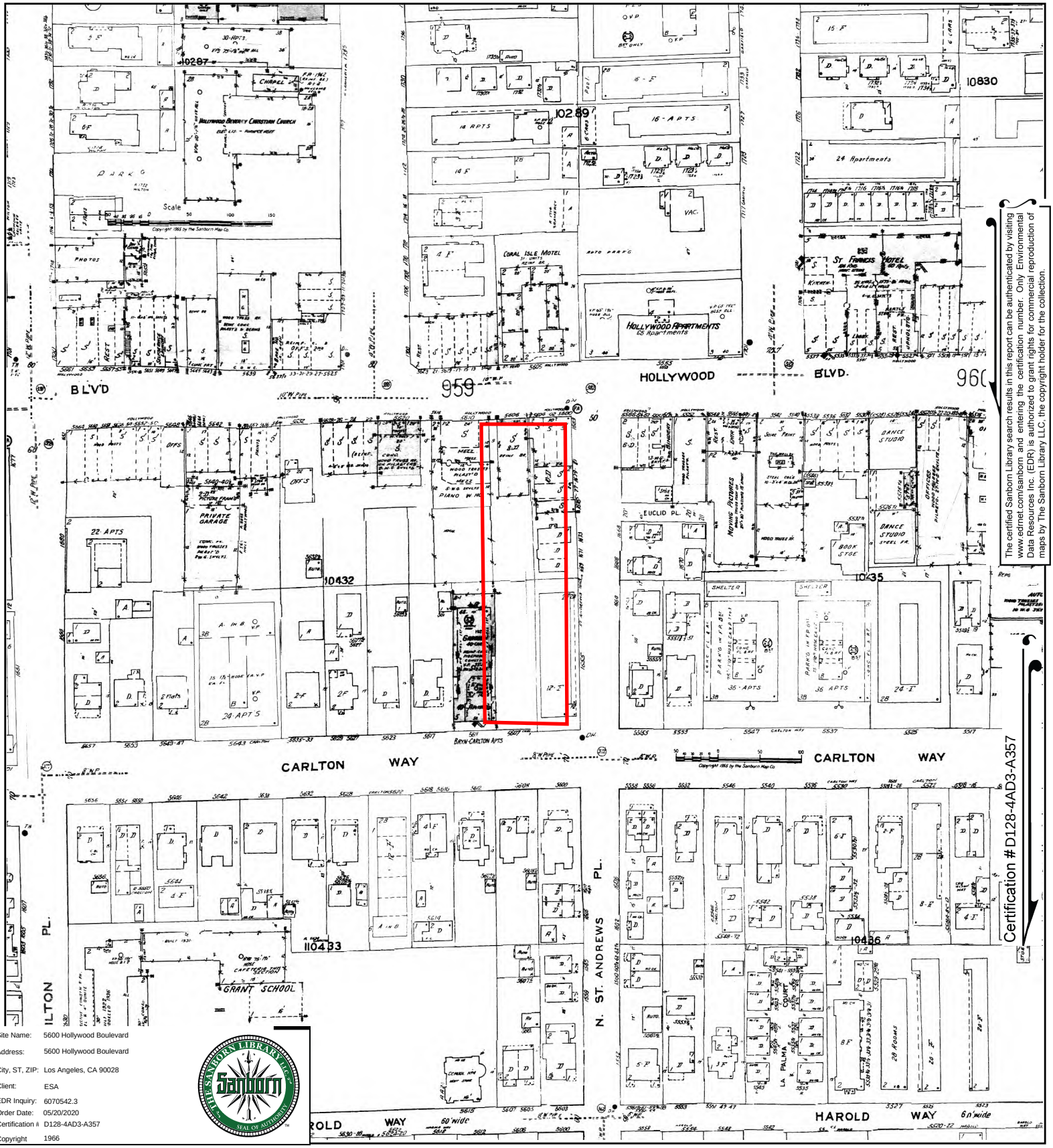




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Volume 9A, Sheet 960a
Volume 9A, Sheet 959a

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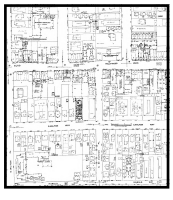


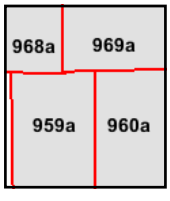
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Copyright	1966

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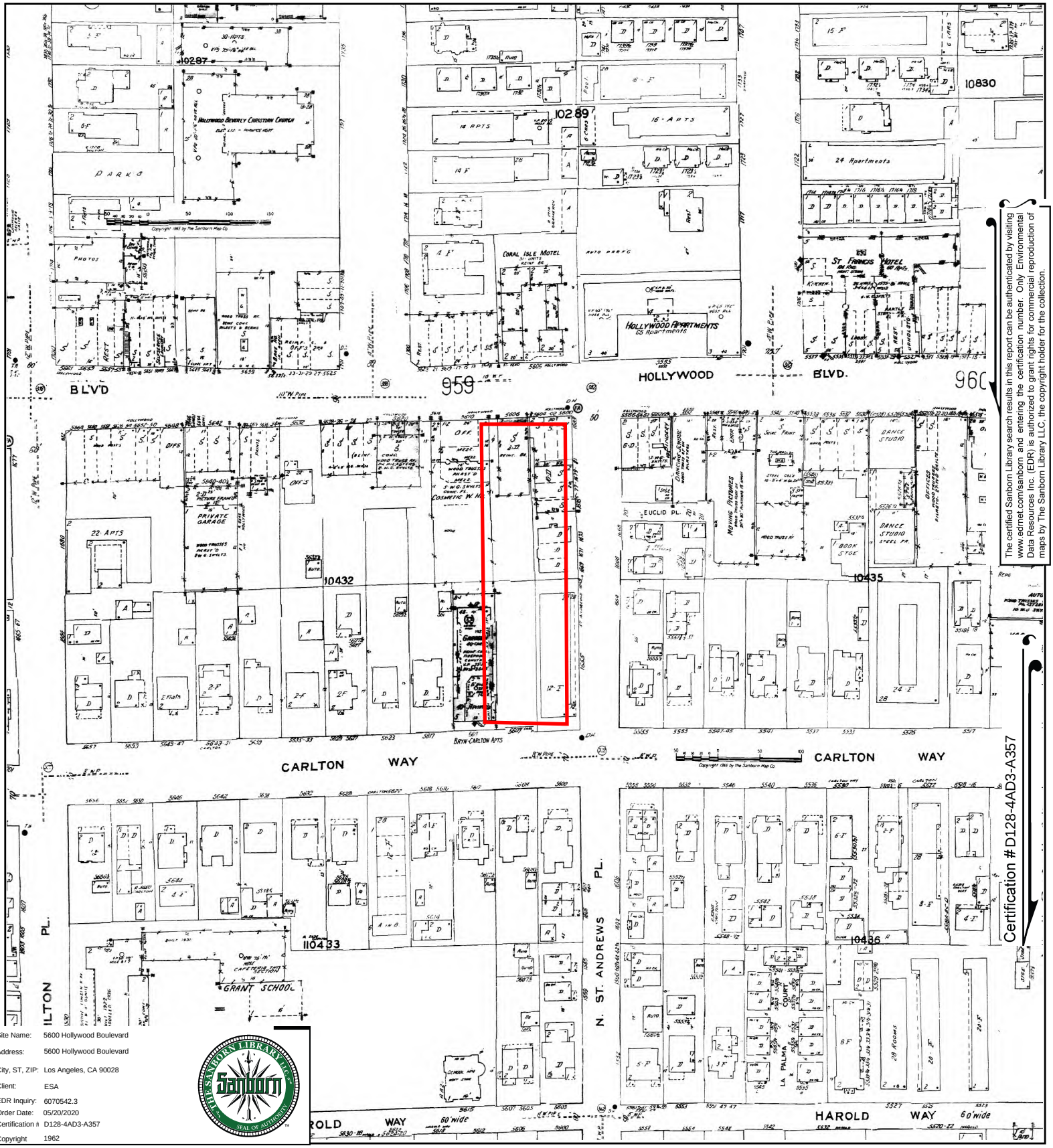




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Volume 9A, Sheet 960a
Volume 9A, Sheet 959a

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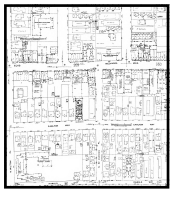


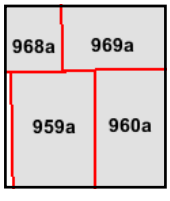
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Copyright	1962

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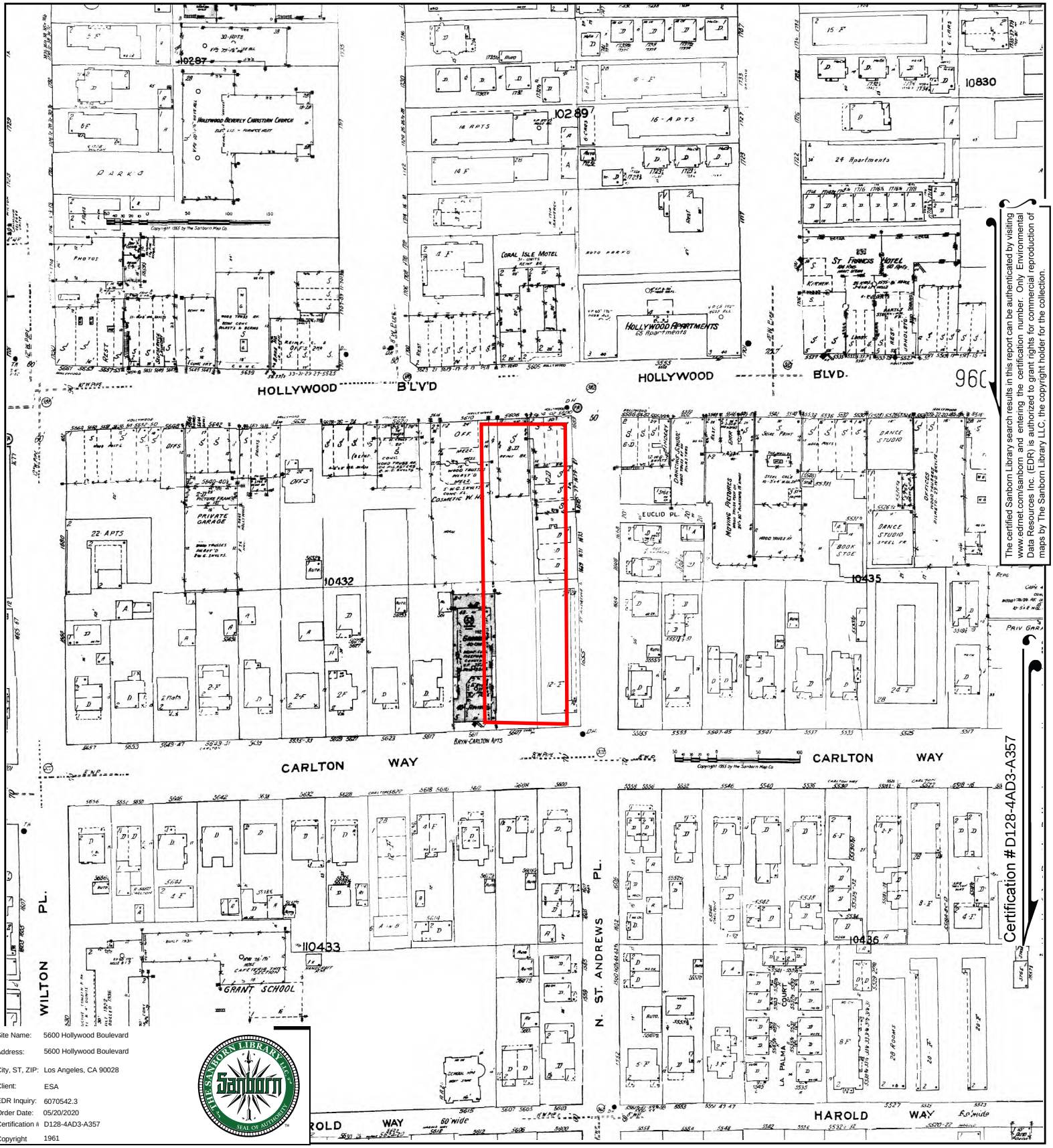




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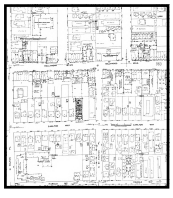
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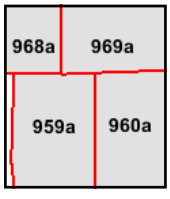
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Copyright	1961

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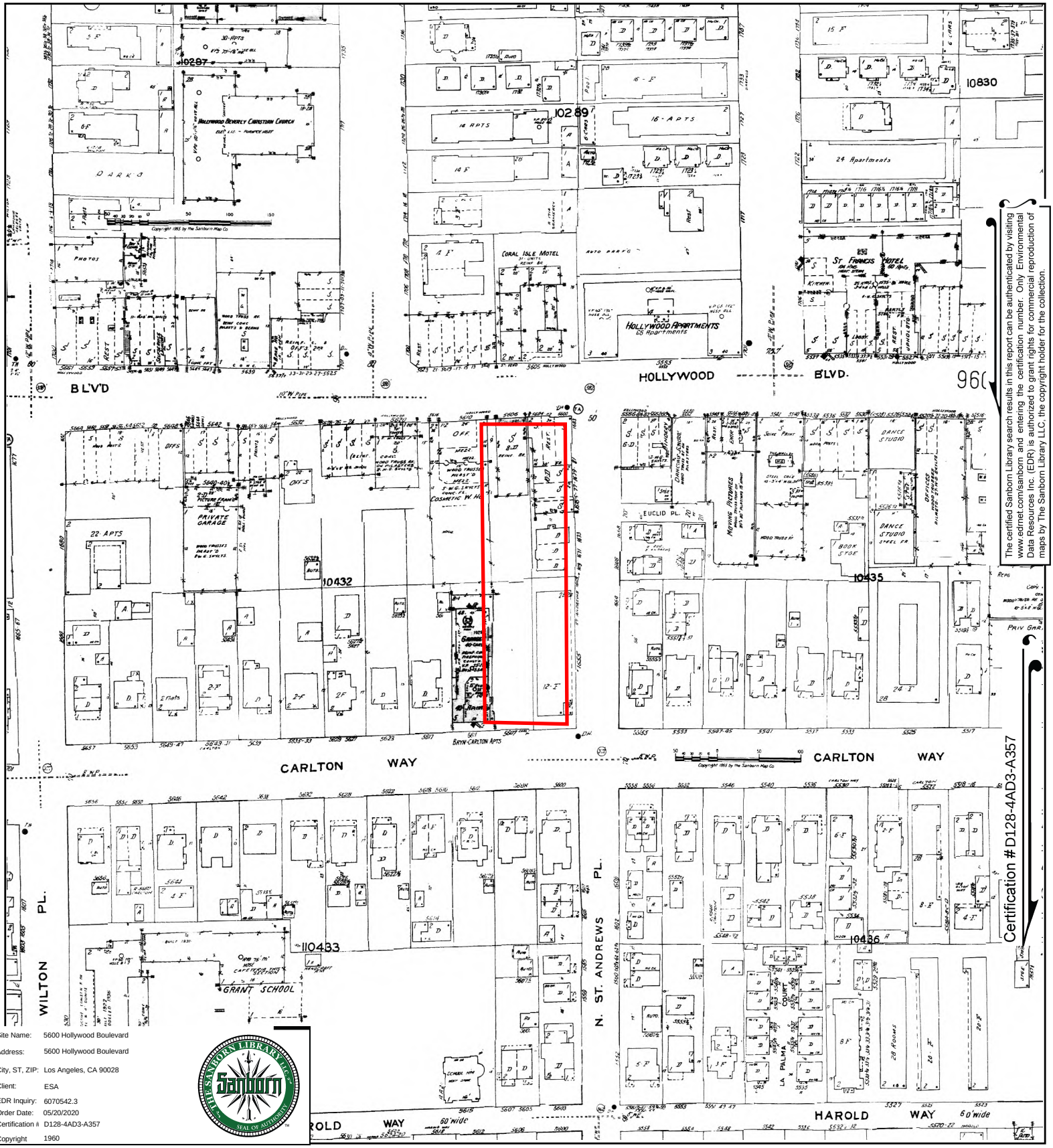
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Volume 9A, Sheet 968a
Volume 9A, Sheet 960a
Volume 9A, Sheet 959a

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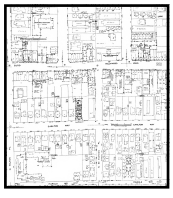
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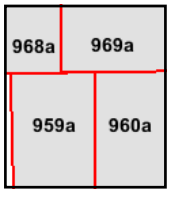
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Certification #:	D128-4AD3-A357
Copyright	1960

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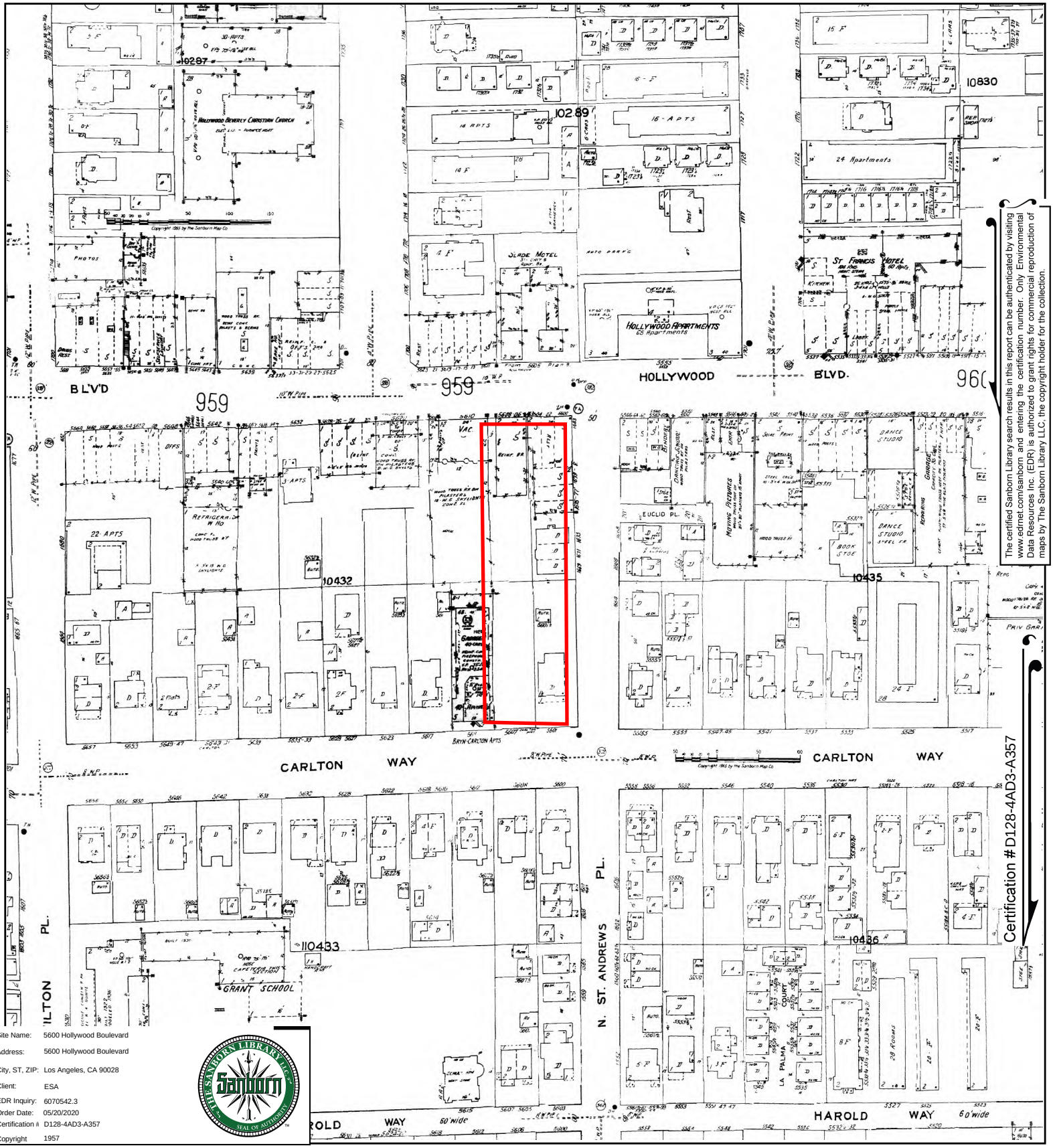
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Volume 9A, Sheet 969a
Volume 9A, Sheet 968a
Volume 9A, Sheet 960a
Volume 9A, Sheet 959a

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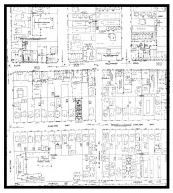


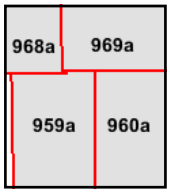
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Copyright	1957

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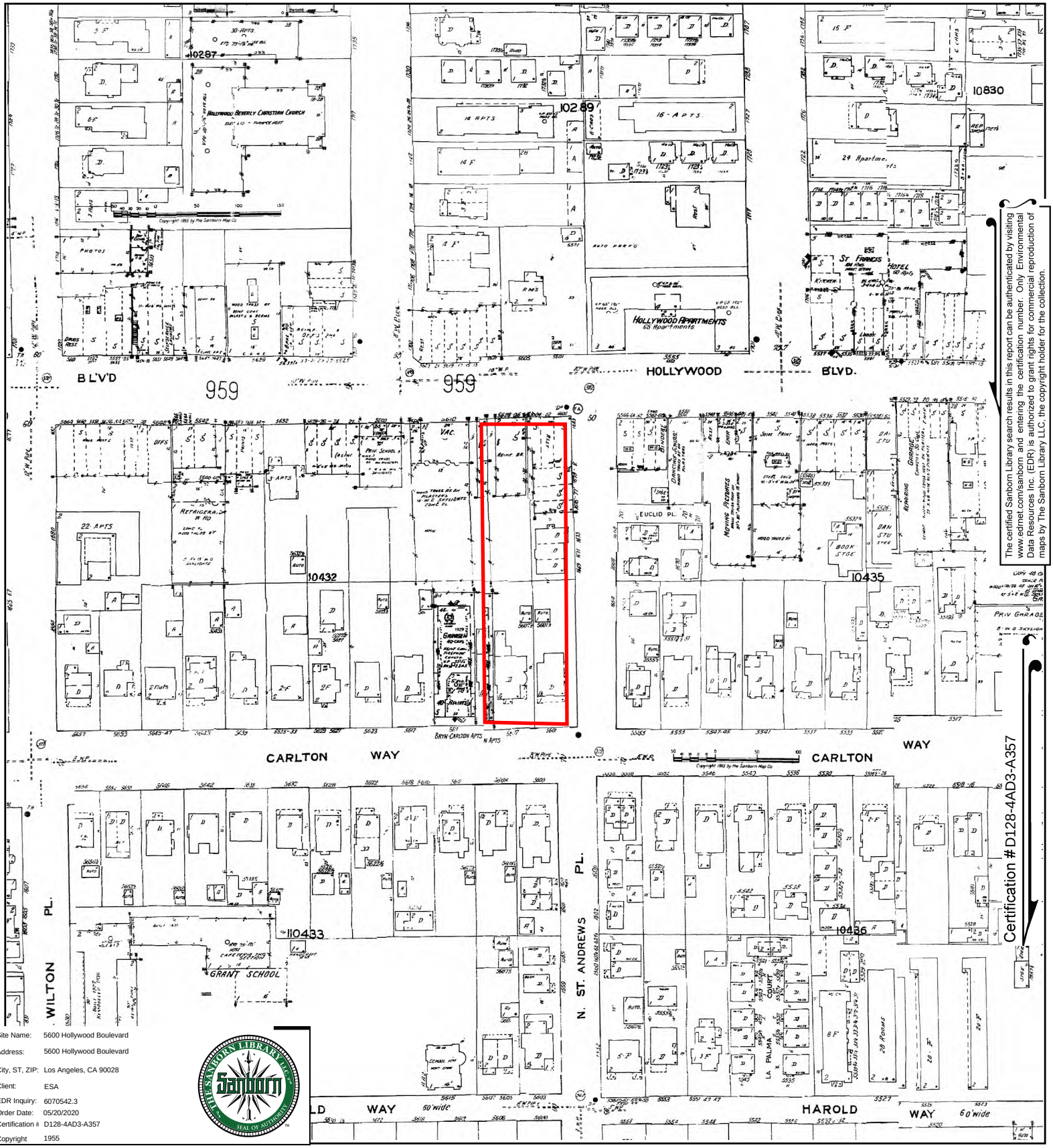
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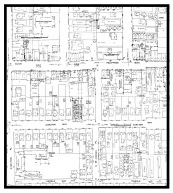
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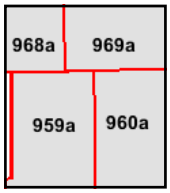
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Certification #:	D128-4AD3-A357
Copyright	1955

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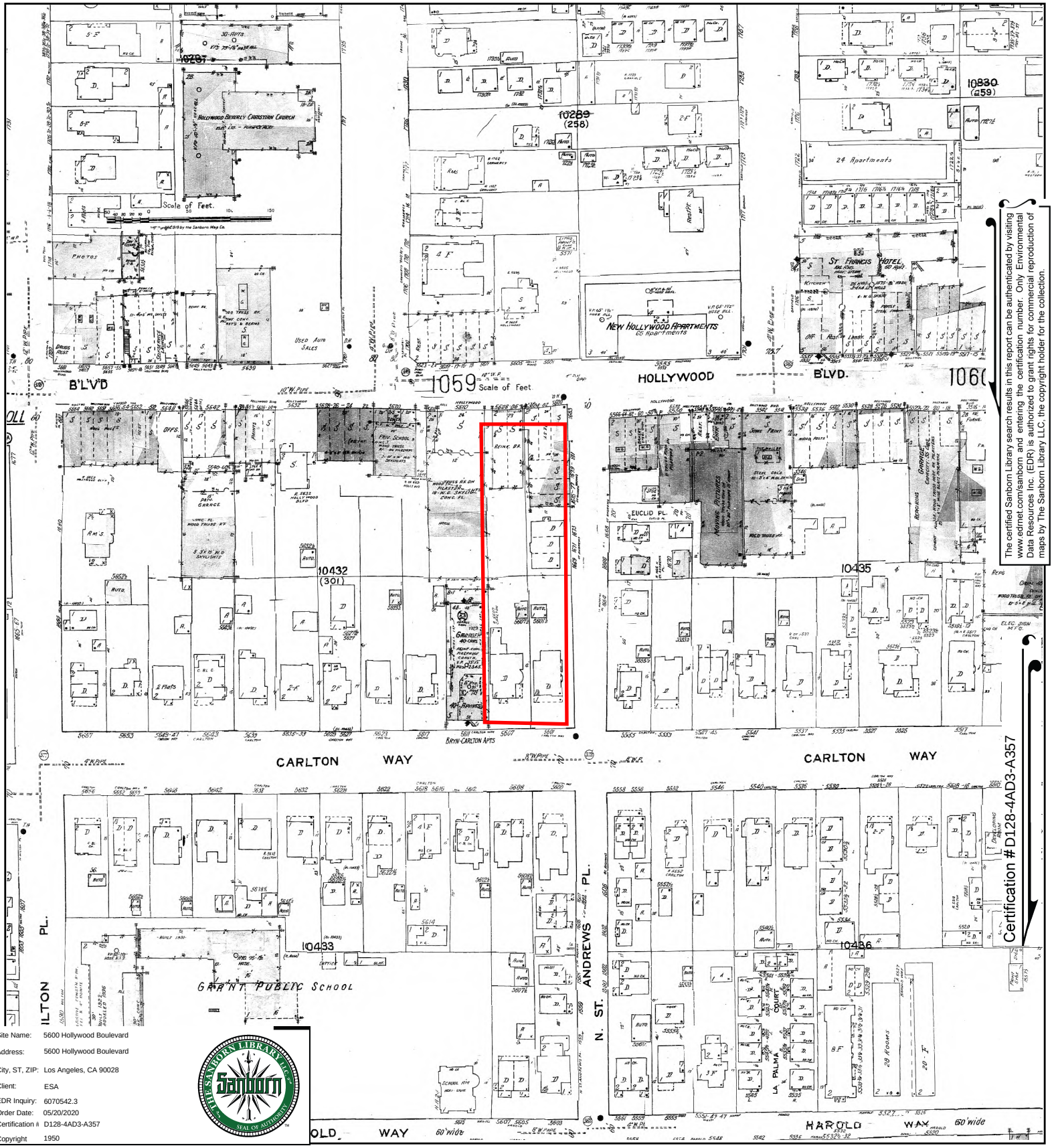


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Volume 9A, Sheet 959a
Volume 9A, Sheet 969a
Volume 9A, Sheet 968a
Volume 9A, Sheet 960a
Volume 9A, Sheet 959a

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Certified Sanborn® Map

1950

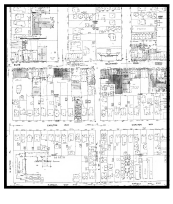


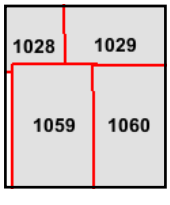
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Copyright	1950

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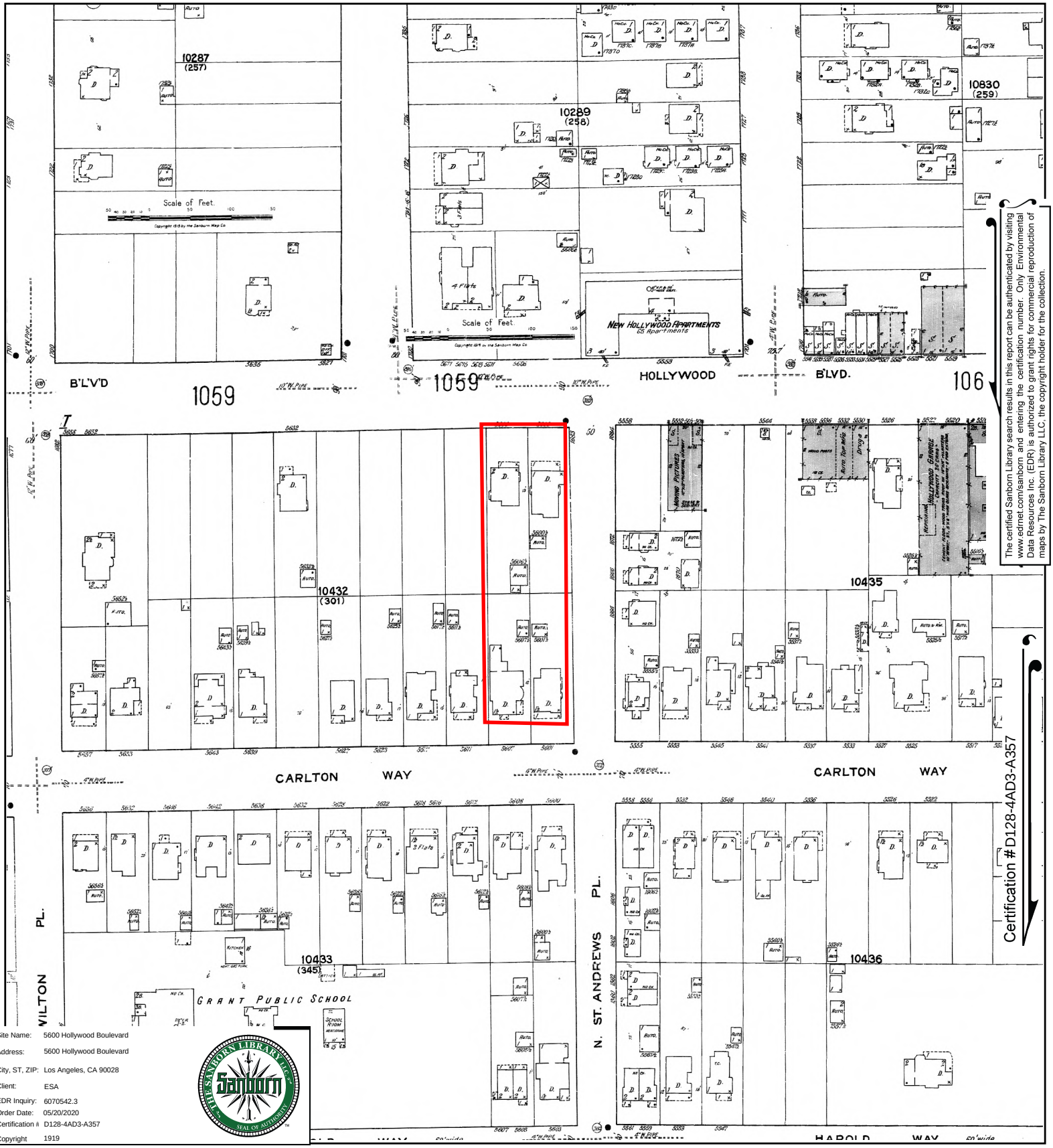
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Volume 10, Sheet 1059
Volume 10, Sheet 1029
Volume 10, Sheet 1028

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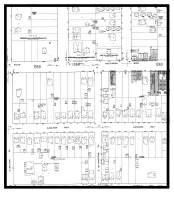


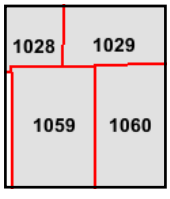
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Copyright	1919

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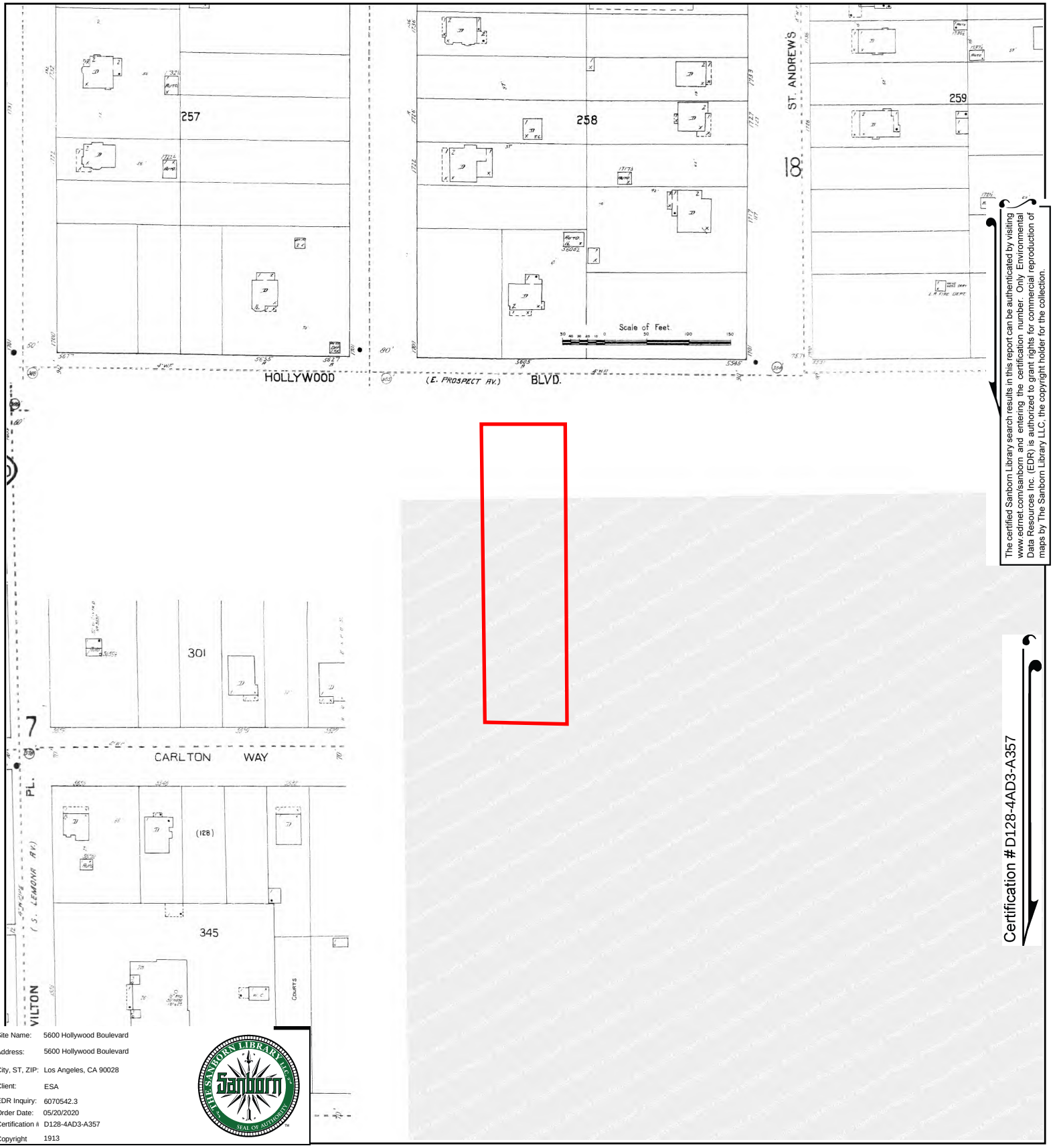




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Volume 10, Sheet 1059
Volume 10, Sheet 1029
Volume 10, Sheet 1028

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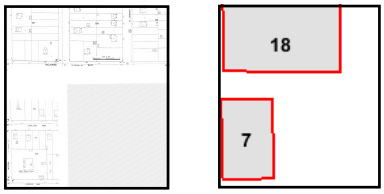


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Certification #:	D128-4AD3-A357
Copyright	1913

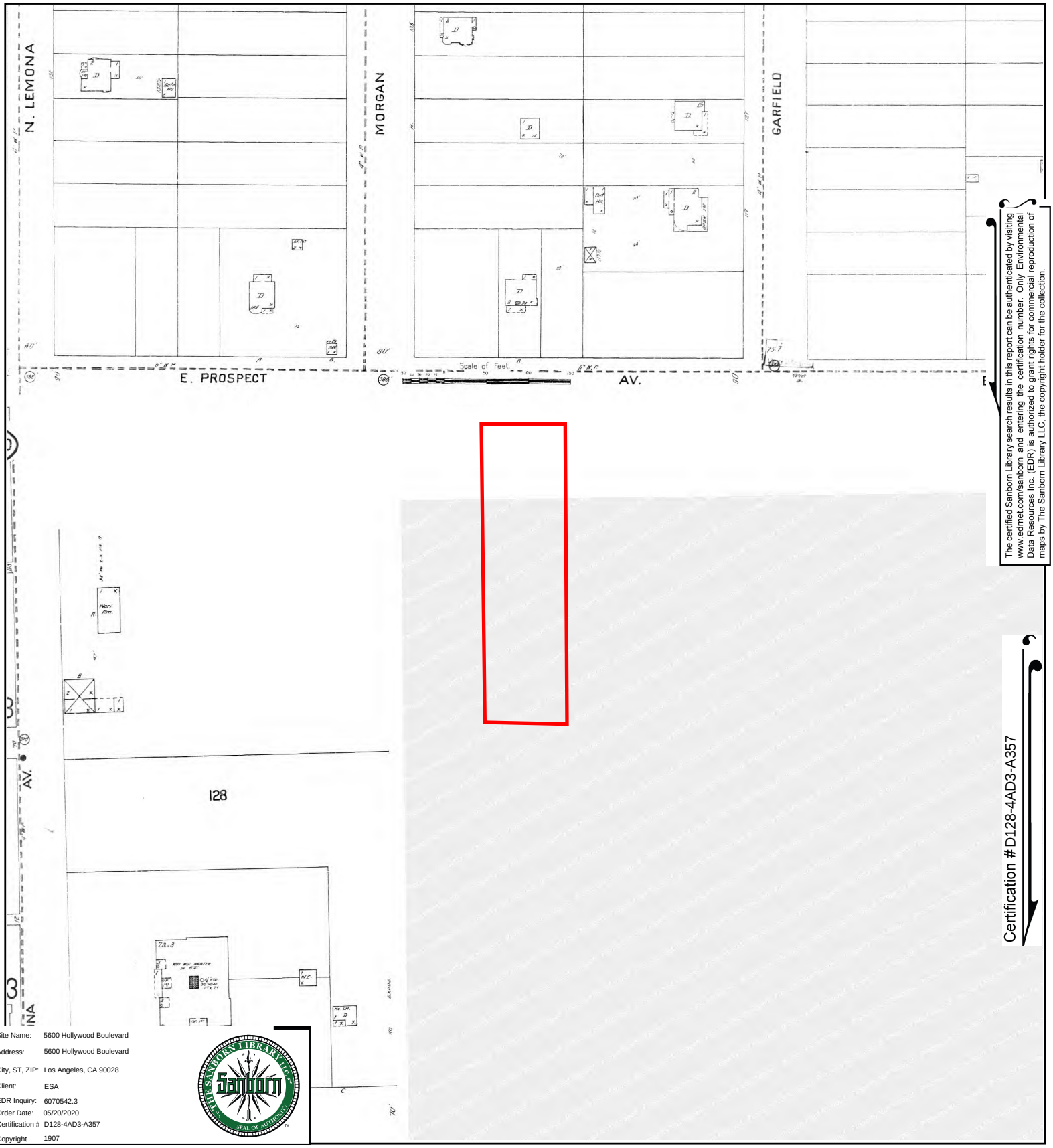
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Volume 1, Sheet 7

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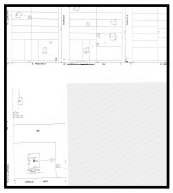


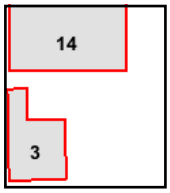
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Copyright	1907

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Volume 1, Sheet 14
Volume 1, Sheet 3

0 Feet 150 300 600

N

Appendix D
Building Permits

ESA

1

APPLICATION TO ERECT A NEW BUILDING AND FOR A CERTIFICATE OF OCCUPANCY

Form B-1—[illegible]

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 11 & E. 5' OF LOT 10

Tract IRVING PARK TRACT

Location of Building 5606-08 HOLLYWOOD BLVD. (House Number and Street)

Between what cross streets ST. ANDREWS & WILTON PL.

Approved by City Engineer _____ Deputy

USE INK OR INDELIBLE PENCIL

1. Purpose of building STORE BLDG (Store, Dwelling, Apartment House, Hotel, or other purpose) Families ___ Rooms ___
2. Owner OSCAR B. OLSON & T. ELIZABETH OLSON (Print Name) Phone HE-5778
3. Owner's address 5709 HOLLYWOOD BLVD. P.O. L.A.
4. Certificated Architect NONE State License No. ___ Phone ___
5. Licensed Engineer W. F. PYNE State License No. CE-4778 Phone WY-9316
6. Contractor ___ State License No. ___ Phone ___
7. Contractor's address ___
8. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent fighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $ 16,000
9. State how many buildings NOW on lot and give use of each. NONE (Store, Dwelling, Apartment House, Hotel or other purpose)
10. Size of new building 45 x 92 No. Stories 1 Height to highest point 16' Size lot 55 x 190
11. Material Exterior Walls ___ Type of Roofing ___
12. For Accessory Buildings and similar structures (a) Footing: Width ___ Depth in Ground ___ Width of Wall ___
(b) Size of Studs ___ Material of Floor ___
(c) Size of Floor Joists ___ x ___ Size of Rafters ___ x ___

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Oscar B. Olson (Owner or Authorized Agent)

DISTRICT OFFICE ___ By ___

FOR DEPARTMENT USE ONLY

PLAN CHECKING
Date FEB 27 1948
Receipt No. 6638
Valuation $ ___
Fee Paid $ ___

REINFORCED CONCRETE
Bbls. Cement ___
Tons of Reinforcing Steel ___

FEES
Bldg. Per ___
Cert. of Occupancy ___
Total 63.00

TYPE	GROUP	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size	___Ft. rear alley ___Ft. side alley	Clerk
III-A	6-1	135					L

PERMIT No. LA 3471

Plans and Specifications checked: Manley

Correspondence Verified: ___

Zone ___ Fire District No. 1 ___ District Map No. ___

Bldg. Line ___ Ft. Street Widening ___ Ft.

Application checked and approved MAR 8 1948 A. Lawson Clerk

Plans, Specifications and Application rechecked and approved. R.H. Noise

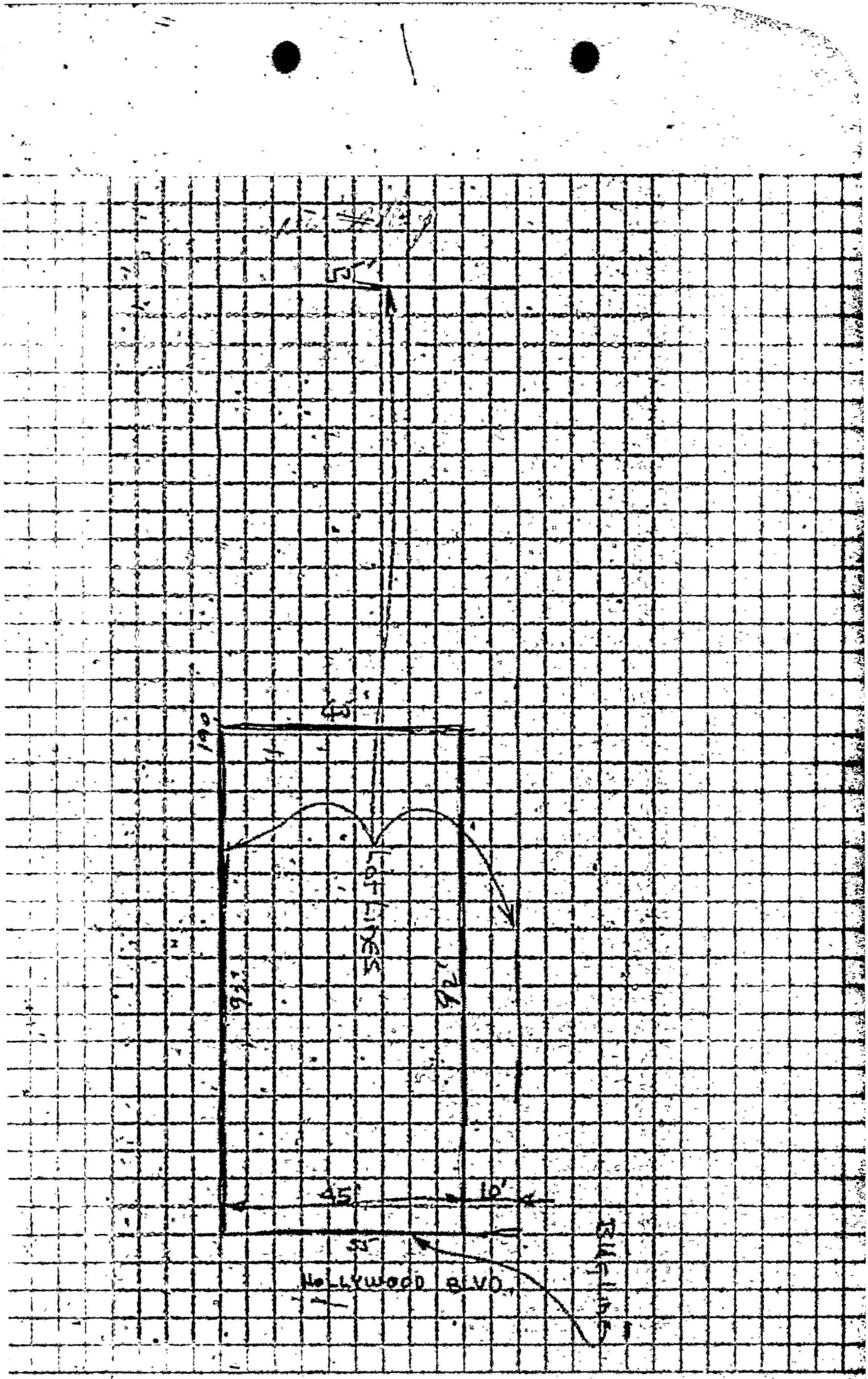
PLANS ___ Sht's.

For Plans Sec ___ Filed with ___

Continuous Inspection ___ SPRINKLER Optional Required ___ Inspection Required Yes No ___

MAR — Stamp here when Permit is issued

Inspector ___


5'
45'
190'
SIDEWALK
92'
92'
45'
10'
ST.
HOLLYWOOD BLVD.
SIDEWALK

Return to Hakonsey

3

APPLICATION TO ALTER, REPAIR, OR DEMOLISH AND FOR A Certificate of Occupancy

Form B-204-1-M
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No.

Tract

Location of Building 5606 Hollywood Blvd. (House Number and Street)

Approved by City Engineer

Between what cross streets ½ block west of St. Andrews Pl.

Deputy.

USE INK OR INDELIBLE PENCIL

Permit 3871 - 10th Mar. 48

1. Present use of building Construction being started (Store, Dwelling, Apartment House, Hotel or other purpose) Families X Rooms 2
2. State how long building has been used for present occupancy NEW
3. Use of building AFTER ~~alteration or moving~~ Stores Families X Rooms 2
4. Owner O. B. OLSON Phone HE 5778
5. Owner's Address 5709 Hollywood Blvd. (Print Name) P.O. Los Angeles.
6. Certificated Architect X State License No. X Phone X
7. Licensed Engineer Walter F. Pyne State License No. 4778 Phone DR-1412
8. Contractor Julian Weinstock State License No. Phone WE-37247
9. Contractor's Address 353 So. Crenshaw Blvd. L.A. 6
10. VALUATION OF PROPOSED WORK (including all labor and material and all permanent fixtures, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $ 500-R82
11. State how many buildings NOW on lot and give use of each. None (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building X x X Number of stories high X Height to highest point X
13. Material Exterior Walls Grouted Brick (Wood, Steel or Masonry) Exterior framework X (Wood or Steel)
14. Describe briefly all proposed ~~construction~~ and work:
Alter plans to adopt foundations to extend thru filled grounds 18" into virgin earth.

Bldg designed for 2 stories. 1 only story to be built now.

NEW CONSTRUCTION

15. Size of Addition 45 x 52 Size of Lot 55 x 150 Number of Stories when complete
16. Footing: Width 22" Depth in Ground 18" Width of Wall 8½" Size of Floor Joists 3"x14"
17. Size of Studs X x X Material of Floor Concrete Size of Rafters 12" x 3" Type of Roofing Asphalt

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Walter F. Pyne
CE 4778 (Contractor Authorized Agent)

DISTRICT OFFICE

By

FOR DEPARTMENT USE ONLY

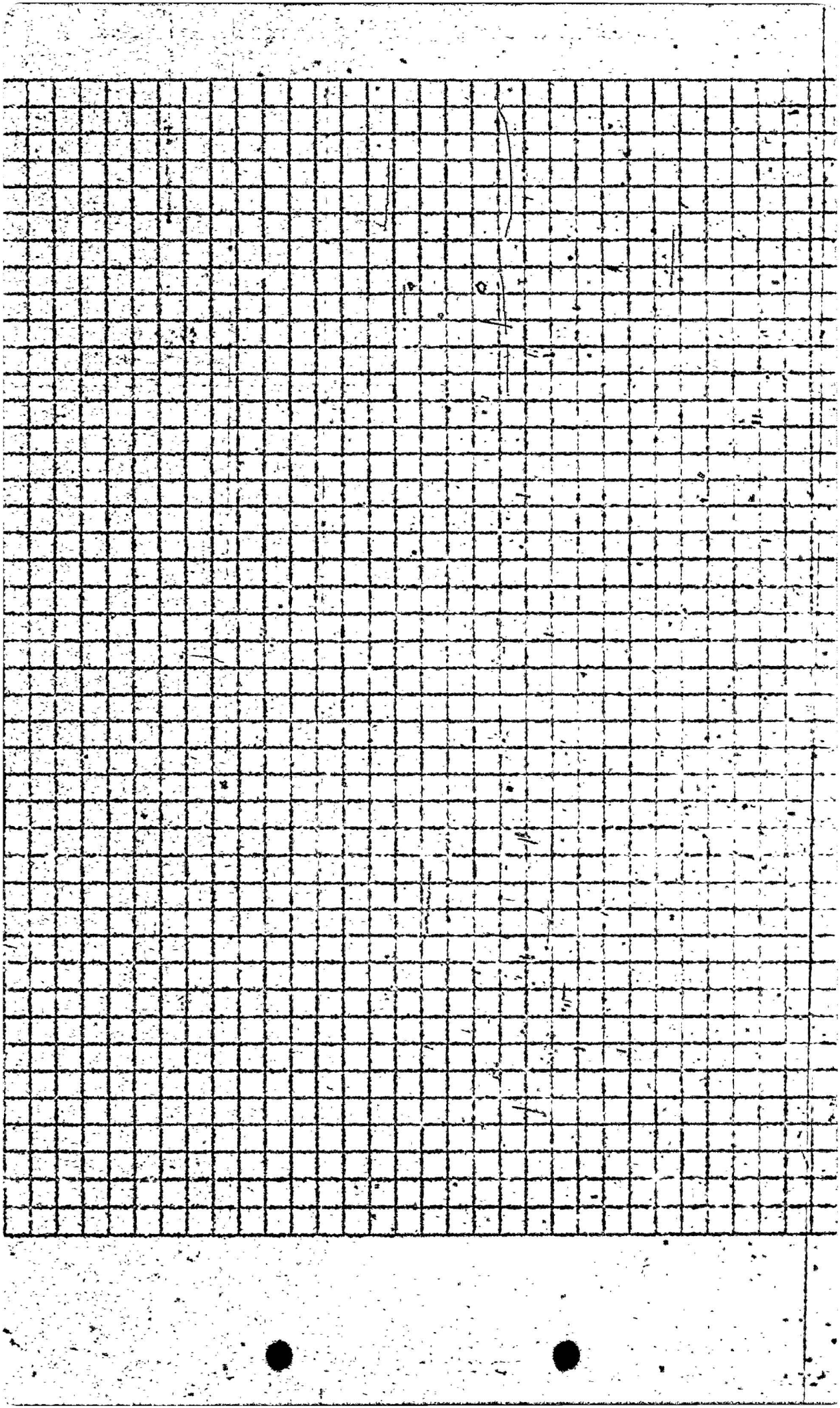
PLAN CHECKING
Date APR 13 1948
Receipt No. 1116
Valuation $ 500
Fee Paid $ 700

REINFORCED CONCRETE
Bbls. Cement
Tons of Reinforcing Steel

FEES
Bldg. Per 3.50
Cert. of Occupancy
Total 3.50

TYPE III-A	GROUP G	Maximum No. Occupants 135	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size 55X190	Fire Zone / Area Limit	R82
PERMIT No. LA 9773		Plans and Specifications checked W.H.Manley	Zone C-2	Fire District No. 1		District Map No. 477	
		Correction Verified W.H.Manley	Bldg. Line Ft.	Street Widening Ft.			
PLANS Yes		Plans, Specifications and Application rechecked and approved. B.A.Morris	Application checked and approved Jekell APR 13 1948 Clerk			Stamp here when Permit is issued	
Bond		For Plans See	Filed with /	Concurrence Inspection None	SPRINKLERS Specified Required Valuation Included Yes — No	Inspector APR 14 1948	

727 → 3871/48.



3

APPLICATION TO ALTER, REPAIR, OR DEMOLISH AND FOR A Certificate of Occupancy

Form B-3—3M—3-48

CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY

BUILDING DIVISION

Lot No. _____

Tract _____

Location of Building 5606 Hollywood Blvd. (House Number and Street)

Between what cross streets St. Andrews & Wilton

Approved by City Engineer _____ Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building STORE (Store, Dwelling, Apartment House, Hotel or other purpose) Families _____ Rooms _____
2. State how long building has been used for present occupancy NEW BLDG.
3. Use of building AFTER alteration or moving Same Families _____ Rooms _____
4. Owner OSCAR B. OLSON (Print Name) Phone _____
5. Owner's Address 5709 Hollywood BLVD. P. O. _____
6. Certificated Architect None State License No. _____ Phone _____
7. Licensed Engineer _____ State License No. _____ Phone _____
8. Contractor [illegible] State License No. _____ Phone _____
9. Contractor's Address [illegible]
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment hereon or thereon.) $ [illegible]
11. State how many buildings NOW on lot and give use of each. STORE (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building _____ x _____ Number of stories high 1 Height to highest point 18
13. Material Exterior Walls MASONRY (Wood, Steel or Masonry) Exterior framework _____ (Wood or Steel)
14. Describe briefly all proposed construction and work:

Sign

NEW CONSTRUCTION

15. Size of Addition _____ x _____ Size of Lot _____ x _____ Number of Stories when complete _____
16. Footing: Width _____ Depth in Ground _____ Width of Wall _____ Size of Floor Joists _____ x _____
17. Size of Studs _____ x _____ Material of Floor _____ Size of Rafters _____ x _____ Type of Roofing _____

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here. Oscar B. Olson (Owner or Authorized Agent)

DISTRICT OFFICE _____ By _____

FOR DEPARTMENT USE ONLY

PLAN CHECKING

Date _____

Receipt No. _____

Valuation $ _____

Fee Paid $ _____

REINFORCED CONCRETE

Bbls. Cement _____

Tons of Reinforcing Steel _____

FEES

Bldg. Per _____

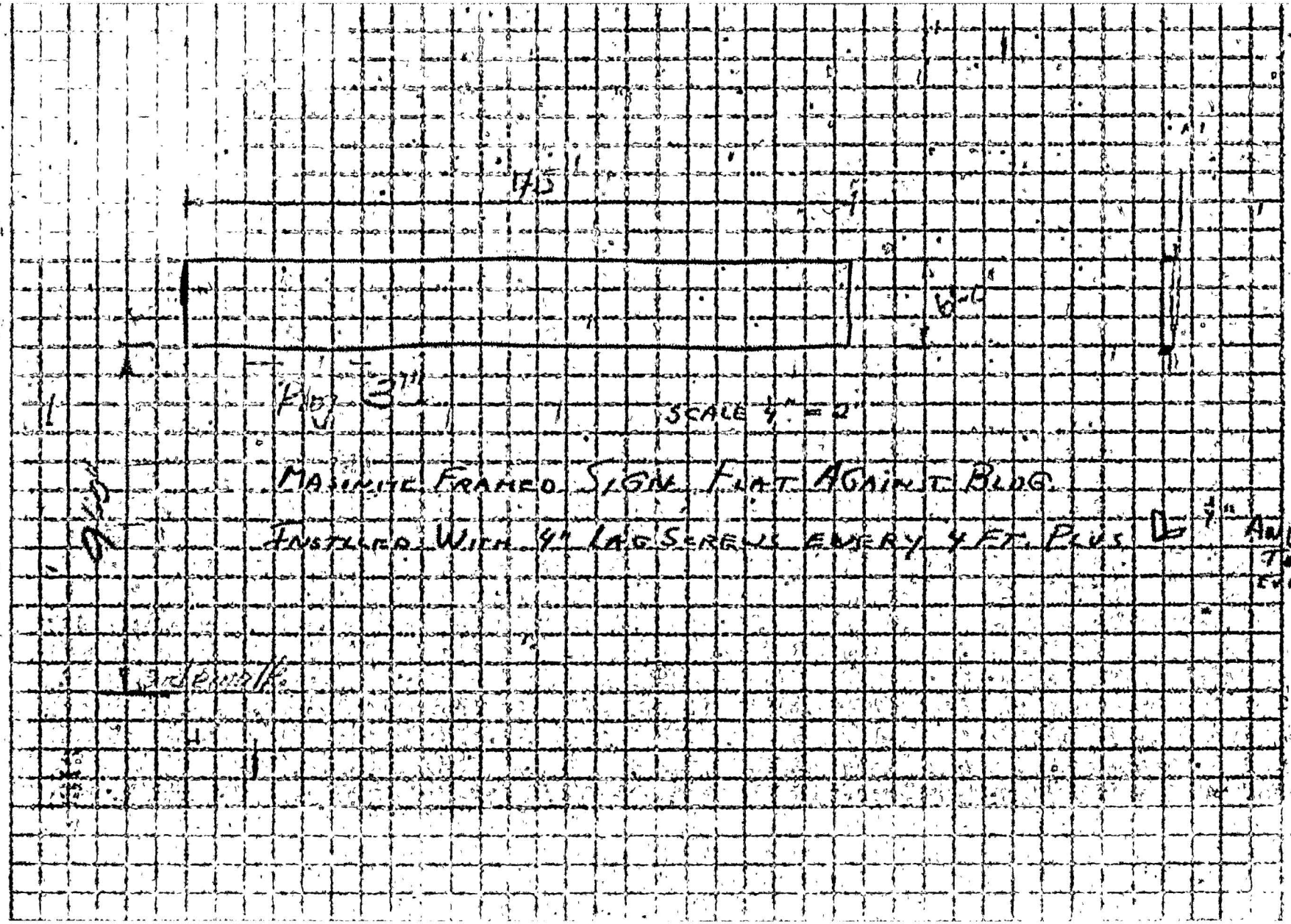
Cert. of Occupancy _____

Total 3 25

TYPE	GROUP	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Key Lot	Lot Size	Ft. rear alley / Ft. side alley	Clerk
			No				

PERMIT No.	Plans and Specifications checked	Zone C-2	Fire District No. 1	District Map No. 4727
30313	Corrections Verified	Bldg. Line Ft.	Street Widening Ft.	
PLANS	Plans, Specifications and Application rechecked and approved.	Application checked and approved AUG [illegible] Clerk		Stamp here when Permit is issued 8-4-1948
Sets	For Plans Fee	Plans with	Continuous Inspection	SPRINKLER Specified—Required Valuation Included Yes—No

Inspector Wester


17.5
6'-0"
Ft. 3"
SCALE ½" = 1'
MASONITE FRAMED SIGN FLAT AGAINST BLDG.
INSTALLED WITH ½" LAG SCREWS EVERY 4 FT. PLUS
½" ANGLE IRONS TOP & BOTTOM EVERY 4 FT.
Sidewalk

3 ELECT. DIV. Insp. not req'd. Elect. Insp. permit Elec. Insp. YOAKUM ELECTRICAL INSPECTOR

APPLICATION TO ALTER, REPAIR, OR DEMOLISH AND FOR A Certificate of Occupancy

Form B-3—304—12-6
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 11 & E 5' of 12

Tract Vintage Park

Location of Building 5606 HOLLYWOOD BLVD (House Number and Street)

Between what cross streets Le Lorraine & Wilton

Approved by City Engineer ____ Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building STORE (Store, Dwelling, Apartment House, Hotel or other purpose) Families 0 Rooms 1
2. State how long building has been used for present occupancy 2 YEARS
3. Use of building AFTER alteration or moving STORE & APARTMENT Families 5 Rooms 15
4. Owner MR O.B. OLSON (Print Name) Phone No 462-8
5. Owner's Address 2[illegible] P. O.
6. Certificated Architect 5709 - Hollywood Blvd State License No. Phone
7. Licensed Engineer E. O. FEYENGA State License No. 5035 Phone
8. Contractor JULIAN WEINBERG State License No. B-120 Phone LE 3-2267
9. Contractor's Address 959 CRENSHAW BLVD
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment thereto or thereon.) $ 4500.00
11. State how many buildings NOW on lot and give use of each. ONE STORE (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 92 x 45 Number of stories high 1 Height to highest point 15
13. Material Exterior Walls BRICK (Wood, Steel or Masonry) Exterior framework STEEL (Wood or Steel)
14. Describe briefly all proposed construction and work: TO ADD ONE MORE STORY TO PRESENT BUILDING MAKING IT A FIVE STORY

NEW CONSTRUCTION

15. Size of Addition 45 x 92 Size of Lot 55 x 190 Number of Stories when complete 5
16. Footing: Width ____ Depth in Ground ____ Width of Wall 13 Size of Floor Joists 2 x 12
17. Size of Studs ____ x ____ Material of Floor [illegible] Size of Rafters 2 x 6 Type of Roofing [illegible]

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Julian Weinberg (Owner or Architect or Agent)

DISTRICT OFFICE ____ By ____

FOR DEPARTMENT USE ONLY

PLAN CHECKING	CHANGE OF OCCUPANCY	FEES
Date JUL 27 '54	Area of Bldg. ____ Sq. Ft.	Bldg. Per. ____
Receipt No. 7-50	Date ____	Cert. of Occupancy ____
Valuation $ 32,000.00	Receipt No. ____	Total 79.00
Fee Paid $ 10.00	Fee Paid $ ____	

TYPE	GROUP	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Reversed	Lot Size	Ft. rear alley / Ft. side alley	Clerk
V (1-A)	H-2				50 X 190	X	Deus
REINFORCED CONCRETE: State Covered / Tons of Reinforcing Steel							

PERMIT No.	Plans and Specifications checked	Zone C-2	Fire District No. 1	District Map No. 172-7
LA 2188	Corrections Verified	Bldg. Line / Ft.	Street Widening / Ft.	
PLANS	Plans, Specifications and Application rechecked and approved	Application checked and approved [illegible] Clerk		Name here when Permit is issued
Rec'd	Fee Plans Fee X / Filed with X	Consecutive Inspection None	SPRINKLER: Specified / Required / Telephone Included Yes — No	Inspector D.D. Horton

CHECKED BY HEATING AND REFRIGERATION DIVISION

APPLICATION LOCATED 7-14-50 [illegible] FAMILIES IT [illegible] ONLY

MACADAM PARKING AREA

190'

10'

DRIVE WAY

45 x 92 STORE

55

HOLLYWOOD BLVD

3

APPLICATION TO ALTER, REPAIR, OR DEMOLISH AND FOR A Certificate of Occupancy

Form B-1 [illegible]
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. _____

Tract _____

Location of Building 5606 Hollywood Blvd (Number and Street) — Approved by City Engineer _____ Deputy

Between what cross streets Western + Wilton

USE INK OR INDELIBLE PENCIL

1. Present use of building Store 1st Floor apt. Offices 2nd (Store, Dwelling, Apartment House, Hotel or other purpose) Families 5 Rooms 11
2. State how long building has been used for present occupancy 2 yrs 1st Floor
3. Use of building AFTER alteration or moving Store 1st Floor Living-Apt Families 6 Rooms 12
4. Owner O. B. OLSON (Print Name) Phone GL. 0532
5. Owner's Address 1727 TAFT AVE P.O. LACRES CAL
6. Certificated Architect _____ State License No. _____ Phone _____
7. Licensed Engineer _____ State License No. _____ Phone _____
8. Contractor Julian Weinstock State License No. 101262 Phone _____
9. Contractor's Address _____ L.A.
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $ 220.00
11. State how many buildings NOW on lot and give use of each. One Commercial (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 45 x 72 Number of stories high 2 Height to highest point _____
13. Material Exterior Walls 8" Brick Reinforced (Wood, Metal or Masonry) Exterior framework _____ (Wood or Steel)
14. Describe briefly all proposed construction and work: Put in Wardrobe at Rear Closet in #3 office. Put in Skylite in #3 Bath and #1 office Bath. Changing use of office #3 (S.E. Front Room) from office to apt.

NEW CONSTRUCTION

15. Size of Addition _____ x _____ Size of Lot _____ x _____ Number of Stories when complete _____
16. Footing: Width _____ Depth in Ground _____ Width of Wall _____ Size of Floor Joists _____ x _____
17. Size of Studs _____ x _____ Material of Floor _____ Size of Rafters _____ x _____ Type of Roofing _____

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here O.B. Olson (Owner or Authorized Agent)

DISTRICT OFFICE _____ By _____

FOR DEPARTMENT USE ONLY

PLAN CHECKING
Date OCT 20
Receipt No. A11396
Valuation $ 220
Fee Paid $ 1.00

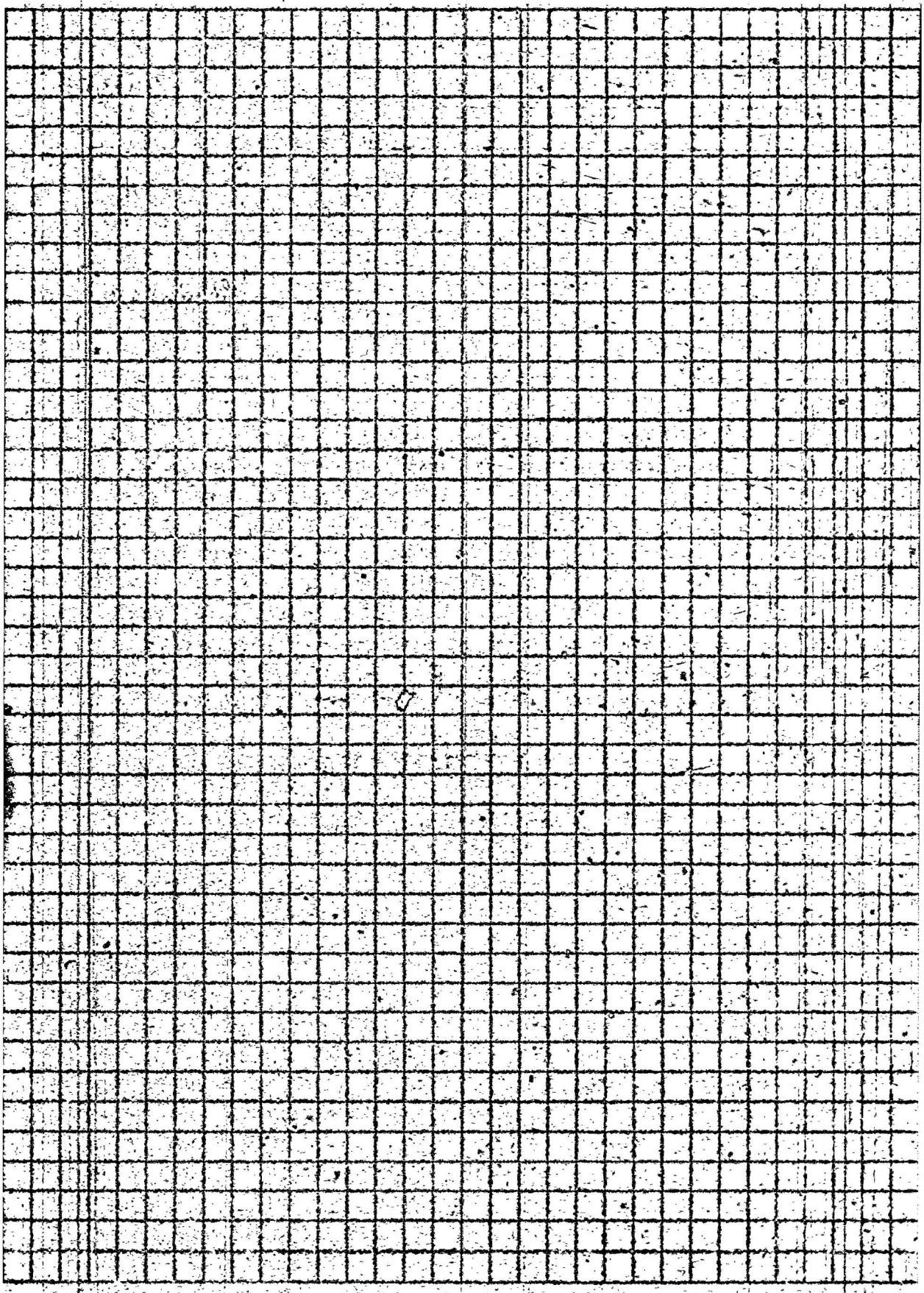
CHANGE OF OCCUPANCY
Area of Bldg. _____ Sq. Ft.
Date _____
Receipt No. _____
Fee Paid $ _____

FEES
Bldg. Per. 1
Cert. of Occupancy _____
Total 2.50

Type IV-N | Group C,D,E | Maximum No. Occupants — | Inside Lot | Key Lot | Lot Slope | Flr. near alley | Ctr.
Reinforced Concrete | Bldg. Permit | Type of Reinforcing Steel | Corner Lot | Corner Lot Keyed | Flr. side alley

Permit No. A23133
Plans and Specifications checked
Corporation Yard No.
Plans, Specifications and Application recheked and approved.
Plans
Sheets
Fee Plans $2.50 Filed with 2.00

Zone C2 | Fire District No. 42 | District Map No. 4727
Bldg. Line _____ Ft. | Street Widening _____ Ft.
Application checked and approved NOV 3 1950
Construction Inspector
SPECIALTIES Permitted—Required Valuation Included Yes— —No.
Lot 20 Stamp here when Permit is issued
Inspector



Address of Building 5606 Hollywood Blvd.

Permit No. and Year 2186, 23133 - 1950

Certificate Issued December 1, 19 50

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

2 Story, Type III-4, 45' x 92', second floor addition of 5 apts., 1 hotel room and 2 offices to existing 1 Story Store, G-1 and M-2 Occupancies.

Owner Mr. O. B. Olson

Owner's Address 1727 Tart Ave.
Hollywood 28, California

Form B-95a—20M—3-49 G. E. MORRIS, Superintendent of Building By

3 Freeway

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

SEWER (Available) (Not Available)

1. LEGAL DESCR.	LOT: pt of 10 & 11	BLK.	TRACT: Irving Park	ADDRESS APPROVED: 2 10
2. BUILDING ADDRESS: 5606 Hollywood Blvd., Hollywood				DIST. MAP: 147-193
3. BETWEEN CROSS STREETS: St. Andrews AND Wilton Place				ZONE: C-2-2
4. PRESENT USE OF BUILDING: Loan office	NEW USE OF BUILDING: Same			FIRE DIST.: I / 90/50
5. OWNER'S NAME: Film City Loan Co.	PHONE			INSIDE KEY
6. OWNER'S ADDRESS: above	P. O.	ZONE		COR. LOT REV. COR.
7. CERT. ARCH.: none	STATE LICENSE: none	PHONE		LOT SIZE: INC LEGAL
8. LIC. ENGR.: none	STATE LICENSE: none	PHONE		
9. CONTRACTOR: Interstate Neon Corp.	STATE LICENSE: 103778	PHONE: TR 32410		REAR ALLEY SIDE ALLEY
10. CONTRACTOR'S ADDRESS: 15155 Califa St., Van Nuys	P. O.	ZONE		BLDG. LINE
11. SIZE OF EXISTING BLDG.: 50' x 50'	STORIES: 2	HEIGHT: 24'6"	NO. OF EXISTING BUILDINGS ON LOT AND USE: 1	BLDG. AREA

3 5606 Hollywood Blvd., Hollywood

DISTRICT OFFICE: L.A

CRITICAL SOIL

12. MATERIAL: ☒ WOOD ☐ METAL ☐ CONC. BLOCK — EXT. WALLS: ☒ STUCCO ☐ BRICK ☐ CONCRETE	ROOF CONST. ☐ WOOD ☐ STEEL ☐ CONC. ☐ OTHER	ROOFING: Comp.	SPRINKLERS REQ'D. SPECIFIED
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 350.00	VALUATION APPROVED: Kendy		AFFIDAVITS: 14436 18869
14. SIZE OF ADDITION — STORIES — HEIGHT	APPLICATION CHECKED: Scott		
15. NEW WORK: (Describe) 30 sq.ft. proj. sign — EXT. WALLS — ROOFING	PLANS CHECKED: Kendy		DWELL. UNITS
	CORRECTIONS VERIFIED: Kendy		SPACES PARKING
	PLANS APPROVED: Kendy		GUEST ROOMS
	APPLICATION APPROVED: Kendy		FILE WITH
	INSPECTOR		CONT. INSP.

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

Signed: Edward Gordon

This Form When Properly Validated is a Permit to Do the Work Described.

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
V-N	Prossa		1-50			3			

9-18-61 OCT 9 61 SUB 68640 Fee Book 1.50

CASHIER'S USE ONLY

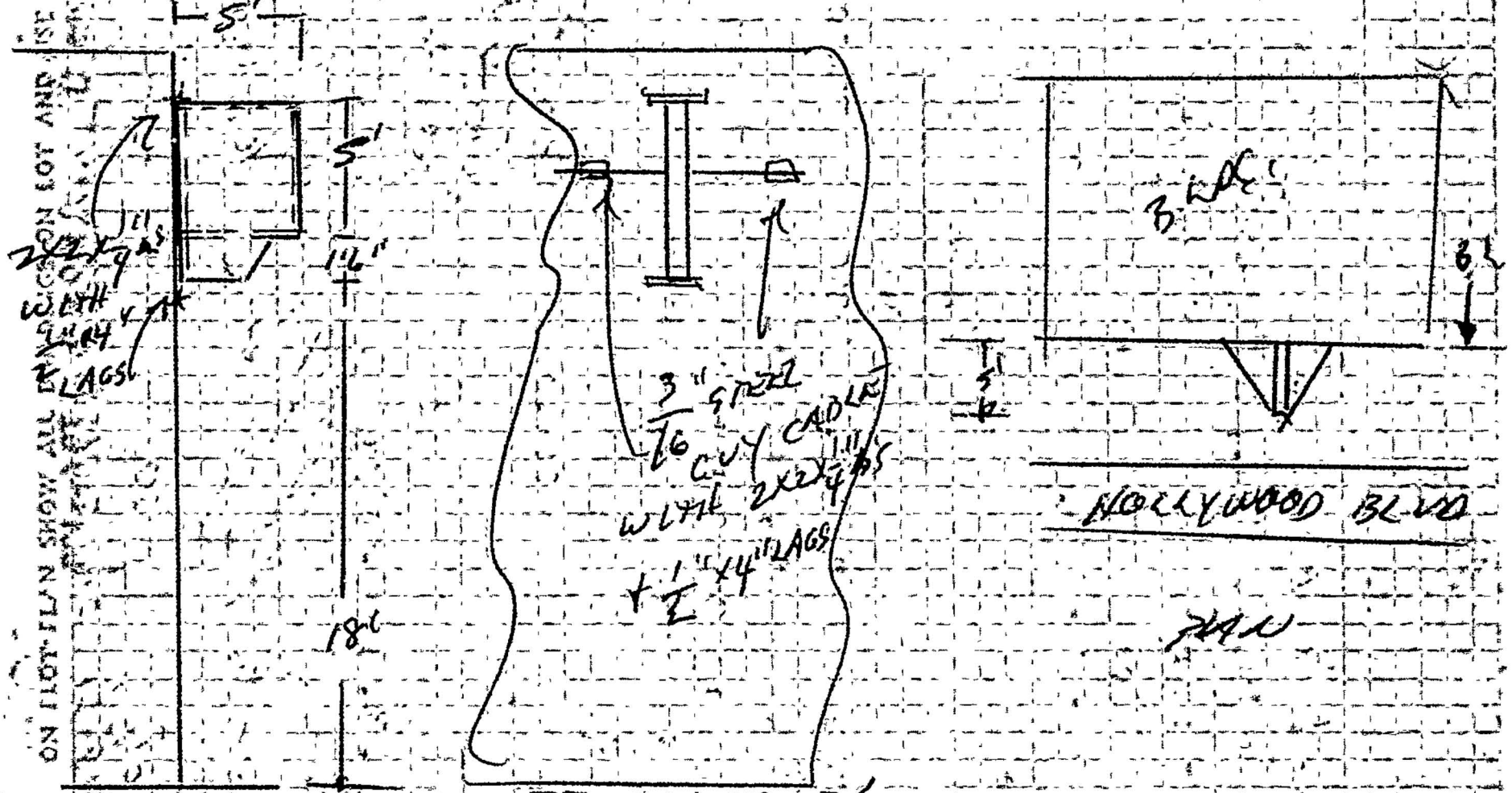
LA99324

LA99324 OCT--9-61 68641 C — 1 CK 3.00

P.C. No. _____ GRADING _____ CRIT. SOIL _____ CONS. _____

FILM CITY LOAN CO.
5606 HOLLYWOOD BLVD.
HOLLYWOOD,

PROP. SIGN 6½ X 5' ; WT. 120#, 30 P.S.F. WIND LOAD, PLAN



APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

VERGIE 1 10850 00 0 4 7 0 2 9 3

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT: EAST 5' OF 10 & 11	BLOCK:	TRACT: IRVING PARK	CITY CLERK REF. NO.: MP17-18/19	DIST. MAP: 147B193
					CENSUS TRACT: 1906
2. PRESENT USE OF BUILDING: (OST [illegible] (Apt. bldg.)			NEW USE OF BUILDING: ( ) Same		ZONE: (Q)R5-2
3. JOB ADDRESS: 5606 Hollywood Blvd.				SUITE/UNIT NO:	FIRE DIST.: C* COUN. DIST.: 13
4. BETWEEN CROSS STREETS: Wilton Place			AND: Western Ave.		LOT TYPE:
5. OWNER'S NAME: ( ) TENANT ( ) BUILDING: Mrs. Mira Becker				PHONE: 818-769-0975	LOT SIZE:
6. OWNER'S ADDRESS: 17532 Superior St.			CITY: Northridge	ZIP: 91325	
7. ENGINEER		BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY:
8. ARCHITECT OR DESIGNER		BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE:
9. ARCHITECT OR ENGINEER'S ADDRESS			CITY	ZIP	DOCUMENTS/EASEMENTS: ZI #1852 ZI #1417 ZI #145-5223 ZI #18020 ZI #11170
10. CONTRACTOR: Dutch Roofer		BUS. LIC. NO.: 773412-95	ACTIVE STATE LIC. NO.: 584162	PHONE: 353-6831	
11. SIZE OF EXISTING BLDG. WIDTH / LENGTH		STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE: 1 Dwlg.	DIST. OFF.: LA P.C. REQ'D: ZMAP
12. FRAMING MATERIAL OF EXISTING BLDG. →		EXT. WALLS	ROOF: B.U.R.	FLOOR	GRADING: SEISMIC:
13. JOB ADDRESS: 5606 Hollywood Blvd.				SUITE/UNIT NO.	HWY. DED.: FLOOD:
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ 3,100.00 24 sqs.					FILE WITH:
15. NEW WORK (Describe): tear off, re-roof, 28# base, 2-11# plysheets, 1-72# capsheet hot-mopped. CLASS "B" MIN. B.U.R.					ZONED BY: T.E. 10/8
NEW USE OF BUILDING: Mult. APT	SIZE OF ADDITION: NONE	STORIES	HEIGHT	BUILDING / ZONING	TRACT:
TYPE	GROUP OCC.	MAX. OCC.	PLANS CHECKED: 10/8/93		INSPECTOR: 10/12/93
DWELL. UNITS: N/C	BUILDING AREA	ZONING AREA	APPLICATION APPROVED: 10/8/93		
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED S C HC	INSPECTION ACTIVITY: CS GEN. MAS. S. EQ.		

P.C.	G.P.I. + NP	CONT. INSP.	
S.P.C.	P.M.		
B.P. 5082	E.I. 504	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	
I.F.	F.H.		
S.D.	O.S.S. Yes		
ISS. OFF. LA	S.O.S.	SPRINKLERS REQ'D SPEC.	
P.C. NO. CC	C/O	ENERGY	DAS

Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.

CASHIER'S USE ONLY

SYS ID | SSVS

B & S 08-B-3 (R.7/90)

10/12/93 03:50:30PM LA06 T-6393 C 11
BLDG PERMITS R 50.80
INVOICE $ 0011815 BB
EI RESIDENTIAL 0.50
ONE STOP 1.03
SYS DEV 3.08
TOTAL 55.41
CHECK 55.41

93LA 11003

NEW AFFIDAVITS

PLAN CHECK EXTENDED TO _____ PER _____

ADMINISTRATIVE APPROVAL DATED _____

BY _____

D.A.D. PLANS CHECKED

HOUSING MITIGATION FEE ORDINANCE

☐ REQUIRED ☐ EXEMPT

ASBESTOS NOTIFICATION

Check Box: ☐ Notification letter sent to AQMD or EPA.

☒ I declare that notification of asbestos removal is not applicable to addressed project.

Signature: Pattie Serrentino Date: 10/8/93

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 10/7/93 Lic. Class C-39 Lic. Number 584162 Contractor The Dutch Roofer, Inc.
(Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.).

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. CR285-93 UN 588 Insurance Company State Fund

☐ Certified copy is hereby furnished.

☒ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 10/8/93 Applicant's Signature Pattie Serrentino

Applicant's Mailing Address 7035 Foothill Blvd., Tujunga, 91042

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date 10/8 Applicant's Signature _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed Margie Allen Manager 10/8/93
(Owner or agent having property owner's consent) Position Date

4 9 9 9 9 4 1 0 2 9 4

Bureau of Engineering		ADDRESS APPROVED	David Chu 10-12-93
		DRIVEWAY	
		HIGHWAY REQUIRED	
		DEDICATION COMPLETED	
		FLOOD	THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES
Public Works Improvement	Required YES ☐ NO ☐ PERMIT	#	
SEWERS		SEWERS AVAILABLE	THIS PROJECT IS WITHIN DISTANCE
RES. NO.		NOT AVAILABLE	
CERT. NO.		SFC PAID	
	SFC NOT APPLICABLE	PROC. DUE	
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Comm. Safety	APPROVED FOR ISSUE ☐ NO FILE ☐	FILE CLOSED ☐	BY Cynthia Garcia 10/12/93
CEQA			TITLE Assoc. Planner
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		CEQA CLEARED
	APPROVED - HYDRANT UNIT, ROOM 920 CHE		
CRA	APPROVED PER REDEV. PROJECT		
Transportation	APPROVED FOR DRIVEWAY LOCATION		
	APPROVED FOR ORD. #		
Planning	WORK SHEET #		
	APPROVED UNDER CASE #		
	LANDSCAPE / XERISCAPE		CULTURAL HERITAGE COMMISSION
	SIGHT PLAN REVIEW		433 South Spring St., 10th Floor
			Los Angeles, CA 90013
Housing	HOUSING AUTHORITY AFFIDAVIT NO.		
Construction Tax	RECEIPT NO.	DWELLING UNITS	NOT A MONUMENT
Cultural Affairs			MAY BE SUBJECT TO C.E.Q.A.
Rent Stabilization Division			Sig. Sm. Orgn.
			10-12-93
LEGAL DESCRIPTION			

CEQA ok per CRA Closure Letter Cynthia Garcia

*(Q) ok's per PWIP 10/12/93

· ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

NC.

CEQA

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

THIS PERMIT IS FOR (Mark one)
☐ NEW BLDG./ STRUCTURE ☒ ADD, ALTER, REPAIR EXISTING BUILDING
☐ RELOCATE EXIST. BLDG. ☐ DEMOLITION OF ENTIRE BUILDING

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

INCIDENT CODE

▼ REF. NO.:

A

PROJECT ADDRESS: 5606 Hollywood Bl. | SUITE/UNIT NO.: | CROSS STREETS: St Andrew & Wilton

TRACT(S) and COUNTY REF. NO. (For alpha tracts) e.g. J.G. McDonald Tract (MR 70-20): Irving Park (MP17-18/19) | BLOCK: | LOT(S) and ARB(S) e.g. 15, 16 (Arb 3), 17, 18: 12 | DIST. MAP: 147B193 | ASSESSOR'S ID:

LOT TYPE	LOT SIZE	ZONE	BUILDING LINE	ALLEY	CENSUS TRACT	ADDR. APP'D	DATE
Corner	50'x190'	[Q]R5-2			1906	YBN	11-28-95

AFFIDAVITS, EASEMENTS AND RESTRICTIONS: ZI 1117 ZI 1352 AFF 18869 AS

COUNCIL DIST.	FIRE DISTRICT	FLOOD ZONE
4	I	

GRADING	HIGHWAY DED.	SEISMIC STUDY
	yes	

B

PROPERTY OWNER: Mira Becker PHONE: 818 349 0975
ADDRESS: 17532 Superior St SUITE/UNIT NO.:
CITY/STATE/ZIP: Northridge 91325

APPLICANT: Youssefian Assoc PHONE: 818 4414904
ADDRESS: 1431 Huntington Dr #201 SUITE/UNIT NO.:
CITY/STATE/ZIP: S. Pasadena 91030

ARCHITECT NAME: Yousefian Assoc ADDRESS: LIC. CLASS: ACTIVE STATE LIC. NO.: CITY BUS. LIC NO.: PHONE NO.:

ENGINEER:

CONTRACTOR: owner

PROPOSED USE OF BUILDING: ( ) same

EXISTING USE OF BUILDING (Leave blank for new buildings): (1) retail

DESCRIPTION OF WORK
☐ DAMAGE REPAIR <10% ☐ PATCH PLASTER/ DRYWALL ☐ INT. NON-STRUCTURAL REMODEL ☐ DOOR/WINDOW CHANGEOUT ☐ RE-STUCCO/SIDING ☐ RE-ROOF

OTHER: (Describe)
New roll up door

C

COMPLETE THIS SECTION ONLY FOR ONE AND TWO FAMILY DWELLINGS INVOLVING MECHANICAL WORK IN CONJUCTION WITH THE WORK DESCRIBED IN SEC. "B" ABOVE. A SEPARATE PERMIT SHALL BE OBTAINED FROM MECHANICAL BUREAU FOR ANY WORK WHICH DOES NOT MEET ANY OF THE FOLLOWING CONDITIONS
☐ ELECTRICAL WORK FOR PANEL SIZE <400 AMPS AND TOTAL FLOOR AREA <15,000 S.F. ☐ PLUMBING (NOT INCLUDING FIRE SPRINKLERS) ☐ HVAC WORK FOR HEAT/VENT SIZE < 350,000 BTU AND A.C. SIZE < 25 TONS

DESCRIPTION OF MECHANICAL WORK (Check applicable boxes above)

ELECT. CONTR. NAME: ADDRESS: LIC. CLASS: ACTIVE STATE LIC. NO.: CITY BUS. LIC NO.: PHONE NO.:

PLUMB. CONTR.:

HVAC CONTR.:

D

NO. OF EXISTING BLDGS. ON LOT AND USE

LENGTH	WIDTH	HEIGHT (BUILDING)	FLOOR AREA (BUILDING)
STORIES	GROUP OCCUPANCY	OCCUPANTS PER GROUP	MAX. OCCUPANCY
DWELLING UNITS	GUEST ROOMS	CONSTR. TYPE	LIC. FABRICATOR REQ'D FOR:
REQ'D PARKING	PARKING PROVIDED STD. COMP D.A.	HEIGHT (ZONING)	FLOOR AREA (ZONING)
LOCATION OF REQ'D FIRE SPRINKLERS		TYPE OF INSPECTION CS EQ FS MS GEN LA VN WLA SP	DISTRICT INSP. OFFICE

LATERAL/FDN. SYSTEMS: ☐ ____ SHEARWALL ☐ ____ EBF/CBF ☐ ____ SMRSF/OMRSF ☐ OTHER ____ ; ☐ CONTINUOUS/SPREAD ☐ ____ PILE/CAISSON ☐ MAT/BASE ISOLATION ☐ OTHER ____

SPECIAL INSPECTIONS: ☐ CONC > 2000 PSI ☐ FIELD WELDING ☐ GUNITE/SHOTCRETE ☐ GRADE BEAMS/CAISSONS ; ☐ MASONRY ☐ REBAR WELDS ☐ GRADING ☐ OTHER

FOR CASHIER'S USE ONLY

PSLA 45350

E

P.C. NO.			VALUATION (Including all fixed operating equipment) $ 2500.00
PLAN CHECK	SUPP. PLAN CHECK	E.Q. INSTR.	SUPPLEMENT TO PERMIT NO.
	-	0.50	
HILLSIDE POSTING	BLDG. PERMIT	PLAN MAINT.	PLAN CHECKED BY
	84.00		A- SALVADOR
PRE-INSPECTION	ELEC. PRMT. (26%)	FIRE HYDRANT	D.A. PLAN CHECKED BY
INVESTIGATION FEE	PLUMB. PRMT. (26%)	ARTS DEV. FEE	ZONING VERIFIED BY / DATE: J-CLAUDIO 12-6-95
RELOCATION FEE	HVAC PRMT. (13%)	SCHOOL DIST. FEE	APPLICATION APPROVED BY / BSID: PRINT J-C. for A-SALVADOR 44(B1)
		SCH. DIST. FL. AREA	SIGN Jonathan Clark DATE 12-6-95

☐ ENERGY ☒ SURCHARGES ☐ D.A. SURCH. ☐ SEWER CAP REQ'D

PLOT PLAN ATTACHED ☒ YES ☐ NO

OTHER ATTACHMENTS (Describe) ☒ YES HARDSHIP

12/06/95 10:25:50AM LA05 T-7327 C 30
BLDG PERMIT CO 84.00
INVOICE # 0044181 BB
EI COMMERCIAL 0.50
SYS DEV 5.07
ONE STOP 1.69
MISCELLANEOUS 5.00
CITY PLAN SURC 2.52
TOTAL 98.78
CHECK 98.78

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the filing date on which permit expires two years after the fee has been paid or 180 days after the fee has been paid and construction has not commenced; or work has been discontinued or abandoned for a continuous period of 180 days (Sec. 98.0603 L.A.M.C.). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for building permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C.).

B & S 08-B-B Rev. 2/95

BUREAU OF ENGINEERING	SEWERS ☐ AVAILABLE ☐ NOT AVAILABLE SEWER RESERVATION NO. _____ SEWER CERTIFICATE NO. _____	PLANNING WORKSHEET NO. 95-1808 APPROVED UNDER CASE NO. EQ 7 conditions LANDSCAPE/XERISCAPE SITE PLAN REVIEW FIRE DEPT. ☐ APPROVED TITLE 19 (L.A.M.C. Sec. 700 ☐ HYDRANT UNIT ☐ OTHER _____
CURB RAMP / DRIVEWAY FLOOD / INDUSTRIAL WASTE HIGHWAY DEDICATION ☐ REQUIRED ☐ COMPLETED EXCAVATION ADJACENT TO PUBLIC WAY CONSTR. TAX RECEIPT NO. _____ DWELLING UNITS	SEWER FACILITIES CHARGE ☐ NOT APPLICABLE ☐ DUE ☐ PAID GRADING DIVISION ☐ HILLSIDE NOTICE MAILED ☐ HILLSIDE NOTICE POSTED ☐ PRIVATE SEWAGE SYSTEM OK	DEPT. OF TRANSPORTATION ☐ DRIVEWAY LOCATION ☐ ORD. NO. _____ CAL OSHA
HOUSING AUTHORITY	CRA APPROVED RE-DEV. PROJECT	AQMD-AB3205
CULTURAL AFFAIRS	C.E.Q.A.	DEPT. WATER & POWER
COMPLETE FOR RELOCATION PERMITS ONLY OLD ADDRESS ☐ FROM OUTSIDE CITY OF L.A.		CASH/SURETY BOND NO. / MILES MOVED

1

LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

GENERAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the general contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000 of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the following permits:

☐ Building ☐ Electrical ☐ Plumbing ☐ HVAC

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy No. _____

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign _____ Date _____

PLUMBING CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the plumbing contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the plumbing permit.

I hereby affirm under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy No. _____

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign _____ Date _____

ELECTRICAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the electrical contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the electrical permit.

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy No. _____

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign _____ Date _____

HVAC CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the HVAC contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the HVAC permit.

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy No. _____

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign _____ Date _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL BE SUBJECT TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF THE COMPENSATION DAMAGES AS PROVIDED FOR IN SEC. 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

2

CONSTRUCTION LENDING AGENCY

I hereby affirm, under penalty of perjury, that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name _____ Lender's Address _____

3

ASBESTOS REMOVAL

☐ I declare that notification of Asbestos Removal is not applicable ☒ I declare that a notification letter has been sent to the AQMD or EPA Sign _____ Date 12/6/95

4

OWNER-BUILDER DECLARATION

I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business & Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chap. 9 commencing with Sec. 7000 of Div. 3 of the Business & Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not intend to improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

☐ I am exempt under Sec. _____, Bus. & Prof. Code for the following reason _____

Print BEDROS DARKJIAN Sign _____ Date 12/6/95 ☐ OWNER ☒ AUTHORIZED AGENT

5

FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also, that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed.

Print BEDROS DARKJIAN Sign _____ Date 12/6/95 ☐ OWNER ☒ AUTHORIZED AGENT ☐ CONTRACTOR

95010203

THIS PERMIT IS FOR (Mark one)
☐ NEW BLDG./ STRUCTURE ☒ ADD, ALTER, REPAIR EXISTING BUILDING
☐ RELOCATE EXIST. BLDG. ☐ DEMOLITION OF ENTIRE BUILDING

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
BUILDING PERMIT PLOT PLAN
PLEASE DRAW AND LABEL CLEARLY IN INK

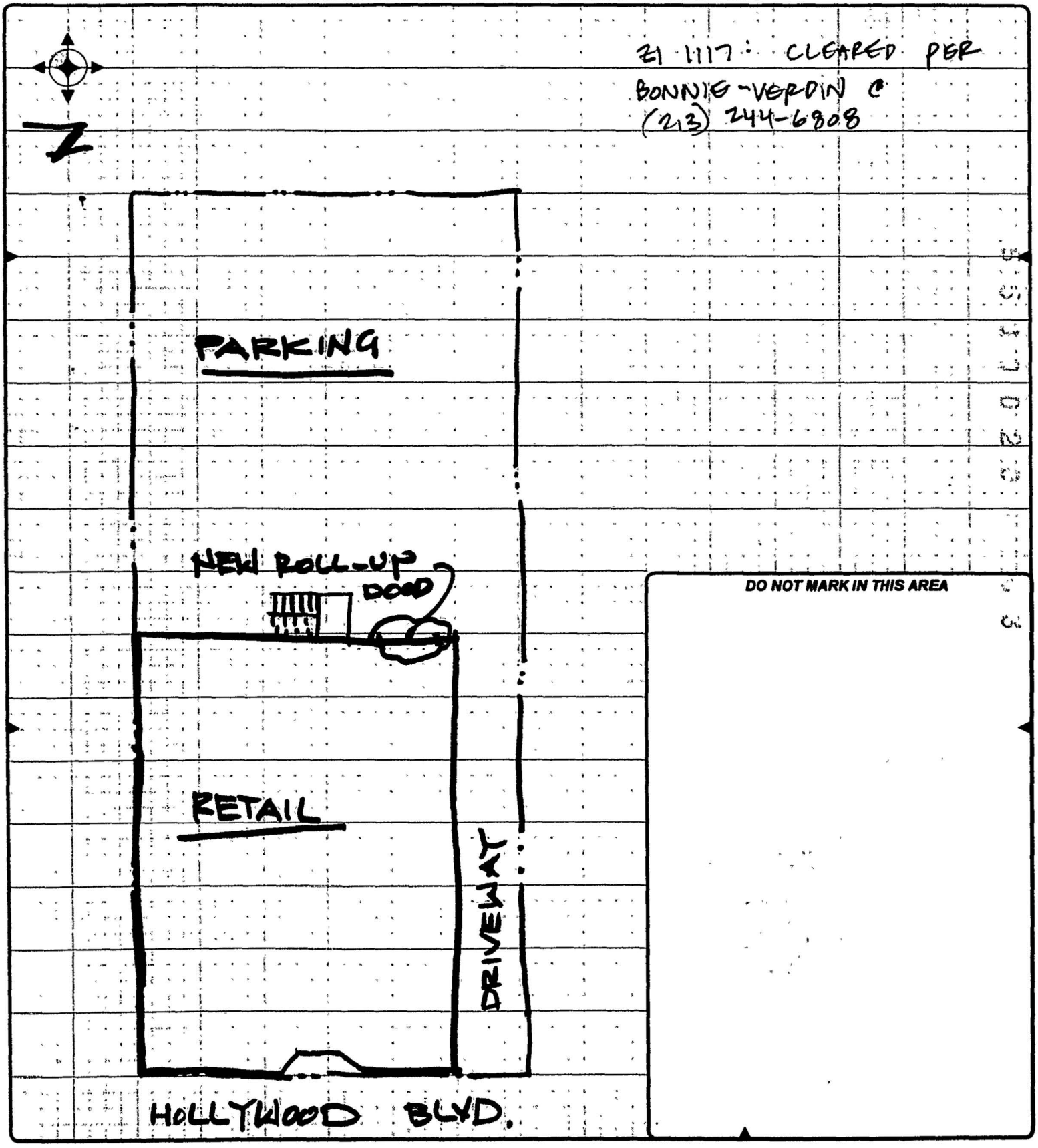
INCIDENT CODE

REF. NO.:

PROJECT ADDRESS	SUITE/UNIT NO.	CROSS STREETS	
5600 Hollywood Bl.		St Andrew & Wilton	
TRACT(S) and COUNTY REF. NO. (For alpha tract(s) e.g. J.G. McDonald Tract (MR 70-20))	BLOCK	LOT(S) and ARB(S) e.g. 15, 16 (Arb 3), 17, 18	DIST. MAP / ASSESSOR'S ID
Irving Park (MP17-18/19)		12	147B193

Corner 50'x190' (0185-3) 1906 VRN11-28-05

SHOW ALL BUILDINGS ON LOT AND LABEL RESPECTIVE USES



DO NOT MARK IN THIS AREA

DATE	CONDITION OF WORK AND CORRECTIONS	JOB ORDER/ TYPE OF INSP.	INSPECTOR

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY

Disabled Access Division

UNREASONABLE HARDSHIP FINDING

Valuation below $81,000 (Sec. 3112A(a), Exc. 1, Title 24)

PROJECT INFORMATION

PROJECT ADDRESS: 5606 HOLLYWOOD BLVD P.C. NO. _____

PROJECT DESCRIPTION: NEW ROLL-UP DOOR

TYPE OF FACILITY: RETAIL PROJECT VALUATION: $ 2500 —

FINANCIAL HARDSHIP

The Title 24 accessibility improvements create the following impact on the financial feasibility of the project

- ☐ Delays project, loan must be renegotiated.
- ☒ Project would be abandoned, insufficient funds.
- ☐ Other: (Explain) _____

ACTUAL COST

Cost of accessibility features outside the area of remodel, repair or addition required for full compliance

☐ Path of travel to entrance	COMPLIES	$
☐ Entrance ramp	COMPLIES	$
☐ Path of travel within building facility		$
☐ Sanitary facilities	SEE BELOW	$ 15,000
☐ Drinking fountains		$
☐ Telephones		$
☐ Other		$

The accessibility features increase construction costs by: _____ % **TOTAL** $ 15,000

EXPENDITURES

(Minimum of 20% of project valuation = $ 500.00)

Specify access features provided and cost

PRIORITIES: (Access shall be provided in the following order)

1. Accessible entrance: _____ $ _____

2. An accessible route to the altered area: _____ $ _____

3. At least one accessible restroom for each sex: INSTALL NEW GRAB BARS IN TOILETS $ 500 —

4. Accessible telephones and drinking fountains: _____ $ _____

5. Additional accessible elements - (parking, storage, alarms): _____ $ _____

TOTAL $ _____

APPLICANT INFORMATION

NAME: BEDROS DARKJIAN SIGNATURE: [signature]

FIRM/ADDRESS: YOUSSEFIAN ASSOCIATES
1431 HUNTINGTON DR #201 S. PASADENA 91030

FOR DEPARTMENT USE ONLY

APPROVED BY: _____ DATE _____ LA95 45350

Revised 5/8/95

THIS PERMIT IS FOR (Mark one)
[X] NEW BLDG./ STRUCTURE [ ] ADD, ALTER, REPAIR EXISTING BUILDING
[ ] RELOCATE EXIST. BLDG. [ ] DEMOLITION OF ENTIRE BUILDING

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

INCIDENT CODE

▼ REF. NO.:

A PROJECT ADDRESS: 5606 HOLLYWOOD BL W | SUITE/UNIT NO. | CROSS STREETS: ST ANDREWS / WILTON

TRACT(S) and COUNTY REF. NO. (For alpha tracts) e.g. J.G. McDonald Tract (MR 70-20): IRVING PARK (M R 17-18/19) | BLOCK | LOT(S) and ARB(S) e.g. 15, 16 (Arb 3), 17, 18: 11, 1 ARB 9&10 | DIST. MAP: 148-5A193 / 147B193

ASSESSOR'S ID: 5544026008

LOT TYPE	LOT SIZE	ZONE	BUILDING LINE	ALLEY	CENSUS TRACT	ADDR. APP'D	DATE
INT	120 60 X 190	(Q)RD5-2	—	—	1900	LDR	7/2/96

AFFIDAVITS, EASEMENTS AND RESTRICTIONS: ZI. 1117; AFF. 144300; ZI. 1352 (66)

COUNCIL DIST.	FIRE DISTRICT	FLOOD ZONE
4	I	—

GRADING	HIGHWAY DED.	SEISMIC STUDY
—	YES	—

B PROPERTY OWNER: AVO & DINO PAPAZIAN | PHONE: 2134668900
ADDRESS: 5632 HOLLYWOOD BL | SUITE/UNIT NO.
CITY/STATE/ZIP: L.A. CA 90028

APPLICANT: Same as Owner | PHONE
ADDRESS | SUITE/UNIT NO.
CITY/STATE/ZIP

ARCHITECT NAME	ADDRESS	LIC. CLASS	ACTIVE STATE LIC. NO.	CITY BUS. LIC NO.	PHONE NO.
YOUSSEFIAN ASSOCIA	1431 HUNTINGTON DR PASADENA 91030				8184414904

ENGINEER

CONTRACTOR: OWNER-BUILDER

PROPOSED USE OF BUILDING: (23) Miscellaneous Buildings and Structures
EXISTING USE OF BUILDING (Leave blank for new buildings): ( )

DESCRIPTION OF WORK
[ ] DAMAGE REPAIR <10% [ ] PATCH PLASTER/ DRYWALL [ ] INT. NON-STRUCTURAL REMODEL [ ] DOOR/WINDOW CHANGEOUT [ ] RE-STUCCO/SIDING [ ] RE-ROOF

OTHER: (Describe)
NEW TRASH ENCLOSURE AREA/CITY STD 6'x8'

C COMPLETE THIS SECTION ONLY FOR ONE AND TWO FAMILY DWELLINGS INVOLVING MECHANICAL WORK IN CONJUCTION WITH THE WORK DESCRIBED IN SEC. "B" ABOVE. A SEPARATE PERMIT SHALL BE OBTAINED FROM MECHANICAL BUREAU FOR ANY WORK WHICH DOES NOT MEET ANY OF THE FOLLOWING CONDITIONS
[ ] ELECTRICAL WORK FOR PANEL SIZE <400 AMPS AND TOTAL FLOOR AREA <16,000 S.F. [ ] PLUMBING (NOT INCLUDING FIRE SPRINKLERS) [ ] HVAC WORK FOR HEAT/VENT SIZE < 350,000 BTU AND A.C. SIZE < 25 TONS

DESCRIPTION OF MECHANICAL WORK (Check applicable boxes above)

ELECT. CONTR. NAME	ADDRESS	LIC. CLASS	ACTIVE STATE LIC. NO.	CITY BUS. LIC NO.	PHONE NO.

PLUMB. CONTR.

HVAC CONTR.

D NO. OF EXISTING BLDGS. ON LOT AND USE

LENGTH	WIDTH	HEIGHT (BUILDING)	FLOOR AREA (BUILDING)
		6'	
STORIES	GROUP OCCUPANCY	OCCUPANTS PER GROUP	MAX. OCCUPANCY
DWELLING UNITS	GUEST ROOMS	CONSTR. TYPE	LIC. FABRICATOR REQ'D FOR:
REQ'D PARKING: N/C	PARKING PROVIDED: STD N/C COMP D.A.	HEIGHT (ZONING) 6'	FLOOR AREA (ZONING)
LOCATION OF REQ'D FIRE SPRINKLERS		TYPE OF INSPECTION: CS EQ FS MS (GEN) LA VN WLA SP	DISTRICT INSP. OFFICE

LATERAL/FDN SYSTEMS: [ ] _____SHEARWALL [ ] _____EBF/CBF [ ] _____SMRS/OMRSF [ ] OTHER_____ ; [ ] CONTINUOUS/SPREAD [ ] _____PILE/CAISSON [ ] MAT/BASE ISOLATION [ ] OTHER_____

SPECIAL INSPECTIONS: [ ] CONC > 2000 PSI [ ] FIELD WELDING [ ] GUNITE/SHOTCRETE [ ] GRADE BEAMS/CAISSONS ; [ ] MASONRY [ ] REBAR WELDS [ ] GRADING [ ] OTHER_____

E

P.C. NO.			VALUATION (Including all fixed operating equipment) $ 1300
PLAN CHECK: 3	SUPP. PLAN CHECK	E.Q. INSTR. 0.50	SUPPLEMENT TO PERMIT NO.
HILLSIDE POSTING	BLDG. PERMIT 42.00	PLAN MAINT.	PLAN CHECKED BY: B. KANEGAWA
PRE-INSPECTION	ELEC. PRMT. (26%)	FIRE HYDRANT	D.A. PLAN CHECKED BY: —
INVESTIGATION FEE	PLUMB. PRMT. (26%)	ARTS DEV. FEE	ZONING VERIFIED BY: BIC DATE: 7/2/96
RELOCATION FEE	HVAC PRMT. (13%)	SCHOOL DIST. FEE	APPLICATION APPROVED BY: PRINT B. Kanegawa BSID 9858L
		SCH. DIST. FL. AREA	SIGN DATE 7/2/96

[ ] ENERGY [X] SURCHARGES [ ] D.A. SURCH. [ ] SEWER CAP REQ'D
PLOT PLAN ATTACHED [X] YES [ ] NO
OTHER ATTACHMENTS (Descr.) [ ] YES

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the fee has been paid and construction has not commenced; or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec.98.0603 L.A.M.C). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for building permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C.).

B & S 08-B-B Rev. 2/95

FOR CASHIER'S USE ONLY

07/02/96 04:27:15PM LA04 T-3918 C 08
BLDG PERMIT CO 42.00
INVOICE # 0098582 BB
EI COMMERCIAL 0.50
SYS DEV 2.55
ONE STOP SURCH 1.00
MISCELLANEOUS 5.00
CITY PLAN SURC 1.26
CARRY 52.31
TO TRAN 3919

7-2-96 LM

96LA53116

7-2-96

BUREAU OF ENGINEERING	SEWERS ☐ AVAILABLE ☐ NOT AVAILABLE SEWER RESERVATION NO. SEWER CERTIFICATE NO	PLANNING WORKSHEET NO. APPROVED UNDER CASE NO. LAND CAP./EXERIS APP.
CURB RAMP / DRIVEWAY	SEWER FACILITIES CHARGE ☐ NOT APPLICABLE ☐ DUE ☐ PAID	SITE PLAN REVIEW
FLOOD / INDUSTRIAL WASTE		FIRE DEPT. ☐ APPROVED TITLE 19 (L.A.M.C. Sec. 700 ☐ HYDRANT UNIT ☐ OTHER
HIGHWAY DEDICATION ☐ REQUIRED ☐ COMPLETED	GRADING DIVISION ☐ HILLSIDE NOTICE MAILED ☐ HILLSIDE NOTICE POSTED ☐ PRIVATE SEWAGE SYSTEM OK	DEPT. OF TRANSPORTATION ☐ DRIVEWAY LOCATION ☐ ORD. NO.
EXCAVATION ADJACENT TO PUBLIC WAY		
CONSTR. TAX RECEIPT NO. DWELLING UNITS		CAL OSHA
HOUSING AUTHORITY	CRA APPROVED RE-DEV. PROJECT R. Espinoza 7-2-96	AQMD-AB3205
CULTURAL AFFAIRS	C.E.Q.A.	DEPT. WATER & POWER
COMPLETE FOR RELOCATION PERMITS ONLY OLD ADDRESS ☐ FROM OUTSIDE CITY OF L.A.		CASH/SURETY BOND NO. / MILES MOVED

1 LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

GENERAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the general contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the following permits:

☐ Building ☐ Electrical ☐ Plumbing ☐ HVAC

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy No. _____

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with these provisions.

Sign _____ Date _____

PLUMBING CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the plumbing contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the plumbing permit.

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy No. _____

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign _____ Date _____

ELECTRICAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the electrical contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the electrical permit.

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy No. _____

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with these provisions.

Sign _____ Date _____

HVAC CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the HVAC contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the HVAC permit.

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy No. _____

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign _____ Date _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL BE SUBJECT TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF THE COMPENSATION DAMAGES AS PROVIDED FOR IN SEC. 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

2 CONSTRUCTION LENDING AGENCY

I hereby affirm, under penalty of perjury, that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name _____ Lender's Address _____

3 ASBESTOS REMOVAL

☒ I declare that notification of Asbestos Removal is not applicable ☐ I declare that a notification letter has been sent to the AQMD or EPA Sign _____ Date 7/2/96

4 OWNER-BUILDER DECLARATION

I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business & Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chap. 9 commencing with Sec. 7000) of Div. 3 of the Business & Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not intend to improve for the purpose of sale.)

☒ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

☐ I am exempt under Sec. _____, Bus. & Prof. Code for the following reason _____

Print BEDROS DARKSIAN Sign _____ Date 7/2/96 ☐ OWNER ☒ AUTHORIZED AGENT

5 FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also, that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed.

Print BEDROS DARKSIAN Sign _____ Date 7/2/96 ☐ OWNER ☒ AUTHORIZED AGENT ☐ CONTRACTOR

THIS PERMIT IS FOR (Mark one)
☐ NEW BLDG./ STRUCTURE ☐ ADD, ALTER, REPAIR EXISTING BUILDING
☐ RELOCATE EXIST. BLDG. ☐ DEMOLITION OF ENTIRE BUILDING

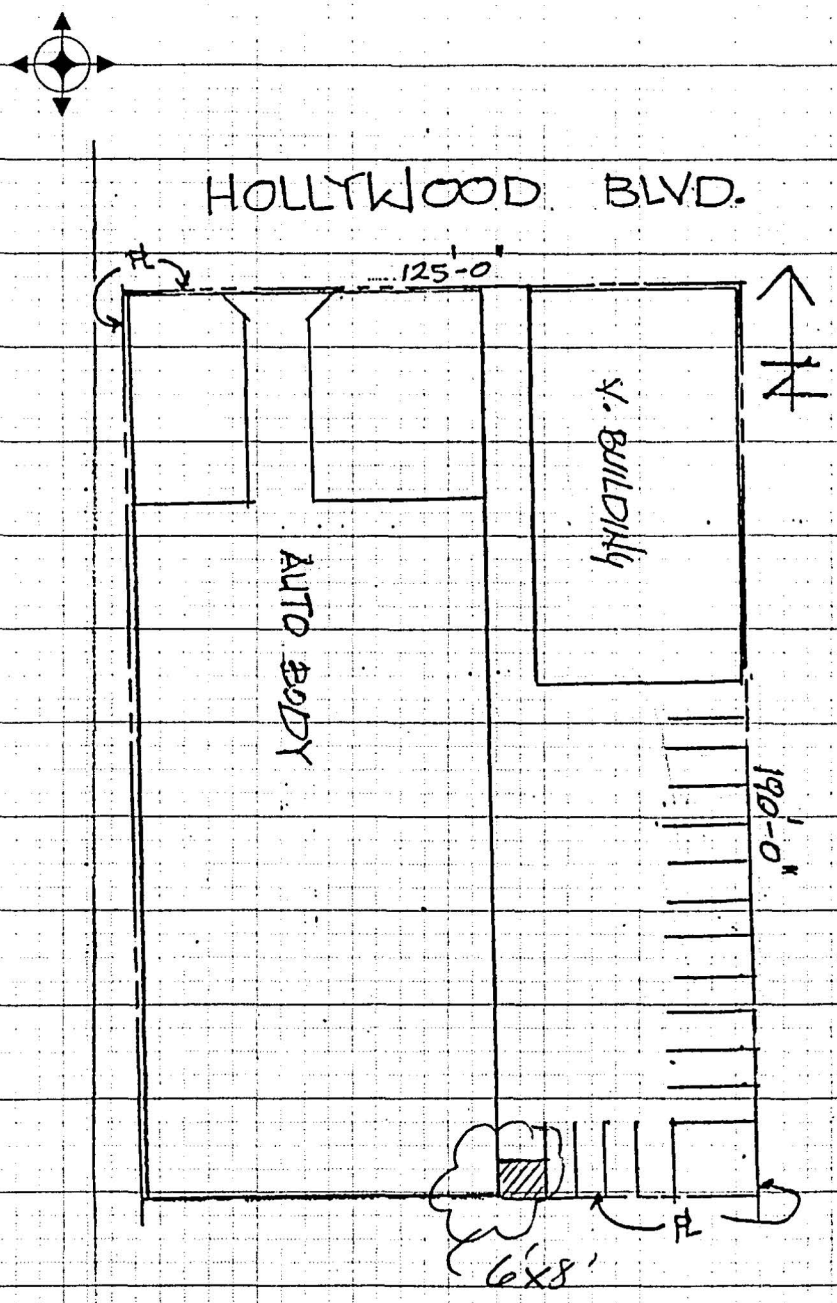
CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
BUILDING PERMIT PLOT PLAN
PLEASE DRAW AND LABEL CLEARLY IN INK

INCIDENT CODE

REF. NO.:

PROJECT ADDRESS	SUITE/UNIT NO.	CROSS STREETS	
TRACT(S) and COUNTY REF. NO. (For alpha tracts) e.g. J.G. McDonald Tract (MR 70-20)	BLOCK	LOT(S) and ARB(S) e.g. 15, 16 (Arb 3), 17, 18	DIST. MAP / ASSESSOR'S ID

SHOW ALL BUILDINGS ON LOT AND LABEL RESPECTIVE USES



THE COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF LOS ANGELES, CALIFORNIA

THESE PLANS ARE APPROVED AS BEING IN COMPLIANCE WITH APPLICABLE REDEVELOPMENT PLANS.

PROJECT Hollywood PARCEL 5544-26-8

BY R. Eamon

TITLE PLANNER DATE 7-2-96

CEQA CLEARED

DO NOT MARK IN THIS AREA

7-2-96

96LA 53116

DATE	CONDITION OF WORK AND CORRECTIONS	JOB ORDER/ TYPE OF INSP.	INSPECTOR

1 054+14

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT: 13	BLK.	TRACT: Irving Park		DIST. MAP: 147-193
JOB ADDRESS: 1655 No. St. Andrews Place ~~Apt.~~ 1-14			APPROVED: RB	ZONE: R-4
2. BETWEEN CROSS STREETS: Hollywood Blvd. AND Carlton Way				FIRE DIST.: X
3. PURPOSE OF BUILDING: Apartments (14 UNITS) & GARAGE				INSIDE: X
4. OWNER: Carlton Co.		PHONE: WE 5-4671		KEY: COR. LOT X
5. OWNER'S ADDRESS: 5766 W. Adams Blvd.		P.O. ZONE: L.A. z16		REV. COR.: LOT SIZE: 50x171.58
6. CERT. ARCH.: J. Van Der Kar		STATE LICENSE: C 10881	PHONE: OL 43080	
7. LIC. ENGR.: Paul Toien		STATE LICENSE: SE 658	PHONE: WE 97706	REAR ALLEY: SIDE ALLEY: X
8. CONTRACTOR: ~~San Art~~ Const. Co.		STATE LICENSE: 106046	PHONE: WE 54671	BLDG LINE: X
9. CONTRACTOR'S ADDRESS: 5766 W. Adams Blvd.		P.O. ZONE: L.A. z16		AFFIDAVITS: X
10. SIZE OF NEW BLDG.: 32' x 142'	STORIES: 2	HEIGHT: 30'	NO. OF EXISTING BUILDINGS ON LOT AND USE: None	BLDG. AREA: 6780

11. MATERIAL EXT. WALLS: ☐ WOOD ☒ STUCCO ☐ METAL ☐ BRICK ☐ CONC. BLOCK ☐ CONCRETE — ROOF CONST.: ☐ WOOD ☐ CONC. ☐ STEEL ☒ OTHER rock — ROOFING — SPRINKLERS REQ'D. SPECIFIED

1 1655 No. St. Andrews Place Apt. 1-14 — DISTRICT OFFICE: L.A.

VALIDATION: L.A. 22562

CASHIER'S USE ONLY

JAN-22-57 04205 C — 2 CK 100.00

MAY-23-57 29890 B — 1 CK 180.00

TYPE	GROUP	MAX. OCC	C. OF O. ISSUED
V	H-2		J-1

INSPECTOR	P.C.	S.P.C.	B.P.	U.F.	O.S.	C/O
	100.00		180			

12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ ~~18000~~ 88,000.00

DWELL. UNITS: 14

VALUATION APPROVED: Rutenkamp

PARKING SPACES: Garage 9

APPLICATION CHECKED: Yoshizawa

GUEST ROOMS: —

PLANS CHECKED: Rutenkamp

FILE WITH: —

CORRECTIONS VERIFIED: Rutenkamp

CONT. INSP.: —

PLANS APPROVED: [signature]

GRADING NO PRELNSPT.

APPLICATION APPROVED: W.C.G.

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

Sam Kurtz
SIGNED

This Form When Properly Validated is a Permit to Do the Work Described.

PUBLIC SEWER AVAILABLE

Form B-1a M-6485 INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

LEGAL DESCRIPTION Lot 13

Irving Park Tract

ON PLOT PLAN SHOW ONLY BUILDINGS ON LOT AND USE OF EACH

PROPOSED FOR USE

CARLTON WAY

ST. ANDREWS PL.

To Hollywood Blvd.

N

1" = 20'-0"

Occupancy will not be permitted until approved private sewage disposal facilities or sewer connection authorized by the Board of Public Works is ready for use.

Plan Check

Appendix E
DPR Forms

ESA

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #____
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 10 **Resource Name or #:** (Assigned by recorder) 5604-5606 Hollywood Boulevard
P1. Other Identifier: _____
***P2. Location:** □ **Not for Publication** ☒ **Unrestricted**
a. County Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
b. USGS 7.5 uad Date T __; **R** __; W □ **of** __ □ **of Sec** __; __**B.M.**
c. Address 5604-5606 Hollywood Boulevard City Los Angeles Zip 90028
d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 5544-026-008

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The existing mixed-use commercial/residential building on the subject property is a a two-story brick vernacular modern building; it was originally constructed in 1948 as a one-story building with plans in place to construct a second story at a later date. The second story was completed two years later, in 1950. Originally, when first constructed, the building was built to accommodate one retail store on the ground floor; when the second floor was constructed two years later, it, too, functioned as a retail store. However, for the past thirty years, since 1990, the ground floor of the building has been used for auto body repair and detailing, rather than retail. Moreover, when the second floor was added to the building in 1950, new uses were introduced shortly after its construction. Although ostensibly the second floor was first built to accommodate more space for the retail operation below, within the first year of its construction it was converted to accommodate a mix of offices and apartments, and a single hotel unit; these uses continue into the present day, with the exception of the single hotel unit.
[See Continuation Sheets]

P3b. Resource Attributes: (List attributes and codes) HP6 (Commercial Building, 3 stories and under)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P4. Resources Present:
☒ Building □ Structure □ Object □ Site □ District □ Element of District □ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) View of the primary (north) façade (view facing south)
P6. Date Constructed/Age and Source: ☒ Historic □ Prehistoric □ Both
1948/Los Angeles County Assessor
P7. Owner and Address:
Mr. Sean Beddoe
Bow West Capital
718 South Hill Street, Suite 601
Los Angeles, CCA 90014
P8. Recorded by: (Name, affiliation, and address) Hanna Winzenried
ESA
626 Wilshire Blvd., Suite 1100
Los Angeles, CA 90017
P9. Date Recorded: July 2020
P10. Survey Type: (Describe)
Intensive Pedestrian
P11. Report Citation: (Cite survey report and other sources, or enter "none.")
ESA, 5600 Hollywood Blvd, 5604-5606 Hollywood Boulevard, 1655 N. Saint Andrews Place, and 5607 Carlton Way, Los Angeles, California Historic Resources Assessment, July, 2020.

Attachments: □NONE □Location Map ☒Continuation Sheet ☒Building, Structure, and Object Record
□Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record
□Artifact Record □Photograph Record □Other (List): _____

State of California The Resources Agency Primary # _____
DEPARTMENT OF PARKS AND RECREATION HRI# _____
BUILDING, STRUCTURE, AND OB□ECT RECORD

□**Resource Name or #** (Assigned by recorder) 5604-5606 Hollywood Boulevard □**NRHP Status Code** 6Z
Page 2 **of** 10

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Stores B4. Present Use: Car shop
□**B5. Architectural Style:** Vernacular Modern
□**B6. Construction History:** (Construction date, alterations, and date of alterations)
Records from the Los Angeles County Assessor and building permits on file with the Los Angeles Department of Building and Safety were used to create a construction history for the subject property and historic aerials.
[See Continuation Sheets]

□**B7. Moved**□ ☒**No** ☐**Yes** ☐**Un**□**nown** **Date:** _____ **Original Location:** _____
□**B8. Related Features:**

B9a. Architect: W. F. Pyne **b. Builder**: _____
□**B10. Significance: Theme** Context of Commercial Development (1859-1980), Theme: Neighborhood Commercial Development (1880-1980), Sub-Theme: Arterial Commercial Development (1880-1950) **Area** Hollywood
Period of Significance 1948 **Property Type** Commercial **Applicable Criteria** _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
5604-5604 Hollywood Blvd and 1655 N. Saint Andrews Place were evaluated under the historical and architectural themes as described above in accordance with SurveyLA evaluation methods. 5600 Hollywood Boulevard and 5607 Carlton Way are not being evaluated as they are not developed with buildings. ESA also conducted research on the two subject properties' construction and occupancy history. ESA evaluated each of the two subject properties under the criteria for listing in the National Register, California Register, and as a Los Angeles Historic Cultural Monument (LAHCM).
[See Continuation Sheets]

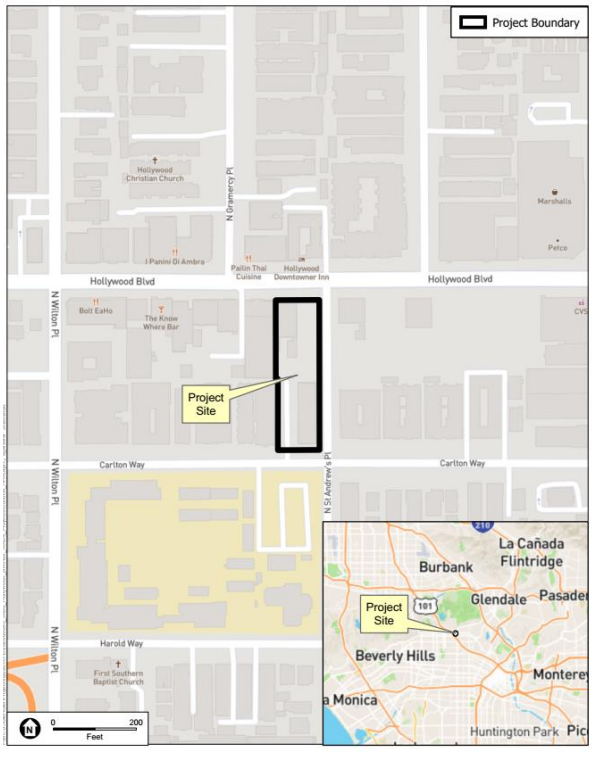
B11. Additional Resource Attributes: (List attributes and codes) _____
□**B12. References:**
[See Continuation Sheets]

B13. Remarks:

□**B14. Evaluator:** Hanna Winzenried
□**Date of Evaluation:** July, 2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3a. Description (continued):

Exterior

Today, the building is two stories in height, with a flat, modified bitumen roof surrounded by a low parapet. The building has a rectangular footprint that sits on a concrete slab-on-grade and is constructed of brick; however, the primary (north) façade has a stucco finish. At the ground level, there is a single entrance door located on the eastern end of the primary façade that provides entry to an interior staircase that provides access to the second floor level. The door is wood framed and glazed, and it appears to be original; it is surmounted by a wooden transom window and flanked by two sidelites. Adjacent to this single door is a large glazed storefront with an entry door that provides access to the first floor level. Both the single entry door and the large glazed storefront are covered with metal security gates (alteration). At the second floor level on the, there is a row of five multi-lite windows. The windows alternate in an "A-B-A-B-A" pattern across the façade, as there are three smaller-sized windows that are interspersed with two larger windows. These five windows are all replacement vinyl windows (alteration), which were installed at an unknown date. All five windows are circumscribed by a horizontally-oriented surround that both appears original and gives the second floor of the building a decidedly horizontal appearance rather than a vertical one, despite its two-story height. Located above this window surround is a roughly square-shaped blade sign that reads "Precise Auto Body," the name of the business that has occupied the property as a tenant since 1990.

The east (side) elevation of the building is largely unarticulated architecturally. It is painted brick, and it only has minimal fenestration at the first floor level; there are two wood 1/1/ double- hung sash windows located at the southernmost end of this elevation that appear to be original. Fenestration on the second-floor level is limited to five multi-lite windows that occur on the southernmost two-thirds of the elevation; the northernmost third of the building, which is adjacent to the building's street frontage on Hollywood Boulevard, is unfenestrated. Two of these five windows are large multi-lite windows, two are small 2/2 windows, and one is a medium sized multi-lite window; they are arranged in a "A-B-A-B-C" pattern. All of the windows are vinyl covered windows (alteration), and the two large multi-pane windows have air conditioning units affixed to them.

The south (rear) elevation of the building is also largely unarticulated architecturally. It is unpainted brick, and there are two doors and a window at the ground floor level, as well as a large opening with an overhead door that that was added in 1995 (alteration). At the second floor level there is one door that is centrally placed upon the façade at this level, which is flanked by two large, non-original, multi-pane, vinyl windows (alteration). An exterior steel stair that appears original to the construction of the second floor level is centered on the building façade; it provides access to the second floor level from the ground floor level.

The west (side) elevation of the building is also unpainted brick. There are two wood 1/1 double- hung sash windows at the ground floor level that appear to be original, and these are covered with metal security bars that are affixed to them (alteration). At the second floor level, there are a grouping of seven, large vinyl-covered multi-pane windows (alteration) that are identical to one another in their size and configuration. These windows are arranged across the length of the elevation in regular intervals, and several of the windows have individual window air conditioning units affixed to them (alteration).

Interior

On the ground level interior of 5604-5606 Hollywood Boulevard, the building is divided up into two different spaces. To the northeastern end of the building, there is an enclosed stairwell that provides access to the second floor level from the street The finishes in this space— such as the wooden stairs, the plaster walls, and the metal handrails—appear original to the construction of the second-floor addition The rest of the building on the ground floor level is one large space that is interrupted only by several supporting columns that aligned with one another and are arranged in a north-south direction. From the interior of the building, it also appears that the storefront (which is covered on the exterior by metal security gates that somewhat obscure it) is heavily modified on the eastern half. The western half of the storefront has large fixed windows that are aligned in a row to be flush with the primary facade; however, at the center of the storefront, a wall is introduced to create a recessed door vestibule. Adjacent to this vestibule, there is a wall with a large punched opening that is recessed away from the primary façade and into the interior space. The Sanborm map from 1950 shows that the first floor had two stores and therefore it presumably had two store entrances on the primary façade. Therefore, the storefront has been altered and only has one entrance. The interior partitions have also been removed at an unknown date. The exterior walls that define this ground floor interior space are painted drywall, and there is a suspended acoustical ceiling in the northernmost portion and a exposed concrete slab ceiling with exposed piping and surface mounted conduit and lighting fixtures in the southernmost portion of the space. There is no finish floor in this ground floor space, but, instead, only an unfinished concrete slab.

The second floor interior of 5604-5606 Hollywood Blvd is divided into two unequal halves by an L-shaped corridor that roughly bisects it. Several skylights illuminate the corridor, and metal security doors have been affixed over the entries to each unit (alteration). The second floor is divided into eight different units by the corridor, some of which serve as apartment units and others that serve as office spaces. The typical unit (whether used as a apartment unit or an office) has a minimum of a main living space, a kitchen, and a bathroom, but the configuration of each unit varies and some units are substantially larger than others. The units have all been recently remodeled so that the majority of finish materials appear to be new—including painted drywall and carpeting—while wooden base trim and door frames appear to be original. In the kitchens of the typical unit, all cabinetry and fixtures appear to be new replacements (alteration), as well. The bathrooms of the typical unit sometimes retain original bathtub/shower enclosures, but other fixtures and finishes appear to be new replacements (alteration).

B6. Construction History (continued):

The first permit on file was issued on March 9, 1948 for the construction of a one story store measuring 45 feet by 92 feet. It was issued to Oscar B. and T. Elizabeth Olsen and was designed by engineer W. F. Pyne and valued at $16,000. On April 14, 1948, a permit was issued to adapt the foundation to extend through filled ground and into 18 inches of virgin earth. The building was to have a steel frame and brick exterior walls. Originally, the building was designed to be two stories; however, only one story was built initially, with the intent that the second story would be built at a later point in time. The second story was constructed two years later in February 16, 1950, and the permit issued at the time indicated that the entire building would continue its use as a store. However, eight months after this permit was issued to construct the second story, another permit was issued on October 20, 1950, which indicated that the second floor would change from "office use"—presumably as associated with the retail space on the ground floor— to apartment use. At this time, sky lights were installed in the building. Less than two months later, on December 1,1950, a Certificate of Occupancy was issued that indicated that the upper floor had been divided into eight different units of space service three different functions, as follows: five apartment units, one hotel room, and two office spaces. There are no permits on file for a forty-three-year period of time spanning from late 1950 until 1993, other than the addition of a 30 square foot projecting sign installed by the Interstate Neon Corporation on October 9, 1961. A permit was issued for a new roof in 1993. In 1995, a permit was issued for a new rollup door at the rear of the building, and a new trash enclosure was constructed in 1996.

B10. Significance (continued):

National Register and California Register

a. Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Los Angeles Historic Cultural Monument Criterion 1: Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic, or social history of the nation, state, city, or community.

5604-5606 Hollywood Boulevard is located in Hollywood on Lot 11 of the Irving Park Tract. Irving Park was surveyed in 1910. Initially the tract was developed with single-family residences. By 1928, the lots along Hollywood Boulevard were being developed with commercial buildings. However, the construction of 5604-5606 Hollywood Boulevard was relatively late in the development of commercial buildings along Hollywood Boulevard as it was constructed in 1948, twenty years after commercial development along the boulevard first began. The subject property is being evaluated under the criterion of "Broad Patterns of History" under the sub-theme of Arterial Commercial Development (1880-1950). The property was first developed in 1948 at the tail end of the period of significance for

this historic context, and the second story of the commercial building was not constructed until 1950, the year that marks the endpoint for the period of significance. Moreover, the building was originally designed to have a second-floor addition. Therefore, the building—including its second story addition—clearly falls within the period of significance. However, the building has been subject to a number of unpermitted alterations over the years that are clearly visible and that detract from its integrity to convey any significant associations with the identified theme and period of significance.

As seen in the Sanborn map from 1950, it can be seen that the first floor had two stores and presumably two different entrances. Now, the the first story storefront appears to be altered as the storefront has only one entrance and it appears as though the storefront windows on the eastern portion of the storefront have been replaced with a recessed wall that has a single punched opening. The second story windows are non-original vinyl-clad windows. The fenestration on the eastern and the western elevations is also largely comprised of replacement vinyl-clad windows (many of them with individual air conditioning units affixed to them); the only original fenestration on these two elevations are some wood hung windows that occur towards the rear of the building, and these have security bars that were affixed to them at an unknown date. The rear façade has been altered through the addition of a new opening at the first floor level to accommodate the width of a car and a roll-up door that was installed in 1995, vinyl-clad windows at the second floor level, and the installation of a metal security door at the second level.

The interior of the building also appears to have been heavily modified. The most intact space on the first floor level is the interior stairwell that leads from the entry at the street to the second floor level; here, the wall finishes, stairs, and handrails all appear to be original, as does the entry door with transom and sidelites. However, elsewhere on the first floor, any first floor interior partitions and finishes that once existed to define the main retail space adjacent to the stairwell have been torn out of the building, presumably in order to better accommodate the auto work function that was introduced to the building in 1992 and that continues to the present day. Shortly after the construction of the second floor of the building in 1950, the use of this space was changed from office use associated with the retail space on the ground floor to a combination of office and apartment use, with a total of eight units accommodating offices, apartments, and one hotel unit. Today, the second floor still accommodates these same uses, with the exception of the hotel unit. The sklights that are in the second floor corridor appear to date to 1950—the year in which the second floor was built—as based upon a permit that describes their installation at this time. However, there is very little in the way of original finishes to the interior of the building at the second floor level. All of the apartment units have been recently remodeled, and have new finishes, fixtures, and cabinetry. Non-original security doors also have been affixed to all of the main entry doors to individual units at the location of the interior L-shaped corridor. As a result of all of these alterations, the building does not retain enough integrity to convey its significance as an arterial commercial development.

5604-5606 Hollywood does not retain integrity from its original construction to convey its association with Arterial Commercial Development. Therefore, 5604-5606 Hollywood Boulevard does not meet the eligibility requirements under National Register Criterion A, California Register Criterion 1 or the LAHCM Criterion 1.

b. Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

Los Angeles Historic Cultural Monument Criterion 2: Is associated with the lives of historic personages important to national, state, city or local history.

The occupancy and ownership history for the subject property was researched by reviewing City directories, building permits, and the U.S. Census. This research effort revealed no persons important to local, state, or national history were associated with the subject property.

Therefore, 5604-5606 Hollywood Boulevard does not meet the eligibility requirements under National Register Criterion B, California Register Criterion 2 or the LAHCM Criterion 2.

c. Architecture

With regard to architecture, design, or construction, the following are the relevant criteria:

National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

California Register Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Los Angeles Historic Cultural Monument Criterion 3: Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age

The subject property was originally designed by engineer W.F. Pyne vernacular commercial style. The style is vernacular as it was not designed by an architect, and the building is a functional building that lacks stylistic design elements, such as those that are characteristic of the Mid-Century Modern style that was popular during this era. The front, street-facing façade is the important façade as all of the other elevations are unarticulated plain brick elevations that are utilitarian in their character and lack any stylistic design elements. The front (north) façade's only ornamentation is the horizontal window surround on the second floor, which is unremarkable as a stylistic design element. Furthermore, as discussed above, the building has been heavily altered. Alterations include the non-original vinyl windows on the second floor on all four elevations, the altered storefront on the front facade, and the addition of security bars on the wood hung windows that exist on the two side elevations as located to the rear facade. Because it has been subject to heavy alterations that affect its integrity as a vernacular commercial style building—most notably the alterations to its windows and storefront, which largely do not remain intact—the building does not does not retain enough integrity to convey its significance as an arterial commercial development.

Therefore, 5604-5606 Hollywood Boulevard does not meet the integrity or eligibility requirements for significance under National Register Criterion C, California Register Criterion 3 or LAHCM Criterion 3.

d. Data

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. For these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. None of the buildings on the subject property appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the period in which they were constructed, their method of construction, or their design. The building reflects common building practices and materials of the early twentieth century, which have already been well documented.

Therefore, 5604-5606 Hollywood Boulevard does not meet the eligibility requirements under National Register Criterion D and California Register Criterion 4.

B12. References (continued):

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State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

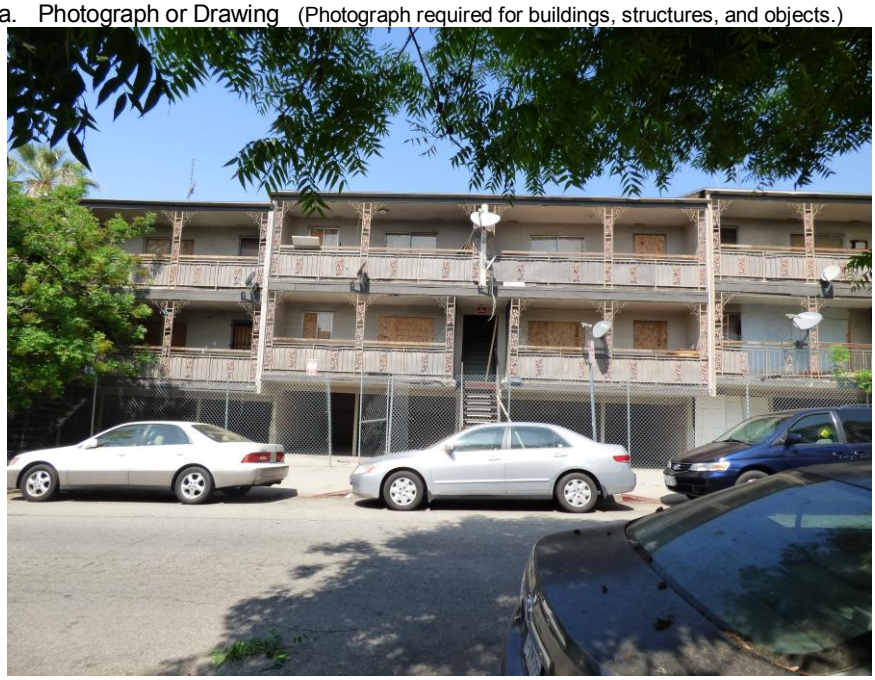
Primary #____
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 10 **Resource Name or #:** (Assigned by recorder) 1655 N. St. Andrews Place
P1. Other Identifier: _____
***P2. Location:** □ **Not for Publication** ☒ **Unrestricted**
a. County Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
b. USGS 7.5 uad Date T __; **R** __; W □ **of** __ □ **of Sec** __; __**B.M.**
c. Address 1655 S. St. Andrews Place City Los Angeles Zip 90028
d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 5544-026-010

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This 14-unit Mid-Century Modern apartment building, which is located on the northwest corner of N. St. Andrews Place and Carlton Way, faces predominantly onto N. St. Andrews Place, although it has a side elevation that faces onto Carlton Way. It was built in 1957 and designed by architect Josef Van Der Kar in the Modern Style and, since its construction, has been in continuous use as multi-family residential housing until very recently, when the entire building was vacated and boarded up. The rectangular building is long and linear, and its length is aligned with the street onto which it fronts. The building is three stories in height (it has a ground level soft story with tuck-in parking spaces, with two levels of living units above). The ground level concrete-slab parking spaces are enclosed on three sides and open to the air only on the front façade, where the building mass above is supported by metal pipe columns. The upper two floors of the building are block-like volumes that hold apartment units, each unit with its own open-air balcony facing toward the street onto which the building faces.
[See Continuation Sheets]

P3b. Resource Attributes: (List attributes and codes) HP3 (Multiple Family Property)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P4. Resources Present:
☒ Building □ Structure □ Object
□ Site □ District □ Element of District
□ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) View of the primary (east) façade (view facing west)
P6. Date Constructed/Age and Source: ☒ Historic □ Prehistoric □ Both
1957/Los Angeles County Assessor
P7. Owner and Address:
Mr. Sean Beddoe
Bow West Capital
718 South Hill Street, Suite 601
Los Angeles, CCA 90014
P8. Recorded by: (Name, affiliation, and address) Hanna Winzenried
ESA
626 Wilshire Blvd., Suite 1100
Los Angeles, CA 90017
P9. Date Recorded: July 2020
P10. Survey Type: (Describe)
Intensive Pedestrian
P11. Report Citation: (Cite survey report and other sources, or enter "none.")
ESA, 5600 Hollywood Blvd, 5604-5606 Hollywood Boulevard, 1655 N. Saint Andrews Place, and 5607 Carlton Way, Los Angeles, California Historic Resources Assessment, July, 2020.

Attachments: □NONE □Location Map ☒Continuation Sheet ☒Building, Structure, and Object Record
□Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record
□Artifact Record □Photograph Record □Other (List): _____

State of California The Resources Agency Primary # _____
DEPARTMENT OF PARKS AND RECREATION HRI# _____
BUILDING, STRUCTURE, AND OB ECT RECORD

Resource Name or # (Assigned by recorder) 1655 N. St. Andrews Place **NRHP Status Code** 6Z
Page 2 **of** 10

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Multi-family housing B4. Present Use: Vacant
B5. Architectural Style: Mid-Century Modern
B6. Construction History: (Construction date, alterations, and date of alterations)
The three-story, 14-unit Mid-Century Modern multi-family apartment building with two residential levels and soft-story parking spaces located at the ground floor level was constructed in 1957, according to the original building permit. The building was designed by architect Josef Van Der Ker. Construction costs were valued at $88,000. The only additional building permit on file for the subject property was issued in 1972, fifteen years after the the building's original construction, and it was to replace balcony railings on the second and third floors, for a valuation of $2,400. According to a review of Google Street View, the apartment building has been known as "Park Andrew Plaza" since at least 2011. A tree located in the front of the building as positioned towards the center of the building was removed between 2011 and 2014.
[See Continuation Sheets]

B7. Moved ☒**No** ☐**Yes** ☐**Unknown** **Date:** _____ **Original Location:** _____
B8. Related Features:

B9a. Architect: Josef Van Der Kar **b. Builder**: Stuart [sic] Const. Co.
B10. Significance: Theme Architecture and Engineering (1850-1980), Sub-Context: L.A. Modernism (1919-1980), Theme: Postwar Modernism (1946-1975), Sub-Theme: Mid-Century Modernism (1945-1970) **Area** Hollywood
Period of Significance 1957 **Property Type** Multi-Family Residential **Applicable Criteria** _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
5604-5604 Hollywood Blvd and 1655 N. Saint Andrews Place were evaluated under the historical and architectural themes as described above in accordance with SurveyLA evaluation methods. 5600 Hollywood Boulevard and 5607 Carlton Way are not being evaluated as they are not developed with buildings. ESA also conducted research on the two subject properties' construction and occupancy history. ESA evaluated each of the two subject properties under the criteria for listing in the National Register, California Register, and as a Los Angeles Historic Cultural Monument (LAHCM).
[See Continuation Sheets]

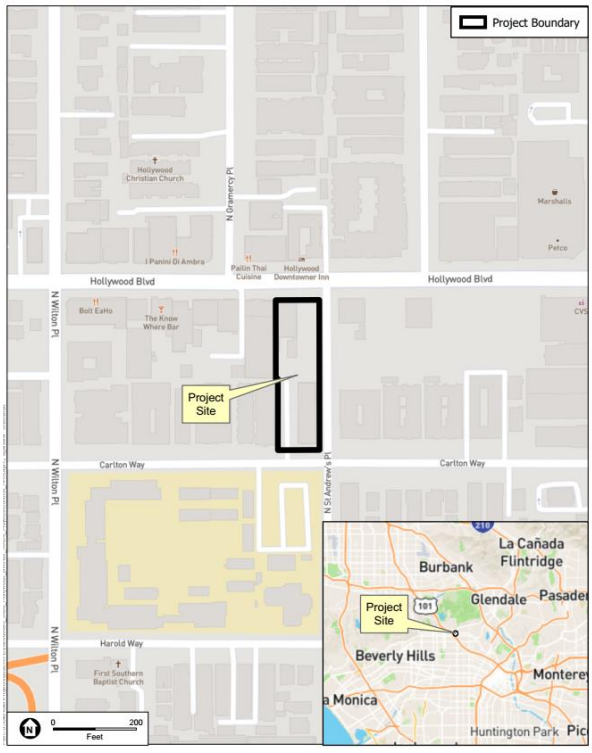
B11. Additional Resource Attributes: (List attributes and codes) _____
B12. References:
[See Continuation Sheets]

B13. Remarks:

B14. Evaluator: Hanna Winzenried
Date of Evaluation: July, 2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



[**P3a. Description (continued)**:

Exterior

Although the building has the appearance of a single massing, it is actually comprised of four different block-like massings. These four massings step down on the site in a southward direction, with each mass being only slightly shorter than the adjacent mass by several feet. Each building mass is capped with its own roof; each roof is a gable roof that has a very slight pitch so that each roof appears from street level to be flat. The three building masses on the northern portion of the site each house four apartment units to their interior, while the mass on the southernmost portion of the site houses two apartment units to its interior. The building appears to be constructed of wood frame with a stucco finish to the exterior.

The building's fenestration is largely oriented along its front (east) façade and rear (west) elevation, although there is some fenestration on the south (side) elevation that faces onto Carlton Way, as well. There is no fenestration on the north elevation, which faces inward towards the block rather than having any street frontage. Originally, each apartment unit (with the exception of the two units one the southern end of the building) had one large glazed sliding patio door on the front façade at the location of the living room to the interior and the balcony to the exterior and an aluminum-framed sliding window at the location of the kitchen; a few of these sliding doors and windows remain extant today, but the vast majority of both the sliding doors and windows have been removed and plywood boards placed in their openings to prevent access to the interior (alteration). On the rear elevation, each apartment unit originally had one large horizontally-oriented window at the location of a bedroom and a smaller window placed at the location of a bathroom. However, it is unknown how many of these windows remain extant today as plywood boards have been affixed to the window openings in order to prevent access to the interior of the building; some windows and window frames were observed (from the building's interior) to be missing, but some were also observed to be in place. The south elevation, which faces onto Carlton Way, was originally constructed with three vertically-oriented windows on the second floor and three vertically-oriented windows on the third floor directly aligned with the ones below. However, these windows are no longer extant; metal security bars have been affixed to the bottom portion of the window opening (alteration) and the openings have been boarded up with plywood sheathing (alteration).

The interiors of the apartment units in the three northernmost building masses are each accessed by exterior stairs that are placed relative to the center of each respective building mass so that there is a series of three exterior stairs that appear in regularly-spaced intervals along the length of the front façade. These exterior stairs lead from the ground-level parking spaces that are located underneath the building to the living spaces located on the second and third floor levels of the building. Between the ground level and the first floor, the staircases are open tread staircases that project forward from the front (east) façade. However, once these staircases reach the first floor level, they are enclosed as

corridors internal to the building. At the second floor landing where the open tread staircase to the exterior of the building transitions to the enclosed corridor to the interior of the building are located two doors on either side of the corridor. These provide entry to the two units that immediately flank the stairs. At the third floor landing located at the termination of the the internal stair corridor are two more doors, one located on each side of the corridor. Each of these two doors provide access to the two apartment units immediately flanking the interior stair corridor. This circulation pattern is repeated down the length of the building, with each of three stairs located to the exterior of the building between the ground level and the first floor giving way to an internal stair corridor that provides access to two apartment units that flank it on the second floor level and another two apartment units that flank it on the third floor level, for a total of 14 apartment units opening off of a series of stair corridors along the length of the building. The only location in which there is a deviation from this pattern is at the southeast corner of the building, where a set of exterior open-tread stairs located at the corner of the building, and arranged in a zig-zag configuration, provides direct access to an apartment unit located on the second floor and another located on the third floor.

This open-tread stair is flanked to both sides with a simple, black metal railing that is comprised of vertical metal rods for supports, an upper handrail and a lower rail that run perpendicular to the rise of the stairs, and infill rods that are spaced approximately 4-5" apart from one another; this railing appears to be original. This type of metal railing also flanks the three exterior stairs that were previously described as providing access to the stair corridors to the interior of each of the three northernmost building masses. However, elsewhere, this original railing is no longer extant; the open-air balconies on the front façade are all enclosed with a metal railing that has vertical rods with a twisted configuration to simulate wrought-iron and a foliate metal design as a decorative accent (alteration dating from 1972); the handrails also have vertical supports that extend upward to the underside of the balcony's ceiling.

Interior

As previously described, each of the 14 apartment units contained in the building's three northernmost building masses is accessed by a centralized stair corridor. The entrance to each unit has been altered with the addition of a metal security door that is affixed over the main entry door. Each apartment unit is comprised of a large living room with a opening for a glazed patio door opening to the balcony to the exterior; however, all openings to the exterior within each unit are boarded up with plywood sheathing (alteration). In some units the patio door was observed to be still extant, while in others, it is not.

The living room in each apartment unit opens to a small dining area with no notable features other than some wooden chair railing affixed to the wall. The dining room opens to a kitchen arranged in a galley-like configuration. Located off of the living room is located a bathroom and a single bedroom. The bathrooms in some of the units appeared to be largely original in terms of finishes and fixtures, with tile floors, tile counters, sinks, toilets, and shower/tub enclosures. The bedroom in each unit featured a single window opening on the west wall that was boarded up; many of the bedroom windows in the units appeared to be missing. The eastern wall of the bedrooms in each unit featured a large closet, although the closet doors were typically missing.

The typical walls and ceiling in each unit are painted sheetrock, and the floors are a variety of finish surfaces including wood, tile, and vinyl flooring; the original flooring materials are unknown, but some finishes—such as wood flooring—appear original, while others are clearly more recent alterations, such as some tile surfaces found in kitchens.

B10. Significance (continued):

National Register and California Register

a. Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Los Angeles Historic Cultural Monument Criterion 1: Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic, or social history of the nation, state, city, or community.

1655 N. Saint Andrews Place is located in Hollywood on Lot 13 of Irving Park Tract. The Irving Park tract was surveyed in 1910. Initially the tract was developed with single-family residences, with the exception of the lots located to the northern part of the tract, as located along Hollywood Boulevard, which were being developed with commercial buildings by 1928. The original single-family residence located on Lot 13 was replaced with the current multi-family apartment building in 1957, and it was among the earliest multi-family residential developments in the tract. However, it was not the first multi-family residential development within the tract, as multi-family apartment buildings were constructed at 5611 Carlton Way in 1930. 1680 N. Wilton Place was constructed in 1955, two years earlier than the subject property. Therefore, the subject property was not trendsetting in the development of the tract as multi-family residences were already being developed in the tract prior to its development. The subject property is being evaluated under “Broad Patterns of History” under the property sub-type of Mid-Century Modernism, 1945-1970. The property was constructed during the period of significance; however, the integrity of the building is not adequate to convey its significance as an a Mid-Century Modern building as the the replacement of the original handrails in 1972 with decorative foliate handrails completely detracts from the modern design, which was intended to be unornamented, thus, eroding the building’s association with the property sub-type.

1655 N. Saint Andrews Place is not an important to the development of the Irving Park tract and it does not retain integrity from its original construction to convey its association with Mid Century Modernism, 1945-1970. Therefore, 1655 N. Saint Andrews Place does not meet the eligibility requirements under National Register Criterion A, California Register Criterion 1 or the LAHCM Criterion 1.

b. Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

Los Angeles Historic Cultural Monument Criterion 2: Is associated with the lives of historic personages important to national, state, city or local history.

The occupancy and ownership history for the subject property was researched by reviewing City directories, building permits, and the U.S. Census. This research effort revealed no persons important to local, state, or national history were associated with the subject property.

Therefore, 1655 N. Saint Andrews Place does not meet the eligibility requirements under National Register Criterion B, California Register Criterion 2 or the LAHCM Criterion 2.

c. Architecture

With regard to architecture, design, or construction, the following are the relevant criteria:

National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

California Register Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Los Angeles Historic Cultural Monument Criterion 3: Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age

The subject property was originally designed by noted architect Josef Van der Kar in a Mid-Century Modern style. The building is broken up into three different nearly identical masses that occur on the northernmost and central portion of the property, while a fourth building mass at the southern end of the subject property is articulated differently than the other three masses, giving the building an asymmetrical character. Each of the three masses on the northern and central portion of the subject property is treated in the exact same way with a central exterior staircase that leads to a unit on either side of the stair case on the second and third floors. However, the southern mass has a staircase at the southeast corner that goes up in a zigzag pattern to two apartments, one located on each level of the three-story building. Each of the 14 apartment units that comprise the entirety of the building opens up to a balcony on the east (primary) façade. The building is rectangular and asymmetrical as each mass follows the grade of the lot on which it sits. Therefore, it is clear that the building has interesting compositional arrangements typical of the Mid-Century Modern Style and that Van der Kar played with the massing of the building. It was originally sleek and modern with minimal ornamentation as is typical

of modern designs. It retains many character-defining features from the period of significance including simple geometric volumes, unornamented wall surfaces, some limited direct expression of the structural system with steel posts defining the parking spaces soft story parking spaces located at the ground floor level, horizontal massing, and a flat roof.

However, the building does have some integrity issues. Some of the glazed sliding doors that open to balconies on the front facade and original fenestration remains intact, although many have been removed; exactly how many doors and windows have been removed is difficult to tell, however, since all of the openings are boarded up. The alteration that makes the biggest impact to the integrity of the building in terms of its design, workmanship, feeling, and association is the replacement of the original railing in 1972. The original handrail was a simple metal handrail that is still extant in very limited locations on the building and can be observed flanking the series of three exterior staircases, as well at the location of the exterior staircase on the southeastern corner of the building. The original design of the handrail on the building was very restrained and followed the minimal and sleek aesthetic of modern design. However, in 1972, a new handrail with a ornate foliate design replaced the original railing at the location of all of the street-facing balcony enclosures. This replacement handrail, which is still extant today, also has vertical supporting posts that extend from the level of each balcony floor to the height of the balcony ceiling. The replacement railing from 1972 completely detracts from the original modern design, which was intended to be unornamented. The building originally had a simple, spare, and unornamented design, as was characteristic of both the Mid-Century Modern style and the other works designed by the architect, Josef Van Der Kar. Furthermore, while Van der Kar is potentially an important architect, he is not currently considered a master architect; he is not particularly well known as there is no significant scholarship about his body of work. Due to the building's lack of adequate integrity to convey its significance as a work of Mid-Century Modern architecture, as well as the fact that it was not designed by an architect that is considered a master architect, the building does not meet the criteria for significance.

Therefore, 1655 N. Saint Andrews Place does not meet the integrity or eligibility requirements for significance under National Register Criterion C, California Register Criterion 3 or LAHCM Criterion 3 as a Mid-Century Modern building.

d. Data

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. For these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. None of the buildings on the subject property appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the period in which they were constructed, their

method of construction, or their design. The building reflects common building practices and materials of the early twentieth century, which have already been well documented.

Therefore, 1655 N. Saint Andrews Place does not meet the eligibility requirements under National Register Criterion D and California Register Criterion 4.

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Attachment H
Geotechnical Investigation

ESA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

SOILS REPORT APPROVAL LETTER

November 9, 2020

LOG # 114908
SOILS/GEOLOGY FILE - 2

Bow West Capital
718 South Hill Street, Suite 601
Los Angeles, CA 90014

TRACT: IRVING PARK (M B 17-18/19)
LOT(S): 11 / 12 / 13 / 14
LOCATION: 5600-5606 W Hollywood Blvd, 1655-1681 N St. Andrews Pl, 5607 W Carlton Way

CURRENT REFERENCE REPORT/LETTER(S)	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Soils Report	700071901	10/05/2020	Langan Engineering and Environmental Services, Inc.
Laboratory Testing Report	2012-0057	04/30/2020	Geo-Logic Associates
Geophysical Data Report	20241-01 rev0	08/10/2020	GEOVision Geophysical Services

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides recommendations for the proposed tiered residential tower over 2 to 3 subterranean parking levels.

The project site includes four lots and is currently developed with a 3-level residential development and a 2-level masonry building. The earth materials at the subsurface exploration locations consist of up to 6 feet of uncertified fill underlain by old alluvial fan deposits. The consultants recommend to support the proposed structure on mat-type foundations bearing on native undisturbed soils. Additionally, the consultants indicated that the floor slabs shall be established on approved compacted fill placed on the mat foundation to allow for a utility pass. This foundation system shall be verified during the plan check.

The design recommendations provided by Langan Engineering and Environmental Services, Inc. (Langan) are based on laboratory testing performed by Geo-Logic Associates, based on geophysical data acquired by GEO Vision Geophysical Services report dated 08/10/2020, and based on previous geotechnical investigation reports prepared by AGI Geotechnical, Inc., dated 08/05/2016 and Geocon West, dated 11/29/2017. Langan is accepting responsibility for use of the data in accordance to Code section 91.7008.5 of LABC.

The referenced reports are acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2020 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. Provide a notarized letter from all adjoining property owners allowing tie-back anchors on their property (7006.6).

2. The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans that clearly indicates the soils engineer has reviewed the plans prepared by the design engineer; and, that the plans included the recommendations contained in their reports (7006.1).

3. All recommendations of the report that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.

4. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.

5. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).

6. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.

7. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).

8. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).

9. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).

10. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)

11. Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property or structures, a supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction.

12. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure

and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).

13. The soils engineer shall review and approve the shoring plans prior to issuance of the permit (3307.3.2).

14. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.

15. Unsurcharged temporary excavation may be cut vertical up to 4 feet. For excavations over 4 feet, the portion of the excavation above the vertical cut shall be trimmed back at a uniform gradient not exceeding 1:1 (horizontal to vertical), as recommended.

16. Shoring shall be designed for the lateral earth pressures specified in the section titled "Temporary Shoring" starting on page 11 of the 10/05/2020 report; all surcharge loads shall be included into the design as shown on Plate 11. Total lateral load on shoring piles shall be determined by multiplying the recommended EFP by the pile spacing.

17. Shoring shall be designed for a maximum lateral deflection of 1 inch, provided there are no structures within a 1:1 plane projected up from the base of the excavation. Where a structure is within a 1:1 plane projected up from the base of the excavation, shoring shall be designed for a maximum lateral deflection of ½ inch, or to a lower deflection determined by the consultant that does not present any potential hazard to the adjacent structure.

18. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.

19. All foundations shall derive entire support from native undisturbed soils, as recommended and approved by the geologist and soils engineer by inspection.

20. The consultants indicated that the floor slabs shall be established on approved compacted fill placed on the mat foundation to allow for a utility pass. This foundation system shall be verified during the plan check.

21. Concrete floor slabs placed on expansive soil shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.

22. The seismic design shall be based on a Site Class C, as recommended on page 14 of the 10/05/2020 report, provided the "Base" (level at which the horizontal seismic ground motions are considered to be imparted to the structure) is applied at the bottom of the basement. All other seismic design parameters shall be reviewed by LADBS building plan check

23. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Design Lateral Earth Pressure" starting on page 10 of the 10/05/2020 report. All surcharge loads shall be included into the design as shown on Plates 9 and 10.

24. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted in a non-erosive device to the street in an acceptable manner (7013.11).

25. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soils report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record (1805.4).

26. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).

27. Basement walls and floors shall be waterproofed/damp-proofed with an LA City approved "Below-grade" waterproofing/damp-proofing material with a research report number (104.2.6).

28. Prefabricated drainage composites (Miradrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.

29. Where the ground water table is lowered and maintained at an elevation not less than 6 inches below the bottom of the lowest floor, or where hydrostatic pressures will not occur, the floor and basement walls shall be damp-proofed.

30. The structure shall be connected to the public sewer system per P/BC 2020-027.

31. The infiltration facility design and construction shall comply with the minimum requirements specified in the Information Bulletin P/BC 2020-118.

32. The infiltration system shall be constructed at the location shown on the drawing attached to the current report.

33. The construction of the infiltration system shall be provided under the inspection and approval of the soils engineer.

34. An overflow outlet shall be provided to conduct water to the street in the event that the infiltration system capacity is exceeded. (P/BC 2020-118)

35. Approval for the proposed infiltration system from the Bureau of Sanitation, Department of Public Works shall be secured.

36. A minimum distance of 10 feet (in any direction) shall be provided from adjacent proposed/existing footings to the [discharge of the] proposed infiltration system. A minimum distance of 10 feet horizontally shall be provided from private property lines to the proposed infiltration system.

37. The dry well area between the blank casing and the surround soils shall be sealed to a minimum depth of 10 feet below the bottom of any adjacent foundation with bentonite slurry (or equivalent) to prevent unintended leakage or horizontal infiltration. An emergency pump shall be provided and properly connected to the dry well in case of disfunction or overflow of the dry well.

38. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).

39. The soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6 & 1705.8).

40. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)

41. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; shoring; protection fences; and, dust and traffic control will be scheduled (108.9.1).

42. Installation of shoring shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).

43. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. An Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).

44. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.

DAN L. STOICA
Geotechnical Engineer I

DLS/dls
Log No. 114908
213-482-0480

cc: Langan Engineering and Environmental Services, Inc., Project Consultant
LA District Office

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
Grading Division

District	LA	Log No.	114908

APPLICATION FOR REVIEW OF TECHNICAL REPORTS

INSTRUCTIONS

A. Address all communications to the Grading Division, LADBS, 221 N. Figueroa St., 12th Fl., Los Angeles, CA 90012 Telephone No. (213)482-0480.
B. Submit two copies (three for subdivisions) of reports, one "pdf" copy of the report on a CD-Rom or flash drive, and one copy of application with items "1" through "10" completed.
C. Check should be made to the City of Los Angeles.

1. LEGAL DESCRIPTION
Tract: Irving Park
Block: _____ Lots: 12

2. PROJECT ADDRESS: 5600 Hollywood Boulevard

3. OWNER: Bow West Capital
Address: 718 South Hill Street, Suite 601
City: Los Angeles Zip: 90014
Phone (Daytime): _____

4. APPLICANT Langan
Address: 18575 Jamboree Road, Suite 150
City: Irvine Zip: 92612
Phone (Daytime): 9495619200 ; 7144250666
E-mail address: czadoorian@langan.com

5. Report(s) Prepared by: Langan

6. Report Date(s): 10/5/2020

7. Status of project: ☑ Proposed ☐ Under Construction ☐ Storm Damage

8. Previous site reports? ☐ YES if yes, give date(s) of report(s) and name of company who prepared report(s)
n/a

9. Previous Department actions? ☐ YES if yes, provide dates and attach a copy to expedite processing.
Dates: _____

10. Applicant Signature: _____ Position: ASSOCIATE

(DEPARTMENT USE ONLY)

REVIEW REQUESTED	FEES	REVIEW REQUESTED	FEES
☐ Soils Engineering		No. of Lots	
☐ Geology		No. of Acres	
☒ Combined Soils Engr. & Geol.	363.00	☐ Division of Land	
☐ Supplemental		Other	
☐ Combined Supplemental		☒ Expedite	181.50
☐ Import-Export Route		☐ Response to Correction	
Cubic Yards:		☐ Expedite ONLY	
		Sub-total	544.50
		Surcharge	129.80
		TOTAL FEE	674.30

Fee Due: 674.30
Fee Verified By: NL Date: 10/9/20
(Cashier Use Only)

Los Angeles Department of Building and Safety
Metro 4th Floor 10/13/2020 2:57:18 PM
User ID: rrodriguez
Receipt Ref Nbr: 2020287002-126
Transaction ID: 2020287002-126-1
GRADING REPORT $363.00
SYSTEMS DEV SURCH $32.67
GEN PLAN MAINT SURCH $38.12
DEV SERV CENTER SURCH $16.34
CITY PLAN SURCH $32.67
PLAN APPROVAL FEE $181.50
MISC OTHER $10.00
Amount Paid: $674.30
PCIS Number: NA
Job Address: 5600 Hollywood Blvd.
Owners Name: Bow West Capital

ACTION BY:

THE REPORT IS: ☐ NOT APPROVED

☐ APPROVED WITH CONDITIONS ☐ BELOW ☐ ATTACHED

For Geology _____ Date _____

For Soils _____ Date _____

GEOTECHNICAL INVESTIGATION REPORT
PROPOSED RESIDENTIAL TOWER
5600 Hollywood Boulevard
Los Angeles, California 90028

Prepared For:
Bow West Capital
718 South Hill Street, Suite 601
Los Angeles, CA 90014

Prepared By:
Langan Engineering and Environmental Services, Inc.
18575 Jamboree Road, Suite 150
Irvine, California 92612

October 5, 2020
Langan Project No.: 700071901

LANGAN

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

October 5, 2020

Sean Beddoe
Bow West Capital
718 South Hill Street, Suite 601
Los Angeles, CA 90014

Geotechnical Investigation Report
Proposed Residential Tower
5600 Hollywood Boulevard
Los Angeles, California 90028
Langan Project: 700071901

Dear Mr. Beddoe,

Langan Engineering & Environmental Services, Inc. is pleased to submit this geotechnical investigation report for the proposed residential tower to be constructed 5600 Hollywood Boulevard in Los Angeles, California.

Our services were performed in general accordance with our most recent proposal dated July 16, 2020 and our agreement for professional services that was executed on February 18, 2020.

♦ ♦ ♦

We appreciate the opportunity to be of service to you. Please contact us if you have questions regarding this report.

Sincerely,
Langan Engineering & Environmental Services, Inc

Chris Zadoorian, G.E.
Associate

cc: Antonio Rubbo, A. Rubbo & Associates, Inc.

SW:JH:SR:CJZ:
Attachments
Document ID: 700081101

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1.0 INTRODUCTION

This report summarizes our geotechnical investigation for the proposed residential tower development to be constructed at 5600 Hollywood Boulevard in Los Angeles, California at the location shown on Figure 1.

The site is located at the southwest corner of Hollywood Boulevard and North Saint Andrews Place. The Site is bound by Hollywood Boulevard and Carlton Way on the north and south, Saint Andrews Place to the east, and a one- to two-level masonry commercial building (5610 Hollywood Boulevard) and a five-story residential development (5611 Carlton Way) and on the west as shown on Figure 2.

Jonathan Bensick of HKS Inc. furnished us with as-built foundation plans dated June 5, 1929 that were prepared by C.C. Overpack General Contractor for the existing residential building located at 5611 Carlton Way. Based on our review of the plans, the existing building is established at grade on the south end of the building, and partially below grade on the north end of the building. The building is supported on spread and continuous footings that appear to have been designed with an allowable bearing pressure of up to 4,000 psf.

Mr. Bensick also furnished undated partial plans that were prepared by Youssefian Associates for the existing building located at 5610 Hollywood Boulevard. Based on our review of the plans, the existing building includes two levels near for the northerly approximately one-fourth of the building footprint and a one level open workshop within the southerly approximately three-fourths of the building footprint. Although foundation plans were not included in the partial plan set, we anticipate that the existing building is also supported on spread and continuous footings and that the applied foundation loading is relatively light.

The site is currently developed with a three-level residential development and a two-level masonry building at the locations shown on Figure 2. Each of the existing developments include asphalt-paved surface parking adjacently to the west and south respectively.

The northeast quadrant of the site is currently undeveloped and covered with moderate vegetation and minor remnants of a prior building development. The prior building at this location was demolished circa 2002 based on review of GoogleEarth historical aerial imagery.

The ground surface level at the site slopes down to the south and ranges from approximately Elevation 392 approximately Elevation 381.

Antonio Rubbo of A. Rubbo and Associates furnished us plans dated July 24, 2020 prepared by HKS for the proposed development. Based on our review of the plans, the proposed development includes a tiered residential tower over two to three subterranean parking levels. The building will include three, seven, 12, 16 and 17 levels above grade as shown on Figure 2.

The lowest finish floor level of the parking levels will be established at approximately Elevation 359, corresponding to approximately 25 to 33 feet below the existing ground surface (BGS) at the south and north sides of the site, respectively. The sloping ground surface level will result in three levels below grade at the north end of the site and two levels below grade at the south end of the site.

Kelly Weldon of Nabih Youssef and Associates (NYA) furnished us with dead-plus-live foundation loading for the proposed tower in terms of average applied bearing pressures for each tier of the tower. Table 1 summarizes the loading.

Table 1 – Foundation Loading

Tier	Above-Grade Levels	Approximate Location within Building Footprint	Applied Foundation Pressure (psf)
Tier 1	3	Westerly 25 feet	1,500
Tier 2	7	Southerly 85 feet	2,200
Tier 3	12	South-Central 80 feet	3,200
Tier 4	16 to 17	Northerly 200 feet	4,000

Mr. Weldon also furnished us with schematic foundation plans dated July 24, 2020 for the proposed development and based on our review of these plans, a mat foundation ranging from approximately 3½ to 7 feet in thickness is planned.

We also discussed the project with Christopher Chin of KPFF Consulting Engineers, and based on our discussion, the storm water mitigation system is planned to consist of a deep dry well situated within the building footprint.

We were also furnished with prior geotechnical investigation reports dated Augsut 5, 2016 prepared by AGI Geotechnical, Inc., and November 29, 2017 prepared by Geocon West, Inc. that were each prepared for previously proposed developments at the site. The prior investigations included five borings ranging between 26 and 60 feet BGS.

We have reviewed the data presented in their reports and have determined that the information presented therein is generally suitable for use in developing geotechnical design recommendations. We therefore assume the professional responsibility for the use and interpretation of the data presented therein.

We performed independent geotechnical explorations at the site to supplement that data available from the prior investigations.

The results of our investigation and the pertinent prior data is summarized herein following by our conclusions and recommendations for the proposed development.

2.0 SITE EXPLORATIONS AND SUBSURFACE CONDITIONS

2.1 Current Investigation

We drilled three borings, boring B-4 through B-6, to a depths ranging from 76½ to 151½ BGS, and performed field percolation testing at a depth of 47½ feet BGS in an additional borehole, P-1.

Borings B-4, B-5 and field percolation test P-1 were each drilled with a truck-mounted hollow-stem auger drilling equipment, and boring B-6 was drilled with a truck-mounted mud-rotary drilling equipment.

We collected relatively undisturbed and bulk samples from the borings at regular intervals and our geologist maintained a log of the subsurface conditions encountered in the borings. The samples collected from the borings were transported to our office for further review and for assignment of geotechnical laboratory testing.

Upon completion of drilling at B-4 and B-5, and upon completion of field percolation testing at P-1, we backfilled the bore holes with soil cuttings. The percolation test well was removed prior to backfilling.

Upon completion of boring B-6, the drilling spoils from the mud-rotary operation were placed in 55 gallon drums and stored temporarily on-site pending the results of chemical testing and subsequent off-site disposal by a licensed materials hauler.

Logs of our borings are presented in Appendix A.

2.2 Prior Investigation

A total of five borings were drilled at the site as part of the prior geotechnical explorations. The prior borings were drilled to depths ranging from 26 to 60½ feet BGS using truck-mounted hollow-stem auger drilling equipment.

The locations of the prior borings are shown on Figure 2 and logs of the prior borings are presented in Appendix B.

2.3 Subsurface Conditions

Asphalt concrete (AC) 2- to 3½ inches in thickness was encountered in each of the Geocon borings, and in our boring B-4 and B-6. Aggregate base was not encountered within the borings.

Artificial fill, approximately five to six feet in thickness, was encountered in each of our borings and in each of the Geocon borings consisting of loose, predominately sandy material with various amounts of silt and clay, and stiff sandy silt. AGI's boring logs do not indicate the presence of artificial fill; however, based on the proximity of their borings and the information presented on the other boring logs, we believe that fill materials are likely present in the vicinity of AGI's borings as well.

The underlying native materials are mapped as old alluvial fan deposits (Qof). Based on the current and prior boring data, the on-site native soils generally consist of alternating layers of medium dense to very dense, predominately sandy material with various amounts of silt and clay, and stiff to hard predominately silty and clayey material with various amounts of sand.

Generalized geologic sections are presented in Figures 3.

2.4 Groundwater Conditions

Groundwater was encountered in our current borings between depths of 69 and 75 feet BGS corresponding to approximately Elevations 313 to 318.

Perched water was also logged in prior Geocon boring B-3 at a depth of approximately 50 feet BGS, corresponding to approximately Elevation 334; groundwater was not logged in prior Geocon boring B-1 or B-2. Groundwater was not encountered in either of AGI's borings to the full depth explored of 41 feet.

Based on CGS' Seismic Hazard Zone Report (SHZR) 026 for the Hollywood Quadrangle, the historical high groundwater level at the site is reported at depths of approximately 80 feet BGS. However, the data points shown in the SHZR are not located within close proximity to the site. Therefore, for the purposes of this report and recommendations presented herein, the current groundwater level at the site is taken to be at Elevation 318.

2.5 Field Percolation Testing

We performed field percolation testing in general conformance with the guidelines presented in the City of Los Angeles *Planning and Land Development Handbook for Low Impact Development (LID), Part B 5th Edition*, dated May 9, 2016 (City of Los Angeles LID Handbook).

Section 4.2 of the City Manual refers to the *Administrative Manual, County of Los Angeles Department of Public Works Geotechnical and Materials Engineering Division, Guidelines for Geotechnical Investigation and Reporting Low Impact Development Storm Water Infiltration,* dated June 30, 2017 (*Los Angeles County Guidelines*) for percolation testing methods that can be used to determine the in-situ infiltration rates.

Field percolation testing was performed in P-1 at a depth of approximately 47.5 feet BGS. The test well was constructed by drilling to the pre-determined test depth and installing a 3-inch outside-diameter solid PVC casing in the upper 37.5 feet, and 3-inch outside-diameter perforated PVC casing in the lower 10 feet of the test well. Three inches of ¾-inch gravel were placed at the bottom of the well prior to installing the casing, and within the annular space between the boring side walls and the perforated casing.

Water was introduced to the subsurface soils through the test well and allowed to pre-soak for a period of approximately 1 hour, then testing was administered in general accordance with the City of Los Angeles LID Handbook and the Los Angeles Count Guidelines.

The observed field percolation rate was measured to be approximately 4½ inches per hour.

The results of our percolation test are summarized in Appendix C, and our recommendations for storm water infiltration are presented in Section 6.6.

2.6 P-S Suspension Seismic Velocity Logging

We engaged our geophysical sub-consultant, Geovision, to performed site-specific shear wave velocity measurements utilizing the P-S suspension velocity logging. This method uses a 7-meter probe that contains a source and two receivers spaced one meter apart. The probe is lowered down the drilled hole where the source generates a pressure wave in the drilling fluid within the hole. The pressure wave is converted to seismic P- and S-waves at the boring sidewalls; at each receiver, the P- and S-waves are converted back to pressure waves. The elapsed time between wave arrivals at the receivers is used to determine the average velocity of a 1-meter-high column of soil. The process is repeated for the full depth of the boring to obtain a continuous log of the boring

GEOVision used the results of the geophysical testing to develop a shear wave velocity profile for the upper approximately 30 meters (100 feet) below the planned foundation bottom (approximately 33.5 feet below existing grade).

The results of the P-S logging indicated a shear wave velocity of approximately 1,330 feet per section (406 meter per second) when measured from a depth of approximately 33 feet BGS; at the approximate planned foundation bottom level.

The results of the P-S logging are presented in Appendix D.

3.0 LABORATORY TESTING

3.1 Current Investigation

We utilized a City of Los Angeles-certified laboratory, Geo-Logic Associates, to perform the following geotechnical laboratory tests on samples collected from our current borings:

- In-situ Moisture Content and Dry Density
- Maximum Density and Optimum Moisture Content
- Direct Shear
- Consolidation
- Corrosion

We have reviewed the results of the laboratory testing and take professional responsibility for the interpretation and use of the data.

The results of the geotechnical laboratory testing from our current investigation are presented in Appendix A.

3.2 Prior Investigation

As part of their prior investigation, Geocon West and AGI performed the following geotechnical laboratory testing:

- In-situ Moisture Content and Dry Density
- Maximum dry-density and Optimum Moisture Content
- Direct Shear
- Consolidation
- Expansion Index
- Corrosion
- Grain-size Distribution with Hydrometer

We have reviewed the results of the prior laboratory testing and take professional responsibility for the interpretation and use of the data.

The results of the prior geotechnical laboratory testing are presented in Appendix B.

4.0 GEOLOGIC AND SEISMIC HAZARDS EVALUATION

4.1 Regional and Local Geologic Setting

The site is located near the northwestern end of the Peninsular Ranges Geomorphic Province of Southern California. The Peninsular Ranges Geomorphic Province consists of a series of mountain ranges separated by northwest trending valleys that are subparallel to faults that branch from the San Andreas Fault.

More specifically, the site is within the Central Block of the Los Angeles Basin, an extensive sediment-filled depression bound by the San Gabriel Mountains on the north, Santa Monica Mountains and the Pacific Ocean on the west, the Palos Verdes Peninsula on the southwest, the Santa Ana Mountains on the southeast, and the Puente, San Jose, and Chino Hills on the east. The basin's structural history includes extension and strike-slip faulting, followed by oblique contraction via thrusting and strike-slip faulting (Yerkes et al, 1965).

Based on the CGS "Seismic Hazard Zone Report for the Hollywood 7.5 Minute Quadrangle, Los Angeles County, California" (Seismic Hazard Zone Report 026), revised January13, 2006, the site is underlain by Pleistocene alluvial deposits (map unit Q_{OA}), described as "fine to coarse clayey sand and sandy clay, with lesser amounts of silt."

Regional geologic maps of the area by Dibblee (1991) indicates the site is underlain by older alluvial fan sediments (map unit Q_{AE}) while Campbell et al (2014) have mapped the site area as being underlain by old alluvial fan deposits (map unit Q_{OF}).

These late to middle Pleistocene soils are described as "slightly to moderately consolidated silt, sand, and gravel deposits on alluvial fans; surfaces dissected in varying degrees; surfaces can show moderately to well-developed pedogenic soils."

The data from the current and prior exploration borings is consistent with the geologic conditions summarized by CGS, Dibble, and Campbell et al.

Figure 5 presents a regional geologic map depicting the surficial geologic deposits at the site.

4.2 Geologic and Seismic Hazards Evaluation

4.2.1 General

We evaluated the geologic and seismic hazards at the site in general accordance with CGS Special Publication 117A, "*Guidelines for Evaluating and Mitigating Seismic Hazards in California.*" The results of our evaluation is summarized below.

4.2.2 Regional Faulting

We reviewed the CGS 2010 *Fault Activity Map of California* and the accompanying document, *An Explanatory Text to Accompany the Fault Activity Map of California,* to identify mapped faults within 100 kilometers of the site. The *Fault Activity Map* shows that the closest mapped faults to the site are the Hollywood fault, approximately 1.0 kilometer (0.62 miles) north and the Santa Monica Fault Zone approximately 0.2 kilometers (0.12 miles) southwest.

Figure 6 shows the site location relative to the nearby seismic sources.

4.2.3 Regional Seismicity

A search of the USGS ANSS Comprehensive Earthquake Catalog (ComCat) using a web-based Earthquake Archive Search and URL builder tool, found that as of March 26, 2020, 41 earthquakes with magnitudes between 5.0 or greater have occurred within a 100-km radius of the site since 1900.

The site location relative to historic earthquakes is shown on Figure 7.

4.2.4 Ground Surface Rupture Potential

The site is not located within an Alquist-Priolo Fault Zone or a Preliminary Fault Rupture Study Area based on a review of State of California and City of Los Angeles fault maps as shown on Figure 8.

Thus, the potential for ground surface rupture is considered to be very low.

4.2.5 Liquefaction Potential

Liquefaction may occur in loose to medium dense granular soils and low-plasticity silts and clays below the groundwater level as a result of strong ground shaking.

Liquefaction occurs when the cyclic loading to the soil due to strong ground shaking results in a buildup of excessive pore-water pressure in the pore spaces between the soil grains and the grain-to-grain contact of the soils is disrupted temporarily resulting is settlement as the soil particles reconstitute.

Typically, liquefaction occurs within the upper approximately 50 feet BGS.

The site is not located within a City- or State-designated liquefaction hazard zone as shown on Figure 8. Groundwater (perched and/or the groundwater table) was not encountered within the upper 50 feet BGS and the soils encountered in the exploration borings consist of stiff fine-grained deposits and/or medium dense to dense granular deposits.

Thus, the potential for liquefaction at the site is considered very low.

4.2.6 Lateral Spreading Potential

Lateral spreading is seismically-induced slope instability phenomenon wherein slope failure can occur as a result of liquefaction.

The site is not located within a liquefaction hazard zone and the ground surface level at the site is generally flat so that open or unsupported slopes are not present.

Thus, the potential for lateral spreading is considered negligible.

4.2.7 Seismic (aka 'Dry') Settlement

Seismically-induced (aka 'dry') settlement may occur in loose granular soils due to strong ground shaking.

The soils encountered in the exploration borings consist of stiff fine-grained deposits and/or medium dense to dense granular deposits.

Therefore, the potential for seismically-induced settlement is considered very low.

4.2.8 Earthquake-Induced Landslides

The site is not located in a zone of required investigation for Earthquake-Induced Landslides per CGS Earthquake Fault Zones and Seismic Hazard Zones, Hollywood Quadrangle map as shown on Figure 8. Additionally, the site is not located in a Landslide Hazard Zone in the City of Los Angeles' ZIMAS online tool.

The site slopes gently toward the south at roughly a 35:1 ratio and there are no sloped boundary conditions. Thus, the potential for earthquake-induced landsliding is considered negligible.

4.2.9 Historical High Groundwater

Based on CGS' Seismic Hazard Zone Report (SHZR) 026 for the Hollywood Quadrangle, the historical high groundwater level at the site is reported at depths of approximately 80 feet BGS. However, the data points shown in the SHZR are not located within close proximity to the site.

Groundwater was encountered in our current borings between depths of 69 and 75 feet BGS corresponding to approximately Elevations 313 to 318.

Perched water was also logged in prior Geocon boring B-3 at a depth of approximately 50 feet BGS, corresponding to approximately Elevation 334.

For the purposes of this report and recommendations presented herein, the current groundwater level at the site is taken to be at Elevation 318.

4.2.10 Flood Mapping

Based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 06037C1610F, the site is located within an area determined to be outside the 0.2 percent annual chance floodplain.

4.2.11 Tsunamis, Seiche, and Dam Inundation

Based on information and maps available from the CGS and the City of Los Angeles, the site is not located within a Tsunami inundation hazard zone. Based on review of adjacent water bodies, the site is not subject to inundation from seiche. Based on a review of the Dam Breach Inundation Map Web Publisher hosted by the California Division of Safety of Dams (DSOD) the site is not within a dam inundation boundary.

4.2.12 Subsidence

Land subsidence may be induced from withdrawal of oil, gas, or water from wells. Based on a search of the CalGEM (formerly known as Division of Oil, Gas, and Geothermal Resources [DOGGR]) GIS Well Finder online tool, a plugged well is located about 4800 feet southwest of the site, the Hollywood Corehole #1 (API 0403720765, well number 1. According to our review of the available information from CalGEM, the likelihood of land subsidence caused by oil or gas withdrawal from oil wells is low.

4.2.13 Expansive Soils

Expansive soils swell and shrink when the moisture content in the soil changes as a result of cyclic wet/dry weather cycles, installation of irrigation systems, change in landscape plantings, or changes in grading.

Swelling and shrinking soils can result in differential movement of structures including floor slabs and foundations, and site work including hardscape, utilities, and sidewalks.

Laboratory testing performed as part of the prior investigations indicate the on-site soil near the bottom of the proposed foundations have an Expansion Index of 107 at a depth of 20 to 25 feet BGS..

However, these soils are generally above the bottom of the current planned bottom of mass excavation.

4.2.14 Methane Zone

Per the City's ZIMAS on-line tool, the site is not located within a City of Los Angeles-designated Methane Zone. As a result, a methane mitigation will not be required per City of Los Angeles Ordinance 175790.

5.0 CONCLUSIONS

5.1 General

The site is generally free from geologic or seismic hazards that would preclude the proposed development and the proposed development is considered feasible from a geotechnical perspective.

The site is subject to strong ground shaking that would result from an earthquake occurring on a nearby or distant fault source; however, this hazard is common in Los Angeles and can be mitigated by following the seismic design requirements of the Los Angeles Building Code (LABC).

5.2 Foundations

The native soils encountered at the planned foundation levels consist of Quaternary-age very stiff to hard predominantly silt and clay soils, and medium dense to dense sand with various amounts of silt and clay.

The proposed tower may be supported on a mat foundation established on the native soils present at the planned bottom of foundation level.

Recommendations for foundation design are presented in Section 6.1.

5.3 Shoring, Excavation and Permanent Below-Grade Walls

The planned excavations will extend below the existing two-level masonry commercial building (5610 Hollywood Boulevard) and five-story residential development (5611 Carlton Way) located immediately west of the site, as well as the existing Hollywood Boulevard, St. Andrews Place, and Carlton Way located to the north, east, and south respectively.

Temporary and permanent support for the existing residential/commercial buildings and roadways adjacent to the site will be required.

As noted in Section 1.0, the existing building at 5611 Carlton way is supported on spread and continuous footings. Based on our review of the foundation plans, the spread footings adjacent to the proposed structure are on the order of 8½ feet wide and the adjacent perimeter footings are approximately 1½ feet wide. The resulting loaded area is approximately 11 feet in width, including nominal clear space between the spread footings and the perimeter footings. The foundations appear to have been designed using a bearing pressure of up to 4,000 psf.

The foundation plans for the existing building at 5610 Hollywood Boulevard, however we anticipate these loads to be relatively light considering the nature of this building.

Our preliminary surcharge loading for permanent building walls below grade and temporary shoring are presented in Sections 6.2 and 6.4.

5.4 Storm Water Infiltration

Based on the results of the field percolation testing performed as part of this investigation, storm water infiltration is feasible at the site at depths of approximately 10-foot-thick predominately sand layer present between approximately 40 and 55 feet BGS at the site.

Our recommendations for storm water infiltration are presented in Section 6.6.

5.5 Floor Slab Support

We anticipate that the building floor slab will be established on properly compacted fill placed on the mat foundation to allow for a utility pass. Alternatively, the mat foundation may also serve as the building floor slab-on-grade.

Recommendations for floor slab support are presented in Section 6.7.

5.6 Subgrade Preparation

In general, the soils at the planned bottom of excavation levels contain relatively high moisture contents and as a result, provisions for stabilization of the excavation bottom may be required to establish a firm working surface.

Recommendations for subgrade preparation and/or bottom stabilization are presented in Section 6.9.

5.7 Sulfate Attack on Concrete and Corrosion Potential

Based on the results of the chemical testing performed as part of the current and prior investigations, the on-site soils are moderately aggressive for concrete and the on-site soils are considered to be corrosive to buried metallic piping.

Type II cement with a maximum water-to-cement ratio of 0.5, and a minimum compressive strength of 4,000 psi may be used per the *American Concrete Institute (ACI) 318-19 Building Code Requirements for Structural Concrete and Commentary*.

If buried metallic piping is utilized, corrosion protection should be designed by a corrosion engineer. Alternatively, polyvinyl chloride (PVC) piping may be used.

6.0 RECOMMENDATIONS

6.1 Mat Foundation

The proposed structure can be supported on a mat foundation established on the native soils present at the planned foundation bottom level.

Based on our review of the foundation plans provided by Mr. Weldon, the bottom of the mat foundation will be established between approximately Elevations 355 to 351.

The native soils present at the planned foundation bottom consist of medium dense clayey sand and very still sandy clay.

Foundation deformation analysis for the planned mat foundation may be performed using a subgrade modulus of reaction equal to 110 pounds per cubic inch (pci).

A net bearing pressure equal to 6,000 pounds per square foot (psf) may be used for the design of the mat foundation noting that a pressure release of approximately 3,000 to 3,600 psf will occur as a result of the planned excavation.

The recommended bearing pressure may be increased by one-third when considering short term wind and seismic loading conditions.

We estimate the total settlement for foundations designed as recommended herein will be on the order of 1½ inches or less and the differential settlement across the mat foundation will be on the order of ½ inch or less.

Lateral loading may be resisted by passive pressure of the soils acting against the sides of the mat foundation and friction along the bottom.

An ultimate passive resistance equal to 600 psf per foot of embedment up to a maximum value of 6,000 psf and an ultimate coefficient of friction equal to 0.6 may be used to resist lateral loading.

The ultimate passive pressure and the ultimate coefficient of friction may be combined with a reduction in ultimate passive resistance of 50 percent to account for the deformation required to mobilize the full passive value.

6.2 Below-Grade Walls

6.2.1 Design Lateral Earth Pressure

For static conditions, drained below-grade building walls should be designed to resist a trapezoidal-shaped braced lateral earth pressure distribution with the maximum value equal to 28H psf as shown on Figure 9.

For dynamic loading conditions, drained below-grade building walls should be designed to resists a triangular-shaped active lateral earth pressure with the maximum value equal to 36H psf in conjunction with a triangular-shaped seismic lateral earth pressure distribution with the maximum value equal to 15H psf as shown on Figure 10.

The upper 10 feet of the below-grade building walls should also be designed to resist a uniform lateral earth pressure equal to 100 psf to account for normal traffic loading as shown on Figures 9 and 10.

The load combination (active and seismic earth pressure) and the shape of the seismic lateral earth pressure distribution are each based on *Seismic Earth Pressures on Cantilevered Retaining Structures* (Atik and Sitar, 2010) and *Seismic Earth Pressures: Fact of Fiction* (Lew, Atik and Sitar, 2010).

In addition to the static and dynamic earth pressures, preliminary surcharge recommendations from the existing adjacent structures are presented in Section 6.2.2 and shown on Figures 9 and 10.

Although not currently planned, if the surface at the top of the walls is slope, the recommended lateral earth pressures should be increased as indicated in Table 2.

Table 2. Lateral Earth Pressures Increases

Slope Inclination at Top of Wall (H:V)	Increase in Lateral Earth Pressure (percent)
1:1	200
1.5:1	165
2:1	150

6.2.2 Surcharge Loading from Adjacent Structures and Vehicular Loads

Preliminary surcharge loading from the adjacent structure located at 5611 Carlton Way should be taken as 1,200 psf within the upper 8 feet of the proposed below-grade wall, and can decrease linearly with depth to 20 feet.

Preliminary surcharge loading from the adjacent structure located at 5610 Hollywood Boulevard was determined based on an assumed areal load of 500 to 750 psf across the building footprint. Based on this assumption, we computed the surcharge load from this building may be taken as a uniform distribution of 150 psf along the full height of the wall.

To account for vehicular surcharge loads at each of the below-grade walls, we recommend utilizing a lateral load distribution of 100 psf within the upper 10 feet.

Lateral surcharge loading is shown on Figure 9, Figure 10, and Figure 11.

As an alternative to including the surcharge loading against the permanent walls below grade, foundations for the existing buildings could be underpinned and the foundation loading in this case would be transferred vertically down below the bottom of the planned excavation so that surcharge loading would not be required.

We can provide recommendations for underpinning in an addendum if this alternative is considered.

6.2.3 Wall Back-Drainage Provisions

Permanent below-grade walls should be constructed with adequate back-drainage to prevent the build-up of hydrostatic pressure behind the walls. Typically, a pre-fabricated geo-composited drainage board is affixed to the temporary shoring wall and the below-grade building walls is constructed by placement of shotcrete directly against the drainage board.

In addition to the drainage board (or other, LABDS-approved materials), LABDS Grading Division requires the installation of 'rock pockets' consisting of one cubic foot of crushed rock spaced at 8-feet center-to-center around the perimeter of the building below-grade walls to promote drainage.

The rock pockets require an outlet to drain and this is typically accomplished by installing a PVC pipe in the center of the crushed rock and returning the PVC pipe into the building. The PVC pipes are typically connected to the internal building sump system.

6.3 Temporary Vertical Cuts and Construction Slopes

Temporary vertical cuts are feasible in the on-site silty and clayey soils. Temporary vertical cuts should not exceed 4 feet in height.

Temporary, unsurcharged slopes may be excavated into the on-site clayey and silty soils and these slopes should not exceed a 1H:1V gradient and should not exceed 15 feet in height.

Temporary vertical cuts and temporary construction slopes should be protected from erosion by directing surface water away from the top of the slope, by placing sand-bags at the top of the slopes and vertical cuts, and/or covering the slopes with plastic sheeting during rain events.

6.4 Temporary Shoring

6.4.1 Design Lateral Earth Pressures

Typically, cantilevered shoring is feasible for retained heights of approximately 15 feet or less and braced shoring typically becomes economical for retained heights exceeding 15 feet.

Cantilevered shoring may be designed to resist a triangular lateral earth pressure distribution where the maximum value is 36H psf.

Internally braced shoring should be designed to resist a trapezoidal earth pressure distribution where the maximum value is equal to 28H psf.

Shoring should also be designed to resist the surcharge loads imposed by the existing structures located at 5611 Carlton Way, and 5610 Hollywood Boulevard, as well as vehicular loading as presented in Section 6.2.2.

As an alternative to including the surcharge loading against the temporary shoring wall, foundations for the existing buildings could be underpinned and the foundation loading in this case would be transferred vertically down below the bottom of the planned excavation so that surcharge loading would not be required.

We can provide recommendations for underpinning in an addendum if this alternative is considered.

For cantilevered and braced shoring design, where the surface at the top of the shoring is sloped, the recommended lateral earth pressures should be increased as indicated in Table 2.

The design of temporary shoring walls should consider the location of construction cranes and other potentially heavy equipment or loads that may act against the shoring system. Surcharge loading for these features may be determined by using NAVFAC DM 7.2 Chapter 3, Section 4. If needed, we can provide additional surcharge loading on a case-by-case basis.

6.4.2 Soldier Pile Design and Installation

For the design of soldier piles spaced at least two diameters on-center, the allowable lateral bearing value (passive pressure) of the native soils below the planned bottom of the excavation may be assumed to be 400 psf per foot of depth, up to a maximum value of 4,000 psf. To develop the full lateral bearing value, provides should be taken to assure firm contact between the soldier piles and the undisturbed native soils.

If the embedded portion of the soldier pile shafts are filled with controlled low strength material (CLSM) in conformance with the City of Los Angeles Department of Building and Safety information bulletin P/BC 2014-121, the effective width of the soldier pile shaft for use in developing passive resistance may be assumed to be twice the diameter of the soldier pile shaft. If the embedded portion of the soldier pile shaft is filled with other material (such as low-strength sand-cement slurry, for instance), the effective width of the soldier pile should be limited to be the diagonal dimension of the soldier pile.

The portion of the soldier piles below the bottom of the excavation may also be relied on to support downward loading. For soldier piles that are drilled and filled with structural concrete below the bottom of the excavation, the frictional resistance between the concrete and surrounding soil may be taken as 600 psf. For soldier piles that are vibrated into place, the frictional resistance may be taken as 800 psf.

6.4.3 Timber Lagging Design

Continuous lagging will be required between the soldier piles. The soldier piles should be designed for the full anticipated lateral earth pressure; however, the pressure on the lagging will be less due to arching in the soil. For clear spans of up to six feet, we recommend the lagging be designed for a triangular pressure distribution where the maximum pressure is 400 psf at the mid-point between soldier piles and zero at the soldier piles.

6.4.4 Tiebacks

The capacities of anchors should be determined by testing the initial anchors as outlined below. We anticipate that gravity-filled anchors will achieve an allowable bond strength of 1 kips to3 kips per lineal foot of anchor, depending on the method of construction. A variety of methods are available for construction of anchors. If post-grouted anchors are used, we estimate the anchors will develop resistance on the order of three times the estimated value. We recommend that the shoring designer and contractor be responsible for selecting the appropriate bond length and installation methods to achieve the required capacityOnly the frictional resistance developed beyond the active wedge would be effective in resisting lateral loads. If the anchors are spaced at least 6 feet on-center, reduction in the capacity of the anchors do not need to be considered due to group action.

The anchors are commonly installed at angles of 15 to 40 degrees below the horizontal: however, in many cases it is necessary to use steeper inclinations where adjacent private property is present. Caving of the anchor holes should be anticipated and provisions made to minimize such caving. The anchors should be filled with concrete placed by pumping from the tip out, and the concrete should extend from the tip of the anchor to the active wedge. To minimize chances of caving, we suggest that the portion of the anchor shaft within the active wedge be backfilled with sand before testing the anchor. The portion of the shaft should be filled tightly and flush with the face of the excavation. The sand backfill may contain a small amount of cement to allow the sand to be placed by pumping. For 8-inch-diameter or less post-grouted anchors, the anchor may be filled with concrete to the surface of the shoring.

Our representative should select a representative number of the initial anchors for 24-hour, 200 percent tests and 200 percent quick tests. The purpose of the 200 percent test is to verify the friction value assumed in design. The anchors should be tested to develop twice the assumed friction value. Where satisfactory tests are not achieved on the initial anchors, the anchor diameter and/or length should be increased until satisfactory test results are obtained.

For post-grouted anchors where concrete is used to backfill the anchor along its entire length, the test load should be computed as required to develop the appropriate friction along the entire bonded length of the anchor. We estimate that the influence of the post-grouting and the adjacent soil within the bonded length of the anchors will be less than 5 feet from the anchor.

Total deflection during the 24-hour, 200 percent test should not exceed 12 inches during loading. Anchor deflection should not exceed 0.75 inch during the 24-hour period. Measured after the 200 percent test load is applied. If the anchor movement after the 200 percent load has been applied for six hours is less than 0.5 inch and the movement over the previous four hours has been less than 0.1 inch, the test may be terminated.

For the quick 200 percent tests, the 200 percent test load should be maintained for 30 minutes. The total deflection of the anchor during the quick 200 percent tests should not exceed 12 inches. Anchor deflection after the 200 percent test load has been applied should not exceed 0.75 inch during the 30 minute period. Where satisfactory tests are not achieved on the initial anchors, the anchor diameter and/or length should be increased until satisfactory test results are obtained.

All the production anchors should be pre-tested to at least 150 percent of the design load. Total deflection during the tests should not exceed 12 inches. The rate of creep under the 150 percent test should not exceed 0.1 inch over a 15-minute period for the anchor to be approved for the design loading.

After satisfactory test, each production anchor should be locked off at the design load. The locked-off load should be verified by rechecking the load in the anchor. If the locked-off load varies by more

than 10 percent from the design load, the load should be until the anchor is locked off within 10 percent of the design load. Installation of the anchors and testing of the completed anchors should be observed by a representative of our firm.

6.4.5 Lateral Deflection, Shoring Monitoring, and Existing Conditions Survey

Some means of monitoring the performance of the shoring system is recommended. The monitoring should consist of periodic surveying of the lateral and vertical deflections of top of each soldier pile. When design of the shoring system is finalized, we can discuss appropriate monitoring methods with the design consultants and shoring contractor.

It is difficult to accurately predict the amount of deflection of a shoring system and it should be understood that the shoring system is designed to deflect at the top. We recommend the shoring system be designed to limit deflection at the top to be 0.5 inch or less where the shoring provides lateral support for existing buildings, and 1 inch or less where existing buildings are not present. If greater deflection occurs during construction, additional vertical support or lateral bracing may be required.

Additionally, we recommend an existing condition survey be performed to document the condition of the adjacent buildings along the western edge of the proposed building. The survey should include photographs and placement of monitoring devices (crack monitors, for instance) if appropriate and should be performed prior to the start of the shoring installation.

6.5 Seismic Design

Assuming that the seismic base of the proposed tower is taken from the foundation level, Site Class C may be used to determine seismic design parameters in accordance with Chapter 20 of ASCE 7-16. Seismic design parameters based on Site Class C are presented in Table 3.

Table 3 –Seismic Design Parameters

Criteria	Value
MCE_R Ground Motion at Short Periods, S_s	2.114
MCE_R Ground Motion at 1Second Period, S_1	0.759
Site Class	C
Site-Modified Spectral Acceleration Value at Short Periods, S_{MS}	2.536
Site-Modified Spectral Acceleration Value at 1 Second Period, S_{M1}	1.063
Design Spectral Response Acceleration at short periods, S_{DS}	1.691
Design Spectral Response Acceleration at 1 second period, S_{D1}	0.709
MCE_G Peak Ground Acceleration, PGA_M	1.089

6.6 Storm Water Infiltration

Deep dry wells may be used for storm water infiltration. In accordance with the Table 4.1 of the City of Los Angeles Guidelines and the Los Angeles Department of Building and Safety (LADBS) Bulletin P/BC 2017-118, storm water infiltration should be limited to at least 10 feet below the bottom of mat foundation and at least 10 feet above the groundwater level.

Based on the data from the current and prior investigations, storm water infiltration should be performed above Elevation 328.

The results of the field percolation testing indicate an observed percolation rate of 4½ inches per hour for the granular soils present between depths of approximately 40 to 55 feet BGS at the site, corresponding to approximately Elevations 335 to 350.

We understand that the project's civil consultant will determine the appropriate design infiltration rate as part of their independent analysis and design of the proposed drywell system.

6.7 Floor Slab Support

We anticipate that the building floor slab will be established on properly compacted fill placed on the mat foundation to allow for a utility pass. Alternatively, the mat foundation may also serve as the building floor slab-on-grade.

To minimize the potential of moisture transfer from the soil through the building floor slab that could damage finish flooring, a capillary break section should be installed beneath the building floor slab.

The capillary break section should consist of six inches of gravel underlying a 15-mil HDPE membrane.

6.8 Pavement Design

6.8.1 General

The required pavement and base thicknesses will depend on the expected wheel loads, traffic index (TI), and the R-value of the subgrade soils. We have conservatively assumed an R-value of 10 for the design of pavement sections established near existing grade. If needed, R-value testing can be completed during construction to confirm the recommendations provided herein.

Artificial fill and/or zones of soft, loose, excessively moist or otherwise unsuitable materials should be over-excavated by 12 inches and replaced as properly compacted fill beneath pavement sections to provide suitable support. Excavation bottoms should be carefully evaluated by our field representative during construction.

Our pavement design recommendations for asphalt concrete (AC) and Portland cement concrete (PCC) are provided below.

6.8.2 Asphalt-Concrete Pavement Design

If planned, near surface AC pavement shall be designed in accordance with the CATRANS method. Table 4 below summarizes our AC pavement recommendations for assumed TIs of 4, 5, and 7.

Table 4. AC Pavement Design Recommendations

Traffic Use	TI	AC (inches)	AB (inches)
Parking Areas	4	3	6
Drive Lanes	5	4	8
Delivery Access and Loading Docks	7	4	10

We can determine the recommended pavement and aggregate base thickness for other TIs if required. Careful inspection is recommended to confirm that the recommended thickness or greater is achieved and there proper construction procedures are followed.

The aggregate base should conform to requirements of Section 26 of State of California Standard Specifications for Public Works Construction (Green Book). The aggregate base should be compacted to at least 95 percent relative compaction.

6.8.3 Portland Cement Concrete (PCC) Pavement Design

Table 5 summarizes our PCC pavement recommendations for assumed TIs of 4, 5, and 7 based on minimum compressive strength of 3,000 psi for the PCC.

Table 5. PCC Pavement Design Recommendations

Traffic Use	TI	PCC (inches)	AB (inches)
Parking Areas	4	5	6
Drive Lanes	5	6	6
Delivery Access and Loading Docks	7	8	6

Dowels are recommended at joints to reduce any possible offsets. Careful inspection is recommended to check that the recommended thickness or greater is achieved and that proper construction procedures are followed.

State of California Department of Transportation Type 2 base, or equivalent, should be used in the required sections. The base should be compacted to at least 95 percent relative compaction.

6.9 Earthwork Considerations

6.9.1 Subgrade Preparation

The planned development will require excavations on the order of 32 feet to the bottom of foundation at the southern end of the building and on the order of 40 feet to the bottom of foundation at the northern end of the building.

Based on moisture test results, the native materials at the proposed excavation bottom may contain relatively high moisture content and these soils may not provide a firm working surface. In this case, these soils may be removed and replaced with a 12-inch layer of ¾-inch-minus crushed rock.

As an alternative, a waste-slab could be installed consisting of 4 inches of sand-cement slurry to establish a firm working surface at the bottom of the excavation.

6.9.2 Materials for Fill

The on-site soils are generally suitable for re-use in the required fills. However, some of the soils encountered may require some processing to achieve suitable moisture content.

All fill soils should be free of organic and other deleterious materials and have a maximum particle size no greater than 3 inches.

Imported fill should contain no more than 12 percent passing the No. 200 sieve by dry weight and have a plasticity index less than 7.

6.9.3 Fill Placement and Compaction

Fill soils shall be moisture conditioned as recommended herein, placed in loose lifts not exceeding 8-inches in thickness and mechanically compacted.

Fine-grained fill soils should be moisture conditioned to 2 to 4 percent above the optimum moisture content and compacted to at least 90 percent of the maximum dry density obtainable per ASTM D-1557. We recommend that relatively light-weight compaction equipment be utilized when working in fine-grained soils.

Granular soils should be moisture conditioned to 0 to 2 percent above the optimum moisture content and compacted to at least 95 percent of the maximum dry density obtained per ASTM D-1557.

6.9.4 Site Drainage Fill Placement and Compaction

Proper drainage should be maintained at all times. Ponding or trapping of water in localized areas can cause differing moisture levels in the subsurface soil. Drainage should be directed away from the tops of slopes.

Erosion protection and drainage control measures should be implemented during periods of inclement weather.

During rainfall events, backfill operations may need to be restricted to allow for proper moisture control during fill placement.

7.0 LIMITATIONS

The conclusions and recommendations provided in this report are based on subsurface conditions inferred from available boring data, as well as Project information provided to date.

This report was prepared for the Bow West Capital, their design consultants and subcontractors for use in the proposed development.

If changes to the proposed development are made, we should be notified to review our conclusions and recommendations

We should be retained during the construction phase to perform necessary geotechnical observations and testing in accordance with the requirements of the City of Los Angeles and good geotechnical engineering practice.

Information on subsurface strata and groundwater levels shown on the logs represent conditions encountered only at the locations indicated and at the time of investigation.

8.0 CLOSING

We sincerely appreciate the opportunity to provide professional services for this project and look forward to working with you on this project. Please contact us at your convenience to discuss any questions you may have regarding this report.

Sincerely,
Langan Engineering and Environmental Services, Inc.





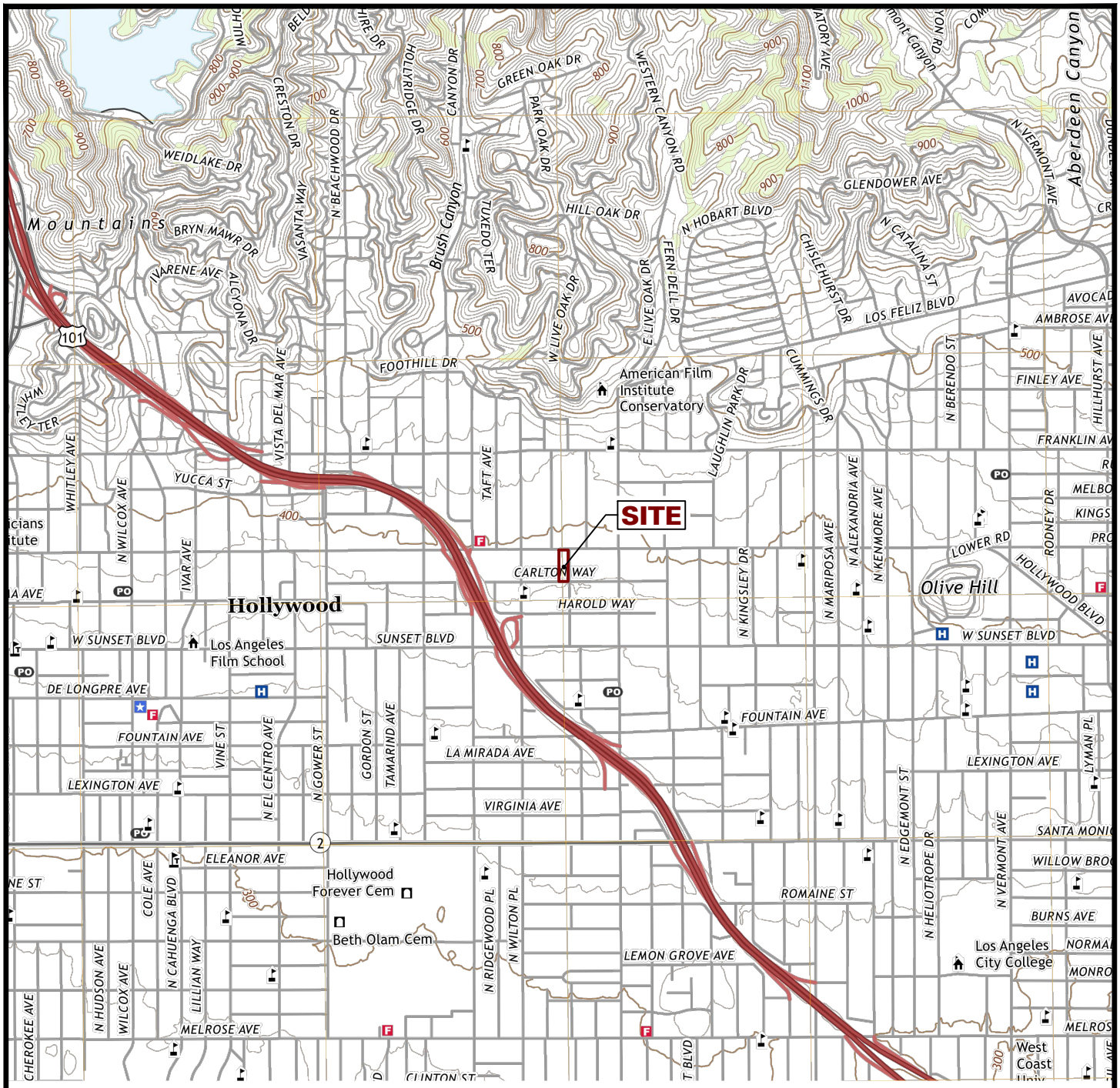
John Halseth, PE
Senior Project Engineer





Christopher J. Zadoorian, GE
Associate

FIGURES



NOTES:

SITE LIMITS

2000 1000 0 2000

SCALE IN FEET

REFERENCE: USGS 7.5-MINUTE TOPOGRAPHIC MAP, HOLLYWOOD, CA QUADRANGLE (2012).

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Project

PROPOSED RESIDENTIAL TOWER

5600 HOLLYWOOD BOULEVARD,
LOS ANGELES
LOS ANGELES COUNTY CALIFORNIA

Figure Title

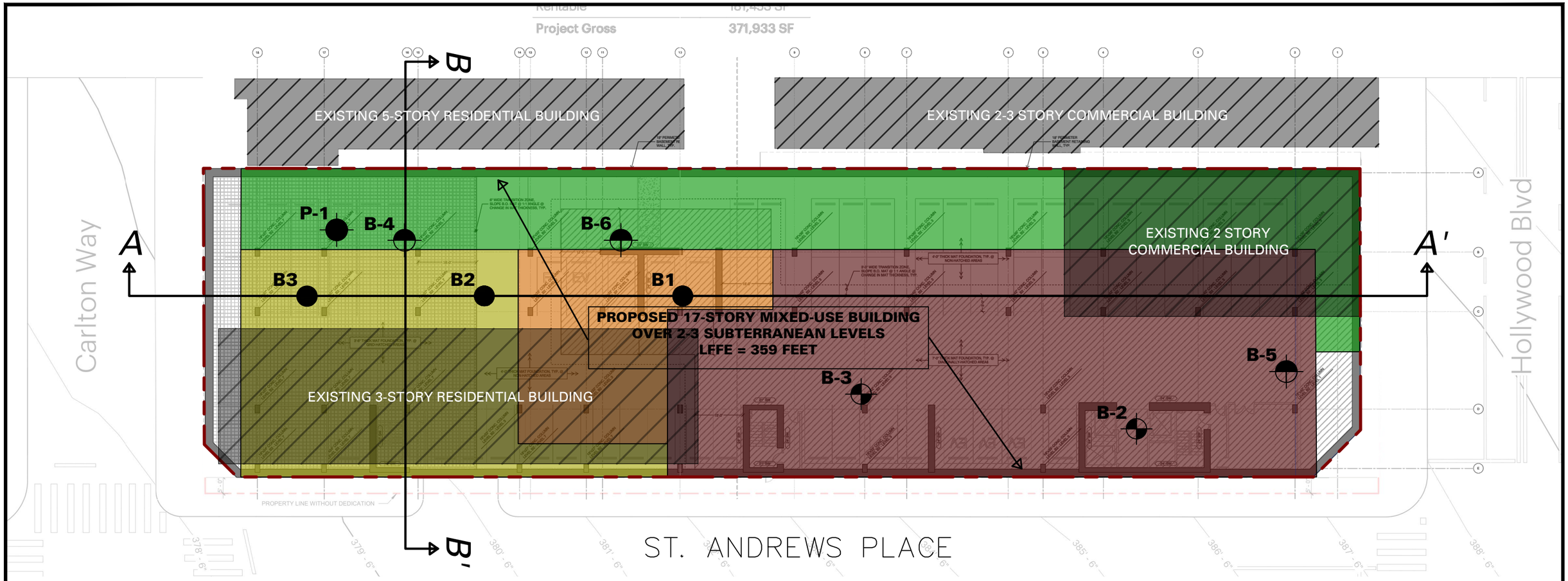
SITE LOCATION MAP

Project No.	Figure No.
700071901	1
Date: OCTOBER 2020	
Scale: AS SHOWN	
Drawn By: CDC	

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Filename: \\Langan.com\data\IRV\data9\700071901\Project Data\CAD\01\2D-DesignFiles\700071901 - SITE PLAN AND XS.dwg Date: 10/5/2020 Time: 14:37 User: mgalvan Style Table: Langan.stb Layout: 1-SVM

Rentable	181,433 SF
Project Gross	371,933 SF



LEGEND:

- SITE LIMITS
- B-6 — BORING (LANGAN, 2020)
- P-1 — PERCOLCATION TEST (LANGAN, 2020)
- B3 — PRIOR BORING (GEOCON WEST, 2017)
- B-2 — PRIOR BORING (AGI, GEOTECHNICAL, 2016)
- APPROXIMATE LIMITS OF EXISTING BUILDINGS
- APPROXIMATE LIMITS OF PROPOSED BUILDINGS
- FOOTING
- TIER ONE - THREE LEVELS ABOVE GRADE
- TIER TWO - SEVEN LEVELS ABOVE GRADE
- TIER THREE - TWELVE LEVELS ABOVE GRADE
- TIER FOUR - SIXTEEN TO SEVENTEEN LEVELS ABOVE GRADE

30 15 0 30
SCALE IN FEET

NOTES:

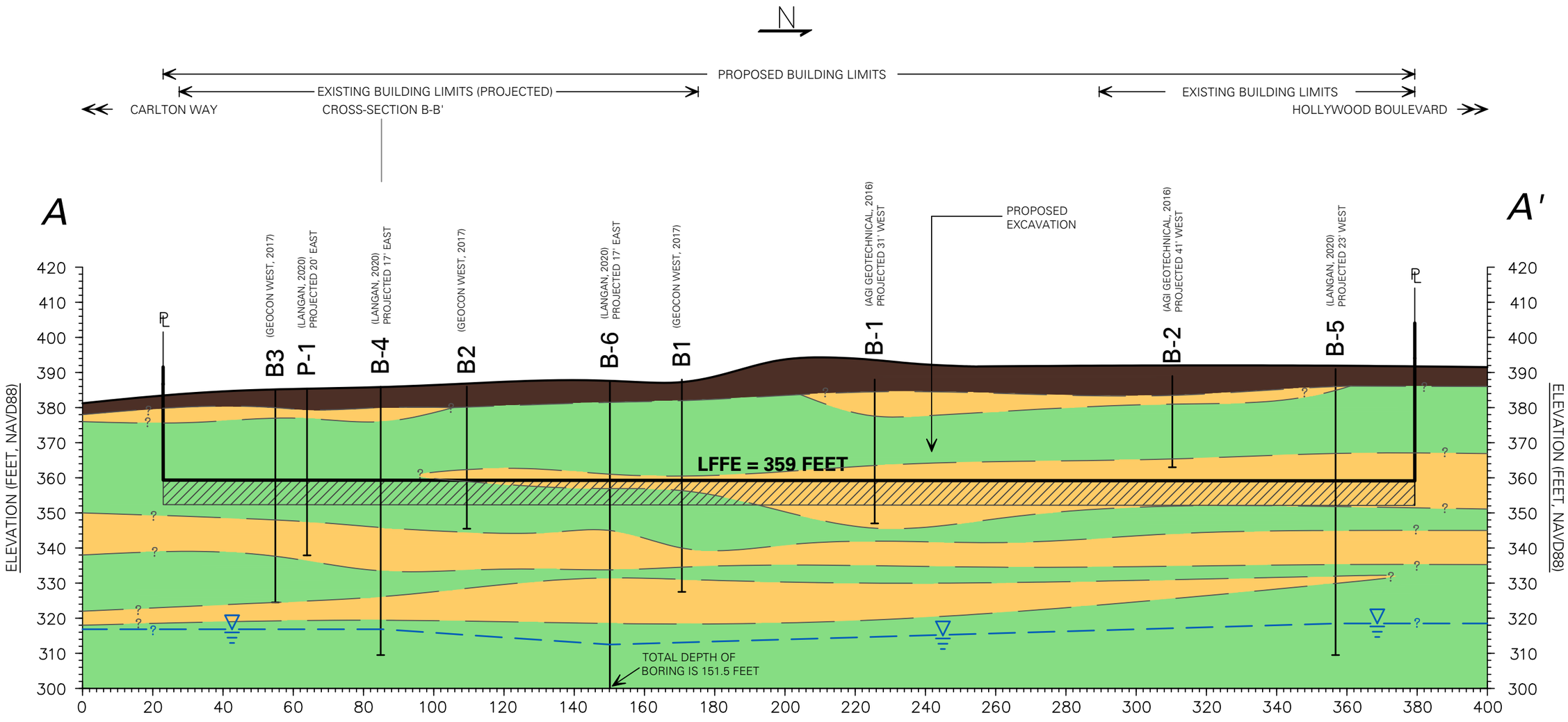
1. BACKGROUND FLOOR PLAN REFERENCED FROM SHEET S2.01A AND S2.01B, FROM PROJECT TITLED," 5600 HOLLYWOOD BOULEVARD", BY HKS ARCHITECTS, INC., DATED 07/24/2020.
2. FIGURE DISPLAYS APPROXIMATE BORING AND PERCOLATION TEST LOCATIONS.
3. FOOTINGS ARE REFERENCED FROM PLAN TITLED, "FOOTING PLAN O'BRIEN APARTMENT 5611 CARLTON WAY", BY C.C. OVERPECK CONTRACTORS, DATED 5 JUNE 1929.

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ABU DHABI ATHENS DOHA DUBAI ISTANBUL LONDON PANAMA
Langan Engineering & Environmental Services, Inc.

Project	PROPOSED RESIDENTIAL TOWER 5600 HOLLYWOOD BOULEVARD, LOS ANGELES LOS ANGELES COUNTY CALIFORNIA
Figure Title	SITE PLAN
Project No.	700071901
Date	OCTOBER 2020
Scale	AS SHOWN
Drawn By	MAG
Figure No.	2

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LEGEND:

- EXISTING GROUND SURFACE
- GROUNDWATER
- PROPOSED BUILDING FOOTPRINT
- INFERRED GEOLOGIC CONTACT
- ARTIFICIAL FILL
- OLD ALLUVIAL FAN DEPOSITS (Qof) - STIFF TO HARD PREDOMINANTLY SILT AND CLAY
- OLD ALLUVIAL FAN DEPOSITS (Qof) - MEDIUM DENSE TO VERY DENSE PREDOMINANTLY SAND
- PROPOSED 3½ TO 7 FOOT THICK MAT FOUNDATION

SCALE IN FEET (HORIZONTAL=VERTICAL)

NOTES:

1. SURFACE ELEVATIONS ARE APPROXIMATE AND REFERENCED FROM "HOLLYWOOD BOULEVARD DESIGN SURVEY", SHEET 1 OF 1, BY KPFF, DATED OCTOBER 31, 2019.
2. SEE FIGURE 2 FOR LOCATION OF CROSS-SECTION WITH RESPECT TO SITE PLAN.

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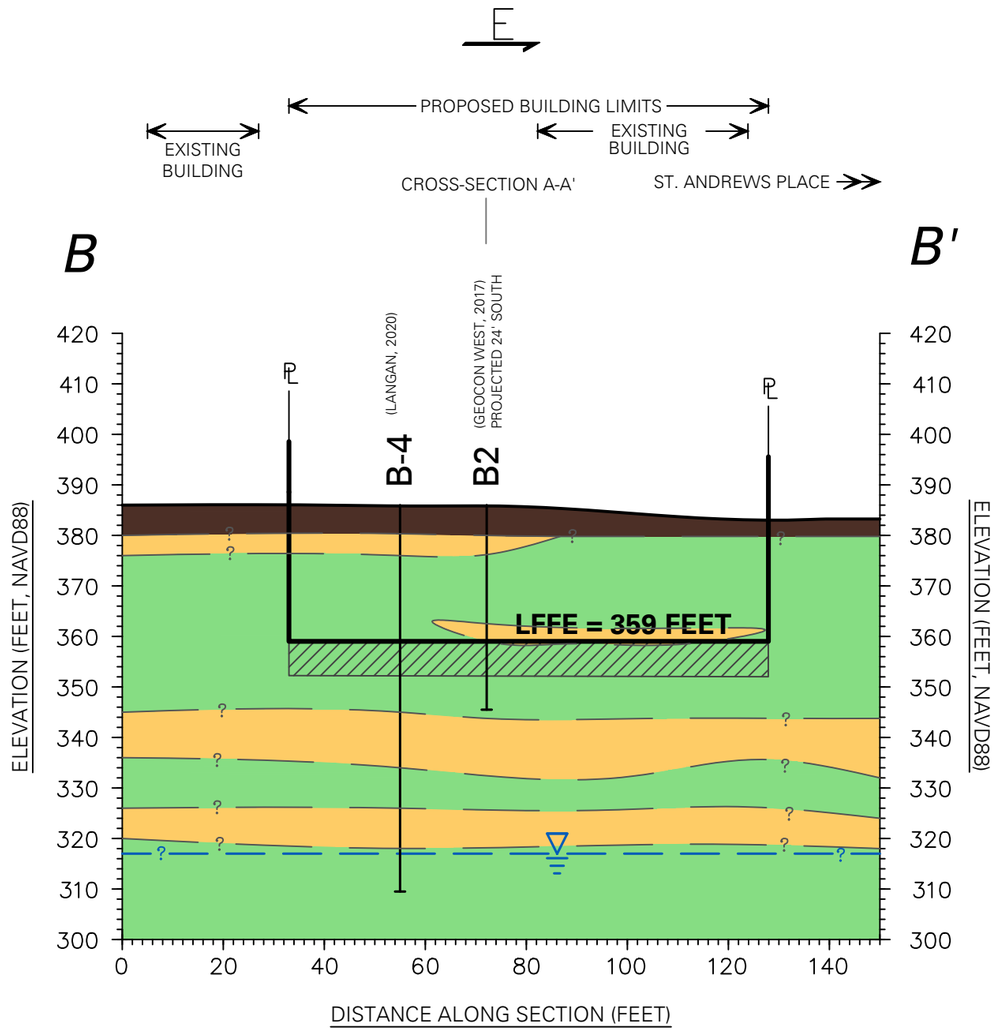
Project: **PROPOSED RESIDENTIAL TOWER**
5600 HOLLYWOOD BOULEVARD, LOS ANGELES
LOS ANGELES COUNTY CALIFORNIA

Figure Title: **CROSS-SECTION A-A'**

Project No.	Figure No.
700071901	3
Date: OCTOBER 2020	
Scale: AS SHOWN	
Drawn By: CDC	

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LEGEND:

- EXISTING GROUND SURFACE
- GROUNDWATER
- PROPOSED BUILDING FOOTPRINT
- INFERRED GEOLOGIC CONTACT
- ARTIFICIAL FILL
- OLD ALLUVIAL FAN DEPOSITS (Qof) - STIFF TO HARD PREDOMINANTLY SILT AND CLAY
- OLD ALLUVIAL FAN DEPOSITS (Qof) - MEDIUM DENSE TO VERY DENSE PREDOMINANTLY SAND
- PROPOSED 3½ TO 7 FOOT THICK MAT FOUNDATION

30 15 0 30

SCALE IN FEET (HORIZONTAL=VERTICAL)

NOTES:

1. SURFACE ELEVATIONS ARE APPROXIMATE AND REFERENCED FROM "HOLLYWOOD BOULEVARD DESIGN SURVEY", SHEET 1 OF 1, BY KPFF, DATED OCTOBER 31, 2019.
2. SEE FIGURE 2 FOR LOCATION OF CROSS-SECTION WITH RESPECT TO SITE PLAN.

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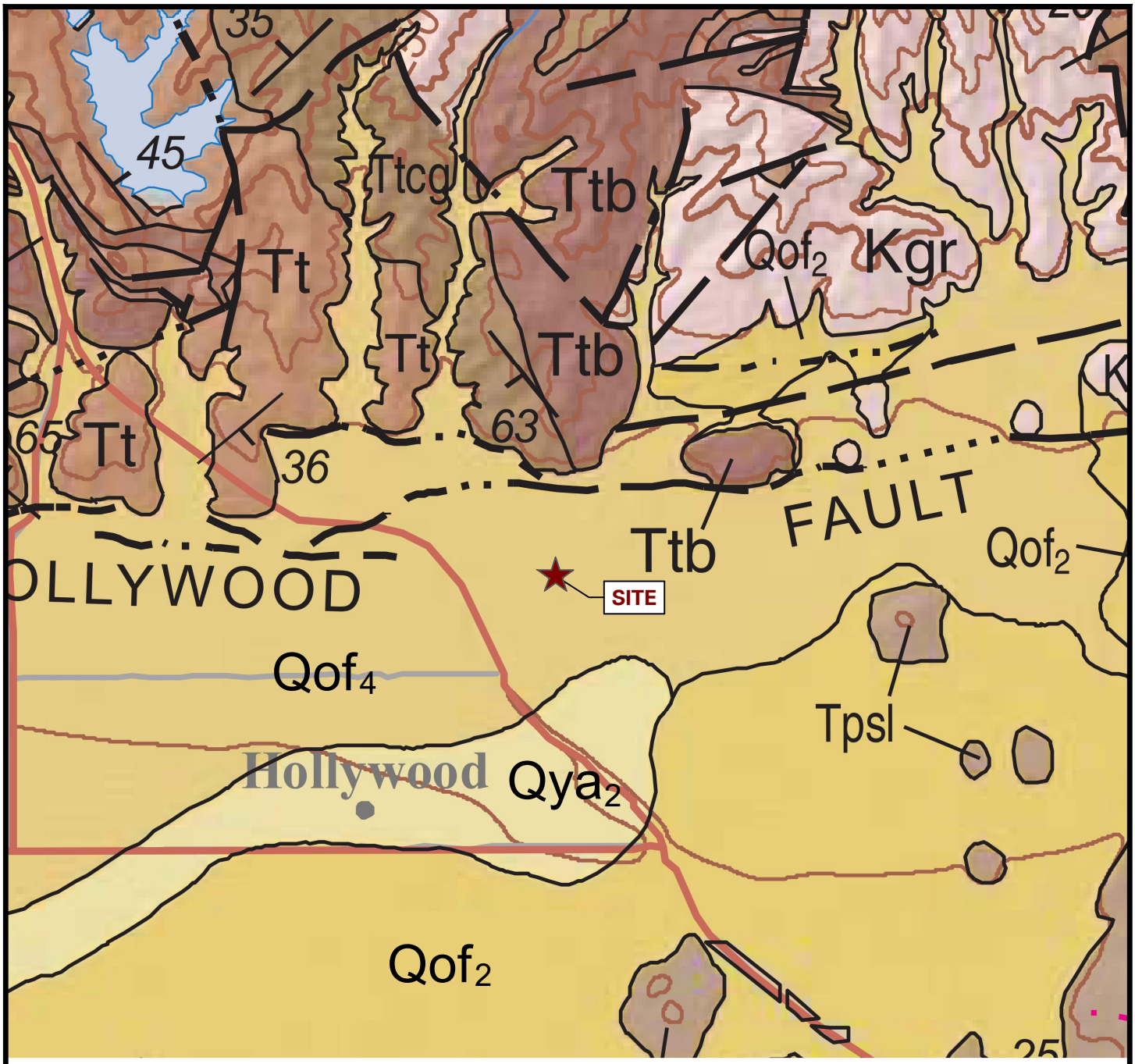
Project: PROPOSED RESIDENTIAL TOWER
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Figure Title: CROSS-SECTION B-B'

Project No. 700071901
Date OCTOBER 2020
Scale AS SHOWN
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Figure No. 4

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LEGEND:

Qya	YOUNG ALLUVIUM
Qof	OLD ALLUVIAL FAN DEPOSITS
Tpsl	PUENTE FORMATION (SILTSTONE)
Tt	TOPANGA FORMATION (OAT MOUNTAIN)
Ttcg	TOPANGA FORMATION (CONGLAMERATE)
Ttb	TOPANGA FORMATION (INTRUSIVE AND EXTRUSIVE VOLCANIC ROCK)
Kgr	GRANITIC ROCKS

NOTES:

1. BACKGROUND REFERENCED FROM "PRELIMINARY GEOLOGIC MAP OF LOS ANGELES 30'x60' QUADRANGLE, CALIFORNIA", PUBLISHED 2014.

2000 1000 0 2000

SCALE IN FEET

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Figure Title
REGIONAL GEOLOGIC MAP

Project No.	700071901
Date	OCTOBER 2020
Scale	AS SHOWN
Drawn By	MAG

Figure No. **5**

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FAULT CLASSIFICATION COLOR CODE
(Indicating Recency of Movement)

Fault along which historic (last 200 years) displacement has occurred.

1908 1908
1838 1838

A triangle to the right or left of the date indicates termination point of observed surface displacement. Solid red triangle indicates known location of rupture termination point. Open black triangle indicates uncertain or estimated location of rupture termination point.

1951

Date bracketed by triangles indicates local fault break.

1992

No triangle by date indicates an intermediate point along faultbreak.

CREEP

Fault that exhibits fault creep slippage. Hachures indicate linear extent of fault creep. Annotation (creep with leader) indicates representative locations where fault creep has been observed and recorded.

1969
1968 1968

Square on fault indicates where fault creep slippage has occured that has been triggered by an earthquake on some other fault. Date of causative earthquake indicated. Squares to right and left of date indicate terminal points between which triggered creep slippage has occurred (creep either continuous or intermittent between these end points).

Holocene fault displacement (during past 11,700 years) without historic record.

Late Quaternary fault displacement (during past 700,000 years).

Quaternary fault (age undifferentiated).

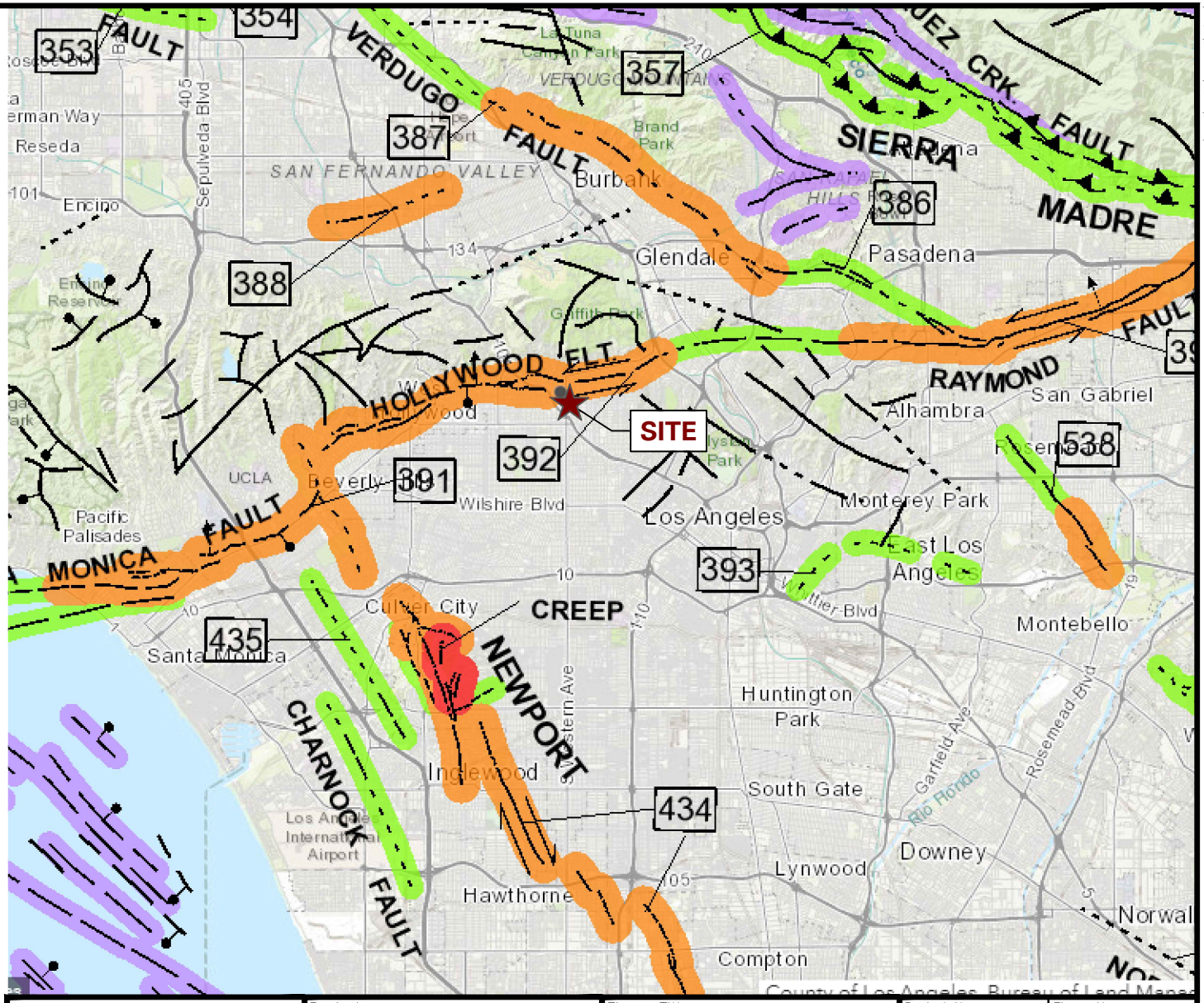
Pre-Quaternary fault (older that 1.6 million years) or fault without recognized Quaternary displacement.

N

NOTES:

1. BACKGROUND REFERENCED FROM THE CGS ONLINE FAULT ACTIVITY MAP OF CALIFORNIA.

4 2 0 4
SCALE IN MILES



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Figure Title
FAULT ACTIVITY MAP

Project No.	700071901
Date	OCTOBER 2020
Scale	AS SHOWN
Drawn By	MAG

Figure No. **6**

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NOTES:

1. THE FIGURE SHOWS EARTHQUAKE EPICENTERS OF MAGNITUDES 5.0 OR GREATER SINCE JANUARY 11, 1900 AND WITHIN 100 KILOMETERS FROM SITE.
2. RELATIVE MAGNITUDE OF EARTHQUAKE DISPLAYED BY SIZE OF CIRCLE.
3. BACKGROUND IMAGE REFERENCED FROM USGS, ONLINE EARTHQUAKE DATA BASE ON APRIL 17, 2020.

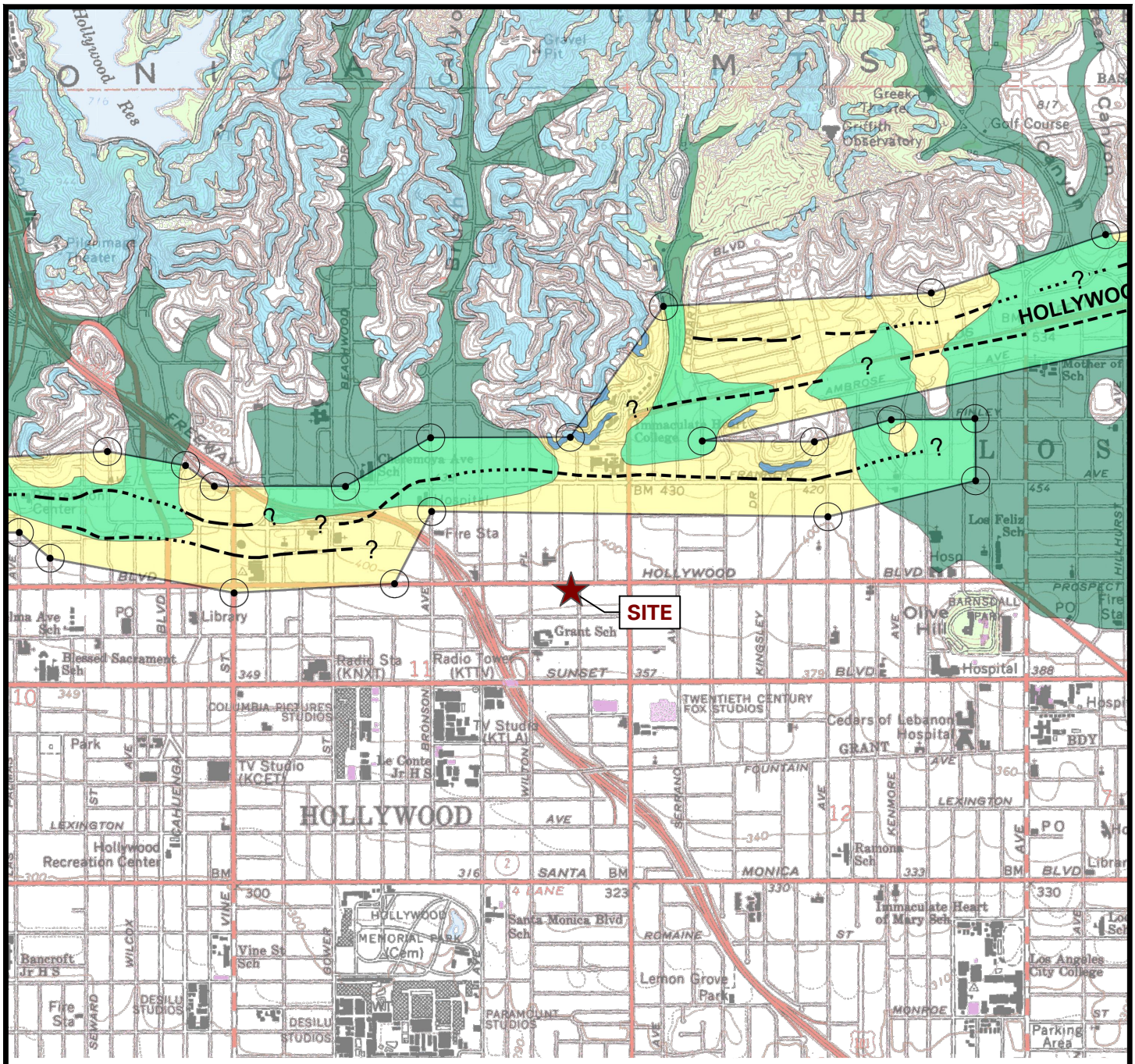
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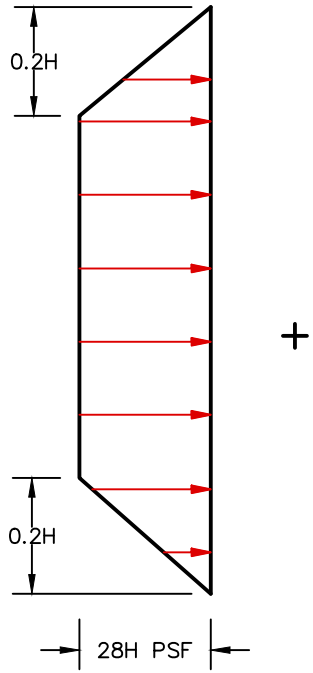
Project	PROPOSED RESIDENTIAL TOWER 5600 HOLLYWOOD BOULEVARD, LOS ANGELES LOS ANGELES COUNTY CALIFORNIA
Figure Title	HISTORIC EARTHQUAKE MAP
Project No.	700071901
Date	OCTOBER 2020
Scale	AS SHOWN
Drawn By	MAG
Figure No.	7

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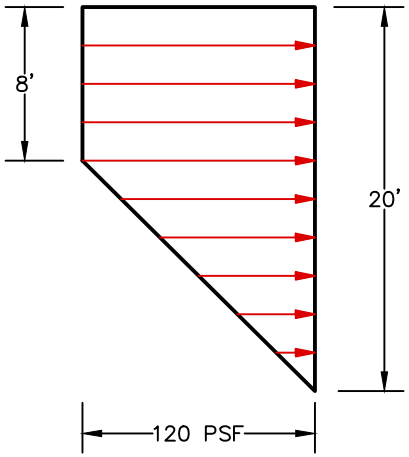

SITE
HOLLYWOOD
SUNSET
BLVD
Fire Sta
Grant Sch
Radio Sta (KNX1)
Radio Tower (KTTV)
TV Studio (KTLA)
TV Studio (KCET)
Le Conte Jr H S
Hollywood Recreation Center
Park
Library
Blessed Sacrament Sch
Ina Ave Sch
COLUMBIA PICTURES STUDIOS
TWENTIETH CENTURY FOX STUDIOS
Cedars of Lebanon Hospital
Hospital
Olive Hill
BARNSDALL PARK
Ramona Sch
Immaculate Heart of Mary Sch
Los Angeles City College
Lemon Grove Park
Parking Area
Vine St Sch
Santa Monica Blvd Sch
HOLLYWOOD MEMORIAL PARK (Cem)
Bancroft Jr H S
DESILU STUDIOS
PARAMOUNT STUDIOS
Griffith Observatory
Golf Course
Mother of Sch
Los Feliz Sch
Hollywood Res
Gravel Pit
Greek Theatre
Immaculate College
Fire Sta
Hospital
PO
Library
BM 430
BM 316
BM 323
BM 333
BM 340
BM 360
BM 379
BM 388
BM 420
BM 454
BM 534
BM 617
BM 716
4 LANE
HOLLYWOOD
SUNSET
SANTA MONICA
LEXINGTON
FOUNTAIN
GRANT
ROMAINE
MONROE
VINE
WILCOX
SEWARD
CAHUENGA
BRONSON
WILTON
SERRANO
KENMORE
KINGSLEY
HILLHURST
PROSPECT
BEACHWOOD
FREEWAY
AVE
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AT-REST LATERAL EARTH PRESSURE



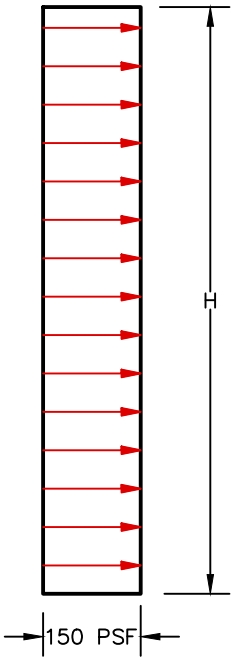
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SURCHARGE LOAD AT 5611 CARLTON WAY



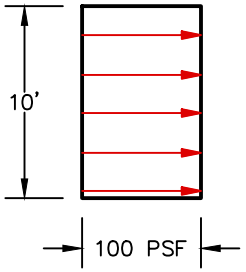
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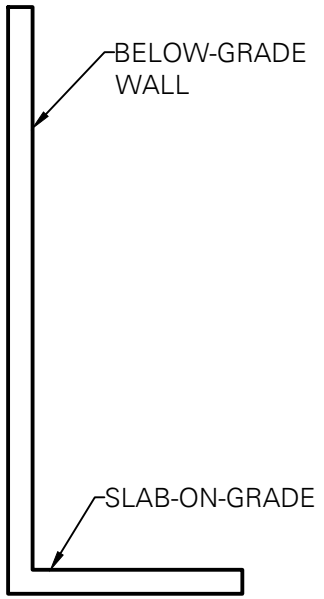
SURCHARGE LOAD AT 5610 HOLLYWOOD BOULEVARD



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TRAFFIC SURCHARGE





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Project
PROPOSED RESIDENTIAL TOWER DEVELOPMENT
5600 HOLLYWOOD BOULEVARD, LOS ANGELES
LOS ANGELES COUNTY CALIFORNIA

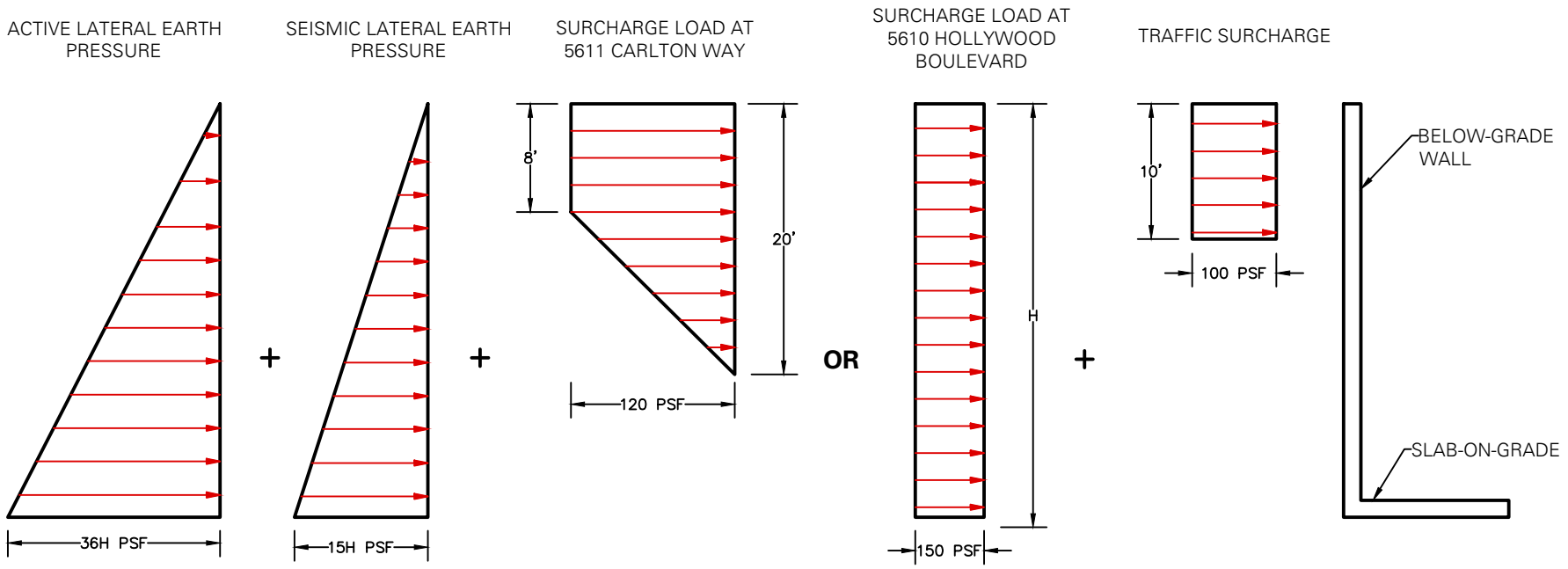
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DRAINED LATERAL EARTH PRESSURE FOR BRACED CONDITIONS

Project No.	700071901
Date	OCTOBER 2020
Scale	N.T.S.
Drawn By	CDC

Figure No.
9

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Filename: \\Langan.com\data\IRV\data9\700071901\Project Data\CAD\01\2D-DesignFiles\LATERAL EARTH PRESSURE\LATERAL EARTH PRESSURE - 2020.01.31.dwg Date: 10/5/2020 Time: 14:38 User: mgalvan Style Table: Langan.stb Layout: At-Rest



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LOS ANGELES
LOS ANGELES COUNTY CALIFORNIA

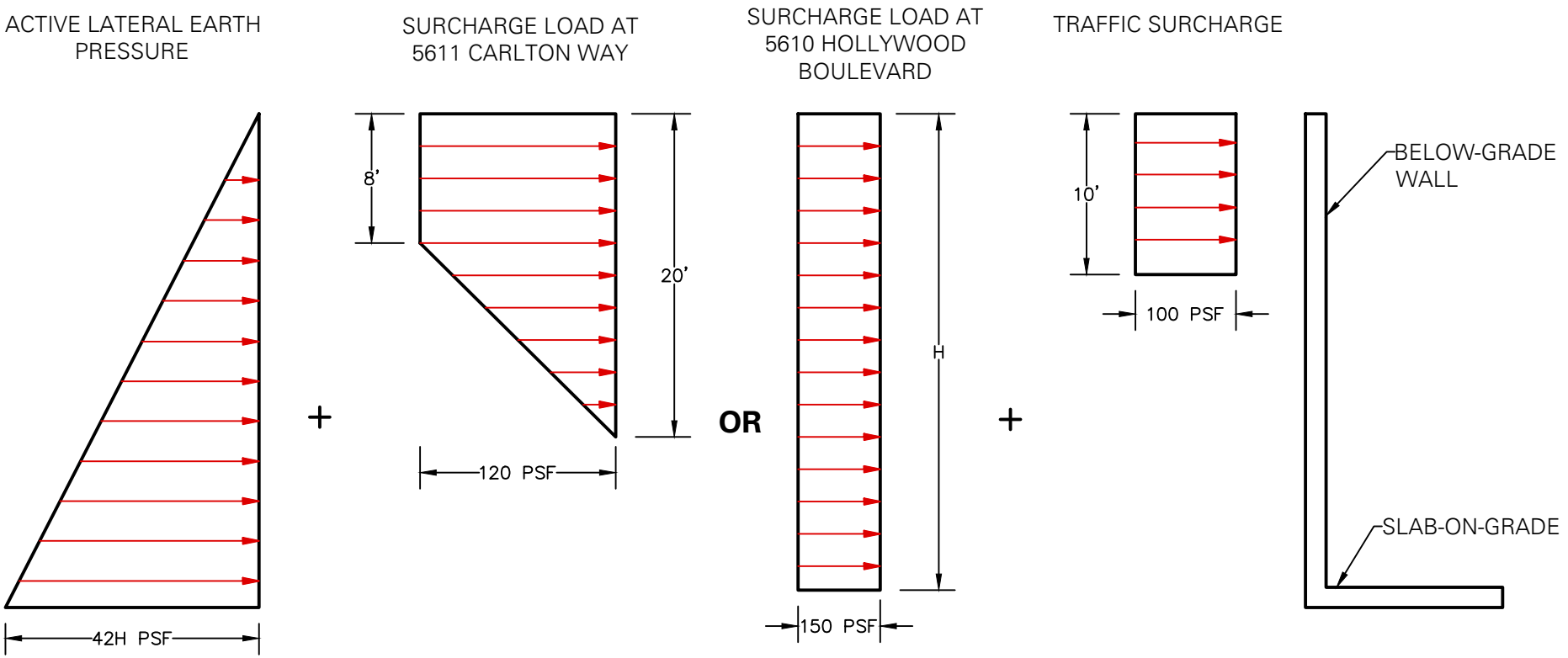
Figure Title
SEISMIC LATERAL EARTH PRESSURE

Project No.	700071901
Date	OCTOBER 2020
Scale	N.T.S.
Drawn By	CDC

Figure No. 10

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PROPOSED RESIDENTIAL TOWER DEVELOPMENT
5600 HOLLYWOOD BOULEVARD, LOS ANGELES
LOS ANGELES COUNTY CALIFORNIA

Figure Title
DRAINED LATERAL EARTH PRESSURE - CANTILEVER SHORING

Project No.	700071901
Date	OCTOBER 2020
Scale	N.T.S.
Drawn By	CDC

Figure No.
11

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Filename: \\Langan.com\data\IRV\data9\700071901\Project Data\CAD\01\2D-DesignFiles\LATERAL EARTH PRESSURE\LATERAL EARTH PRESSURE - 2020.01.31.dwg Date: 10/5/2020 Time: 14:38 User: mgalvan Style Table: Langan.stb Layout: FIGURE 11

APPENDIX A

Current Field Explorations and Laboratory Testing

SUBSURFACE EXPLORATIONS

GENERAL

We explored the subsurface conditions at the site by drilling three borings (B-4 through B-6) to depths of 76½, 81½, and 151½ feet bgs, respectively and one percolation test P-1to a depth of 47.5 feet bgs, at the locations shown on Figure 2. Borings B-4 and P-1 were drilled on March 9, and B-5 was drilled on March 11, 2020 by 2R Drilling, Inc. using a CME 75 truck-mounted drill rig with an 8-inch outer-diameter hollow stem auger.

Boring B-6 was drilled on July 28, 2020 by SoCal Drilling Co. using the mud-rotary drilling method with a Mayhew 1000 truck-mounted drill rig and an approximately 5-inch diameter drill bit. Prior to backfill of boring B-6, PS suspension seismic velocity logging was performed by GEOVision, Inc. on July 29, 2020. Details of the PS suspension seismic velocity logging are provided in Appendix D. The borings were drilled to collect geotechnical data and to collect soil samples for subsequent laboratory testing.

Boring B-4, B-5, and P-1 were backfilled with soil cuttings upon completion and surface patched with asphalt concrete, or Portland cement concrete as appropriate. Boring B-6 was backfilled with bentonite grout and the soil cuttings were containerized in 55 gallon drums and temporarily stored on site pending environmental testing and subsequent disposal.

The locations of the exploratory borings were determined in the field by the observed conditions of the site and/or rolling-wheel and tape measurements from existing site features. This information should be considered accurate only to the degree implied by the methods used.

Our Certified Engineering Geologist and Field Engineer observed and logged the explorations and collected representative samples of the various soils encountered in the explorations. Upon completion of the borings, we backfilled the boreholes with soil cuttings or bentonite slurry and restored the ground surface to the pre-existing conditions. Descriptions of conditions encountered and sampling intervals are presented in the boring logs included in this appendix.

SOIL SAMPLING

Soil samples were collected using a 2.5-inch inner-diameter modified California split-spoon sampler in general accordance with ASTM D3550. The split-spoon sampler was driven into the soil with a 140 pound hammer free falling 30 inches. The sampler was driven 18 inches or to refusal as indicated on the exploration logs. Refusal is defined as having blow counts of 50 or more per 6 inches of penetration. The number of blows required to drive the sampler the final 12 inches (or less if refusal was encountered) is recorded on the exploration logs, unless otherwise noted.

In addition, standard penetration tests (SPTs) were performed in general accordance with ASTM D1586. A standard 2-inch-diameter split-spoon sampler was driven into the soil with a 140-pound hammer free-falling 30 inches. The sampler was driven a total distance of 18 inches or to refusal. The number of blows required to drive the sampler the final 12 inches is recorded (or less if refusal was encountered) on the exploration logs, unless otherwise noted.

The samples collected from the borings were transported to our office for further review and for assignment of geotechnical laboratory testing.

The sampling methods and intervals are shown on the boring logs.

SOIL CLASSIFICATION

The soil samples were classified in general accordance with the United Soil Classification System (USCS). The boring logs indicate the soil conditions encountered during drilling and indicate the depths at which the soil or their characteristics change, although the change might occur more gradually than implied on the logs. If a change occurred between sampling intervals, the depth was interpreted. Classifications are presented in the boring logs.

LABORATORY TESTING

Moisture Content

The in-situ moisture content of select samples obtained from the investigation was determined in general conformance with ASTM D2216. In-situ moisture content is defined as the ratio of the weight of water to the weight of soil in a test sample and is expressed as a percentage. The test results are presented in this appendix and on the boring logs.

Dry Density

The in-situ dry density of select samples obtained from the investigation was determined in general conformance with ASTM D2937. Dry density is defined as the ratio of the dry weight of the soil sample to the volume of that sample. The test results are presented in this appendix and on the boring logs.

Direct Shear Testing

Direct shear testing was performed on a select sample obtained from the investigation and in general conformance with ASTM D3080. The test results are presented in this appendix.

Consolidation Testing

One-dimensional consolidation testing was performed in general accordance with ASTM D2435 on a relatively undisturbed soil sample. The test measures the volume change of a soil sample under predetermined loads. The test results are presented in this appendix.

Maximum Dry-Density and Optimum Moisture Content

Maximum dry-density and optimum moisture content testing was performed in general conformance with ASTM D1557. The testing determines the optimum moisture content at which the soil sample exhibits maximum dry density. The rest results are presented in this appendix.

Corrosion Testing

Corrosion testing was performed on select samples to determine the soils corrosion characteristics towards concrete and ferrous metals. Testing includes a suite of tests including electrical resistivity and pH in conformance with CTM 643, soluble sulfate content in conformance with CTM 417, and chloride content in conformance with CTM 422.

UNIFIED SOIL CLASSIFICATION SYSTEM

Major Divisions		Symbols	Typical Names
Coarse-Grained Soil (more than half of soil is larger than the no. 200 sieve size)	**Gravels** (more than half of coarse fraction is retained/> no. 4 sieve size)	**GW**	Well-graded GRAVELS with less than 5% fines or gravel-sand mixtures
		GP	Poorly-graded GRAVELS with less than 5% fines or gravel-sand mixtures
		GM	Silty gravels, gravel-sand-silt mixtures;GRAVELS with greater than 12% ML or MH fines
		GC	Clayey gravels, gravel-sand-clay mixtures; GRAVELS with greater than 12% CL or CH
	Sands (more than half of coarse fraction passes/< no. 4 sieve size)	**SW**	Well-graded sands with less than 5% fines or gravelly sands, little or no fines
		SP	Poorly-graded sands with less than 5% fines or gravelly sands, little or no fines
		SM	Silty sands, sand-silt mixtures; SANDS with greater than 12% ML or MH fines
		SC	Clayey sands, sand-clay mixtures; SANDS with greater than 12% CL or CH fines
Fine-Grained Soils (more than half of soil is smaller than the no. 200 sieve size)	**Silts and Clays** LL = < 50	**ML**	Inorganic silts and clayey silts of low plasticity, sandy non-plastic SILT, gravelly SILT
		CL	Inorganic clays of low to medium plasticity, silty CLAY, trace fines, sand
		OL	Organic silts and organic silt-clays of non-plastic to medium plasticity
	Silts and Clays LL = > 50	**MH**	Inorganic medium plastic silts, medium plastic to very plastic clayey silts.
		CH	Inorganic plastic to very plastic CLAYS, sandy plastic CLAY
		OH	Organic medium plastic to plastic silty CLAYS, and very plastic CLAYS
Highly Organic Soils		**PT**	Peat and other highly organic soils

GRAIN SIZE CHART

Classification	Range of Grain Sizes	
	U.S. Standard Sieve Size	Grain Size in Millimeters
Boulders	Above 12"	Above 305
Cobbles	12" to 3"	305 to 76.2
Gravel	3" to No. 4	76.2 to 4.75
coarse	3" to ¾"	76.2 to 19.1
fine	¾" to No.4	19.1 to 4.75
Sand	No. 4 to No. 200	4.76 to 0.075
coarse	No. 4 to No. 10	4.76 to 2.00
medium	No. 10 to No. 40	2.00 to 0.420
fine	No. 40 to No. 200	0.240 to 0.075
Silt and Clay	Below No. 200	Below 0.075

GROUNDWATER READING

- Groundwater encountered during drilling
- Groundwater at completion
- Groundwater at 24 hours

SOIL DESCRIPTIONS/SYMBOLS

- Well-graded GRAVEL (GW)
- Poorly-graded GRAVEL (GP)
- Silty GRAVEL (GM)
- Clayey GRAVEL (GC)
- Well-graded SAND (SW)
- Poorly-graded SAND (SP)
- Silty SAND (SM)
- Clayey SAND (SC)
- AGGREGATE BASE
- Low-Plasticity SILT (ML)
- High-Plasticity SILT (MH)
- Low-Plasticity CLAY (CL)
- High-Plasticity CLAY (CH)
- SANDSTONE
- CLAYSTONE
- SILTSTONE
- FILL
- ASPHALT

SAMPLER TYPE

- CR - Modified California (CR) split-barrel ring sampler with 3.0-inch outside diameter and a 2.5-inch inside diameter.
- SPT - Standard Penetration Test (SPT) split-barrel sampler with a 2.00-inch outside diameter with a 1.5-inch inside diameter
- ST - Shelby Tube (3.0-inch outside diameter, thin-walled tube) advanced with hydraulic pressure
- BAG - Bulk Sample
- C - Core Barrel

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Figure Title

BORING LOG LEGEND

Figure No.

APPENDIX A

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Log of Boring **B-4** Sheet 1 of 3

Project: Proposed Residential Tower	Project No.: 700071901
Location: 5600 Hollywood Boulevard	Elevation and Datum: Approx. 386 feet (MSL)
Drilling Company: 2R Drilling	Date Started: 3/9/20 / Date Finished: 3/9/20
Drilling Equipment: Truck Mounted CME75	Completion Depth: 76.5 ft / Rock Depth: --
Size and Type of Bit: 4-inch I.D. H.S.A.	Number of Samples: Disturbed 1, Undisturbed 16, Core --
Casing Diameter (in): -- / Casing Depth (ft): --	Water Level (ft.): First ▽ 71, Completion ▼ 69, 24 HR. ▼ --
Casing Hammer: -- / Weight (lbs): -- / Drop (in): --	Drilling Foreman: Ismael
Sampler: 2.5 I.D. Cal Mod, 2.0-inch O.D. SPT, Bulk	Field Engineer: Shaun Wilkins
Sampler Hammer: Automatic / Weight (lbs): 140 / Drop (in): 30	

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	+386.0		0					
	+385.8	Asphalt Concrete: 2.5-inches thick. No Base.						
		Artificial Fill (af) Clayey SAND (SC), brown, very loose, moist, fine to medium grained sand, with some fine gravel and silt.		BULK 1	BAG			Boring started at 7:30.
		Slightly moist	2					Bulk 1 collected from 0.5 - 5.0 feet bgs. WC = 5.6% DD = 97.1 pcf
	+382.5	SAND with Gravel (SP), pale yellowish brown, loose, dry to slightly moist, fine to coarse grained sand and gravel, with trash/debris.		S-1	CR	18	7 6 4	
		Medium dense	4					
	+380.0	**Old Alluvial Fan Deposits (Qof)** Silty SAND (SM), brown, medium dense, moist, fine to medium grained sand.		S-2	CR	18	2 4 13	WC = 9.7% DD = 116.9 pcf
			6					
			8					
	+376.0	CLAY (CL), brown, very stiff, moist, few fine to medium grained sand, with some silt, slightly porous.	10	S-3	CR	18	9 12 12	
			12	BULK 2	BAG			Bulk 2 collected from 10.0 - 15.0 feet bgs.
		Non-porous	14					
			16	S-4	CR	10	10 15 22	WC = 20.9% DD = 104.5 pcf
			18					
		Stiff and increased fine to coarse grained sand content.	20	S-5	CR	12	4 8 7	
			22					
			24					
	+361.0		25					

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Log of Boring **B-4** Sheet 2 of 3

Project	Project No.
Proposed Residential Tower	700071901
Location	**Elevation and Datum**
5600 Hollywood Boulevard	Approx. 386 feet (MSL)

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	361.0	Sandy CLAY (CL), brown, stiff, moist, fine to coarse grained sand, with some silt.	25	S-6	CR	8	7 8 12	WC = 11.5% DD = 113.4 pcf
			26					
			28					
	356.0	Sandy CLAY (CL), brown, very stiff, moist, fine to coarse grained sand.	30	S-7	CR	12	8 18 22	WC = 17.8% DD = 109.8 pcf
			32					
			34					
	351.0	CLAY (CL), brown, very stiff, moist, with carbon blebs, slightly porous, with few fine grained sand, some silt.	36	S-8	CR	12	7 11 17	WC = 24.9% DD = 99.2 pcf
		2-inch-thick sand lens.		S-9	SPT	18	5 8 11	WC = 16.1%
			38					
		Hard	40	S-10	CR	12	5 17 35	8:40 - Drill rig break down (U-joint broke). Restarted at noon with new rig.
	345.0	SAND (SP), gray-brown, dense, slightly moist, fine to coarse grained sand, with few silt.	42					Difficult drilling from 40.0 - 50.0 feet bgs.
			44					WC = 6.4% DD = 115.4 pcf
	341.0	SAND to SAND with Silt (SP-SM), gray-brown, dense, slightly moist to moist, fine to coarse grained sand and gravel.	46	S-11	CR	12	19 32 33	Water added at 45.0 feet bgs.
		Some fine to coarse gravel.	48					WC = 4.9% DD = 110.4 pcf
	336.0	SAND with Silt and Gravel (SP-SM), gray-brown, very dense, slightly moist, fine to coarse grained sand and gravel.	50	S-12	CR	12	23 37 50/3.5"	
	334.0	Sandy CLAY (CL), brown, very stiff, moist, fine grained sand, with some silt.	52					
			54					
	330.0		56	S-13	CR	18	10 18	

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Log of Boring **B-4** Sheet 3 of 3

Project	Project No.
Proposed Residential Tower	700071901
Location	**Elevation and Datum**
5600 Hollywood Boulevard	Approx. 386 feet (MSL)

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	+329.8	Sandy SILT (ML), brown, very stiff, moist, fine grained sand.	58				28	
	+326.0	Clayey SAND with Gravel (SC), brown, very dense, moist, fine to coarse grained sand and gravel.	60	S-14	CR	7	28 50/2.5"	@60.0' Sampled on a rock Difficult drilling from 60.0 - 75.0 feet bgs.
		Medium dense, decreased gravel content	62 64 66	S-15	CR	12	23 19 18	
	+319.0	CLAY (CL), brown, very stiff, moist, few very fine grained sand, with some silt.	68					
	+316.0	Sandy CLAY (CL), brown, very stiff, very moist, very fine to fine grained sand, slightly micaceous.	70	S-16	CR	18	8 15 22	Groundwater initially encountered at 71.0 feet bgs. After 10 minutes, groundwater was measured at 69.0 feet bgs.
			72 74					
	+311.0	CLAY (CL), brown, stiff, very moist.	76	S-17	CR	18	5 9 15	
	+309.5	End of boring at 76.5 feet bgs. Groundwater encountered initially at 71.0 feet bgs. After 10 minutes, groundwater was measured at 69.0 feet bgs. Borehole backfilled with soil cuttings, tamped and asphalt concrete patched.	78 80 82 84 86					Boring completed at 14:30.

67.5

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Log of Boring **B-5** Sheet 1 of 3

Project: Proposed Residential Tower	Project No.: 700071901
Location: 5600 Hollywood Boulevard	Elevation and Datum: Approx. 391 feet (MSL)
Drilling Company: 2R Drilling	Date Started: 3/11/20 / Date Finished: 3/11/20
Drilling Equipment: Truck Mounted CME75	Completion Depth: 81.5 ft / Rock Depth: --
Size and Type of Bit: 4-inch I.D. H.S.A.	Number of Samples: Disturbed 0, Undisturbed 17, Core --
Casing Diameter (in): -- / Casing Depth (ft): --	Water Level (ft.): First ▽ 75, Completion ▼ 73, 24 HR. ▼ --
Casing Hammer: -- / Weight (lbs): -- / Drop (in): --	Drilling Foreman: Ismael
Sampler: 2.5 I.D. Cal Mod, Bulk	Field Engineer: Shaun Wilkins
Sampler Hammer: Automatic / Weight (lbs): 140 / Drop (in): 30	

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	+391.0	**Artificial Fill (af)** Silty SAND (SM), brown, loose, moist, very fine to medium grained sand, with some clay.	0					Boring started at 10:25.
		Mortar and wood fragments, rootlets.	4	S-1	CR	18	3 6 8	WC = 10.7% DD = 115.4 pcf
	+386.0	**Old Alluvial Fan Deposits (Qof)** Silty SAND (SM), light gray-brown, medium dense, slightly moist, fine to medium grained sand.	6	S-2	CR	12	6 8 8	WC = 4.5% DD = 108.9 pcf
	+384.5	Few fine gravel and decreased silt content. Sandy CLAY (CL), brown, stiff, moist, very fine to fine grained sand, with trace mica and some silt.	8					
		Slightly porous.	10	S-3	CR	10	8 9 10	WC = 18.5% DD = 104.6 pcf
		Very stiff	14	S-4	CR	10	8 15 21	
		Fine to medium grained sand, light limonite and calcite stringers.	18 20	S-5	CR	8	10 13 14	WC = 18.6% DD = 106.8 pcf
	+366.0		22 24 25					

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Log of Boring **B-5** Sheet 2 of 3

Project	Project No.
Proposed Residential Tower	700071901
Location	**Elevation and Datum**
5600 Hollywood Boulevard	Approx. 391 feet (MSL)

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	+366.0	Silty SAND (SM), gray-brown, medium dense, sligthly moist to moist, fine to medium grained sand, with few clay.	25	S-6	CR	18	7 9 9	
			26					
			28	BULK	BAG			Bulk sample collected from 25-0 - 30.0 feet bgs.
		Brown, moist, very fine to fine grained sand, with gravelly sand lenses.	30	S-7	CR	12	10 19 23	
	+359.5	Sandy CLAY (CL), brown, very stiff, moist, fine grained sand, slightly micaceous, with some silt.	32					Difficulty drilling at 32.0 feet bgs.
	+358.0	Silty SAND (SM), brown, medium dense, moist, fine to medium grained sand, with carbon blebs, few clay, porous.	34					
		Increased clay content.		S-8	CR	10	8 10 13	Water added at 35.0 feet bgs.
	+355.0	Clayey SAND (SC), brown, medium dense, moist, fine to medium grained sand, with carbon blebs.	36					WC = 19.4% DD = 104.8 pcf
			38					
	+351.0	Sandy SILT (ML), brown, very stiff, moist, very fine grained sand, with some clay.	40	S-9	CR	12	10 19 20	WC = 19.1% DD = 112.9 pcf
			42					
			44					
	+345.0	Gravelly SAND (SP), brown, very dense, slightly moist, fine to coarse grained sand and gravel, with few silt and cobbles up to 4-inches.	46	S-10	CR	18	6 40 40	WC = 5.6% DD = 115.8 pcf
			48					
	+341.0	SAND (SP), brown, dense, slightly moist, fine to medium grained sand, with some silt and no gravel.	50	S-11	CR	12	17 26 44	WC = 6.9% DD = 121.0 pcf
			52					
			54					
	+336.0	CLAY (CL), brown, hard, moist,with few very fine to coarse grained sand and gravel lenses, some silt.	56	S-12	CR	18	12 26	

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Log of Boring **B-5** Sheet 3 of 3

Project	Project No.
Proposed Residential Tower	700071901
Location	**Elevation and Datum**
5600 Hollywood Boulevard	Approx. 391 feet (MSL)

MATERIAL SYMBOL	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	+334.8						32	
	+332.0	Silty SAND (SM), yellowish brown, very dense, moist, fine to medium grained sand.	58					
	+330.0	Sandy CLAY (CL), brown, very stiff, very moist, very fine to fine grained sand	60	S-13	CR	8	21 50/5"	
	+326.0	Sandy CLAY (CL), brown, very stiff, very moist, very fine to medium grained sand, with few coarse grained gravel, slightly micaceous, some silt.	62 64 66	S-14	CR	18	9 18 50	
	+321.0	Sandy CLAY with Gravel (CL), brown, very stiff, very moist, fine to coarse grained sand and gravel, with cobbles to 4-inches.	68 70	S-15	CR	8	45 50/2"	
	+316.0	Sandy CLAY (CL), light brown, hard, very moist, fine to medium grained sand, with some silt.	72 74 76	S-16	CR	18	18 27 45	Groundwater encountered initially at 75.0 feet bgs. After 10 minutes, groundwater was measured at 73.0 feet bgs.
	+309.5	Wet, fine to coarse grained sand	78 80	S-17	CR	18	9 17 23	
		End of boring at 81.5 feet bgs. Groundwater encountered initially at 75.0 feet bgs. After 10 minutes, groundwater was measured at 73.0 feet bgs. Borehole backfilled with soil cuttings.	82 84 86					Boring completed at 14:30.

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Log of Boring **B-6** Sheet 1 of 6

Project: Proposed Residential Tower	Project No.: 700071901
Location: 5600 Hollywood Boulevard	Elevation and Datum: Approx. 387.5 feet (MSL)
Drilling Company: SoCal Drilling	Date Started: 7/28/20 — Date Finished: 7/29/20
Drilling Equipment: Mayhew 1000 Mud Rotary	Completion Depth: 151.5 ft — Rock Depth: --
Size and Type of Bit: 5-inch I.D. H.S.A.	Number of Samples: Disturbed 15, Undisturbed 0, Core --
Casing Diameter (in): -- — Casing Depth (ft): --	Water Level (ft.): First -- , Completion 75 , 24 HR. --
Casing Hammer: -- — Weight (lbs): -- — Drop (in): --	Drilling Foreman: Randy
Sampler: 2-inch O.D. SPT	Field Engineer: Brandon Watkins
Sampler Hammer: Automatic — Weight (lbs): 140 — Drop (in): 30	

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	+387.5		0					Boring started at 7:15.
	+387.2	Asphalt Concrete: 3.5-inches thick. No base.						
		Clay (CL), brown, stiff, moist, with trace fine to medium grained sand.	2					
			4					
			6					
			8					
			10	S-1	SPT	12	2 5 6	
			12					
			14					
			16					
			18					
		Clay (CL), brown, stiff, moist, with trace fine to medium grained sand.	20	S-2	SPT	6	5 5 6	
			22					
			24					
			25					

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Log of Boring **B-6** Sheet 2 of 6

Project	Project No.
Proposed Residential Tower	700071901
Location	**Elevation and Datum**
5600 Hollywood Boulevard	Approx. 387.5 feet (MSL)

MATERIAL SYMBOL	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	+362.5		25					
			26					
	+361.0	Sandy CLAY (CL), brown, very stiff, moist, fine to coarse grained sand.						
			28					
			30	S-3	SPT	9	7 8 9	
			32					
			34					
		Fine to medium grained sand.		S-4	SPT	12	5 6 9	
			36					
			38					
		Increased sand content, fine to coarse grained sand.	40	S-5	SPT	12	7 11 11	
	+345.0		42					
		SAND with Silt (SP-SM), brown, medium dense, moist, fine to coarse grained sand, with trace fine, angular to subangular gravel.						
			44					
			46	S-6	SPT	12	11 12 15	
			48					
	+337.5		50					
		SAND with Clay (SP-SC), brown, dense, moist, fine to coarse grained sand, with trace fine, angular to subangular gravel.		S-7	SPT	18	12 15 18	
			52					
			54					
			56					

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Log of Boring **B-6** Sheet 3 of 6

Project	Project No.
Proposed Residential Tower	700071901
Location	**Elevation and Datum**
5600 Hollywood Boulevard	Approx. 387.5 feet (MSL)

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	+331.3		58					
	+327.5	Clayey SAND with Gravel (SC), brown, very dense, moist, fine to coarse grained sand, fine to coarse, angular to subangular gravel.	60	S-8	SPT	5	40 50/4"	Drill rig chatter at 60 feet bgs.
			62					
			64					
			66					
			68					
	+318.5	Sandy CLAY (CL), brown, very stiff, moist, fine to medium grained sand.	70	S-9	SPT	18	7 10 14	Drill rig chatter at approximately 68-69 feet bgs.
			72					
			74					
			76	S-10	SPT	18	6 8 12	Groundwater encountered at 75 feet bgs.
			78					
		Sandy CLAY (CL), brown, very stiff, wet, fine to coarse grained sand, with trace silt and fine, angular gravel.	80	S-11	SPT	18	8 9 12	
			82					
			84					
			86					
			87.5					

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Log of Boring **B-6** Sheet 4 of 6

Project	Project No.
Proposed Residential Tower	700071901
Location	**Elevation and Datum**
5600 Hollywood Boulevard	Approx. 387.5 feet (MSL)

MATERIAL SYMBOL	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	+300.0		87.5					
	+297.5	Clayey SAND with Gravel (SC), brown, dense, wet, fine to coarse grained sand, fine to coarse, angular to subrounded gravel.	88					
			90					
			92					
			94					
			96					
			98					
			100	S-12	SPT	18	23 37 26	
			102					
			104					
			106					
			108					Drill rig chatter from 108-120 feet bgs.
			110					
			112					
			114					
			116					
			118					

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Log of Boring **B-6** Sheet 5 of 6

Project	Project No.
Proposed Residential Tower	700071901
Location	**Elevation and Datum**
5600 Hollywood Boulevard	Approx. 387.5 feet (MSL)

MATERIAL SYMBOL	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	+268.8							
	+267.5	Clayey SAND (SC), brown, dense, wet, fine to coarse grained sand, with trace silt and fine, angular gravel.	120	S-13	SPT	18	20 18 22	
			122					
			124					
			126					
			128					
	+257.5	CLAY with Sand (CL), brown, hard, wet, fine to medium grained sand, with some silt.	130					
			132					
			134					
			136					
			138					
			140	S-14	SPT	18	14 18 30	
			142					
			144					
	+242.5	Sandy CLAY (CL), brown, hard, wet, fine to coarse grained sand, trace fine, subrounded gravel.	146					
			148					
			150					

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Log of Boring **B-6** Sheet 6 of 6

Project	Project No.
Proposed Residential Tower	700071901
Location	**Elevation and Datum**
5600 Hollywood Boulevard	Approx. 387.5 feet (MSL)

MATERIAL SYMBOL	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	+237.5		150	S-15	SPT	18	23 28 37	
	+236.0	End of boring at 151.5 feet bgs. Groundwater encountered at 75 feet bgs at end of drilling. Borehole backfilled with bentonite slurry and patched with concrete.	152 154 156 158 160 162 164 166 168 170 172 174 176 178 180					

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Log of Boring **P-1** Sheet 1 of 2

Project: Proposed Residential Tower	Project No.: 700071901
Location: 5600 Hollywood Boulevard	Elevation and Datum: Approx. 385 feet (MSL)
Drilling Company: 2R Drilling	Date Started: 3/9/20 / Date Finished: 3/9/20
Drilling Equipment: Truck Mounted CME75	Completion Depth: 47.5 ft / Rock Depth: --
Size and Type of Bit: 4-inch I.D. H.S.A.	Number of Samples: Disturbed 1 / Undisturbed 0 / Core --
Casing Diameter (in): -- / Casing Depth (ft): --	Water Level (ft.): First -- / Completion -- / 24 HR. --
Casing Hammer: -- / Weight (lbs): -- / Drop (in): --	Drilling Foreman: Ismael
Sampler: 2-inch O.D. SPT	Field Engineer: Shaun Wilkins
Sampler Hammer: Automatic / Weight (lbs): 140 / Drop (in): 30	

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	+385.0		0					Boring started at 14:40.
	+384.8	Asphalt Concrete: 2-inches thick. No base.						
		Artificial Fill (af) Silty SAND (SM), brown, loose, moist, fine to medium grained sand, with some clay.	2					
			4					
	+379.0	**Old Alluvial Fan Deposits (Qof)** SAND (SP), gray-brown, medium dense, slightly moist, fine to medium grained sand, with some silt.	6					
			8					
	+375.0	Sandy CLAY (CL), brown, stiff, moist, fine grained sand, with some silt.	10					
			12					
	+372.0	CLAY (CL), brown, stiff, moist, with some silt.	14					
			16					
	+368.0	CLAY (CL), gray-brown, stiff, moist.	18					
	+365.0	Sandy CLAY (CL), light gray-brown, stiff, moist, very fine to fine grained sand, with some silt.	20					
			22					
			24					
			25					

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Log of Boring **P-1** Sheet 2 of 2

Project	Project No.
Proposed Residential Tower	700071901
Location	**Elevation and Datum**
5600 Hollywood Boulevard	Approx. 385 feet (MSL)

MATERIAL SYMBOL	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	+360.0	Brown, decreased sand content.	25					
			26					
			28					
			30					
			32					
			34					
			36					
			38					
			40					
	+343.0	Silty SAND (SM), light brown, medium dense, moist, fine to coarse grained sand, with few clay.	42					
			44					
	+340.0	SAND with Silt (SP-SM), gray-brown, dense, slightly moist, fine to coarse grained sand, with some silt, intermittent thin layers of Silty SAND (SM).	46	S-1	SPT	12	6 12 13	
	+337.5	End of boring at 47.5 feet bgs. Groundwater not encountered. Boring converted to percolation test well, then backfilled with soil cuttings and asphalt concrete patched. Percolation Test Setup: 3-inches of 3/4-inch gravel at bottom. 10 feet of 3-inch diameter perforated PVC pipe with sock. 37.5 feet of 3-inch diameter solid PVC pipe. 3/4-inch gravel in anular space to 37.5' bgs.	48 50 52 54 56					Boring completed at 16:00.

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Geo-Logic
ASSOCIATES
Geologists • Hydrogeologists • Engineers

Date: April 30, 2020
Project No. 2012-0057

Langan Engineering
18575 Jamboree Road, Suite 150
Irvine, CA 92612
Att.: Mr. John Halseth

RE: Langan Engineering Job # 700071901
5600 Hollywood Blvd., Los Angeles, CA

Transmitted herewith are the results of laboratory testing performed by **G**eo-**L**ogic **A**ssociates on the soil samples delivered to our office in March 2020 . All tests were performed by qualified personnel in our laboratory (City of Los Angeles Testing Agency Certification No. 10198). The following tests were performed:

- Dry Density / Moisture Content ASTM D7263
- Max. Density & Optimum W.C. ASTM D1557
- Consolidation Test ASTM D2435
- Min. Resistivity & pH, CTM 643
- Soluble Sulfate, CTM 417
- Chloride Content, CTM 422
- Direct Shear Test (saturated) ASTM D3080

We appreciated the opportunity to be of service. Please contact the undersigned if you have any questions regarding this letter.

Respectfully submitted,

Geo-Logic Associates



Joseph G. Franzone, PE, GE 2189
Supervising Geotechnical Engineer

Attachments: Laboratory Test Results

Distribution: (2) Mr. John Halseth

MOISTURE DENSITY TESTS

PROJECT Langan # 721021101 **JOB NO.** 2012-0057 **BY** LD **DATE** 4/28/2020

Sample No.	B-4 / S-1	B-4 / S-2	B-4 / S-4	B-4 / S-6	B-4 / S-7	B-4 / S-8	B-4 / S-9	B-4 / S-10	B-4 / S-11
Depth (ft)	2.5	5.0	15.0	25.0	30.0	35.0	36.5	40.0	45.0
Testing									
Soil Type	Brown, Silty Sand w. Gravel	Brown, Silty Sand w. trace Clay	Brown, Silty Clay	Brown, Clayey Sand	Brown, Silty Clay	Brown, Silty Clay	Brown, Silty Clay	Brown, Silty Sand w. Gravel	Brown, Silty Sand w. Gravel
Wet+Tare	803.9	765.7	946.2	946.7	964.1	931.2		924.6	882.9
No. Ring	5	4	5	5	5	5		5	5
Wet Weight	169.2	153.2	78.1	108.0	146.6	124.9	128.6	134.5	100.5
Dry Weight	160.2	139.7	64.6	96.9	124.4	100.0	110.8	126.4	95.8
Wet density	102.6	128.2	126.4	126.4	129.4	123.9		122.8	115.8
% Water	5.6	9.7	20.9	11.5	17.8	24.9	16.1	6.4	4.9
Dry Density	97.1	116.9	104.5	113.4	109.8	99.2		115.4	110.4
O.B.Press(psf)									

Sample No.	B-5 / S-1	B-5 / S-2	B-5 / S-3	B-5 / S-5	B-5 / S-8	B-5 / S-9	B-5 / S-10	B-5 / S-11	
Depth (ft)	3.5	5.0	10.0	20.0	35.0	40.0	45.0	50.0	
Testing									
Soil Type	Brown, Sandy Clay w. F. Gravel	Brown, Silty Sand w. Gravel	Brown, Silty Clay	Brown, Silty Clay	Brown, Sandy Clay	Brown, Silty Clay	Brown, M.C. Silty Sand w. Gravel	Brown, Silty Sand w. Gravel	
Wet+Tare	954.5	1045.2	932.0	948.0	939.1	994.7	1106.1	1156.8	
No. Ring	5	6	5	5	5	5	6	6	
Wet Weight	103.8	112.0	118.4	100.2	125.5	131.0	135.8	159.8	
Dry Weight	93.8	107.2	99.9	84.5	105.1	110.0	128.6	149.5	
Wet density	127.7	113.8	124.0	126.7	125.2	134.5	122.3	129.3	
% Water	10.7	4.5	18.5	18.6	19.4	19.1	5.6	6.9	
Dry Density	115.4	108.9	104.6	106.8	104.8	112.9	115.8	121.0	
O.B.Press(psf)									

Geo-Logic ASSOCIATES

COMPACTION TEST REPORT

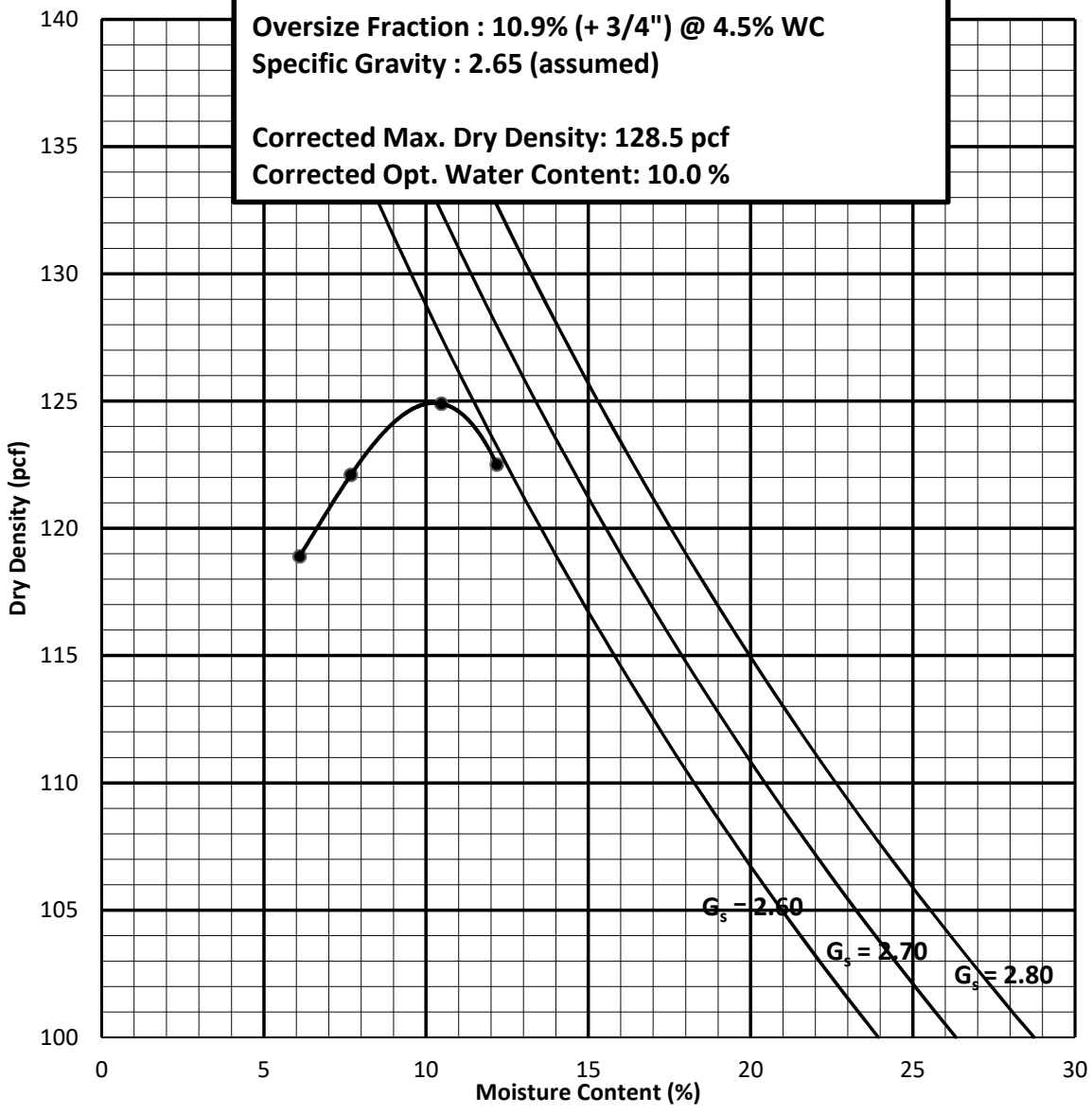
Project: Langan # 700071901 **GLA No.** 2012-0057
Sample: B-4 @ 10' - 15' **Date:** 04/26/20
Description: Brown, Silty Sand w. Gravel **By:** LD

ASTM D1557	Method C	Volume (cf): 0.075		# Blows: 56	# Layers: 5
Specimen		A	B	C	D
Wet Weight (lbs)		10.31	10.35	9.86	9.46
Wet Density (pcf)		137.4	138.0	131.5	126.2
Moisture Content (%)		12.2	10.5	7.7	6.1
Dry Density (pcf)		122.5	124.9	122.1	118.9

Max. Dry Density : 125.0 pcf (uncorrected)
Opt. Water Content: 10.5 %

Oversize Fraction : 10.9% (+ 3/4") @ 4.5% WC
Specific Gravity : 2.65 (assumed)

Corrected Max. Dry Density: 128.5 pcf
Corrected Opt. Water Content: 10.0 %



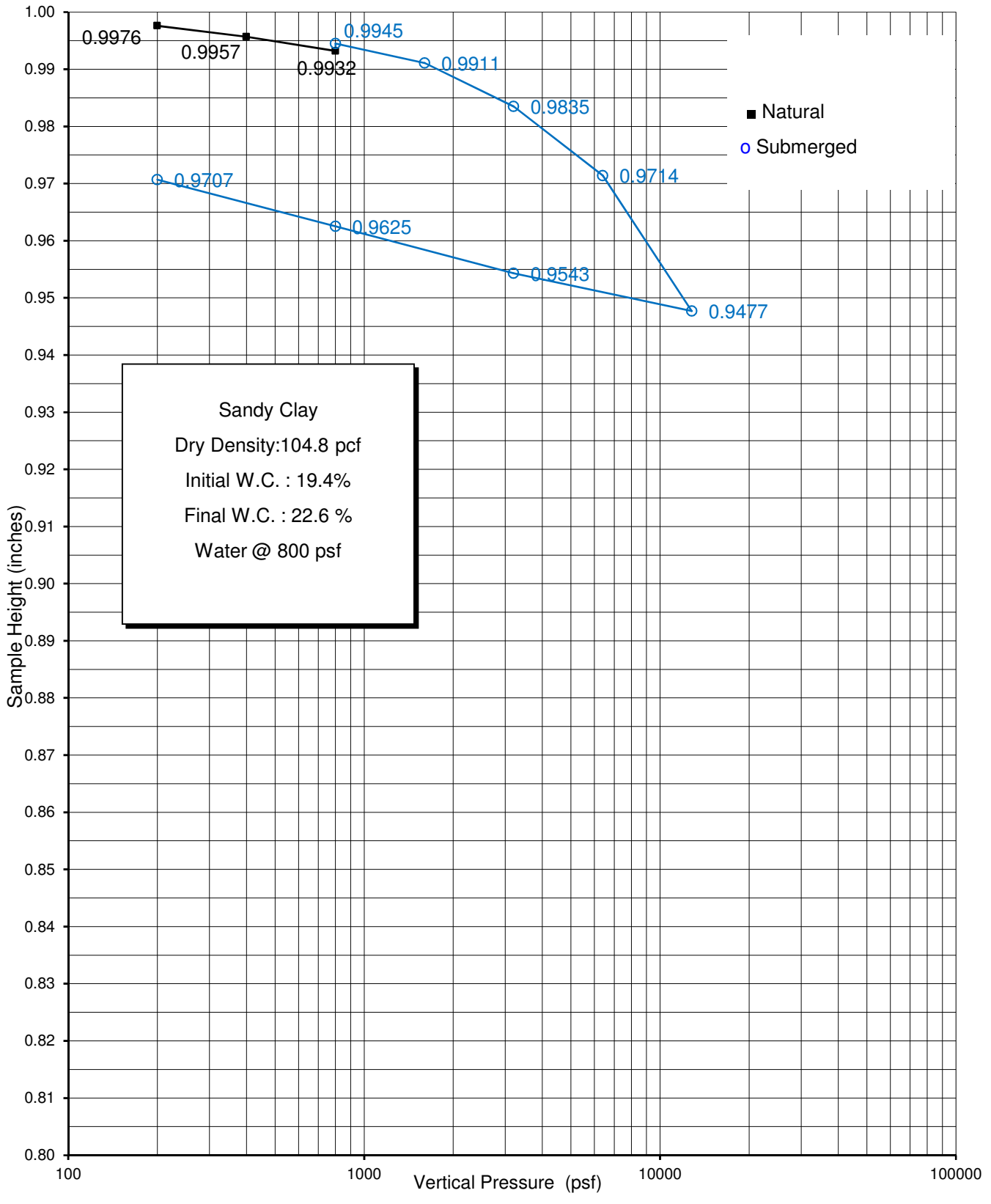
Geo-Logic ASSOCIATES

SAMPLE NO.:	B-4																
Depth	10' - 15'																
DIRECT SHEAR TEST (type)																	
Initial Moisture Content %																	
Dry Density (pcf)																	
Normal Stress (psf)																	
Peak Shear Stress (psf)																	
Ultimate Shear Stress (psf)																	
Cohesion (psf)																	
Internal Friction Angle (degrees)																	
EXPANSION TEST UBC STD 18-2																	
Initial Dry Density (pcf)																	
Initial Moisture Content %																	
Final Moisture Content %																	
Pressure (psf)																	
Expansion Index / Swell %																	
CORROSIVITY TEST																	
Resistivity (CTM643) (ohm-cm)	2000																
pH (CTM643)	7.4																
CHEMICAL TESTS																	
Soluble Sulfate (CTM 417) (ppm)	395																
Chloride Content (CTM 422) (ppm)	94																
Wash #200 Sieve (ASTM-1140) %																	
Sand Equivalent (ASTM D2419)																	

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CONSOLIDATION TEST - ASTM D2435

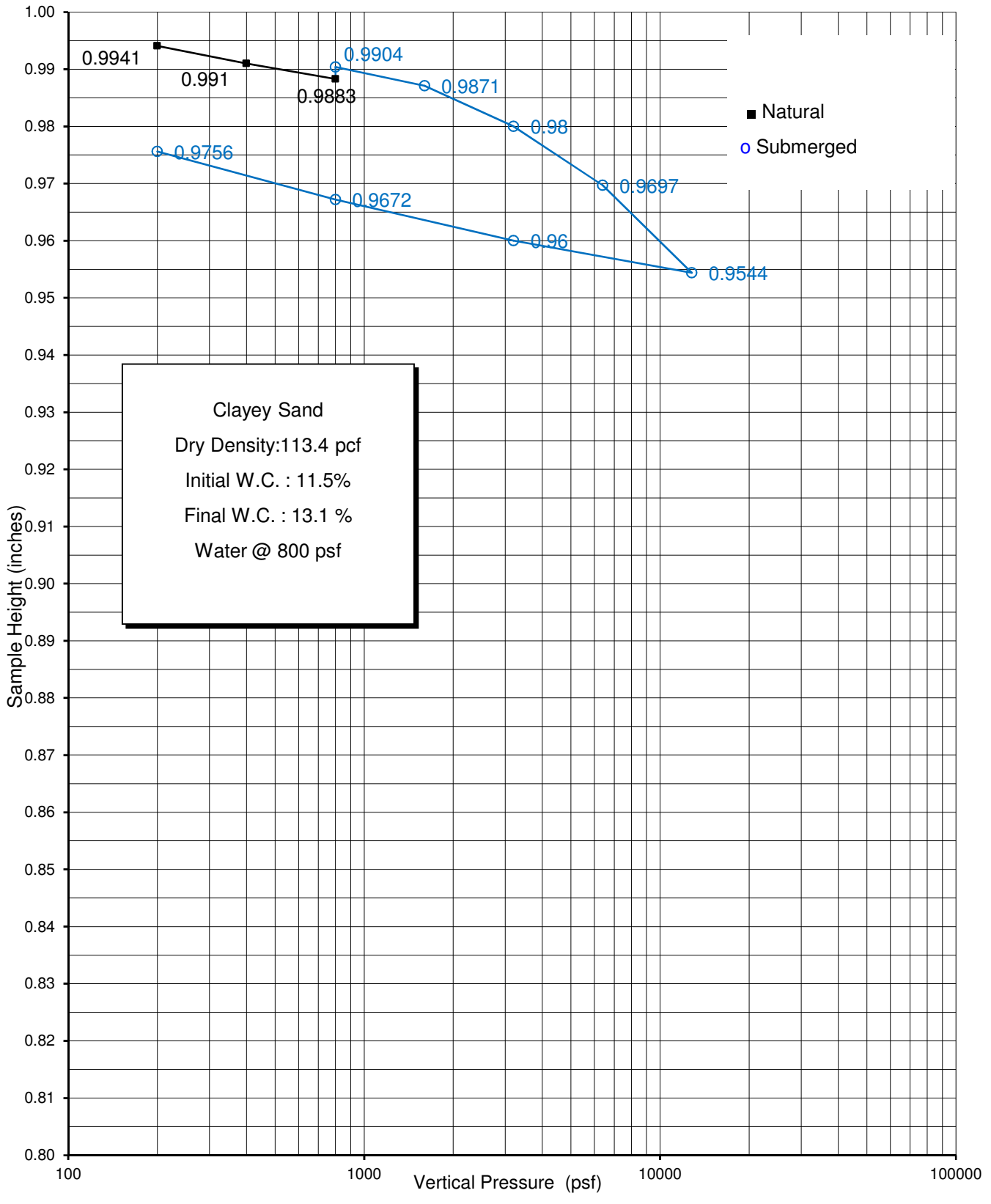
Boring / Sample No.	B-5 / S-8	Depth:	35'	Date	04-20-20



Geo-Logic ASSOCIATES

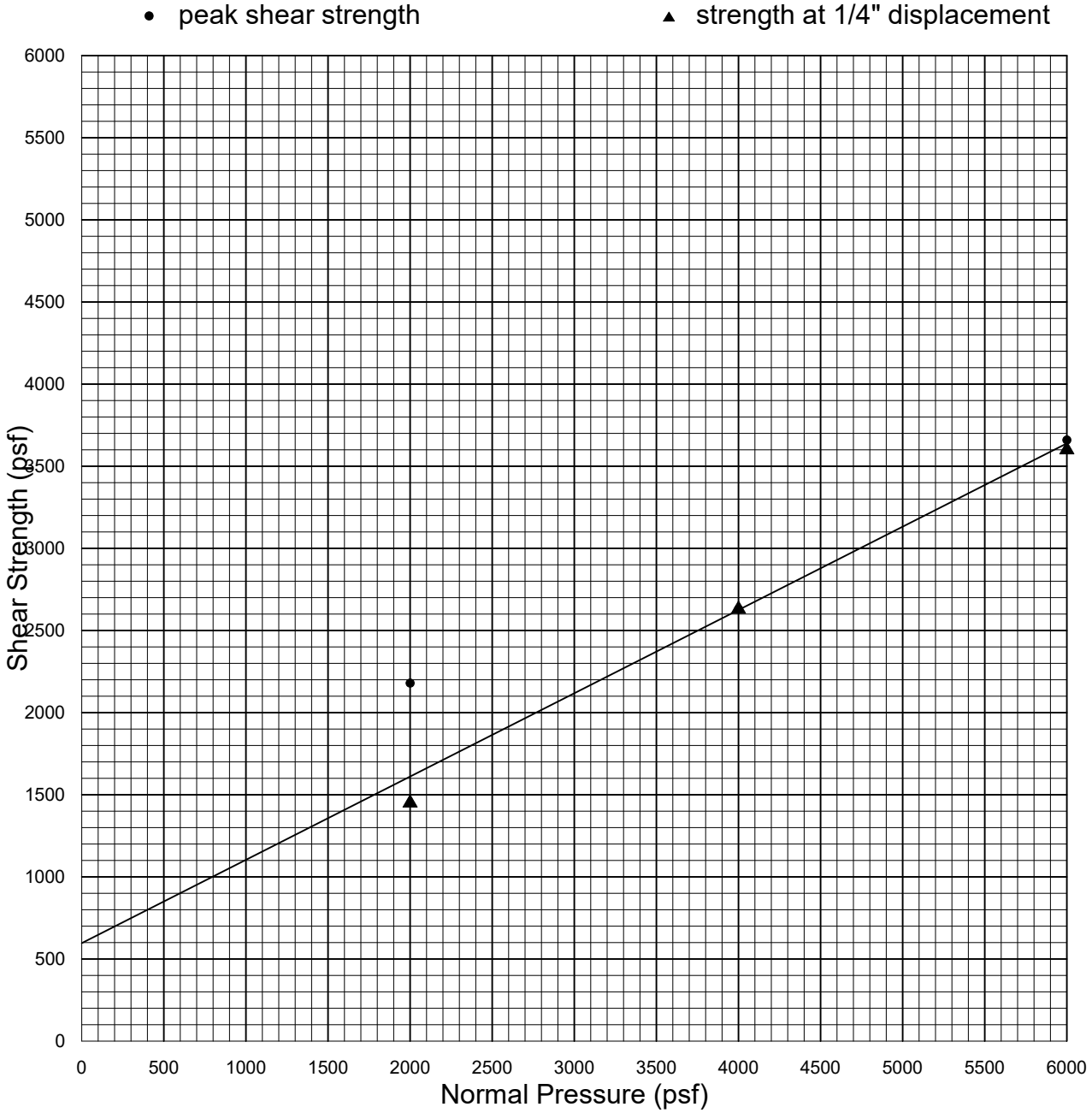
CONSOLIDATION TEST - ASTM D2435

Boring / Sample No.	B-4 / S-6	Depth:	25'	Date	04-20-20



Geo-Logic ASSOCIATES

DIRECT SHEAR TEST - ASTM D-3080



Strain Rate: 0.0042 in. / min.

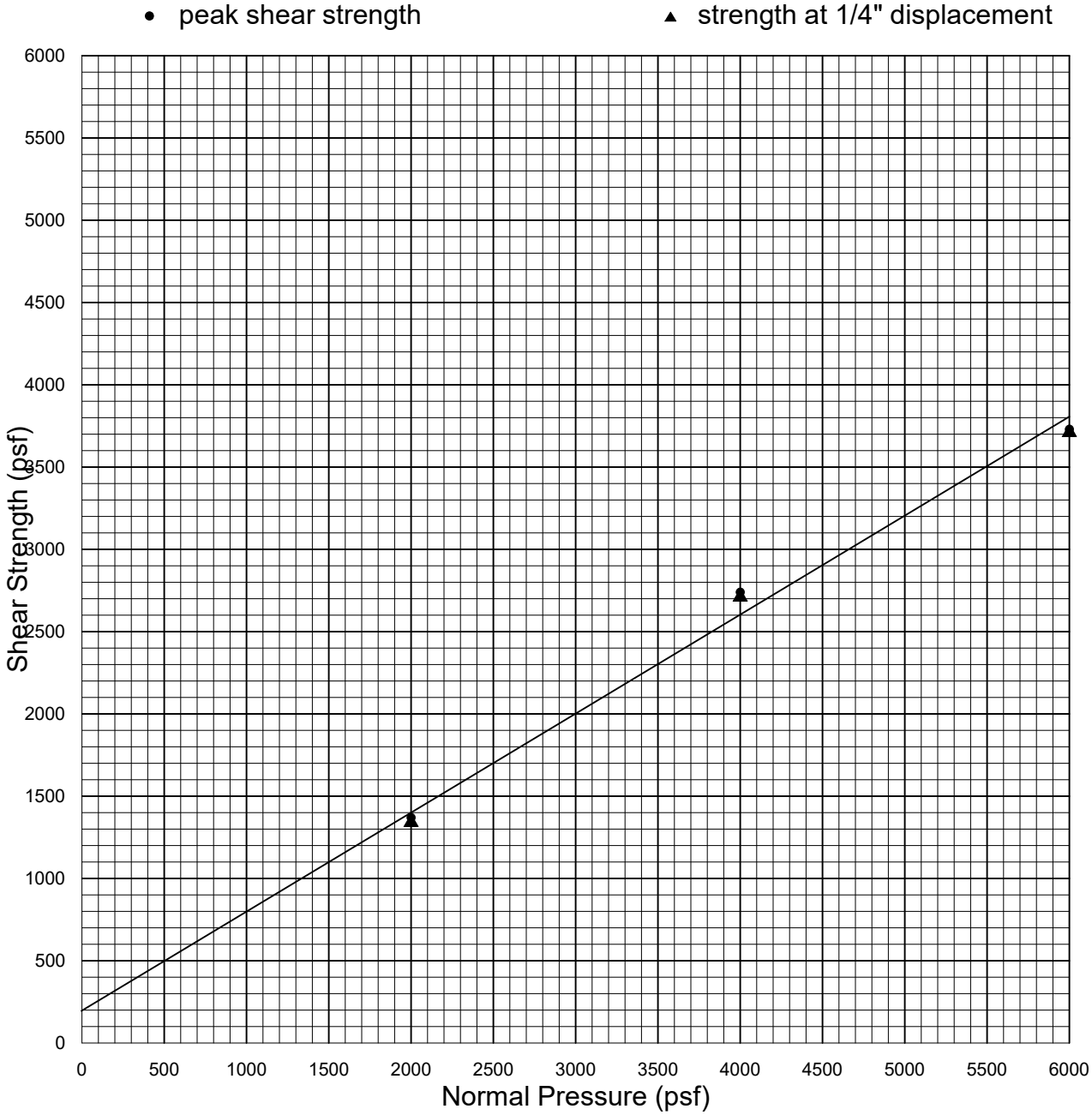
Sample	Type	Description	Dry Density (pcf)	Initial W.C. (%)	Final W.C. (%)
B4 / S7 @ 30'	Undisturbed & Saturated	Silty Clay	109.8	17.8	27.5

Normal Pressure (psf)	Peak Shear Strength (psf)	Ultimate Shear Strength (psf)
2000	2180 @ 0.0750"	1450
4000	2630 @ 0.2450"	2630
6000	3660 @ 0.1850"	3600
	C = 600 psf	C = 600 psf
	ϕ = 26.5 deg.	ϕ = 26.5 deg.

Date: 04-26-20

Geo**L**ogic **A**ssociates

DIRECT SHEAR TEST - ASTM D-3080



Strain Rate: 0.0042 in. / min.

Sample	Type	Description	Dry Density (pcf)	Initial W.C. (%)	Final W.C. (%)
B5 / S6 @ 25'	Undisturbed & Saturated	Clayey Sand	112.5	8.9	17.4

Normal Pressure (psf)	Peak Shear Strength (psf)	Ultimate Shear Strength (psf)
2000	1370 @ 0.1650"	1340
4000	2740 @ 0.2050"	2710
6000	3730 @ 0.2200"	3710
	C = 200 psf	C = 200 psf
	ϕ = 31deg.	ϕ = 31 deg.

Date: 04-26-20

Geo**L**ogic **A**ssociates

APPENDIX B

Prior Explorations and Laboratory Testing

PROJECT NO. A9678-06-01

BORING 1

ELEV. (MSL.) - - DATE COMPLETED **10/19/17**

EQUIPMENT **HOLLOW STEM AUGER** BY: **SRH**

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	MATERIAL DESCRIPTION	PENETRATION RESISTANCE (BLOWS/FT*)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0					**ASPHALT: 2" BASE: NONE**			
2					**ARTIFICIAL FILL** Silty Sand, loose, slightly moist, brown, fine- to medium-grained, trace coarse-grained.			
4								
	B1@5'					13	101.3	11.6
6					**ALLUVIUM** Sandy Silt, stiff, slightly moist, brown, fine-grained.			
8								
10	B1@10'					34	105.0	16.7
12								
14								
	B1@15'				- decrease in sand content	40	99.5	20.0
16				ML				
18								
20	B1@20'					27	102.7	21.2
22								
	B1@23'				- yellowish brown	27	118.4	9.1
24								
26	B1@26'					36	108.6	11.9
28					Silty Sand, medium dense, slightly moist, yellowish brown, fine- to medium-grained.			
	B1@29'			SM		29	105.8	17.4

A9678-06-01 BORING LOGS.GPJ

Figure A1,
Log of Boring 1, Page 1 of 3

SAMPLE SYMBOLS

- ☐ ... SAMPLING UNSUCCESSFUL
- ◧ ... STANDARD PENETRATION TEST
- ■ ... DRIVE SAMPLE (UNDISTURBED)
- ⊠ ... DISTURBED OR BAG SAMPLE
- ◪ ... CHUNK SAMPLE
- ▼ ... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

GEOCON

PROJECT NO. A9678-06-01

BORING 1

ELEV. (MSL.) -- DATE COMPLETED **10/19/17**

EQUIPMENT **HOLLOW STEM AUGER** BY: **SRH**

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	MATERIAL DESCRIPTION	PENETRATION RESISTANCE (BLOWS/FT*)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
30				SM	Silt with Sand, firm, slightly moist, brown, fine-grained.			
32	B1@32'					18	105.5	17.6
34								
36	B1@35'				- yellowish brown	18	106.7	21.2
38				ML				
40	B1@40'				- stiff	29	113.6	17.1
42								
44								
46	B1@45'				- firm, dark reddish brown, oxidation staining	20	94.0	30.0
48					Silty Sand, dense, slightly moist, light brown with orange and white mottles, fine- to medium-grained.			
50	B1@50'			SM		69	114.7	13.6
52								
54					Silt with Sand, hard, slightly moist, brown, fine-grained, some fine gravel (to 0.5").			
56	B1@55'			ML		50	111.4	19.5
58				SP-SM	Sand with Silt, poorly graded, very dense, dry, light brown, fine- to medium-grained, some fine gravel, large rock fragments.			

Figure A1,
Log of Boring 1, Page 2 of 3

A9678-06-01 BORING LOGS.GPJ

SAMPLE SYMBOLS

- ☐ ... SAMPLING UNSUCCESSFUL
- ◧ ... STANDARD PENETRATION TEST
- ■ ... DRIVE SAMPLE (UNDISTURBED)
- ⊠ ... DISTURBED OR BAG SAMPLE
- ◥ ... CHUNK SAMPLE
- ▼ ... WATER TABLE OR SEEPAGE

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PROJECT NO. A9678-06-01

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	**BORING 1** ELEV. (MSL.) -- DATE COMPLETED **10/19/17** EQUIPMENT **HOLLOW STEM AUGER** BY: **SRH**	PENETRATION RESISTANCE (BLOWS/FT*)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
					MATERIAL DESCRIPTION			
60	B1@60'			SP-SM		50 (6")	--	6.9

Total depth of boring: 60.5 feet
Fill to 6 feet.
No groundwater encountered.
Backfilled with soil cuttings and tamped.
Asphalt patched.

*Penetration resistance for 140-pound hammer falling 30 inches by auto-hammer.

A9678-06-01 BORING LOGS.GPJ

Figure A1,
Log of Boring 1, Page 3 of 3

SAMPLE SYMBOLS

- ☐ ... SAMPLING UNSUCCESSFUL
- ◧ ... STANDARD PENETRATION TEST
- ■ ... DRIVE SAMPLE (UNDISTURBED)
- ⊠ ... DISTURBED OR BAG SAMPLE
- ◥ ... CHUNK SAMPLE
- ▼ ... WATER TABLE OR SEEPAGE

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PROJECT NO. A9678-06-01

BORING 2

ELEV. (MSL.) - - DATE COMPLETED **10/19/17**

EQUIPMENT **HOLLOW STEM AUGER** BY: **SRH**

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	MATERIAL DESCRIPTION	PENETRATION RESISTANCE (BLOWS/FT*)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0					**ASPHALT: 2.5" BASE: NONE**			
2					**ARTIFICIAL FILL** Silty Sand, loose, slightly moist, light brown, fine- to medium-grained, some coarse-grained.			
4								
6	B2@5'					10	104.2	5.5
8					**ALLUVIUM** Silt with Sand, firm, slightly moist, brown.			
10	B2@10'					16	100.7	20.5
12								
14				ML				
16	B2@15'				- stiff	31	102.9	21.9
18								
20	B2@20'				- firm, increase in sand content	17	97.6	20.8
22								
24					Silty Sand, loose, slightly moist, yellowish brown, trace fine gravel.			
26	B2@25'			SM		16	109.0	18.2
28					Silt with Sand, stiff, slightly moist, brown, (grain size).			
				ML				

A9678-06-01 BORING LOGS.GPJ

Figure A2,
Log of Boring 2, Page 1 of 2

SAMPLE SYMBOLS

- ☐ ... SAMPLING UNSUCCESSFUL
- ◧ ... STANDARD PENETRATION TEST
- ■ ... DRIVE SAMPLE (UNDISTURBED)
- ⊠ ... DISTURBED OR BAG SAMPLE
- ◪ ... CHUNK SAMPLE
- ▼ ... WATER TABLE OR SEEPAGE

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PROJECT NO. A9678-06-01

BORING 2

ELEV. (MSL.) - - DATE COMPLETED **10/19/17**

EQUIPMENT **HOLLOW STEM AUGER** BY: **SRH**

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	MATERIAL DESCRIPTION	PENETRATION RESISTANCE (BLOWS/FT*)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
30	B2@30'			ML		34	104.6	23.8
32								
34								
36	B2@35'				- firm, light brown	16	105.5	22.4
38								
40	B2@40'				- brown, increase in sand content	16	100.3	6.7

Total depth of boring: 40.5 feet
Fill to 6 feet.
No groundwater encountered.
Backfilled with soil cuttings and tamped.
Asphalt patched.

*Penetration resistance for 140-pound hammer falling 30 inches by auto-hammer.

A9678-06-01 BORING LOGS.GPJ

Figure A2,
Log of Boring 2, Page 2 of 2

SAMPLE SYMBOLS

- ☐ ... SAMPLING UNSUCCESSFUL
- ◧ ... STANDARD PENETRATION TEST
- ■ ... DRIVE SAMPLE (UNDISTURBED)
- ⊠ ... DISTURBED OR BAG SAMPLE
- ◪ ... CHUNK SAMPLE
- ▼ ... WATER TABLE OR SEEPAGE

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PROJECT NO. A9678-06-01

BORING 3

ELEV. (MSL.) -- DATE COMPLETED **10/19/17**

EQUIPMENT **HOLLOW STEM AUGER** BY: **SRH**

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	MATERIAL DESCRIPTION	PENETRATION RESISTANCE (BLOWS/FT*)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0					**ASPHALT: 3" BASE: NONE**			
2					**ARTIFICIAL FILL**			
4					Sandy Silt, stiff, slightly moist, brown, fine-grained.			
6	B3@5'			SP-SM	**ALLUVIUM** Sand with Silt, poorly graded, medium dense, slightly moist, yellowish brown, fine- to medium-grained.	26	--	3.8
8					Silt with Sand, stiff, slightly moist, light brown, fine-grained.			
10	B3@10'					38	101.4	19.5
12								
14								
16	B3@15'				- brown	38	101.1	20.6
18				ML				
20	B3@20'				- firm	15	91.0	30.6
22								
24	B3@23'				- fine- to medium-grained	16	108.8	17.9
26	B3@26'					20	97.6	11.6
28								
	B3@29'				- stiff	37	106.5	22.5

A9678-06-01 BORING LOGS.GPJ

Figure A3,
Log of Boring 3, Page 1 of 3

SAMPLE SYMBOLS

- ☐ ... SAMPLING UNSUCCESSFUL
- ◧ ... STANDARD PENETRATION TEST
- ■ ... DRIVE SAMPLE (UNDISTURBED)
- ⊠ ... DISTURBED OR BAG SAMPLE
- ◪ ... CHUNK SAMPLE
- ▼ ... WATER TABLE OR SEEPAGE

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PROJECT NO. A9678-06-01

BORING 3

ELEV. (MSL.) - - DATE COMPLETED **10/19/17**

EQUIPMENT **HOLLOW STEM AUGER** BY: **SRH**

DEPTH IN FEET	SAMPLE NO.	SOIL CLASS (USCS)	MATERIAL DESCRIPTION	PENETRATION RESISTANCE (BLOWS/FT*)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
30						
32	B3@32'	ML	- firm, increase in sand content	14	100.2	20.5
34						
36	B3@35'		- decrease in sand content	39	99.4	25.0
38		SM	Silty Sand, medium dense, slightly moist, yellowish brown, fine- to medium-grained, trace coarse-grained, trace fine gravel.			
40	B3@40'			50	122.9	8.6
42						
44						
46	B3@45'		- very dense, fine- to medium-grained	50 (6")	102.7	7.6
48		ML	Silt, very dense, saturated, light brown.			
50	B3@50'			50 (5")	100.2	25.4
52			Silt with Sand, stiff, slightly moist, brown, (grain size).			
54						
56	B3@55'	ML		23	99.6	26.6
58						

A9678-06-01 BORING LOGS.GPJ

Figure A3,
Log of Boring 3, Page 2 of 3

SAMPLE SYMBOLS

- ☐ ... SAMPLING UNSUCCESSFUL
- ◧ ... STANDARD PENETRATION TEST
- ■ ... DRIVE SAMPLE (UNDISTURBED)
- ⊠ ... DISTURBED OR BAG SAMPLE
- ◪ ... CHUNK SAMPLE
- ▼ ... WATER TABLE OR SEEPAGE

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PROJECT NO. A9678-06-01

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	**BORING 3** ELEV. (MSL.) - - DATE COMPLETED **10/19/17** EQUIPMENT **HOLLOW STEM AUGER** BY: **SRH**	PENETRATION RESISTANCE (BLOWS/FT*)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
					MATERIAL DESCRIPTION			
60	B3@60'			ML	Sand with Silt, poorly graded, very dense, slightly moist, brown, fine- to medium-grained, some coarse-grained.	50 (6")	111.7	8.0
					Total depth of boring: 60.5 feet Fill to 5 feet. Groundwater perched at 50 feet. Backfilled with soil cuttings and tamped. Asphalt patched. *Penetration resistance for 140-pound hammer falling 30 inches by auto-hammer.			

A9678-06-01 BORING LOGS.GPJ

Figure A3,
Log of Boring 3, Page 3 of 3

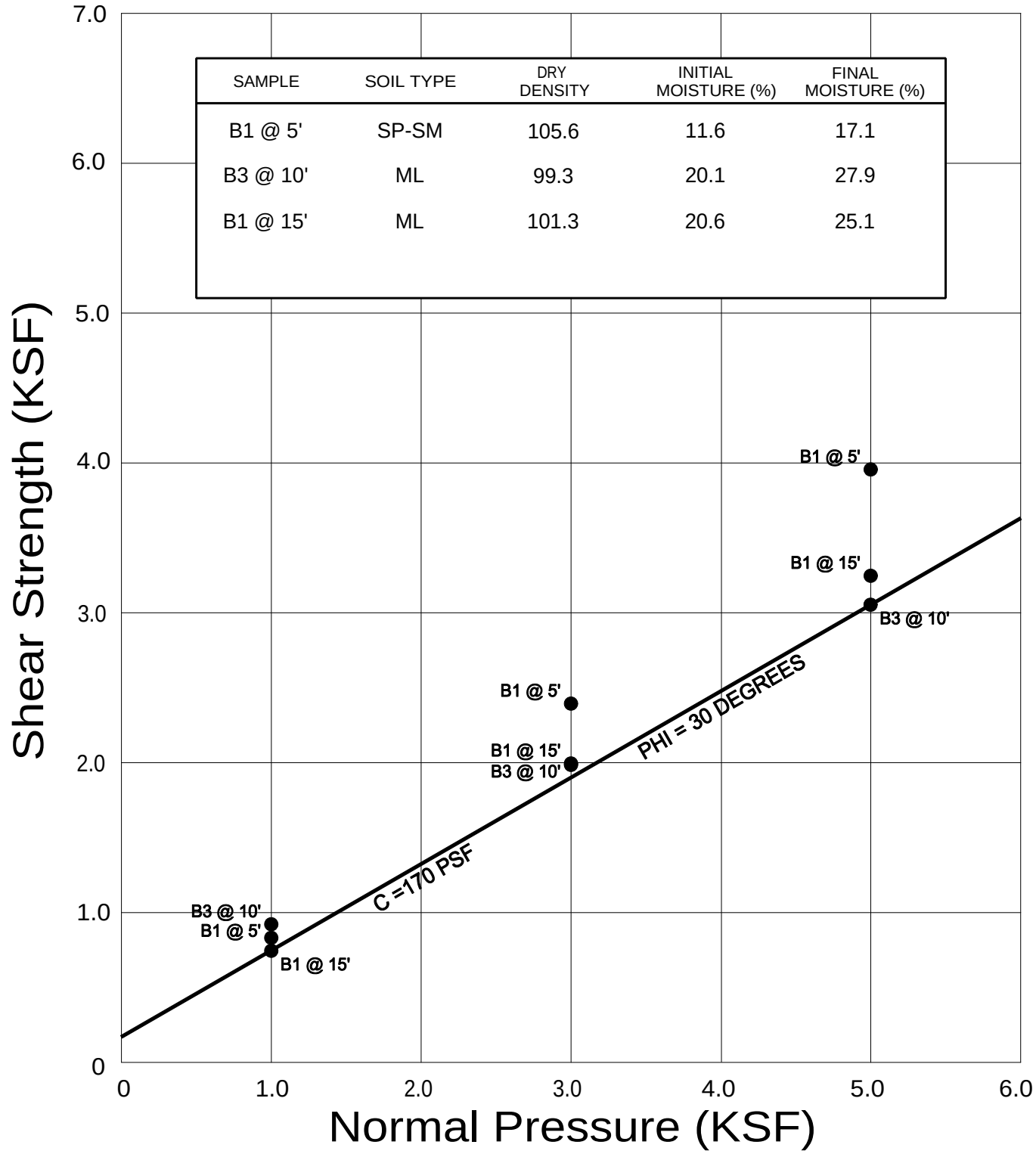
SAMPLE SYMBOLS

- ☐ ... SAMPLING UNSUCCESSFUL
- ◧ ... STANDARD PENETRATION TEST
- ■ ... DRIVE SAMPLE (UNDISTURBED)
- ⊠ ... DISTURBED OR BAG SAMPLE
- ◥ ... CHUNK SAMPLE
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SAMPLE	SOIL TYPE	DRY DENSITY	INITIAL MOISTURE (%)	FINAL MOISTURE (%)
B1 @ 5'	SP-SM	105.6	11.6	17.1
B3 @ 10'	ML	99.3	20.1	27.9
B1 @ 15'	ML	101.3	20.6	25.1



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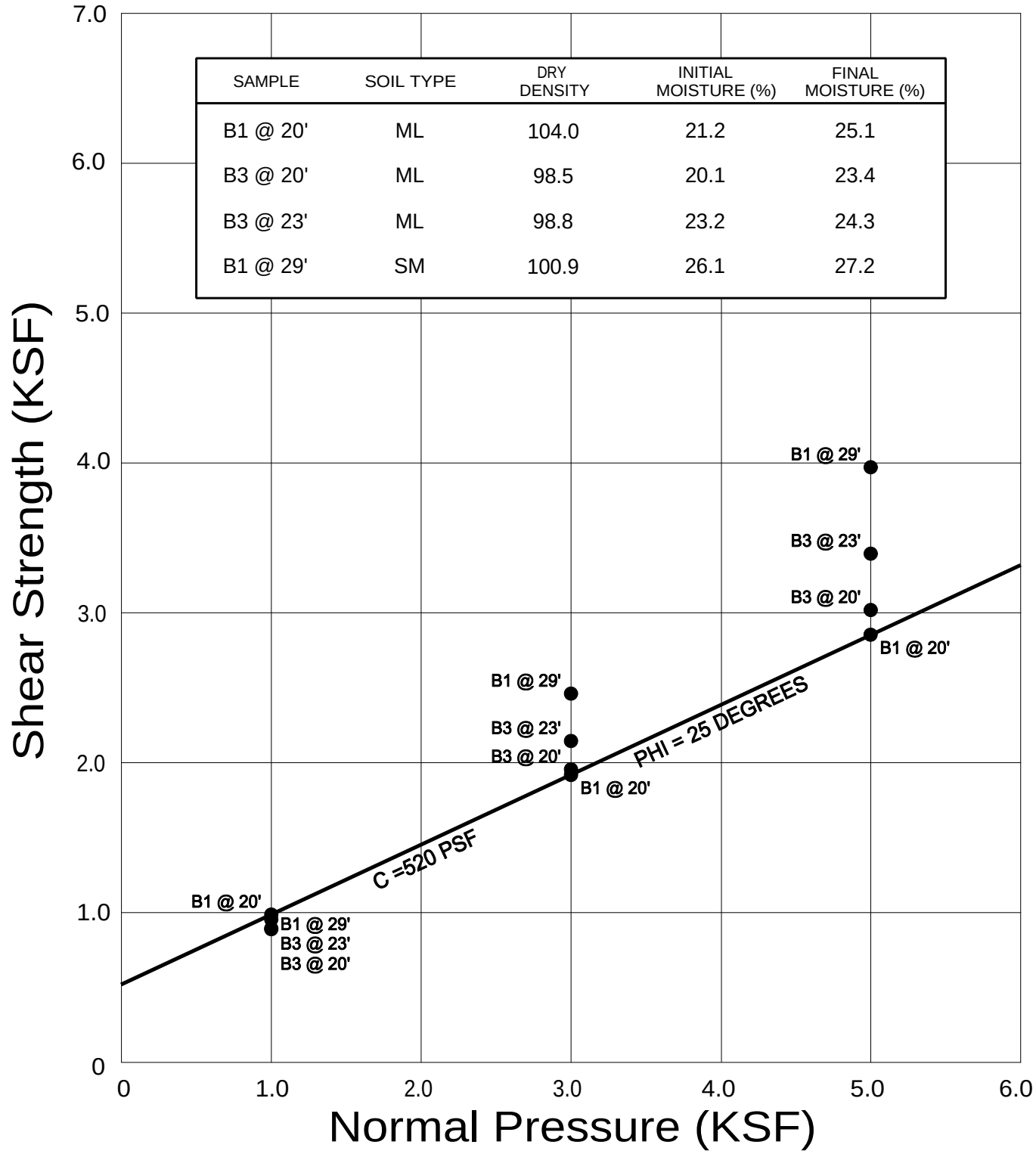
DIRECT SHEAR TEST RESULTS

EVOLVE REALTY & DEVELOPMENT

5607 CARLTON WAY
LOS ANGELES, CALIFORNIA

NOV 2017 | PROJECT NO. A9678-06-01 | FIG. B1

SAMPLE	SOIL TYPE	DRY DENSITY	INITIAL MOISTURE (%)	FINAL MOISTURE (%)
B1 @ 20'	ML	104.0	21.2	25.1
B3 @ 20'	ML	98.5	20.1	23.4
B3 @ 23'	ML	98.8	23.2	24.3
B1 @ 29'	SM	100.9	26.1	27.2



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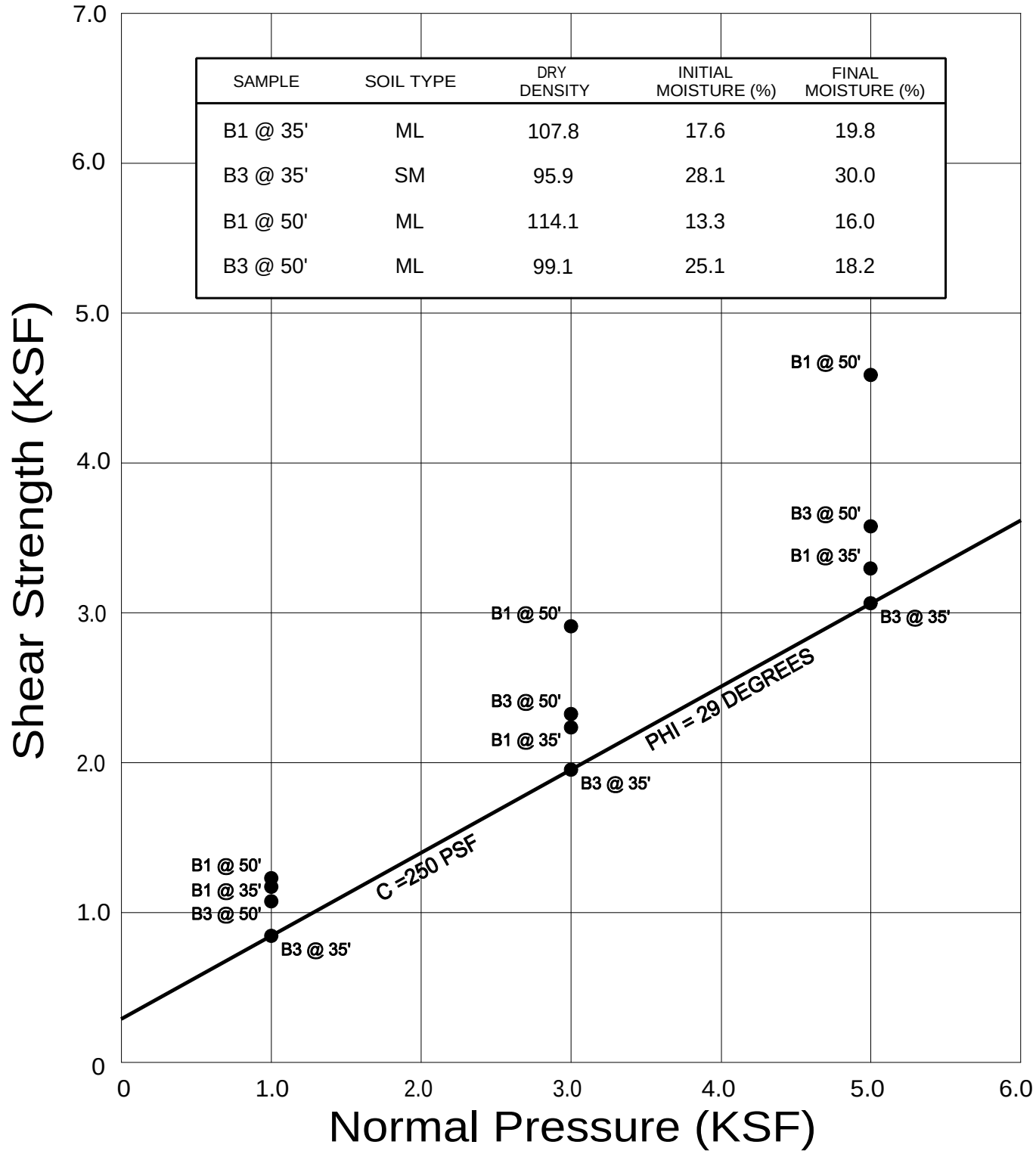
DIRECT SHEAR TEST RESULTS

EVOLVE REALTY & DEVELOPMENT

5607 CARLTON WAY
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NOV 2017 | PROJECT NO. A9678-06-01 | FIG. B2

SAMPLE	SOIL TYPE	DRY DENSITY	INITIAL MOISTURE (%)	FINAL MOISTURE (%)
B1 @ 35'	ML	107.8	17.6	19.8
B3 @ 35'	SM	95.9	28.1	30.0
B1 @ 50'	ML	114.1	13.3	16.0
B3 @ 50'	ML	99.1	25.1	18.2



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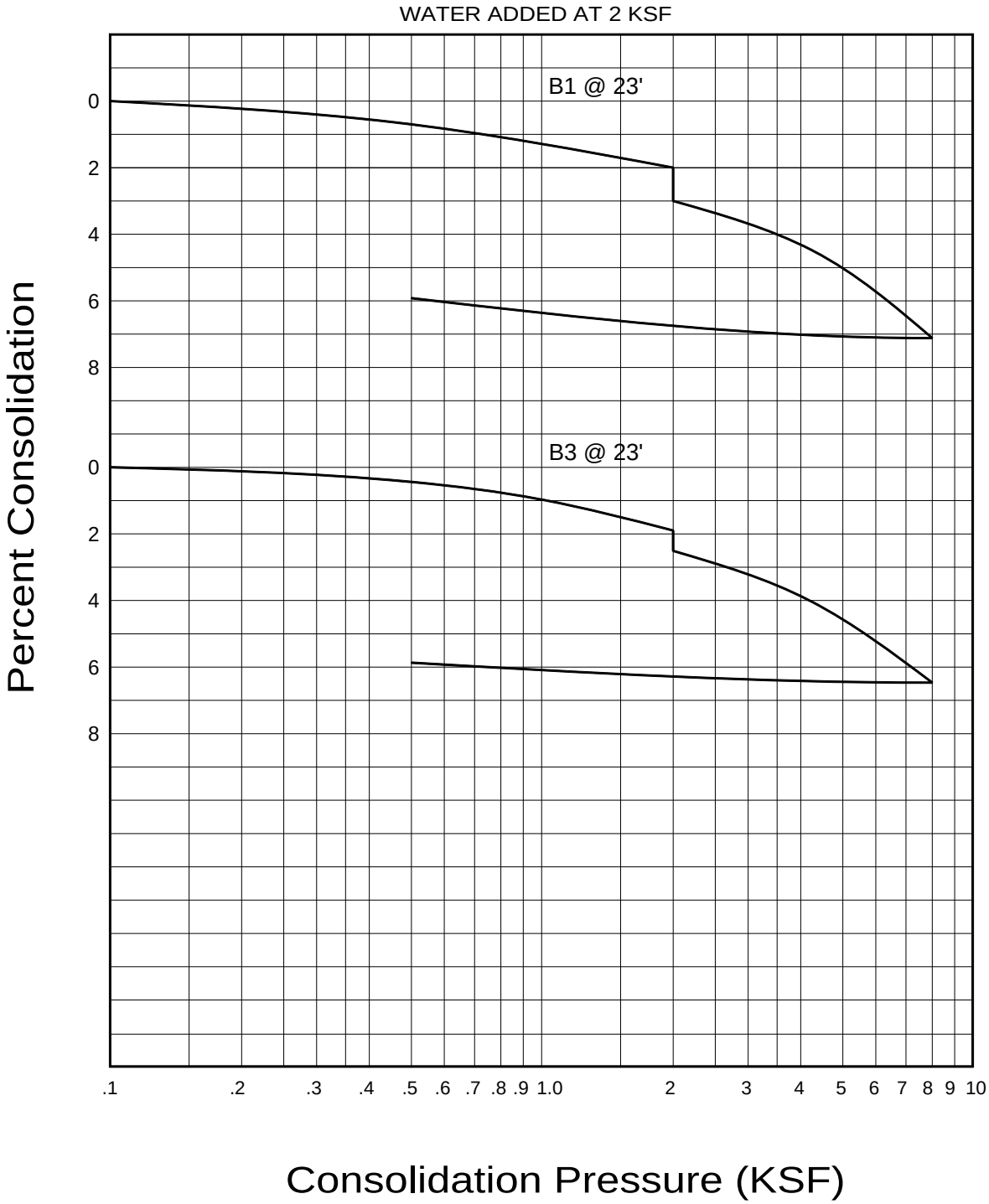
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DIRECT SHEAR TEST RESULTS

EVOLVE REALTY & DEVELOPMENT

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NOV 2017 | PROJECT NO. A9678-06-01 | FIG. B3



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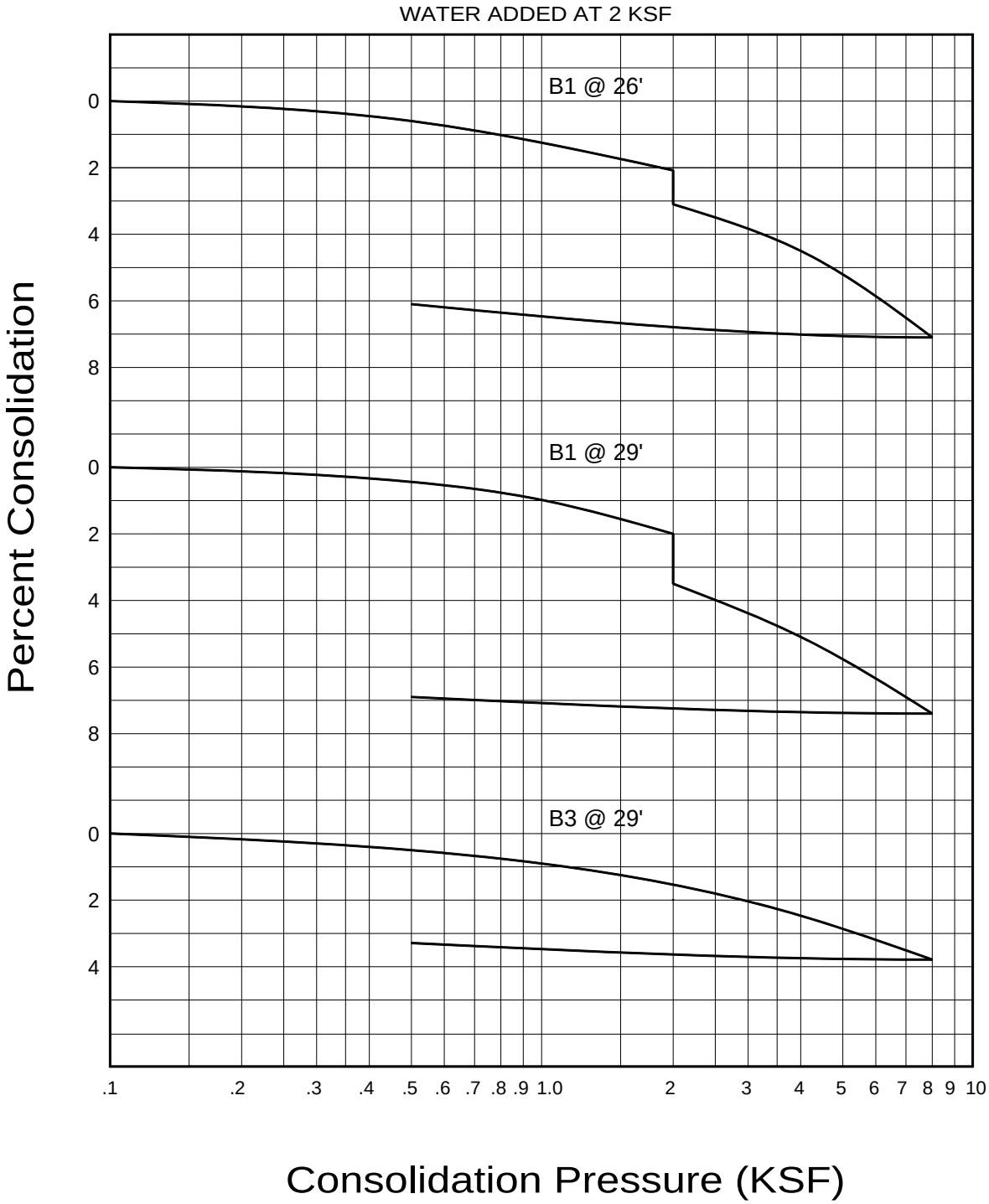
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CONSOLIDATION TEST RESULTS

EVOLVE REALTY & DEVELOPMENT

5607 CARLTON WAY
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NOV 2017 | PROJECT NO. A9678-06-01 | FIG. B4



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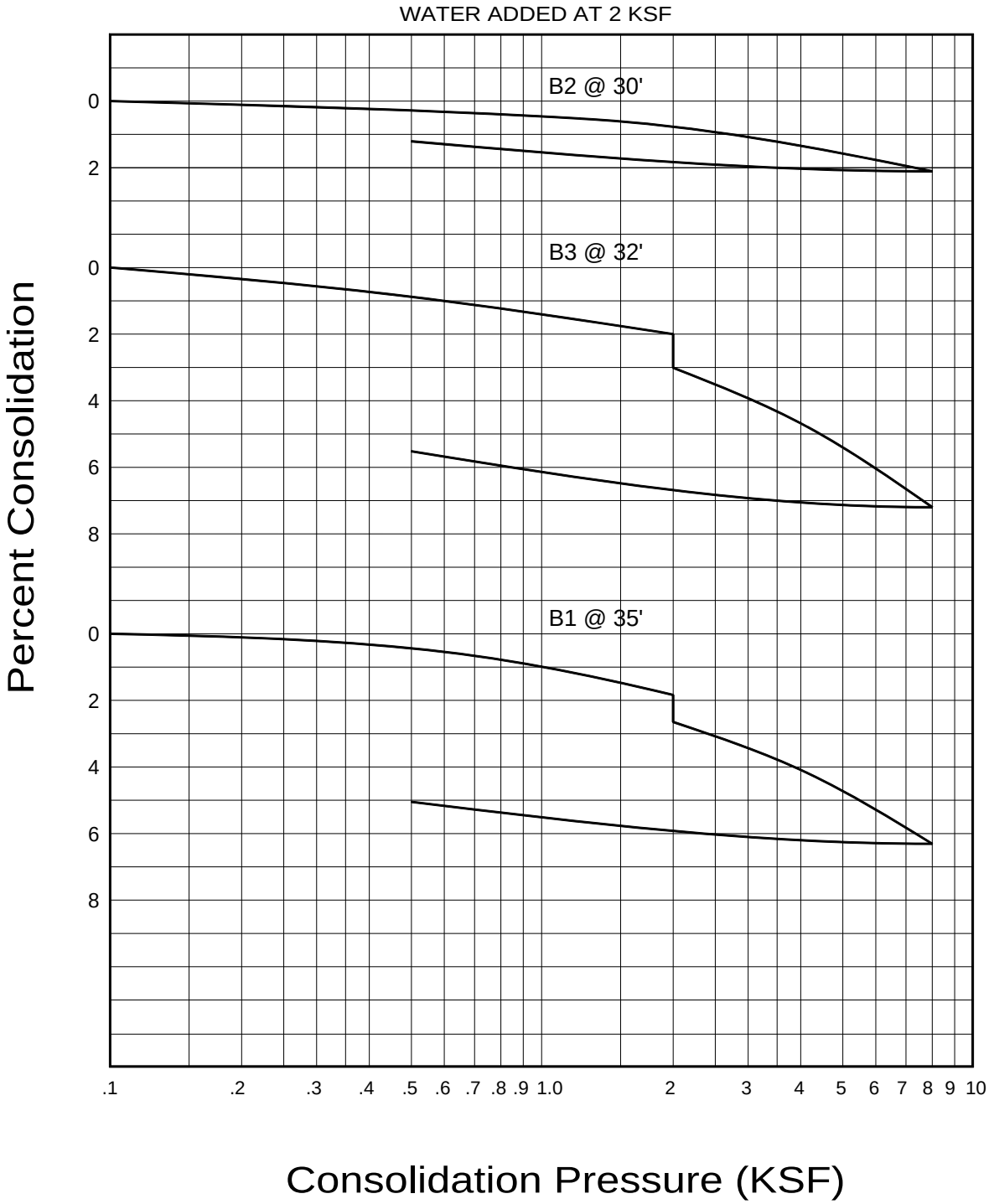
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CONSOLIDATION TEST RESULTS

EVOLVE REALTY & DEVELOPMENT

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NOV 2017	PROJECT NO. A9678-06-01	FIG. B5



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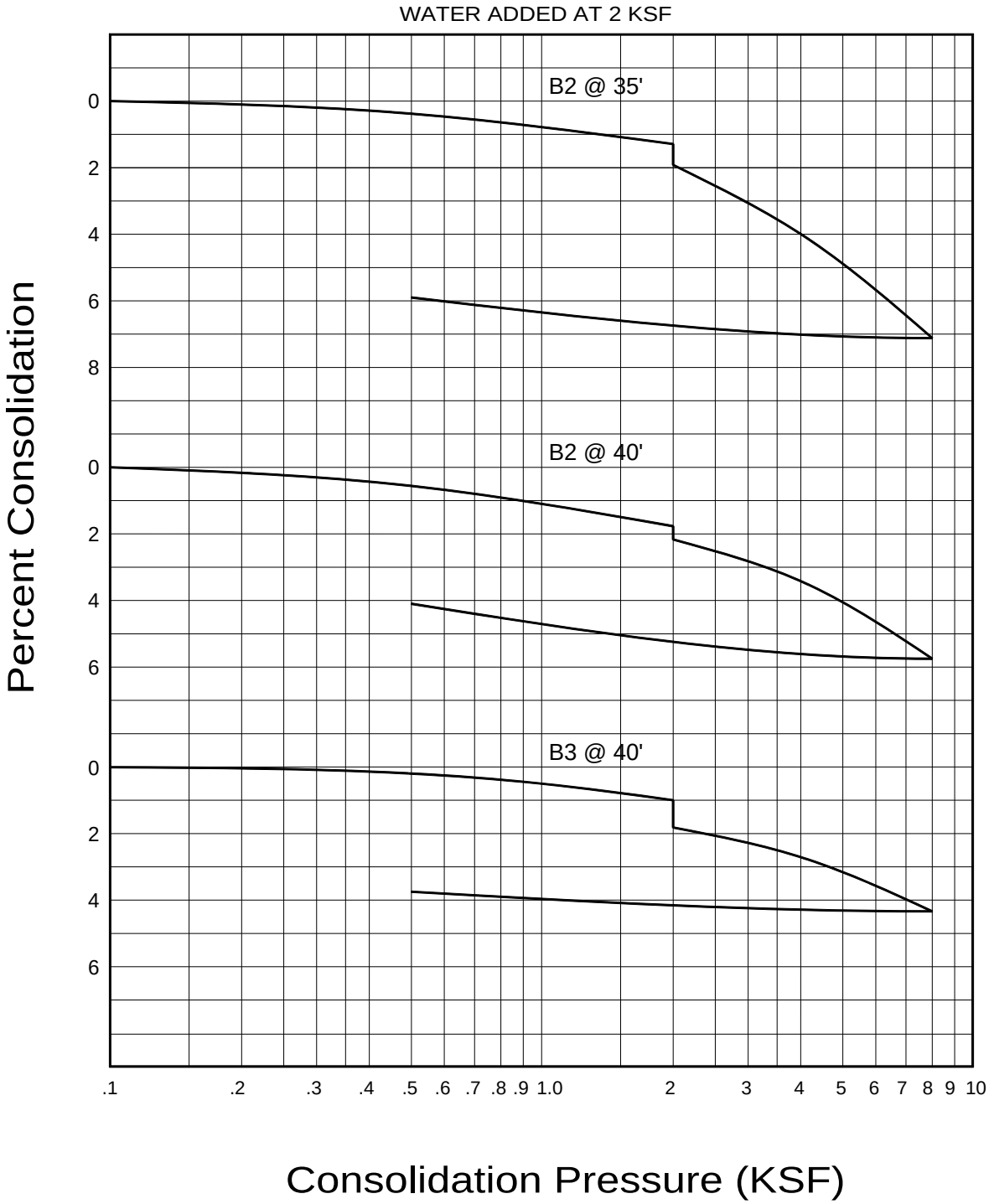
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CONSOLIDATION TEST RESULTS

EVOLVE REALTY & DEVELOPMENT

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NOV 2017 | PROJECT NO. A9678-06-01 | FIG. B6



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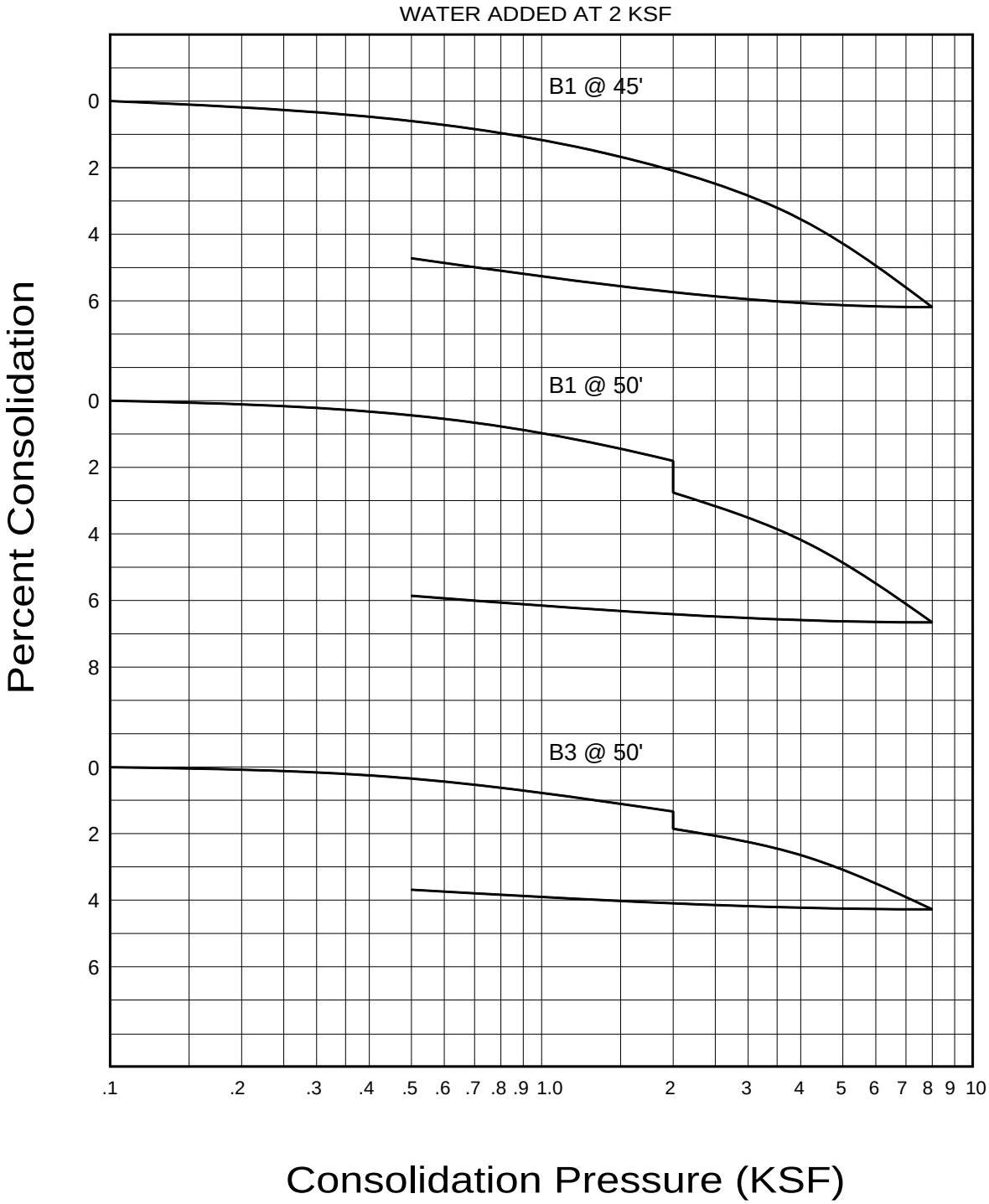
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CONSOLIDATION TEST RESULTS

EVOLVE REALTY & DEVELOPMENT

5607 CARLTON WAY
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NOV 2017	PROJECT NO. A9678-06-01	FIG. B7



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CONSOLIDATION TEST RESULTS

EVOLVE REALTY & DEVELOPMENT

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NOV 2017	PROJECT NO. A9678-06-01	FIG. B8

SUMMARY OF LABORATORY EXPANSION INDEX TEST RESULTS
ASTM D 4829-11

Sample No.	Moisture Content (%)		Dry Density (pcf)	Expansion Index	*UBC Classification	**CBC Classification
	Before	After				
B1 @ 20-25'	14.2	35.0	94.9	107	High	Expansive

* Reference: 1997 Uniform Building Code, Table 18-I-B.

** Reference: 2016 California Building Code, Section 1803.5.3

SUMMARY OF LABORATORY MAXIMUM DENSITY AND AND OPTIMUM MOISTURE CONTENT TEST RESULTS
ASTM D 1557-12

Sample No.	Soil Description	Maximum Dry Density (pcf)	Optimum Moisture (%)
B1 @ 20-25'	Brown Sandy Silt	117.0	14.0

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LABORATORY TEST RESULTS

EVOLVE REALTY & DEVELOPMENT
5607 CARLTON WAY
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NOV 2017 | PROJECT NO. A9678-06-01 | FIG. B9

SUMMARY OF LABORATORY POTENTIAL OF HYDROGEN (pH) AND RESISTIVITY TEST RESULTS CALIFORNIA TEST NO. 643

Sample No.	pH	Resistivity (Ohm Centimeters)
B1 @ 20-25'	7.4	1000 (Severely Corrosive)

SUMMARY OF LABORATORY CHLORIDE CONTENT TEST RESULTS EPA NO. 325.3

Sample No.	Chloride Ion Content (%)
B1 @ 20-25'	0.004

SUMMARY OF LABORATORY WATER SOLUBLE SULFATE TEST RESULTS CALIFORNIA TEST NO. 417

Sample No.	Water Soluble Sulfate (% SO_4)	Sulfate Exposure*
B1 @ 20-25'	0.001	Negligible

* Reference: 2016 California Building Code, Section 1904.3 and ACI 318-11 Section 4.3.

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CORROSIVITY TEST RESULTS

EVOLVE REALTY & DEVELOPMENT
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NOV 2017 | PROJECT NO. A9678-06-01 | FIG. B10

BORING LOGS

LEGEND


Ring Sample, or Bulk Sample


Standard Penetration Test (SPT)


Ground Water Level

SOIL SIZE	
COMPONENT	SIZE RANGE
Boulders	Above 12"
Cobbles	3"-12"
Gravel	#4 - 3"
coarse	¾" - 3"
fine	#4 - ¾"
Sand	#200-#4
coarse	#10-#4
medium	#40-#10
fine	#200-#40
Fines (Silt or Clays)	Below #200

PLASTICITY OF FINE GRAINED SOILS	
PLASTICITY INDEX	VOLUME CHANGE POTENTIAL
0-15	Probably Low
15-30	Probably Moderate
30 or more	Probably High

WATER CONTENT
Dry: No feel of moisture
Damp: Much less than normal moisture
Moist: Normal moisture
Wet: Much greater than normal moisture
Saturated: At or near saturation

	GROUP SYMBOLS	DESCRIPTIONS	DIVISIONS
COARSE-GRAINED SOILS (Less than 50% Fines)	GW	Well-graded gravels or gravel-sand mixtures, less than 5% fines	GRAVELS More than half of coarse fraction is larger than No. 4 sieve size
	GP	Poorly-graded gravels or gravel-sand mixtures, less than 5% fines	
	GM	Silty gravels, gravel-sand silt mixtures, more than 12% fines	
	GC	Clayey gravels, gravel-sand-clay mixtures, more than 12% fines	
	SW	Well-graded sands or gravelly sands, less than 5% fines	SANDS More than half of coarse fraction is smaller than No. 4 sieve size
	SP	Poorly-graded sands or gravelly sands, less than 5% fines	
	SM	Silty sands, sand-silt mixtures, more than 12% fines	
	SC	Clayey sands, sand-clay mixtures, more than 12% fines	
FINE-GRAINED SOILS (More than 50% Fines	ML	Inorganic silt, very fine sands, rock flour, silty or clayey fine sands	SILTS AND CLAYS Liquid limit less than 50
	CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays	
	OL	Organic silts or organic silt-clays of low plasticity	
	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts	SILTS AND CLAYS Liquid limit less than 50
	CH	Inorganic clays of high plasticity, fat clays	
	OH	Organic clays of medium to high plasticity	
	PT	Peat, mulch, and other highly organic soils	HIGHLY ORGANIC SOILS

RELATIVE DENSITY	
SANDS & GRAVELS	BLOWS PER FOOT
Very loose	0-4
Loose	4-10
Medium dense	10-30
Dense	30-50
Very dense	Over 50

CONSISTENCY	
CLAYS & SILTS	BLOWS PER FOOT
Very soft	0-2
Soft	2-4
Firm	4-8
Stiff	8-15
Very stiff	15-30
Hard	Over 30

BORING NUMBER B-1

A.G.I. GEOTECHNICAL, INC.

A.G.I. Geotechnical, Inc. 16555 Sherman Way, Unit A Van Nuys, California 91406 Telephone: (818) 785-5244 Fax: (818) 785-6251

CLIENT: Hollywood Square, LLC

PROJECT NAME: Proposed 7-Story Mixed-Use Bldg. Over 1 Level of Subterranean Parking

PROJECT NUMBER: 26-4327-00

PROJECT LOCATION: 5600 W. Hollywoood Blvd., Hollywood

DATE STARTED: 7/1/16 COMPLETED: 7/1/16

GROUND ELEVATION: _____ BORING DIAMETER: 8"

EXCAVATION METHOD: 8" Hollow Stem Auger

GROUND WATER LEVELS: _____

DRILLING CONTRACTOR: Choice Drilling

LOGGED BY: RI CHECKED BY: JAV

DEPTH (ft)	DRIVE SAMPLPE	BLOW COUNT (N VALUE)	BULK SAMPLE	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	WET UNIT WT. (pcf)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MATERIAL DESCRIPTION	<200	D 50	Classification
0													
			X							Brown Clayey SAND with Gravel (Moist, medium dense to dense)			SC
5	X	11/12/15		6.3	122	129							
10	X	18/20/23		16.3	109	127				Brown Sandy CLAY (Moist, stiff)			CL
15	X	23/37/42		17.7	110	129							
20	X	12/18/24		13.2	118	133							
25	X	15/19/26		8.9	95	103				Brown Clayey SAND (Moist, dense)			SC
30	X	20/35/40		22.6	103	126							

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GROUND ELEVATION: _____ BORING DIAMETER: 8"
EXCAVATION METHOD: 8" Hollow Stem Auger
GROUND WATER LEVELS: _____
DRILLING CONTRACTOR: Choice Drilling
LOGGED BY: RI CHECKED BY: JAV

DEPTH (ft)	DRIVE SAMPLPE	BLOW COUNT (N VALUE)	BULK SAMPLE	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	WET UNIT WT. (pcf)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MATERIAL DESCRIPTION	<200	D 50	Classification
35	X	15/18/24		8.2	128	138				Brown Clayey SAND (Moist, dense)			SC
40	X	19/30/41		21.5	105	127				Brown Clayey SAND (Very moist, very dense)			SC
										Total Depth: 41.0' No Water			
45													
50													
55													
60													
65													

BORING NUMBER B-2

A.G.I. GEOTECHNICAL, INC.

A.G.I. Geotechnical, Inc. 16555 Sherman Way, Unit A Van Nuys, California 91406 Telephone: (818) 785-5244 Fax: (818) 785-6251

CLIENT: Hollywood Square, LLC

PROJECT NAME: Proposed 7-Story Mixed-Use Bldg. Over 1 Level of Subterranean Parking

PROJECT NUMBER: 26-4327-00

PROJECT LOCATION: 5600 W. Hollywoood Blvd., Hollywood

DATE STARTED: 7/1/16 COMPLETED: 7/1/16

GROUND ELEVATION: _____ BORING DIAMETER: 8"

EXCAVATION METHOD: 8" Hollow Stem Auger

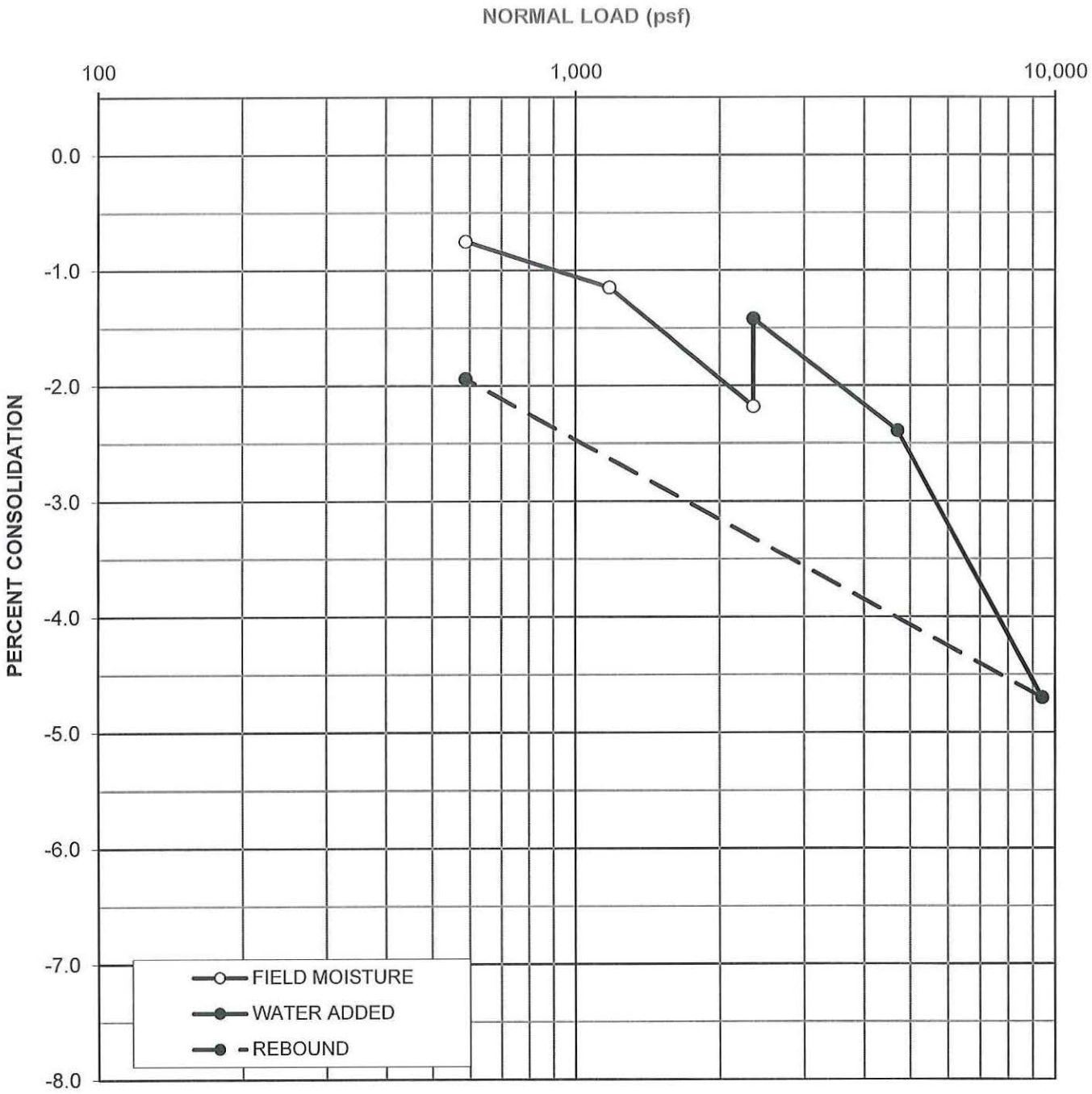
GROUND WATER LEVELS: _____

DRILLING CONTRACTOR: Choice Drilling

LOGGED BY: RI CHECKED BY: JAV

DEPTH (ft)	DRIVE SAMPLPE	BLOW COUNT (N VALUE)	BULK SAMPLE	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	WET UNIT WT. (pcf)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MATERIAL DESCRIPTION	<200	D 50	Classification
0													
										Brown Clayey SAND (Moist, medium dense)			SC
5	X	10/11/15		5.5	104	110							
										Brown Sandy CLAY (Moist, stiff)			CL
10	X	16/20/22		10.9	87	98							
15	X	22/36/40		15.3	88	101							
20	X	11/20/23		13.3	98	111							
25	X	14/19/25		8.4	124	135				Brown Clayey SAND (Moist, dense)			SC
										Total Depth: 26' No Water			
30													

LABORATORY TEST RESULTS



PROJECT NO. 26-4327-00 **BORING NO.** B1 **DEPTH (FT)** 10

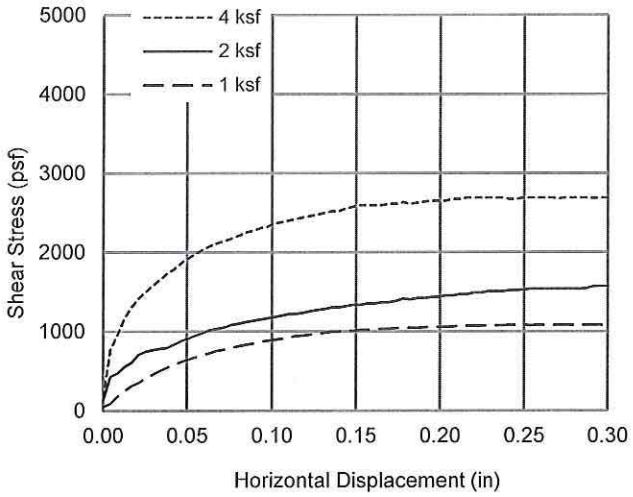
REPRESENTATIVE FOR Existing Soils
SOIL TYPE AND DESCRIPTION (CL) Sandy CLAY

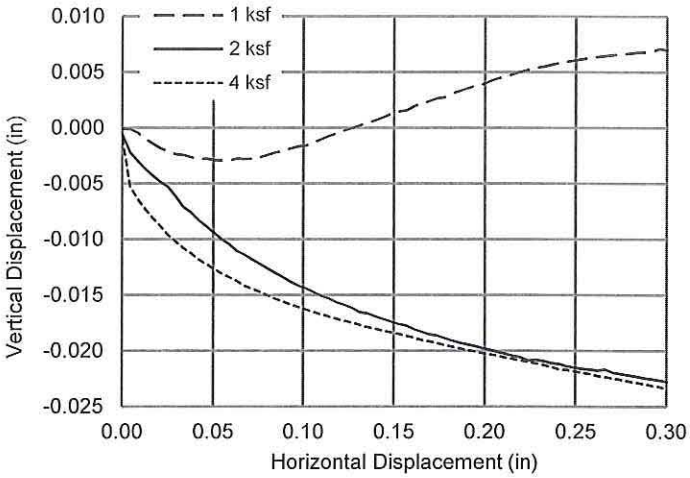
HYDROCONSOLIDATION (%) -0.76

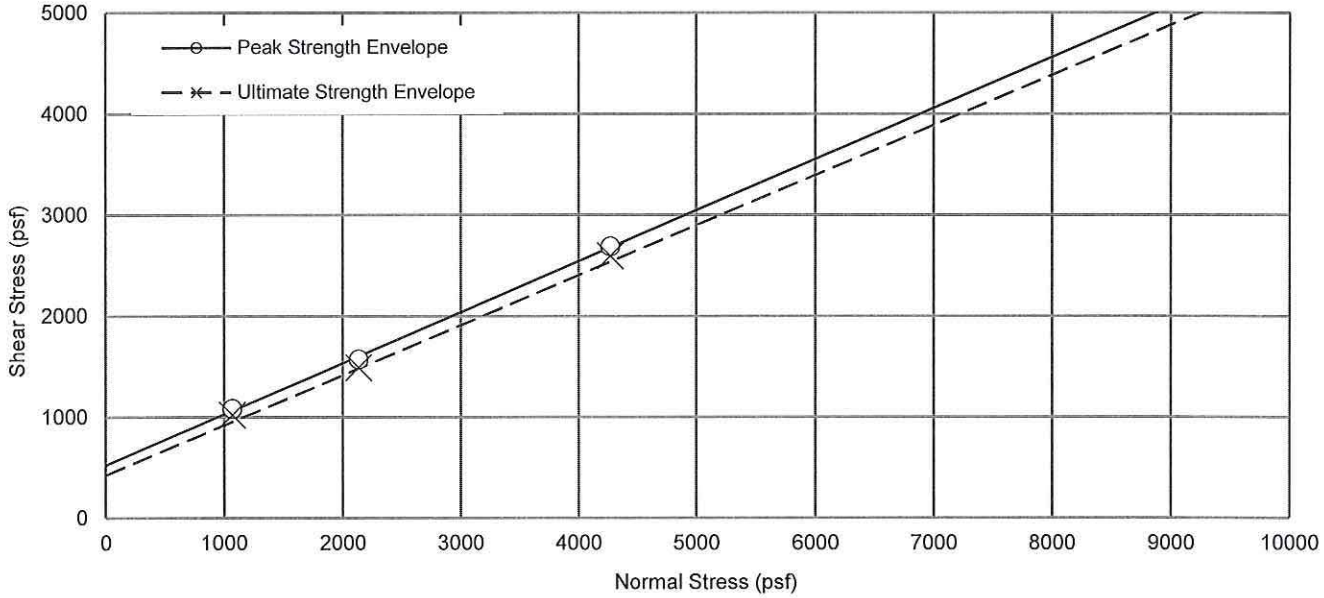
AGI

A.G.I. GEOTECHNICAL, INC.

	Sample ID :	1 ksf	2 ksf	4 ksf			
Initial	Water Content (%)	9.0	9.0	9.0			
	Dry Density (%)	115.4	114.9	114.4			
	Saturation (%)	52.8	52.1	51.4			
Final	Water Content (%)	18.3	18.6	18.8			
	Dry Density (pcf)	114.5	113.5	112.7			
	Saturation (%)	104.8	103.7	102.6			
Normal Stress (psf)		1067	2134	4269			
Peak Shear Stress (psf)		1084	1572	2690			
Ultimate Shear Stress (psf)		1021	1490	2594			







Peak Cohesion, c' (psf):	525	Ultimate Cohesion, c (psf):	425
Peak Friction, ϕ' (deg):	26.8	Ultimate Friction, Φ' (deg):	26.3

DIRECT SHEAR TEST (ASTM D 3080)

SAMPLE TYPE: Remolded
DESCRIPTION: Clayey SAND

LL:
PL:
PI:
% <0.75μ
% <0.02μ
EI
FIGURE NO.:

USCS:
GEOLOGY:
SYMBOL:
REMARKS:

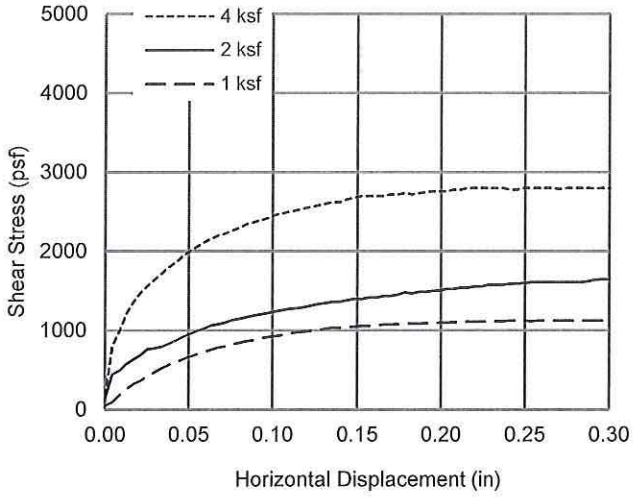
CLIENT: Hollywood Square, LLC
PROJECT NAME:
LOCATION:

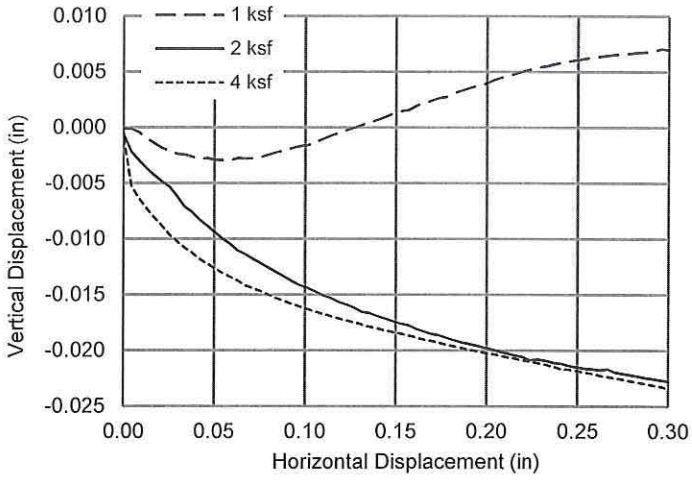
SAMPLE LOCATION: B1 @ 0-5'

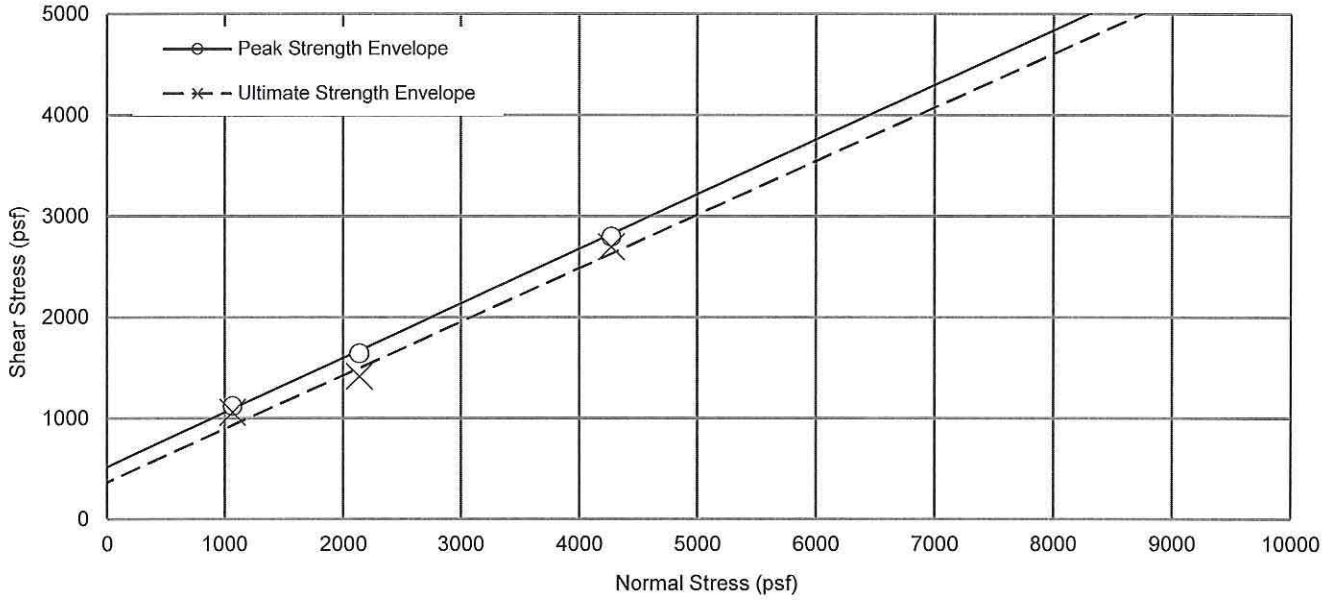
PROJECT NO.: 26-4327-00 TESTED: 07/29/16

AGI GEOTECHNICAL, INC.

Sample ID :		1 ksf	2 ksf	4 ksf			
Initial	Water Content (%)	6.3	6.3	6.3			
	Dry Density (%)	121.1	120.7	120.2			
	Saturation (%)	43.5	43.0	42.3			
Final	Water Content (%)	16.1	16.3	16.0			
	Dry Density (pcf)	120.2	119.3	118.5			
	Saturation (%)	108.2	106.8	102.4			
Normal Stress (psf)		1067	2134	4269			
Peak Shear Stress (psf)		1124	1644	2798			
Ultimate Shear Stress (psf)		1058	1414	2698			







Peak Cohesion, c' (psf):	520	Ultimate Cohesion, c (psf):	366	**DIRECT SHEAR TEST (ASTM D 3080)**
Peak Friction, ϕ' (deg):	28.4	Ultimate Friction, Φ' (deg):	27.9	

SAMPLE TYPE: Undisturbed
DESCRIPTION: Clayey SAND

LL:
PL:
PI:
% <0.75μ
% <0.02μ
EI
FIGURE NO.:

USCS:
GEOLOGY:
SYMBOL:
REMARKS:

CLIENT: Hollywood Square, LLC
PROJECT NAME:
LOCATION:

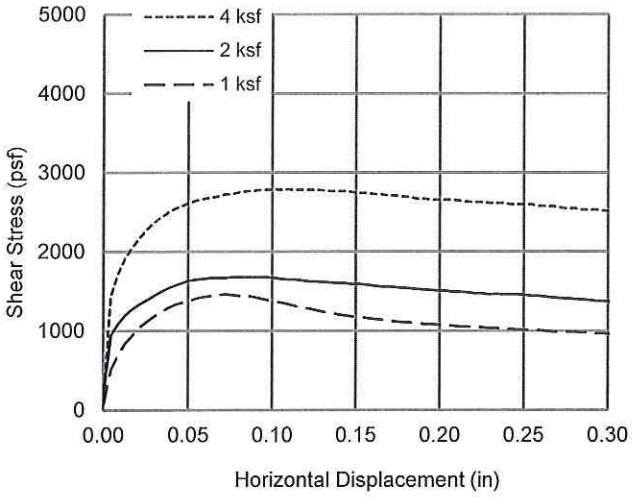
SAMPLE LOCATION: B1 @ 5'

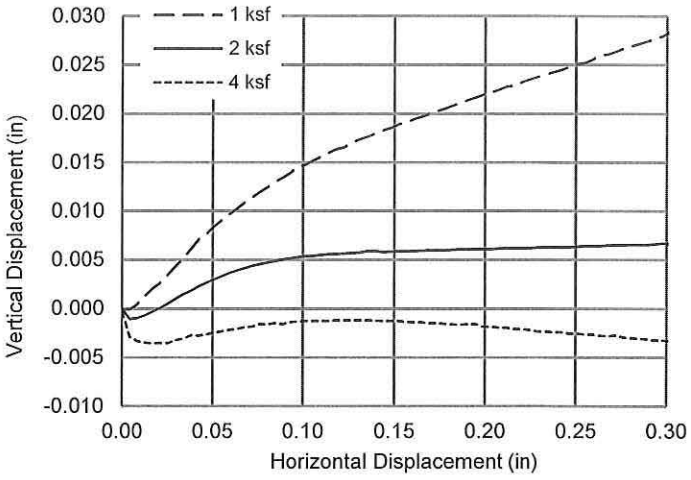
PROJECT NO.: 26-4327-00 TESTED: 07/29/16

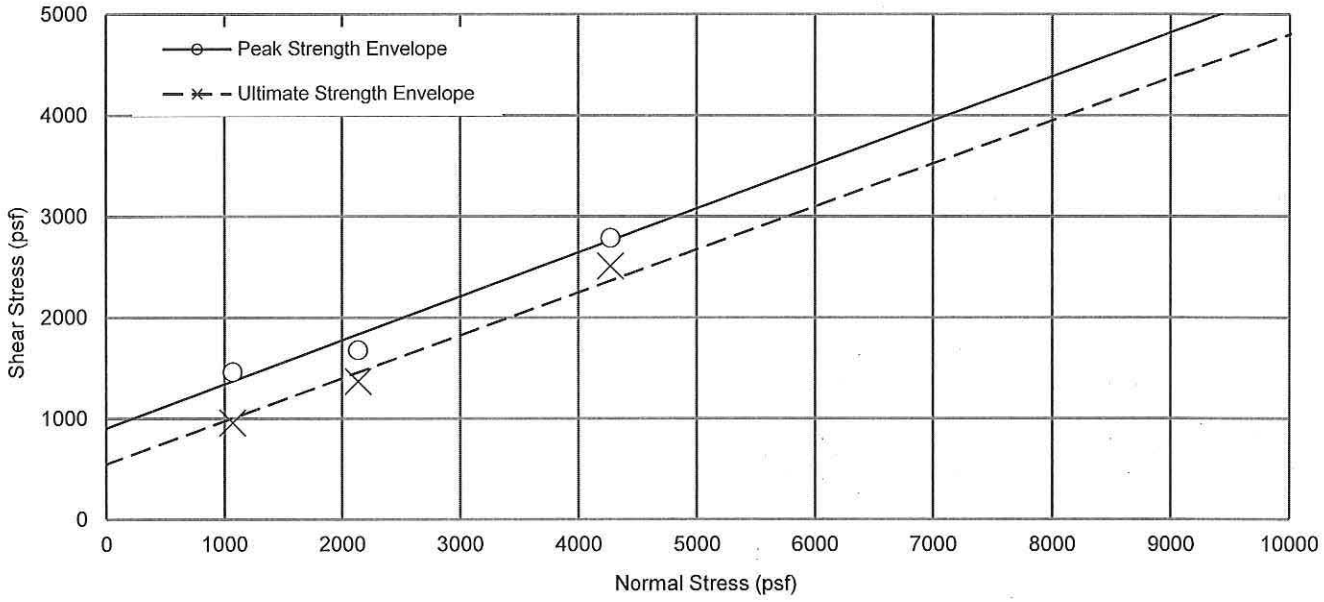
AGI

AGI GEOTECHNICAL, INC.

	Sample ID :	1 ksf	2 ksf	4 ksf			
Initial	Water Content (%)	10.9	10.9	10.9			
	Dry Density (%)	86.8	86.3	85.9			
	Saturation (%)	31.3	30.9	30.6			
Final	Water Content (%)	38.0	38.2	38.5			
	Dry Density (pcf)	85.6	84.7	83.9			
	Saturation (%)	106.0	104.3	103.1			
Normal Stress (psf)		1067	2134	4269			
Peak Shear Stress (psf)		1461	1679	2788			
Ultimate Shear Stress (psf)		958	1367	2508			







Peak Cohesion, c' (psf):	907	Ultimate Cohesion, c (psf):	550	**DIRECT SHEAR TEST (ASTM D 3080)**
Peak Friction, ϕ' (deg):	23.5	Ultimate Friction, Φ' (deg):	23.0	

SAMPLE TYPE: Undisturbed
DESCRIPTION: Sandy CLAY

LL:
PL:
PI:
% <0.75µ
% <0.02µ
EI
FIGURE NO.:

USCS:
GEOLOGY:
SYMBOL:
REMARKS:

CLIENT: Hollywood Square, LLC
PROJECT NAME:
LOCATION:

SAMPLE LOCATION: B2 @ 9'

PROJECT NO.: 26-4327-00 TESTED: 07/28/16

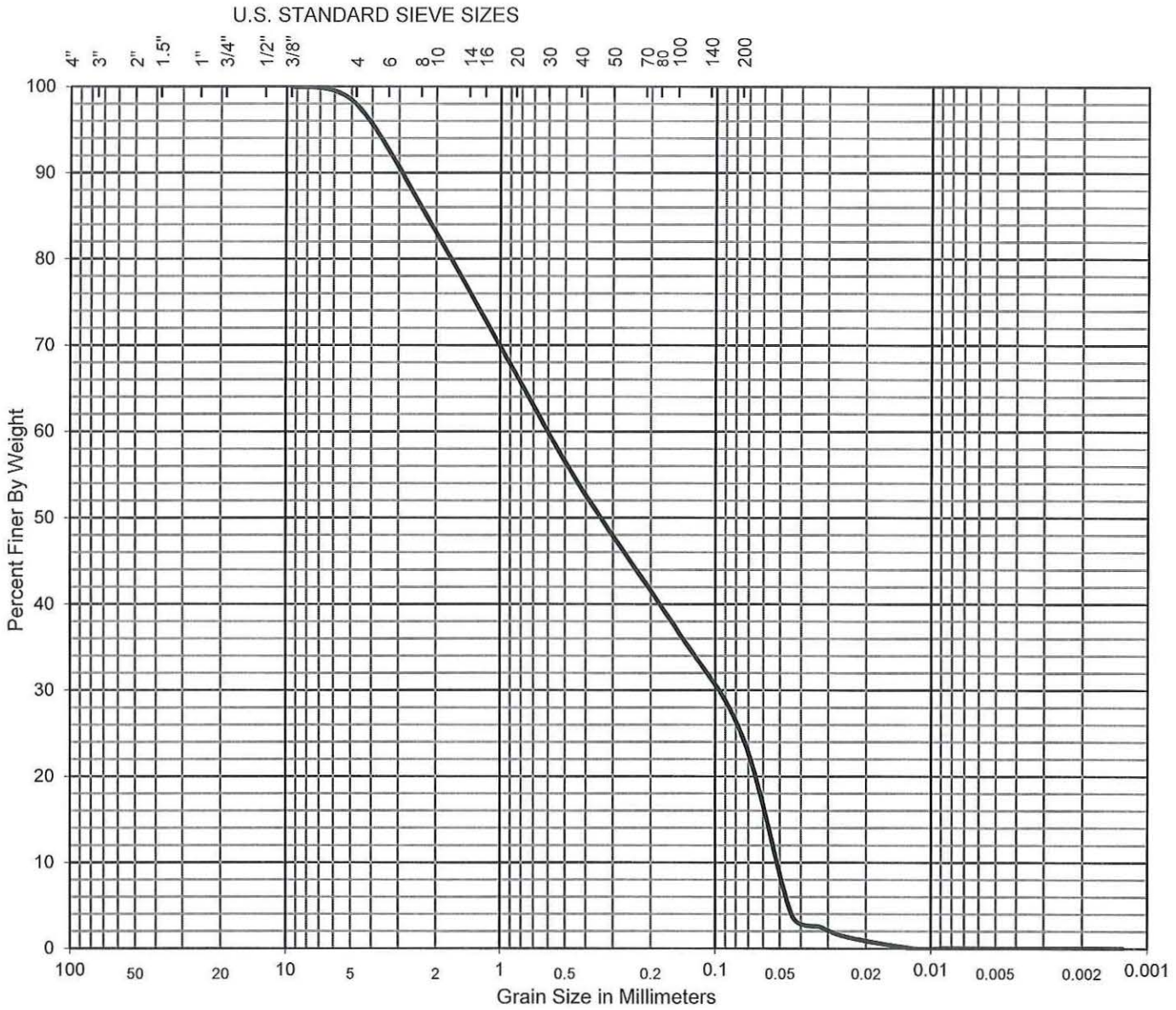
AGI GEOTECHNICAL, INC.

GRAIN SIZE DISTRIBUTION

PROJECT NO.	26-4327-00	BORING NO.	B1			DEPTH (FT)	5
Liquid Limit (%)	24	Plastic Limit (%)	21			Plasticity Index	3
Gravel (%)	2.1	Sand (%)	73.2			Silt & Clay (%)	24.7
D_{10} (mm)	-	D_{30} (mm)	-	D_{60} (mm)	-	D_{50} (mm)	-
C_u	-	C_c	-			% Fines (< 75υm)	24.7

REPRESENTATIVE FOR Existing Soil

SOIL TYPE AND DESCRIPTION (SC) Clayey SAND with Gravel



GRAVEL		SAND			SILT & CLAY
Coarse	Fine	Coarse	Medium	Fine	

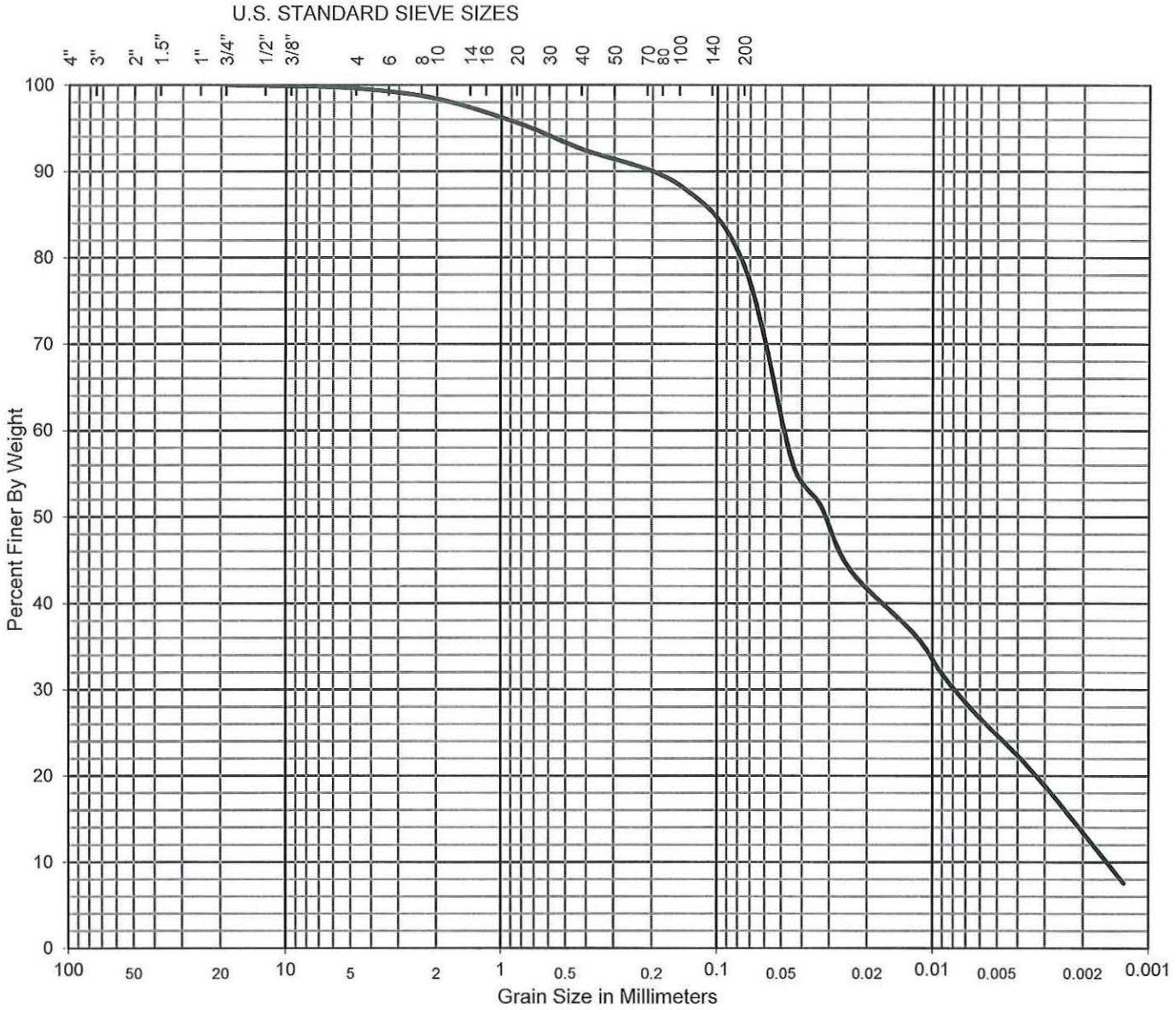
A.G.I. GEOTECHNICAL, INC.

GRAIN SIZE DISTRIBUTION

PROJECT NO.	26-4327-00	BORING NO.	B1			DEPTH (FT)	15
Liquid Limit (%)		Plastic Limit (%)				Plasticity Index	-
Gravel (%)	0.4	Sand (%)	20.4			Silt & Clay (%)	79.2
D_{10} (mm)	-	D_{30} (mm)	-	D_{60} (mm)	-	D_{50} (mm)	-
C_u	-	C_c	-			% Fines (< 75υm)	79.2

REPRESENTATIVE FOR Existing Soil

SOIL TYPE AND DESCRIPTION (CL) Sandy CLAY



GRAVEL		SAND			SILT & CLAY
Coarse	Fine	Coarse	Medium	Fine	

AGI

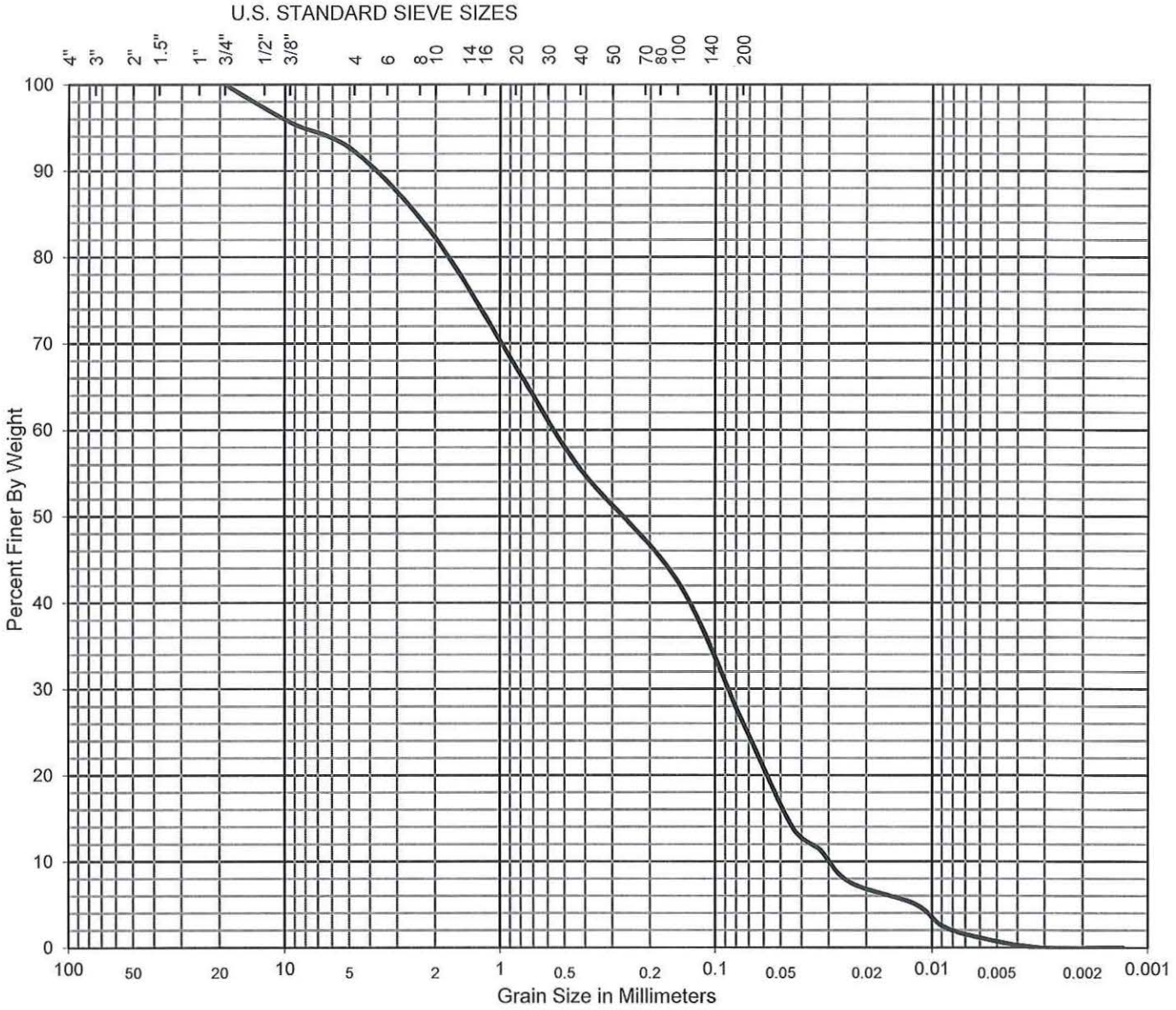
A.G.I. GEOTECHNICAL, INC.

GRAIN SIZE DISTRIBUTION

PROJECT NO.	26-4327-00	BORING NO.	B1			DEPTH (FT)	25
Liquid Limit (%)		Plastic Limit (%)				Plasticity Index	-
Gravel (%)	7.7	Sand (%)	66.0			Silt & Clay (%)	26.2
D_{10} (mm)	-	D_{30} (mm)	-	D_{60} (mm)	-	D_{50} (mm)	-
C_u	-	C_c	-			% Fines (< 75υm)	26.2

REPRESENTATIVE FOR Existing Soil

SOIL TYPE AND DESCRIPTION (SC) Clayey SAND



GRAVEL		SAND			SILT & CLAY
Coarse	Fine	Coarse	Medium	Fine	

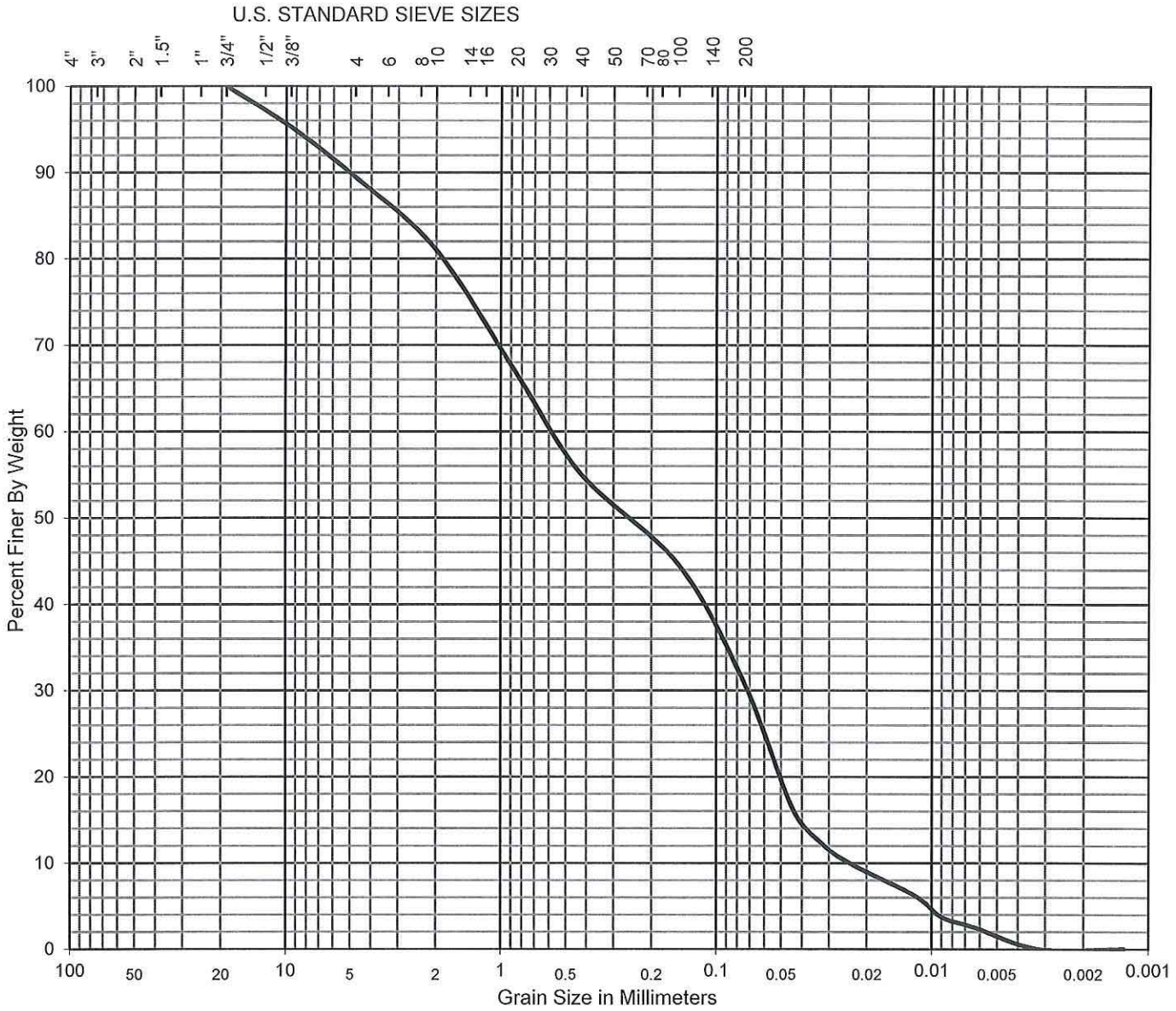
A.G.I. GEOTECHNICAL, INC.

GRAIN SIZE DISTRIBUTION

PROJECT NO.	26-4327-00	BORING NO.	B1			DEPTH (FT)	0-5
Liquid Limit (%)		Plastic Limit (%)				Plasticity Index	-
Gravel (%)	10.6	Sand (%)	58.3			Silt & Clay (%)	31.1
D_{10} (mm)	-	D_{30} (mm)	-	D_{60} (mm)	-	D_{50} (mm)	-
C_u	-	C_c	-			% Fines (< 75υm)	31.1

REPRESENTATIVE FOR Existing Soil

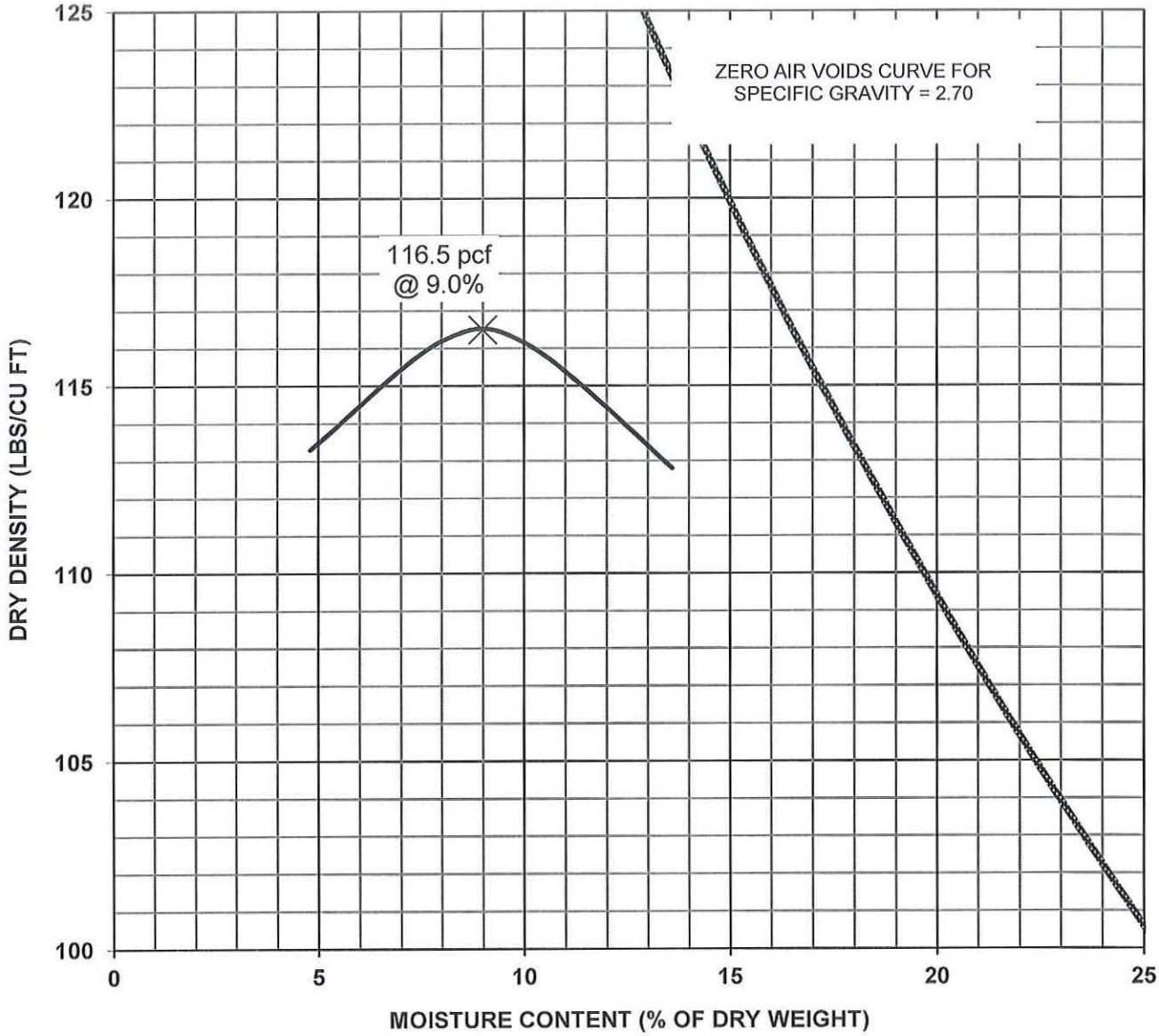
SOIL TYPE AND DESCRIPTION (SC) Clayey SAND with Gravel



GRAVEL		SAND			SILT & CLAY
Coarse	Fine	Coarse	Medium	Fine	

A.G.I. GEOTECHNICAL, INC.

MAXIMUM DENSITY CURVE



PROJECT NO. 26-4327-00 **BORING NO.** B-1 **DEPTH (FT)** 0-5

REPRESENTATIVE FOR Existing Soils

SOIL TYPE AND DESCRIPTION (SC) Clayey SAND

MAXIMUM DRY DENSITY (LBS/CU FT) 116.5

OPTIMUM MOISTURE CONTENT (% OF DRY WEIGHT) 9.0

METHOD OF COMPACTION
ASTM:D-1557

AGI

A.G.I. GEOTECHNICAL, INC.

APPENDIX C

Percolation Test Results

PERCOLATION TEST DATA SHEET

Project:	5600 Hollywood Boulevard					Project No.:	700071901	Date:	3/9/2020
Test Hole No.:	P-1					Tested By:	SHW		
Depth of Test Hole (ft):	47.5					USCS Soil Classification:		Sand with Silt (SP)	
PVC Pipe Dimension:	3-in I.D.					Test Hole Diameter (in):		8	
Trial No.	Date	Time of Measurement	Initial Depth to Water (ft)	Time of Measurement	Final Depth to Water (ft)	Volume of Water Infiltrated (cu.in.)	Surface Area (sq.in.)	Time Interval (min)	Percolation Rate (in/hr)
Pre-Soak	3/9/2020	4:10 PM	32.00	4:35 PM	44.00	7238	4725	25	--
Pre-Soak	3/9/2020	4:35 PM	32.00	4:52 PM	37.50	3318	4725	17	--
#1 (Refill)	3/9/2020	4:52 PM	37.50	5:02 PM	39.60	1267	3066	10	2.48
#2 (Refill)	3/9/2020	5:02 PM	39.60	5:12 PM	42.70	1870	2433	10	4.61
#3 (Refill)	3/9/2020	5:12 PM	42.70	5:22 PM	43.68	591	1498	10	2.37
#4 (Refill)	3/9/2020	5:23 PM	42.50	5:33 PM	44.42	1158	1558	10	4.46
#5 (Refill)	3/9/2020	5:35 PM	42.50	5:45 PM	44.35	1116	1558	10	4.30
#6 (Refill)	3/9/2020	5:46 PM	42.50	5:56 PM	44.44	1170	1558	10	4.51
#7 (Refill)	3/9/2020	5:57 PM	42.50	6:07 PM	44.51	1212	1558	10	4.67
#8 (Refill)	3/9/2020	6:08 PM	42.50	6:18 PM	44.45	1176	1558	10	4.53

Comments:	1. Percolation test was performed in accordance with the Boring Percolation Test Procedure provided in the "Guidelines for Design, Investigation, and Reporting - Low Impact Development Stormwater Infiltration," prepared by County of Los Angeles Department of Public Works, dated 30 June 2017. 2. Weather: Partly cloudy and cool.	Average Stabilized Rate		4.49
		Reduction Factors	RFt	-
			RFv	-
			RFs	-
		Design Infiltration Rate (in/hr)		Applicable reduction factors and design infiltration rate to be determined by civil consultant.

LANGAN

APPENDIX D

PS Suspension Seismic Velocity Logging

BOREHOLE GEOPHYSICS
5600 HOLLYWOOD BOULEVARD
LOS ANGELES, CALIFORNIA

Prepared for

Langan
18575 Jamboree Road, Suite 150
Irvine, California 92612

Prepared by

GEOVision Geophysical Services
1124 Olympic Drive
Corona, California 92881
(951) 549-1234

August 10, 2020

Report 20241-01 rev 0

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APPENDIX B GEOPHYSICAL LOGGING SYSTEMS - NIST TRACEABLE CALIBRATION RECORDS

INTRODUCTION

GEO*Vision* acquired geophysical data in one borehole at 5600 Hollywood Boulevard, Los Angeles, California on July 29, 2020. The work was performed for Langan with Chris Zadoorian as point of contact. A **GEO***Vision* professional Geophysicist or Engineer reviewed fieldwork, data analysis, and report.

SCOPE OF WORK

This report presents the results of geophysical data acquired in one borehole on July 29, 2020, as detailed in Table 1. The purpose of these measurements was to supplement data obtained during the drilling investigation by acquiring shear wave and compressional wave velocities as a function of depth and estimate the average shear wave velocity in the upper 30 meters (Vs30).

An OYO PS Suspension Logging System was used to obtain in-situ horizontal shear (S_H), and compressional (P) wave velocity measurements in one borehole at 1.6-foot intervals. Measurements followed **GEO***Vision* Procedure for PS Suspension Seismic Velocity Logging, revision 1.5. Acquired data were analyzed and a profile of velocity versus depth was produced for both S_H and P waves.

A detailed reference for the PS Suspension velocity measurement techniques used in this study is:

> Guidelines for Determining Design Basis Ground Motions, Report TR-102293, Electric Power Research Institute, Palo Alto, California, November 1993, Sections 7 and 8.

INSTRUMENTATION

Suspension Velocity Instrumentation

Suspension velocity measurements were performed using the PS Suspension logging system, manufactured by OYO Corporation, and their subsidiary, Robertson Geo (RG). This system directly determines the average velocity of a 3.3-foot high segment of the soil column surrounding the borehole of interest by measuring the elapsed time between arrivals of a wave propagating upward through the soil column. The receivers that detect the wave, and the source that generates the wave, are moved as a unit in the borehole, producing relatively constant amplitude signals at all depths.

The suspension system probe consists of a combined reversible polarity solenoid horizontal shear-wave source and compressional-wave source, joined to two biaxial receivers by a flexible isolation cylinder, as shown in Figure 1. The separation of the two receivers is 3.3 feet, allowing average wave velocity in the region between the receivers to be determined by inversion of the wave travel time between the two receivers. The total length of the probe in these surveys is approximately 25 feet, with the center point of the receiver pair 12.5 feet above the bottom end of the probe.

The probe receives control signals from, and sends the digitized receiver signals to, the instrumentation on the surface via an armored multi-conductor cable. The cable is wound onto the drum of a winch and is used to support the probe. Cable travel is measured to provide probe depth data using a sheave of known circumference fitted with a digital rotary encoder.

The entire probe is suspended in the borehole by the cable; therefore, source motion is not coupled directly to the borehole walls; rather, the source motion creates a horizontally propagating impulsive pressure wave in the fluid filling the borehole and surrounding the source. This pressure wave is converted to P and S_H-waves in the surrounding soil and rock as it impinges upon the wall of the borehole. These waves propagate through the soil and rock surrounding the borehole, in turn causing a pressure wave to be generated in the fluid surrounding the receivers as the soil waves pass their location. Separation of the P and S_H-waves at the receivers is performed using the following steps:

1. The orientation of the horizontal receivers is maintained parallel to the axis of the source, maximizing the amplitude of the recorded S_H -wave signals.
2. At each depth, S_H-wave signals are recorded with the source actuated in opposite directions, producing S_H-wave signals of opposite polarity, providing a characteristic S_H-wave signature distinct from the P-wave signal.
3. The 6.3-foot separation of source and receiver 1 permits the P-wave signal to pass and damp significantly before the slower S_H-wave signal arrives at the receiver. In faster soils or rock, the isolation cylinder is extended to allow greater separation of the P- and S_H-wave signals.
4. In saturated soils, the received P-wave signal is typical of much higher frequency than the received S_H-wave signal, permitting additional separation of the two signals by low pass filtering.
5. Direct arrival of the original pressure pulse in the fluid is not detected at the receivers because the wavelength of the pressure pulse in the fluid is significantly greater than the dimension of the fluid annulus surrounding the probe (feet versus inches scale), preventing significant energy transmission through the fluid medium.

In operation, a distinct, repeatable pattern of impulses is generated at each depth as follows:

1. The source is fired in one direction producing dominantly horizontal shear with some vertical compression, and the signals from the horizontal receivers situated parallel to the axis of motion of the source are recorded.
2. The source is fired again in the opposite direction and the horizontal receiver signals are recorded.
3. The source is fired again and the vertical receiver signals are recorded. The repeated source pattern facilitates the picking of the P and S_H-wave arrivals; reversal of the source changes the polarity of the S_H-wave pattern but not the P-wave pattern.

The data from each receiver during each source activation is recorded as a different channel on the recording system. The PS Suspension system has six channels (two simultaneous recording

channels), each with a 1024 sample record. The recorded data are displayed as six channels with a common time scale.

A review of the displayed data on the recorder or computer screen allows the operator to set the gains, filters, delay time, pulse length (energy), and sample rate to optimize the quality of the data before recording. Verification of the calibration of the PS Suspension digital recorder is performed at least every twelve months using a NIST traceable frequency source and counter, as presented in Appendix B.

MEASUREMENT PROCEDURES

Suspension Velocity Measurement Procedures

The borehole was logged uncased and filled with fluid. Measurements followed the **GEO***Vision* Procedure for PS Suspension Seismic Velocity Logging, revision 1.5. Prior to the logging run, the probe was positioned with the top of the probe even with a stationary reference point. The electronic depth counter was set to the distance between the mid-point of the receiver and the top of the probe, minus the height of the stationary reference point, if any. Measurements were verified with a tape measure, and calculations recorded on a field log.

The probe was lowered to the bottom of the borehole, stopping at 1.6-foot intervals to collect data, as summarized in Table 2. At each measurement depth, the measurement sequence of two opposite horizontal records and one vertical record was performed. Gains were adjusted as required. The data from each depth were viewed on the computer display, checked, and saved to disk before moving to the next depth.

Upon completion of the measurements, the probe was returned to the surface, and the zero-depth indication at the depth reference point was verified prior to removal from the borehole.

DATA ANALYSIS

Suspension Velocity Analysis

Recorded digital waveforms were analyzed to locate the most prominent first minima, first maxima, or the first break on the vertical axis records, indicating the arrival of P-wave energy. The difference in travel time between receiver 1 and receiver 2 (R1-R2) arrivals was used to calculate the P-wave velocity for that 1.0-meter segment of the soil column. When observable, P-wave arrivals on the horizontal axis records were used to verify the velocities determined from the vertical axis data. The time picks were then transferred into a template to complete the velocity calculations based on the arrival time picks made in PSLOG. The Microsoft Excel® analysis file accompanies this report.

P-wave velocity over the 6.3-foot interval from source to receiver 1 (S-R1) was also picked, calculated, and plotted for quality assurance of the velocity derived from the travel time between receivers. In this analysis, the depth values as recorded were increased by 4.8 feet to correspond to the mid-point of the 6.33-foot S-R1 interval. Travel times were obtained by picking the first break of the P-wave signal at receiver 1 and subtracting the calculated and experimentally verified delay, in milliseconds, from source trigger pulse (beginning of record) to source impact. This delay corresponds to the duration of the acceleration of the solenoid before the impact.

As with the P-wave records, the recorded digital waveforms were analyzed to locate clear S_H-wave pulses, as indicated by the presence of opposite polarity pulses on each pair of horizontal records. Ideally, the S_H-wave signals from the 'normal' and 'reverse' source pulses are very nearly inverted images of each other. Digital Fast Fourier Transform – Inverse Fast Fourier Transform (FFT – IFFT) lowpass filtering was used to remove the higher frequency P-wave signal from the S_H-wave signal. Different filter cutoffs were used to separate P- and S_H-waves at different depths, ranging from 600 Hz in the slowest zones to 4000 Hz in the regions of highest velocity. At each depth, the filter frequency was selected to be at least twice the fundamental frequency of the S_H-wave signal being filtered.

Generally, the first maxima were picked for the 'normal' signals and the first minima for the 'reverse' signals, although other points on the waveform were used if the first pulse was distorted. The absolute arrival time of the 'normal' and 'reverse' signals may vary by +/- 0.2 milliseconds, due to differences in the actuation time of the solenoid source caused by constant mechanical bias in the source, or by borehole inclination. This variation does not affect the R1-R2 velocity determinations, as the differential time is measured between arrivals of waves created by the same source actuation. The final velocity value is the average of the values obtained from the 'normal' and 'reverse' source actuation.

As with the P-wave data, S_H-wave velocity calculated from the travel time over the 6.33-foot interval from source to receiver 1 was calculated and plotted for verification of the velocity derived from the travel time between receivers. In this analysis, the depth values were increased by 4.8 feet to correspond to the mid-point of the 6.33-foot S-R1 interval. Travel times were obtained by picking the first break of the S_H-wave signal at the near receiver and subtracting the calculated and experimentally verified delay, in milliseconds, from the beginning of the record at the source trigger pulse to source impact.

Poisson's Ratio, **ν**, was calculated using the following formula:

$$\nu = \frac{\left(\frac{v_s}{v_p}\right)^2 - 0.5}{\left(\frac{v_s}{v_p}\right)^2 - 1.0}$$

Figure 2 shows an example of R1 - R2 measurements on a sample filtered suspension record. In Figure 2, the time difference over the 3.3-foot interval of 1.88 milliseconds for the horizontal signals is equivalent to an S_H-wave velocity of 1745 feet/second. Whenever possible, time differences were determined from several phase points on the S_H-waveform records to verify the data obtained from the first arrival of the S_H-wave pulse. Figure 3 displays the same record before filtering the S_H-waveform record with a 1400 Hz FFT - IFFT digital lowpass filter, illustrating the presence of higher

frequency P-wave energy at the beginning of the record, and distortion of the lower frequency S_H-wave by the residual P-wave signal.

Data and analyses were reviewed by a **GEO***Vision* Professional Geophysicist or Engineer as a component of the in-house data validation program.

Vs30 Analysis

As requested, the 30 meter average shear wave velocity was calculated using PS Suspension data acquired from 10m – 40m below ground surface; $V_s30_{10m\text{-}40m}$ in this case. The PS Suspension logger measures directly the travel time over a 1 meter interval. However, data are logged at ½ meter intervals. The overlapped measurements (at nominal 0.5m intervals for your data) are overlapping travel times. These are then used to calculate the interval times, which are then accumulated to obtain the total travel time over 30 meters. V_s30 is 30 meters divided by this total travel time.

RESULTS

Suspension Velocity Results

Suspension R1-R2 P- and S_H-wave velocities for borehole B-6 are plotted in Figure 4 and data are compiled in Table 3. The associated Microsoft Excel® analysis files accompany this report. Included in the Microsoft Excel® analysis file are Poisson's Ratio calculations, tabulated data, and plots.

P- and S_H-wave velocity data from R1-R2 analysis and quality assurance analysis of S-R1 data are plotted together in Figure A-1 in Appendix A to aid in visual comparison. Note that R1-R2 data are an average velocity over a 3.3-foot segment of the soil column; S-R1 data are an average over 6.3 feet, creating a significant smoothing relative to the R1-R2 plots. The S-R1 velocity data displayed in this figure are also compiled in Table A-1.

Vs30 Results

The $V_s30_{10m\text{-}40m}$ estimate for borehole B-4 is 406 meters/second. This estimate is calculated from the PS measurement at 10m (32.8ft) down to the PS measurement at 40m (131ft).

* Site Classifications taken from Table 1615 1.1 Site Class Definitions published in 2000 International Building code, International Code Council, Inc. on page 350

SUMMARY

Discussion of Suspension Velocity Results

Suspension PS velocity data are ideally collected in an uncased fluid filled borehole, drilled with rotary mud (rotary wash) methods, as was the case for this borehole.

Suspension PS velocity data quality is judged based upon 5 criteria.

	Criteria	B-6
1	Consistent data between receiver to receiver (R1 – R2) and source to receiver (S – R1) data.	Yes
2	Consistency between data from adjacent depth intervals.	Yes
3	Consistent relationship between P-wave and S_H -wave (excluding transition to saturated soils)	Yes Saturation occurs at about 70ft BGS
4	Clarity of P-wave and S_H-wave onset, as well as damping of later oscillations.	This is excellent data
5	Consistency of profile between adjacent borings, if available.	Not applicable

These data indicate good consistency between R1-R2 and S-R1 velocities, and consistency between adjacent depths in the intervals tested.

Quality Assurance

These borehole geophysical measurements were performed using industry-standard or better methods for measurements and analysis. All work was performed under **GEO***Vision* quality assurance procedures, which include:

- Use of NIST-traceable calibrations, where applicable, for field and laboratory instrumentation
- Use of standard field data logs
- Use of independent verification of velocity data by comparison of receiver-to-receiver and source-to-receiver velocities
- Independent review of calculations and results by a registered professional engineer, geologist, or geophysicist.

Suspension Velocity Data Reliability

P- and S_H-wave velocity measurement using the PS suspension method gives average velocities over a 3.3-foot interval of depth. This high resolution results in the scatter of values shown in the graphs. Individual measurements are very reliable, with an estimated precision of +/- 5%. Depth indications are very reliable with an estimated precision of +/- 0.2 feet. Standardized field procedures and quality assurance checks contribute to the reliability of these data.

CERTIFICATION

All geophysical data, analysis, interpretations, conclusions, and recommendations in this document have been prepared under the supervision of and reviewed by a **GEO***Vision* California Professional Geophysicist or Engineer.

Prepared by:



Aug 10, 2020
Date

Victor M Gonzalez
California Professional Geophysicist, PGp 1074
GEO*Vision* Geophysical Services

* This geophysical investigation was conducted under the supervision of a California Professional Geophysicist using industry-standard methods and equipment. A high degree of professionalism was maintained during all aspects of the project from the field investigation and data acquisition through data processing, interpretation and reporting. All original field data files, field notes and observations, and other pertinent information are maintained in the project files and are available for the client to review for a period of at least one year.

  A professional geophysicist's certification of interpreted geophysical conditions comprises a declaration of his/her professional judgment. It does not constitute a warranty or guarantee, expressed or implied, nor does it relieve any other party of its responsibility to abide by contract documents, applicable codes, standards, regulations, or ordinances.

Table 1. Borehole locations and logging dates

BOREHOLE DESIGNATION	DATES LOGGED	COORDINATES [1] (DEGREES)		
		LATITUDE	LONGITUDE	ELEVATION (FT)
B-6	7/29/2020			387.5

[1] Coordinates not available at time of report; elevation provided by Langan

Table 2. Logging dates and depth ranges

BOREHOLE NUMBER	TOOL AND RUN NUMBER	DEPTH RANGE (FEET)	OPEN HOLE (FEET)	SAMPLE INTERVAL (FEET)	DATE LOGGED
B-6	SUSPENSION DOWN01	1.6 – 136.2	150	1.6	7/29/2020

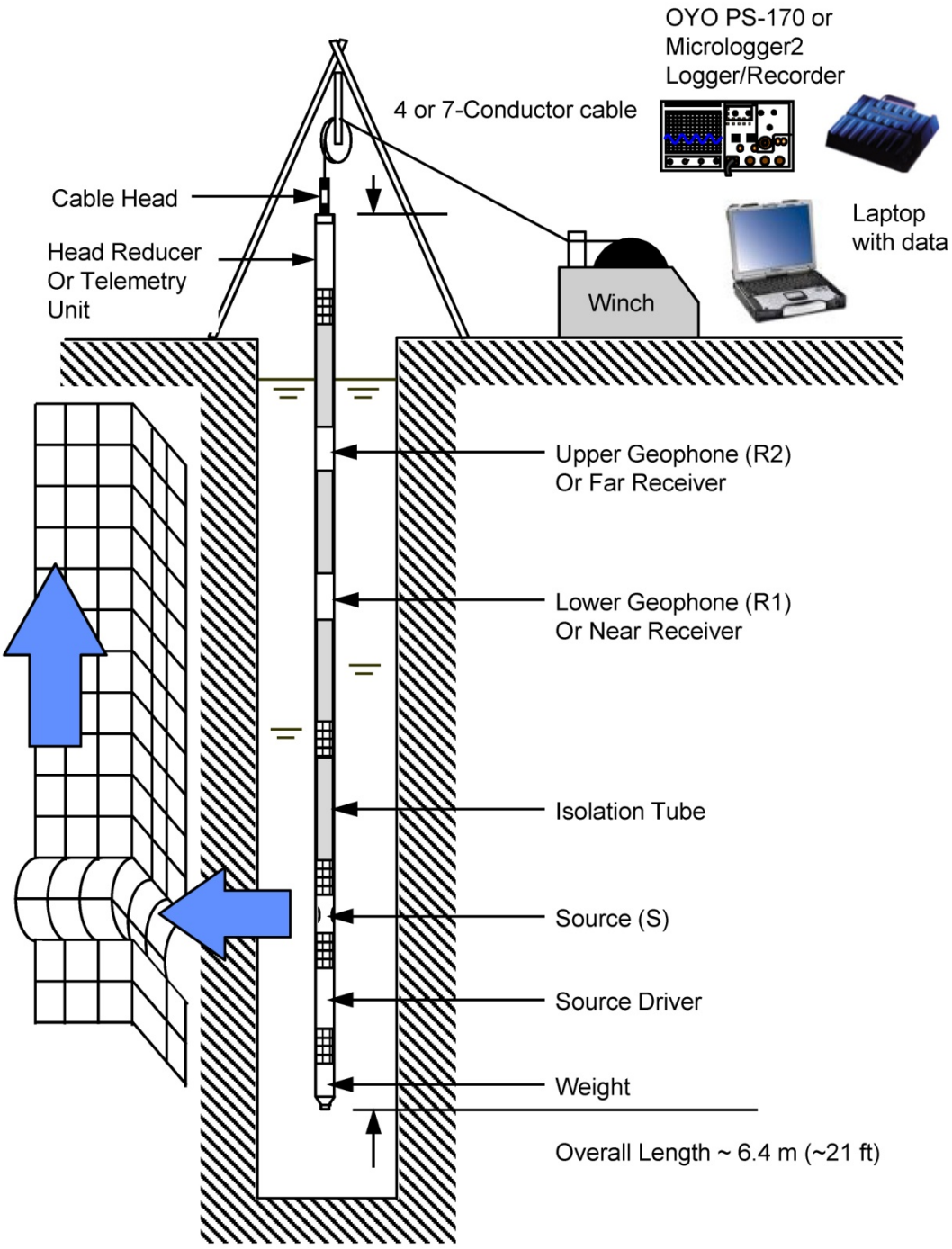


Figure 1: Concept illustration of PS logging system

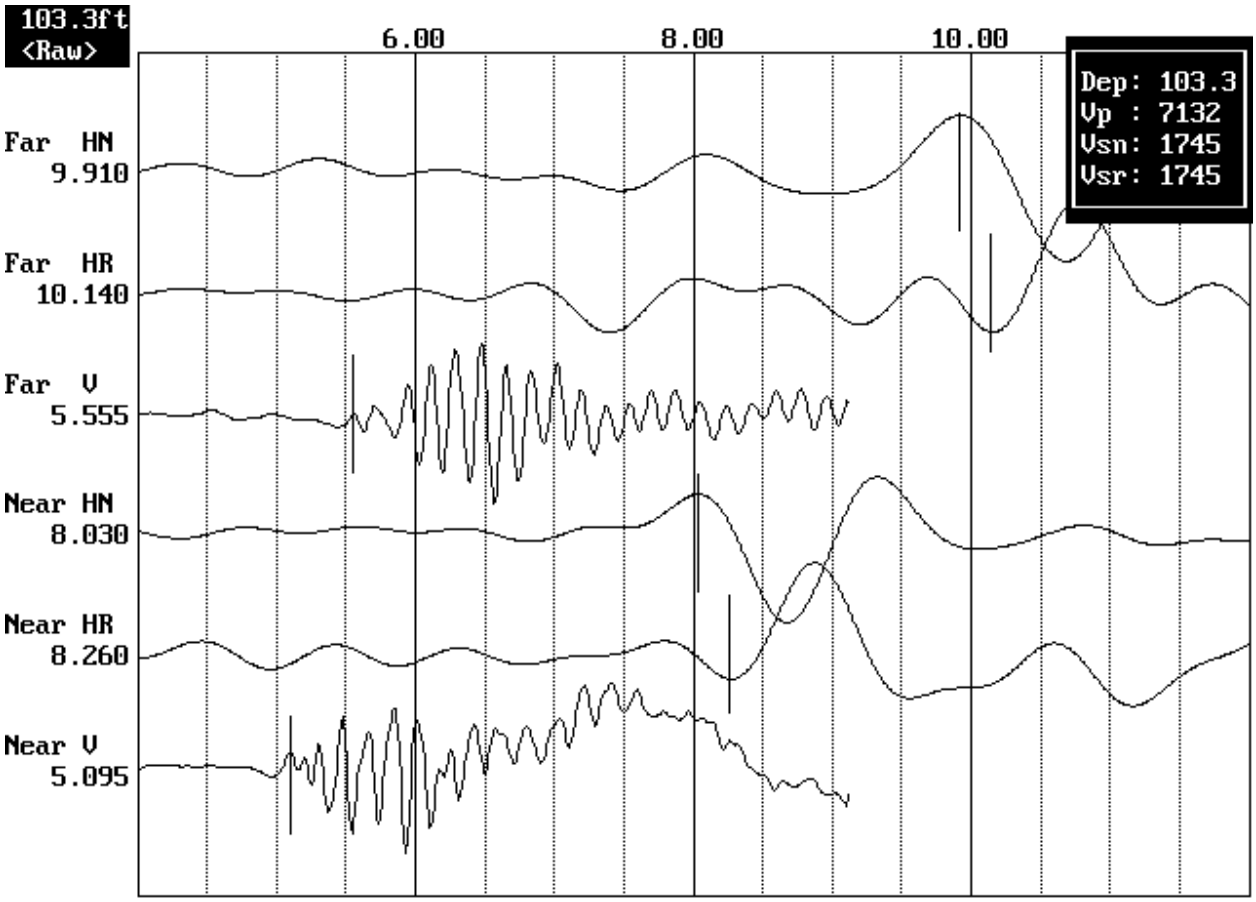


Figure 2: Example of filtered (1400 Hz lowpass) suspension record

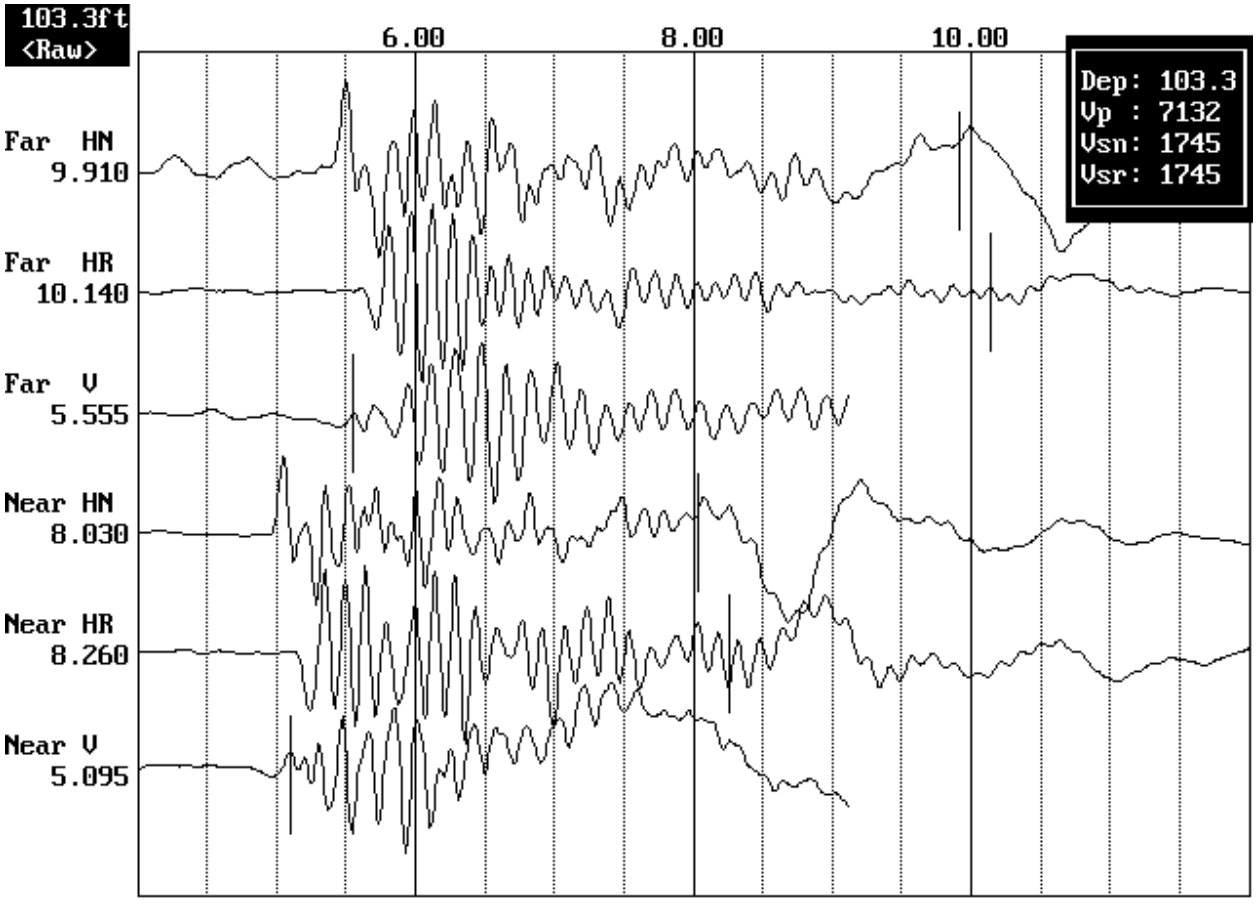


Figure 3. Example of unfiltered suspension record

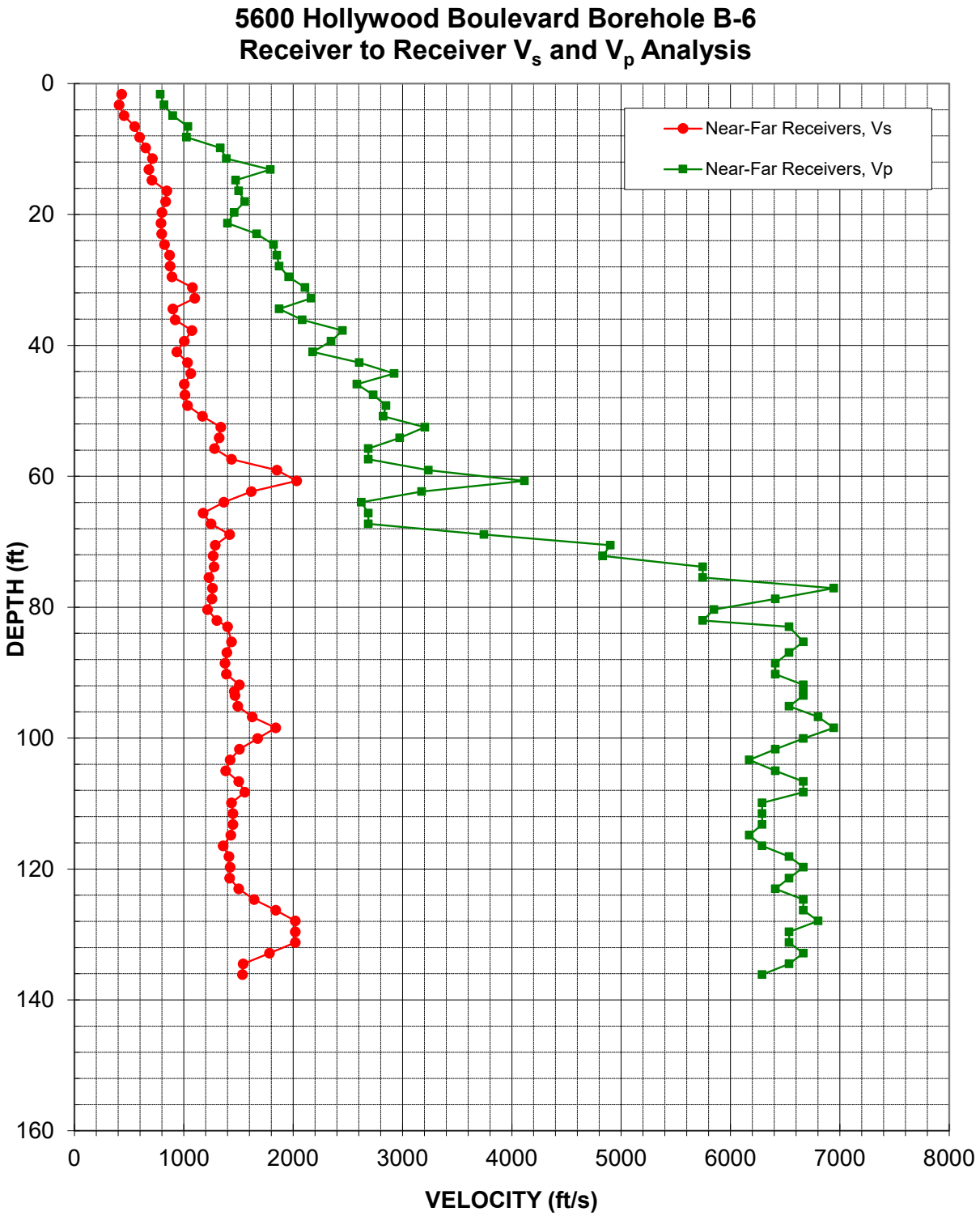


Figure 4: Borehole B-6, Suspension R1-R2 P- and S_H-wave velocities

Table 3. Borehole B-6, Suspension R1-R2 depths and P- and S_H-wave velocities

Summary of Compressional Wave Velocity, Shear Wave Velocity, and Poisson's Ratio Based on Receiver-to-Receiver Travel Time Data - Borehole B-6

American Units				Metric Units			
Depth at Midpoint Between Receivers	Velocity		Poisson's Ratio	Depth at Midpoint Between Receivers	Velocity		Poisson's Ratio
	V_s	V_p			V_s	V_p	
(ft)	(ft/s)	(ft/s)		(m)	(m/s)	(m/s)	
1.6	430	780	0.28	0.5	130	240	0.28
3.3	410	820	0.33	1.0	120	250	0.33
4.9	450	900	0.33	1.5	140	270	0.33
6.6	550	1040	0.30	2.0	170	320	0.30
8.2	600	1030	0.25	2.5	180	310	0.25
9.8	650	1330	0.34	3.0	200	410	0.34
11.5	710	1390	0.32	3.5	220	420	0.32
13.1	680	1790	0.42	4.0	210	550	0.42
14.8	710	1470	0.35	4.5	220	450	0.35
16.4	840	1500	0.27	5.0	260	460	0.27
18.0	830	1560	0.30	5.5	250	470	0.30
19.7	800	1460	0.29	6.0	240	450	0.29
21.3	790	1400	0.27	6.5	240	430	0.27
23.0	800	1670	0.35	7.0	240	510	0.35
24.6	820	1820	0.37	7.5	250	560	0.37
26.3	870	1850	0.36	8.0	270	560	0.36
27.9	870	1870	0.36	8.5	270	570	0.36
29.5	890	1960	0.37	9.0	270	600	0.37
31.2	1080	2110	0.32	9.5	330	640	0.32
32.8	1100	2160	0.33	10.0	340	660	0.33
34.5	900	1870	0.35	10.5	270	570	0.35
36.1	920	2080	0.38	11.0	280	640	0.38
37.7	1080	2450	0.38	11.5	330	750	0.38
39.4	1000	2350	0.39	12.0	310	720	0.39
41.0	940	2180	0.39	12.5	290	660	0.39
42.7	1040	2600	0.41	13.0	320	790	0.41
44.3	1060	2920	0.42	13.5	320	890	0.42
45.9	1000	2580	0.41	14.0	310	790	0.41
47.6	1010	2730	0.42	14.5	310	830	0.42
49.2	1040	2850	0.42	15.0	320	870	0.42
50.9	1170	2820	0.40	15.5	360	860	0.40
52.5	1340	3210	0.39	16.0	410	980	0.39
54.1	1320	2980	0.38	16.5	400	910	0.38
55.8	1280	2690	0.35	17.0	390	820	0.35
57.4	1440	2690	0.30	17.5	440	820	0.30
59.1	1850	3240	0.26	18.0	560	990	0.26
60.7	2030	4120	0.34	18.5	620	1250	0.34
62.3	1620	3170	0.32	19.0	490	970	0.32

Summary of Compressional Wave Velocity, Shear Wave Velocity, and Poisson's Ratio
Based on Receiver-to-Receiver Travel Time Data - Borehole B-6

American Units			
Depth at Midpoint Between Receivers	Velocity		Poisson's Ratio
	V_s	V_p	
(ft)	(ft/s)	(ft/s)	
64.0	1370	2620	0.31
65.6	1180	2690	0.38
67.3	1250	2690	0.36
68.9	1420	3750	0.42
70.5	1290	4900	0.46
72.2	1270	4830	0.46
73.8	1280	5750	0.47
75.5	1230	5750	0.48
77.1	1260	6940	0.48
78.7	1260	6410	0.48
80.4	1220	5850	0.48
82.0	1300	5750	0.47
83.0	1400	6540	0.48
85.3	1440	6670	0.48
86.9	1390	6540	0.48
88.6	1380	6410	0.48
90.2	1390	6410	0.48
91.9	1510	6670	0.47
92.9	1460	6670	0.47
93.5	1470	6670	0.47
95.1	1490	6540	0.47
96.8	1630	6800	0.47
98.4	1840	6940	0.46
100.1	1680	6670	0.47
101.7	1510	6410	0.47
103.4	1420	6170	0.47
105.0	1380	6410	0.48
106.6	1500	6670	0.47
108.3	1560	6670	0.47
109.9	1440	6290	0.47
111.6	1450	6290	0.47
113.2	1450	6290	0.47
114.8	1430	6170	0.47
116.5	1360	6290	0.48
118.1	1410	6540	0.48
119.8	1420	6670	0.48
121.4	1420	6540	0.48
123.0	1500	6410	0.47
124.7	1640	6670	0.47
126.3	1840	6670	0.46

Metric Units			
Depth at Midpoint Between Receivers	Velocity		Poisson's Ratio
	V_s	V_p	
(m)	(m/s)	(m/s)	
19.5	420	800	0.31
20.0	360	820	0.38
20.5	380	820	0.36
21.0	430	1140	0.42
21.5	390	1490	0.46
22.0	390	1470	0.46
22.5	390	1750	0.47
23.0	370	1750	0.48
23.5	380	2120	0.48
24.0	380	1950	0.48
24.5	370	1780	0.48
25.0	400	1750	0.47
25.3	430	1990	0.48
26.0	440	2030	0.48
26.5	430	1990	0.48
27.0	420	1950	0.48
27.5	420	1950	0.48
28.0	460	2030	0.47
28.3	450	2030	0.47
28.5	450	2030	0.47
29.0	460	1990	0.47
29.5	500	2070	0.47
30.0	560	2120	0.46
30.5	510	2030	0.47
31.0	460	1950	0.47
31.5	430	1880	0.47
32.0	420	1950	0.48
32.5	460	2030	0.47
33.0	470	2030	0.47
33.5	440	1920	0.47
34.0	440	1920	0.47
34.5	440	1920	0.47
35.0	440	1880	0.47
35.5	410	1920	0.48
36.0	430	1990	0.48
36.5	430	2030	0.48
37.0	430	1990	0.48
37.5	460	1950	0.47
38.0	500	2030	0.47
38.5	560	2030	0.46

Summary of Compressional Wave Velocity, Shear Wave Velocity, and Poisson's Ratio
Based on Receiver-to-Receiver Travel Time Data - Borehole B-6

American Units			
Depth at Midpoint Between Receivers	Velocity		Poisson's Ratio
	V_s	V_p	
(ft)	(ft/s)	(ft/s)	
128.0	2020	6800	0.45
129.6	2020	6540	0.45
131.2	2020	6540	0.45
132.9	1780	6670	0.46
134.5	1540	6540	0.47
136.2	1540	6290	0.47

Metric Units			
Depth at Midpoint Between Receivers	Velocity		Poisson's Ratio
	V_s	V_p	
(m)	(m/s)	(m/s)	
39.0	620	2070	0.45
39.5	620	1990	0.45
40.0	620	1990	0.45
40.5	540	2030	0.46
41.0	470	1990	0.47
41.5	470	1920	0.47

APPENDIX A

SUSPENSION VELOCITY MEASUREMENT QUALITY ASSURANCE SUSPENSION SOURCE TO RECEIVER ANALYSIS RESULTS

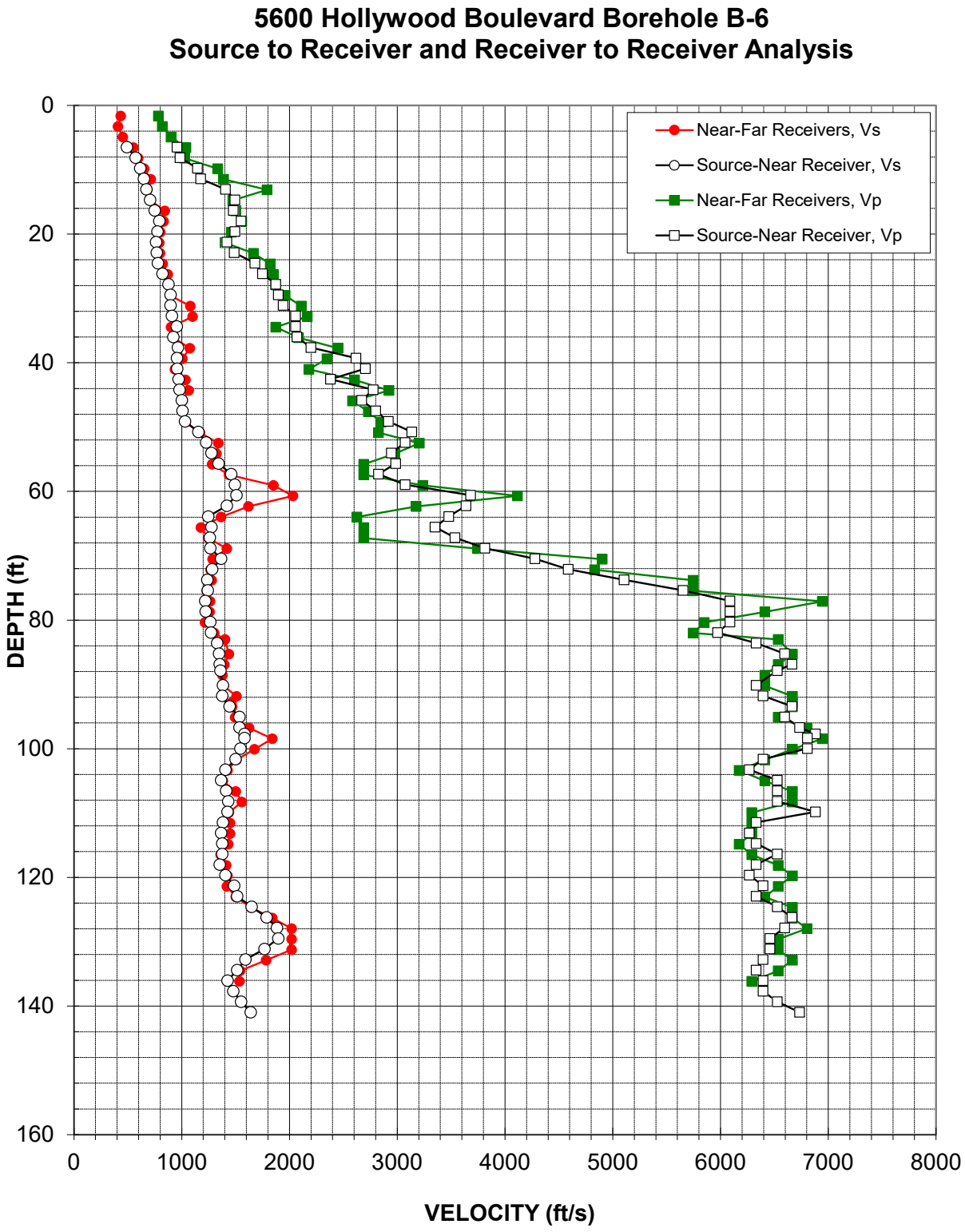


Figure A-1: Borehole B-6, Suspension S-R1 P- and S_H-wave velocities

Table A-1. Borehole B-6, S - R1 quality assurance analysis P- and S_H-wave data

Summary of Compressional Wave Velocity, Shear Wave Velocity, and Poisson's Ratio Based on Source-to-Receiver Travel Time Data - Borehole B-6

American Units				Metric Units			
Depth at Midpoint Between Source and Near Receiver	Velocity		Poisson's Ratio	Depth at Midpoint Between Source and Near Receiver	Velocity		Poisson's Ratio
	V_s	V_p			V_s	V_p	
(ft)	(ft/s)	(ft/s)		(m)	(m/s)	(m/s)	
6.5	490	960	0.32	2.0	150	290	0.32
8.1	570	980	0.24	2.5	170	300	0.24
9.8	610	1140	0.30	3.0	190	350	0.30
11.4	650	1180	0.28	3.5	200	360	0.28
13.0	670	1410	0.35	4.0	210	430	0.35
14.7	710	1490	0.36	4.5	220	460	0.36
16.3	750	1480	0.33	5.0	230	450	0.33
18.0	790	1550	0.32	5.5	240	470	0.32
19.6	770	1490	0.32	6.0	240	460	0.32
21.2	760	1420	0.30	6.5	230	430	0.30
22.9	770	1490	0.32	7.0	230	450	0.32
24.5	780	1680	0.36	7.5	240	510	0.36
26.2	820	1750	0.36	8.0	250	530	0.36
27.8	880	1870	0.36	8.5	270	570	0.36
29.4	900	1900	0.36	9.0	270	580	0.36
31.1	900	1940	0.36	9.5	270	590	0.36
32.7	910	2060	0.38	10.0	280	630	0.38
34.4	950	2060	0.36	10.5	290	630	0.36
36.0	920	2070	0.38	11.0	280	630	0.38
37.6	960	2200	0.38	11.5	290	670	0.38
39.3	960	2620	0.42	12.0	290	800	0.42
40.9	960	2710	0.43	12.5	290	820	0.43
42.6	970	2380	0.40	13.0	300	730	0.40
44.2	980	2780	0.43	13.5	300	850	0.43
45.8	1000	2670	0.42	14.0	310	810	0.42
47.5	1010	2800	0.43	14.5	310	850	0.43
49.1	1030	2920	0.43	15.0	310	890	0.43
50.8	1160	3130	0.42	15.5	350	960	0.42
52.4	1230	3070	0.41	16.0	370	940	0.41
54.0	1280	2940	0.38	16.5	390	900	0.38
55.7	1340	2990	0.37	17.0	410	910	0.37
57.3	1460	2830	0.32	17.5	440	860	0.32
59.0	1490	3070	0.35	18.0	460	940	0.35
60.6	1510	3680	0.40	18.5	460	1120	0.40
62.2	1420	3640	0.41	19.0	430	1110	0.41
63.9	1250	3480	0.43	19.5	380	1060	0.43
65.5	1280	3350	0.42	20.0	390	1020	0.42

Summary of Compressional Wave Velocity, Shear Wave Velocity, and Poisson's Ratio
Based on Source-to-Receiver Travel Time Data - Borehole B-6

American Units				Metric Units			
Depth at Midpoint Between Source and Near Receiver	Velocity		Poisson's Ratio	Depth at Midpoint Between Source and Near Receiver	Velocity		Poisson's Ratio
	V_s	V_p			V_s	V_p	
(ft)	(ft/s)	(ft/s)		(m)	(m/s)	(m/s)	
67.2	1260	3540	0.43	20.5	380	1080	0.43
68.8	1270	3810	0.44	21.0	390	1160	0.44
70.5	1360	4280	0.44	21.5	420	1300	0.44
72.1	1280	4590	0.46	22.0	390	1400	0.46
73.7	1240	5100	0.47	22.5	380	1560	0.47
75.4	1240	5650	0.47	23.0	380	1720	0.47
77.0	1220	6090	0.48	23.5	370	1860	0.48
78.7	1220	6090	0.48	24.0	370	1860	0.48
80.3	1270	6090	0.48	24.5	390	1860	0.48
81.9	1270	5970	0.48	25.0	390	1820	0.48
83.6	1330	6330	0.48	25.5	410	1930	0.48
85.2	1350	6590	0.48	26.0	410	2010	0.48
86.9	1350	6660	0.48	26.5	410	2030	0.48
87.8	1360	6530	0.48	26.8	410	1990	0.48
90.1	1380	6330	0.47	27.5	420	1930	0.47
91.8	1380	6390	0.48	28.0	420	1950	0.48
93.4	1450	6660	0.48	28.5	440	2030	0.48
95.1	1540	6590	0.47	29.0	470	2010	0.47
96.7	1540	6730	0.47	29.5	470	2050	0.47
97.7	1580	6880	0.47	29.8	480	2100	0.47
98.3	1580	6810	0.47	30.0	480	2070	0.47
100.0	1540	6810	0.47	30.5	470	2070	0.47
101.6	1500	6390	0.47	31.0	460	1950	0.47
103.3	1410	6270	0.47	31.5	430	1910	0.47
104.9	1360	6530	0.48	32.0	420	1990	0.48
106.5	1410	6530	0.48	32.5	430	1990	0.48
108.2	1430	6530	0.47	33.0	440	1990	0.47
109.8	1430	6880	0.48	33.5	430	2100	0.48
111.5	1380	6330	0.47	34.0	420	1930	0.47
113.1	1360	6270	0.48	34.5	420	1910	0.48
114.7	1380	6330	0.48	35.0	420	1930	0.48
116.4	1380	6530	0.48	35.5	420	1990	0.48
118.0	1350	6330	0.48	36.0	410	1930	0.48
119.7	1410	6270	0.47	36.5	430	1910	0.47
121.3	1490	6390	0.47	37.0	450	1950	0.47
122.9	1510	6330	0.47	37.5	460	1930	0.47
124.6	1650	6530	0.47	38.0	500	1990	0.47
126.2	1790	6660	0.46	38.5	550	2030	0.46
127.9	1880	6590	0.46	39.0	570	2010	0.46

Summary of Compressional Wave Velocity, Shear Wave Velocity, and Poisson's Ratio
Based on Source-to-Receiver Travel Time Data - Borehole B-6

American Units			
Depth at Midpoint Between Source and Near Receiver	Velocity		Poisson's Ratio
	V_s	V_p	
(ft)	(ft/s)	(ft/s)	
129.5	1900	6460	0.45
131.1	1770	6460	0.46
132.8	1590	6390	0.47
134.4	1510	6330	0.47
136.1	1430	6390	0.47
137.7	1480	6390	0.47
139.3	1550	6530	0.47
141.0	1640	6730	0.47

Metric Units			
Depth at Midpoint Between Source and Near Receiver	Velocity		Poisson's Ratio
	V_s	V_p	
(m)	(m/s)	(m/s)	
39.5	580	1970	0.45
40.0	540	1970	0.46
40.5	480	1950	0.47
41.0	460	1930	0.47
41.5	430	1950	0.47
42.0	450	1950	0.47
42.5	470	1990	0.47
43.0	500	2050	0.47

APPENDIX B

BOREHOLE GEOPHYSICAL LOGGING SYSTEMS - NIST TRACEABLE CALIBRATION RECORDS

MICRO PRECISION CALIBRATION, INC
2165 N. Glassell St.,
Orange, CA 92865
714-901-5659

Certificate of Calibration

ilac-MRA ANAB ACCREDITED ISO/IEC 17025 CALIBRATION LABORATORY AC-1969.03

Date: May 4, 2020 **Cert No. 551220083593651**

Customer:
GEOVISION
1124 OLYMPIC DRIVE
CORONA CA 92881

		Work Order #:	LA-90046721
		Purchase Order #:	19160-200422-01
MPC Control #:	AM6767	Serial Number:	160023
Asset ID:	160023	Department:	N/A
Gage Type:	LOGGER	Performed By:	KYLE ANDERSON
Manufacturer:	OYO	Received Condition:	IN TOLERANCE
Model Number:	3403	Returned Condition:	IN TOLERANCE
Size:	N/A	Cal. Date:	April 30, 2020
Temp/RH:	22.5°C / 42.9%	Cal. Interval:	12 MONTHS
Location:	Calibration performed at MPC facility	Cal. Due Date:	April 30, 2021

Calibration Notes:
See attached data sheet for calculations. (1 Page)
Calibrated IAW customer supplied data form Rev 2.1
Frequency measurement uncertainty = 0.0005 Hz
Unit calibrated with Laptop Panasonic Model CF-29,s/n: 6AKSB01291
Calibrated To 4:1 Accuracy Ratio

Calibration performed in accordance with approved GEOVision calibration procedures included in work Instruction No. 06
Software: Geometrics seismodule controller ver 11.0.57, pickwin95.exe ver 3.2.0.1

Standards Used to Calibrate Equipment

I.D.	Description.	Model	Serial	Manufacturer	Cal. Due Date	Traceability #
DB8748	GPS TIME AND FREQUENCY RECEIVER	58503A	3625A01225	HEWLETT PACKARD	Apr 30, 2021	551220083021224
BD7715	UNIVERSAL COUNTER	53131A	3416A05377	HEWLETT PACKARD	Apr 30, 2021	551220082934517
LAS0052	ARB / FUNC GENERATOR	33250A	MY40029031	AGILENT	Oct 31, 2020	551220083302616

Calibrating Technician: KYLE ANDERSON

QC Approval: Tyler McKeen

STATEMENTS OF PASS OR FAIL CONFORMANCE: The uncertainty of measurement has been taken into account when determining compliance with specification, as per ILAC-G8:03/2009. All measurements and test results guard banded to ensure the probability of false-accept does not exceed 2% in compliance with ANSI/NCSL Z540.3-2006 and in case without guard banded the probability of false-accept depending on test uncertainty ratio.

THE CALIBRATION REPORT STATUS:
PASS- Term used when compliance statement is given, and the measurement result is PASS.
PASS²- Term used when compliance statement is given, and the measurement result is conditional passed or PASS².
FAIL- Term used when compliance statement is given, and the measurement result is FAIL.
FAIL²- Term used when compliance statement is given, and the measurement result is conditional failed or FAIL².
REPORT OF VALUE - Term used when reported measurement is not requiring compliance statement in report.
ADJUSTED- When adjustments are made to an instrument which changes the value of measurement from what was measured as found to new value as left.
LIMITED - When an instrument fails calibration but is still functional in a limited manner.

The expanded uncertainty of measurement is stated as the standard uncertainty of measurement multiplied by the coverage factor k=2, which for a normal distribution corresponds to a coverage probability of approximately 95%, unless otherwise stated. This calibration report complies with ISO/IEC 17025:2017 and ANSI/NCSL Z540.3. Calibration cycles and resulting due dates were submitted/approved by the customer. Any number of factors may cause an instrument to drift out of tolerance before the next scheduled calibration. Recalibration cycles should be based on frequency of use, environmental conditions and customer's established systematic accuracy. All standards are traceable to SI through the National Institute of Standards and Technology (NIST) and/or recognized national or international standards laboratories. Services rendered include proper manufacturer's service instruction and are warranted for no less than thirty (30) days. The information on this report pertains only to the instrument identified, this may not be reproduced in part or in a whole without the prior written approval of the issuing MP Calibration Laboratory.

MICRO PRECISION CALIBRATION, INC
2165 N. Glassell St.,
Orange, CA 92865
714-901-5659

Certificate of Calibration

ACCREDITED
ISO/IEC 17025
CALIBRATION LABORATORY
AC-1969.03

Date: May 4, 2020

Cert No. 551220083593651

Procedures Used in this Event

Procedure Name	Description
GEOVISION SEISMIC Rev. 2.1	Seismic Logger/Recorder Calibration Procedure, Rev. 2.1

Calibrating Technician:

KYLE ANDERSON

QC Approval:

Tyler McKeen

STATEMENTS OF PASS OR FAIL CONFORMANCE: The uncertainty of measurement has been taken into account when determining compliance with specification, as per ILAC-G8:03/2009. All measurements and test results guard banded to ensure the probability of false-accept does not exceed 2% in compliance with ANSI/NCSL Z540.3-2006 and in case without guard banded the probability of false-accept depending on test uncertainty ratio.

THE CALIBRATION REPORT STATUS:
PASS- Term used when compliance statement is given, and the measurement result is PASS.
PASS²- Term used when compliance statement is given, and the measurement result is conditional passed or PASS².
FAIL- Term used when compliance statement is given, and the measurement result is FAIL.
FAIL²- Term used when compliance statement is given, and the measurement result is conditional failed or FAIL².
REPORT OF VALUE - Term used when reported measurement is not requiring compliance statement in report.
ADJUSTED- When adjustments are made to an instrument which changes the value of measurement from what was measured as found to new value as left.
LIMITED - When an instrument fails calibration but is still functional in a limited manner.

The expanded uncertainty of measurement is stated as the standard uncertainty of measurement multiplied by the coverage factor k=2, which for a normal distribution corresponds to a coverage probability of approximately 95%, unless otherwise stated. This calibration report complies with ISO/IEC 17025:2017 and ANSI/NCSL Z540.3. Calibration cycles and resulting due dates were submitted/approved by the customer. Any number of factors may cause an instrument to drift out of tolerance before the next scheduled calibration. Recalibration cycles should be based on frequency of use, environmental conditions and customer's established systematic accuracy. All standards are traceable to SI through the National Institute of Standards and Technology (NIST) and/or recognized national or international standards laboratories. Services rendered include proper manufacturer's service instruction and are warranted for no less than thirty (30) days. The information on this report pertains only to the instrument identified, this may not be reproduced in part or in a whole without the prior written approval of the issuing MP Calibration Laboratory.

GEOVision
geophysical services

SUSPENSION PS SEISMIC LOGGER/RECORDER CALIBRATION DATA FORM

INSTRUMENT DATA

System mfg.:	Oyo	Model no.:	3403
Serial no.:	160023	Calibration date:	4/30/2020
By:	Micro Precision	Due date:	4/30/2021
Counter mfg.:	Hewlett-Packard	Model no.:	53131A
Serial no.:	3416A05377	Calibration date:	4/23/2020
By:	Micro precision	Due date:	4/30/2021
Signal generator mfg.:	Agilent	Model no.:	33250A
Serial no.:	MY40029031	Calibration date:	10/31/2019
By:	Micro precision	Due date:	10/31/2020
Laptop controller mfg.:	Panasonic	Model no.:	Toughbook CF-29
Serial no.:	6AKSB01291	Calibration date:	N/A

SYSTEM SETTINGS:

Gain:	lowest setting - 2
Filter	10 KHz
Range:	200 to 5 microseconds
Delay:	0 msec
Stack (1 std)	1
System date = correct date and time	4/30/2020 14:36

PROCEDURE:

Set sine wave frequency to target frequency with amplitude of approximately 0.25 volt peak
Note actual frequency on data form.
Set sample period and record data file to disk. Note file name on data form.
Pick duration of 9 cycles using PSLOG.EXE program, note duration on data form, and save as .sps file. Calculate average frequency for each channel pair and note on data form.

Average frequency must be within +/- 1% of actual frequency at all data points.

Maximum error ((AVG-ACT)/ACT*100)% As found 0.22% As left 0.22%

Target Frequency (Hz)	Actual Frequency (Hz)	Sample Period (microS)	File Name	Time for 9 cycles Hn (msec)	Average Frequency Hn (Hz)	Time for 9 cycles Hr (msec)	Average Frequency Hr (Hz)	Time for 9 cycles V (msec)	Average Frequency V (Hz)
50.00	50.00	200	201	180	50.00	180	50.00	180	50.00
100.0	100.0	100	202	90.1	99.9	89.9	100.1	90.2	99.8
200.0	200.0	50	203	45	200.0	45.05	199.8	45.05	199.8
500.0	500.0	20	204	18	500.0	18	500.0	18	500.0
1000	1000	10	205	9.01	999	9.01	999	9	1000
2000	2000	5	206	4.5	2000	4.49	2004	4.495	2002

Calibrated by: Kyle Anderson (Name) 4/30/2020 (Date) (Signature)

Witnessed by: Emily Feldman (Name) 4/30/2020 (Date) (Signature)

Attachment I
Transportation Assessment

ESA

FORM GEN. 160A (Rev. 1/82)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

5600 W Hollywood Bl
DOT Case No. CEN20-49816

Date: December 29, 2020

To: Milena Zasadzien, Senior City Planner
Department of City Planning

From: Wes Pringle, Transportation Engineer
Department of Transportation

Subject: **TRANSPORTATION ASSESSMENT FOR THE PROPOSED RESIDENTIAL PROJECT LOCATED AT 5600 HOLLYWOOD BOULEVARD (CPC-2020-4296-CU-DB-SPP-SPRVHCA-PHP/ENV-2020-4297-EAF/PAR-2020-3499-VHCA)**

The Department of Transportation (DOT) has reviewed the transportation assessment prepared by Gibson Transportation Consulting, Inc. (GTC), dated August 2020, for the proposed residential project located at 5600 Hollywood Boulevard in the Hollywood Community Plan Area and the Central Area Planning Commission. In compliance with Senate Bill (SB) 743 and the California Environmental Quality Act (CEQA), a vehicle miles traveled (VMT) analysis is required to identify the project's ability to promote the reduction of green-house gas emissions, the access to diverse land uses, and the development of multi-modal networks. The significance of a project's impact in this regard is measured against the VMT thresholds established in DOT's Transportation Assessment Guidelines (TAG), as described below.

DISCUSSION AND FINDINGS

A. Project Description

The Project is proposing to construct an 18-story residential development consisting of 160 market-rate dwelling units and 40 affordable housing units. The Project will replace an existing vacant lot, adjacent 12,950 square foot (sf) warehouse, and 14-unit residential complex. Parking for the Project would be provided within one ground level, two subterranean levels, and three above-grade levels, with vehicular access provided via one driveway along St. Andrews Place as illustrated in **Attachment A**. Loading activities, for residential move-in and move-out, would take place along the curb of St. Andrews Place. The project is expected to be completed by 2024.

B. Freeway Safety Analysis

Per the Interim Guidance for Freeway Safety Analysis memorandum issued by DOT on May 1, 2020 to address Caltrans safety concerns on freeways, the study addresses the project's effects on vehicle queuing on freeway off-ramps. Such an evaluation measures the project's potential to lengthen a forecasted off-ramp queue and create speed differentials between vehicles exiting the freeway off-ramps and vehicles operating on the freeway mainline.

The evaluation included in the August 2020 assessment identified the number of project trips expected to be added to nearby freeway off-ramps serving the project site. It was determined that project traffic at any freeway off-ramp will not exceed 25 peak hour trips. Therefore, a freeway ramp analysis is not required.

C. CEQA Screening Threshold

Prior to accounting for trip reductions resulting from the application of Transportation Demand Management (TDM) Strategies, a trip generation analysis was conducted to determine if the project would exceed the net 250 daily vehicle trips screening threshold. Using the City of Los Angeles VMT Calculator Version 1.3 tool, which draws upon trip rate estimates published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition as well as applying trip generation adjustments when applicable, based on sociodemographic data and the built environment factors of the project's surroundings, it was determined that the project **does** exceed the net 250 daily vehicle trips threshold.

Additionally, the analysis included further discussion of the transportation impact thresholds:

T-1 Conflicting with plans, programs, ordinances, or policies
T-2.1 Causing substantial vehicle miles traveled
T-2.2 Substantial inducing additional automobile travel analysis
T-3 Substantially increasing hazards due to a geometric design feature or incompatible use.

The assessment determined that the project would **not** have a significant transportation impact under Thresholds T-1, T-2.2, and T-3. A project's impacts per Threshold T-2.1 is determined by using the VMT calculator and is discussed further below. A copy of the VMT Calculator summary report is provided as **Attachment B** to this report.

D. Transportation Impacts

On July 30, 2019, pursuant to SB 743 and the recent changes to Section 15064.03 of the State's CEQA Guidelines, the City of Los Angeles adopted VMT as criteria in determining transportation impacts under CEQA. The new DOT TAG provide instructions on preparing transportation assessments for land use proposals and defines the significant impact thresholds.

The DOT VMT Calculator tool measures project impact in terms of Household VMT per Capita, and Work VMT per Employee. DOT identified distinct thresholds for significant VMT impacts for each of the seven Area Planning Commission (APC) areas in the City. For the Central APC area, in which the project is located, the following thresholds have been established:

- Household VMT per Capita: 6.0
- Work VMT per Employee: 7.6

As cited in the VMT Analysis report, prepared by GTC, the project proposes to incorporate the TDM Strategies of including bike parking per LAMC and unbundled parking as project design features. The proposed project is projected to have a Household VMT per capita of 4.7 and no Work VMT. Therefore, it is concluded that implementation of the Project would result in no significant VMT impact. A copy of the VMT Calculator summary report is provided as **Attachment B**.

E. Access and Circulation

During preparation of the new CEQA guidelines, the State's Office of Planning and Research stressed that lead agencies can continue to apply traditional operational analysis requirements to inform land use decisions provided that such analyses were outside of the CEQA process. The authority for requiring non-CEQA transportation analysis and requiring improvements to

address potential circulation deficiencies, lies in the City of Los Angeles' Site Plan Review authority as established in Section 16.05 of the LAMC. Therefore, DOT continues to require and review a project's site access, circulation, and operational plan to determine if any access enhancements, transit amenities, intersection improvements, traffic signal upgrades, neighborhood traffic calming, or other improvements are needed. In accordance with this authority, the project has completed a circulation analysis using a "level of service" screening methodology that indicates that the trips generated by the proposed development will not likely result in adverse circulation conditions at several locations. Access to the project will be provided via one driveway along St. Andrews Place. DOT has reviewed this analysis and determined that it adequately discloses operational concerns. A copy of the circulation analysis table that summarizes these potential deficiencies is provided as **Attachment C** to this report.

PROJECT REQUIREMENTS

A. Non-CEQA Related Requirements and Considerations

To comply with transportation and mobility goals and provisions of adopted City plans and ordinances, the applicant should be required to implement the following:

1. Parking Requirements
   The Project would provide a total of 265 automobile spaces and 113 bicycle spaces. The applicant should check with the Departments of Building and Safety and City Planning on the number of parking spaces required for this project.

2. Highway Dedication and Street Widening Requirements
   Per the new Mobility Element of the General Plan, **Hollywood Boulevard**, an Avenue I, would require a 35-foot half-width roadway within a 50-foot half-width right-of-way, **St. Andrews Place**, a Local Street, would require an 18-foot half-width roadway within a 30-foot half-width right-of-way, and **Carlton Way**, a Local Street, would require an 18-foot half-width roadway within a 30-foot half-width right-of-way. The applicant should check with the Bureau of Engineering's Land Development Group to determine if there are any other applicable highway dedication, street widening and/or sidewalk requirements for this project.

3. Project Access and Circulation
   The conceptual site plan for the project (see **Attachment A**) is acceptable to DOT. Access to the project will be provided via one driveway along St. Andrews Place. Review of this study does not constitute approval of the dimensions for any new proposed driveway. Review and approval of the driveways should be coordinated with DOT's Citywide Planning Coordination Section (201 North Figueroa Street, 5th Floor, Room 550, at 213-482-7024). In order to minimize and prevent last minute building design changes, the applicant should contact DOT for driveway width and internal circulation requirements prior to the commencement of building or parking layout design. Driveway placement and design shall be approved by the Department of City Planning (City Planning) in consultation with DOT, prior to issuance of a Letter of Determination by City Planning.

4. Worksite Traffic Control Requirements
   DOT recommends that a construction work site traffic control plan be submitted to DOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for

review and approval prior to the start of any construction work. Refer to http://ladot.lacity.org/businesses/temporary-traffic-control-plans to determine which section to coordinate review of the work site traffic control plan. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that all construction related truck traffic be restricted to off-peak hours to the extent feasible.

5. Worksite Traffic Control Requirements
   The TDM Ordinance (LAMC 12.26 J) is currently being updated. The updated ordinance, which is currently progressing through the City's approval process, will:

   - Expand the reach and application of TDM strategies to more land uses and neighborhoods,
   - Rely on a broader range of strategies that can be updated to keep pace with technology, and
   - Provide flexibility for developments and communities to choose strategies that work best for their neighborhood context.

   Although not yet adopted, LADOT recommends that the applicant be subject to the terms of the proposed TDM Ordinance update expected in 2020 if applicable. The updated ordinance is expected to be completed prior to the anticipated construction of this project, if approved.

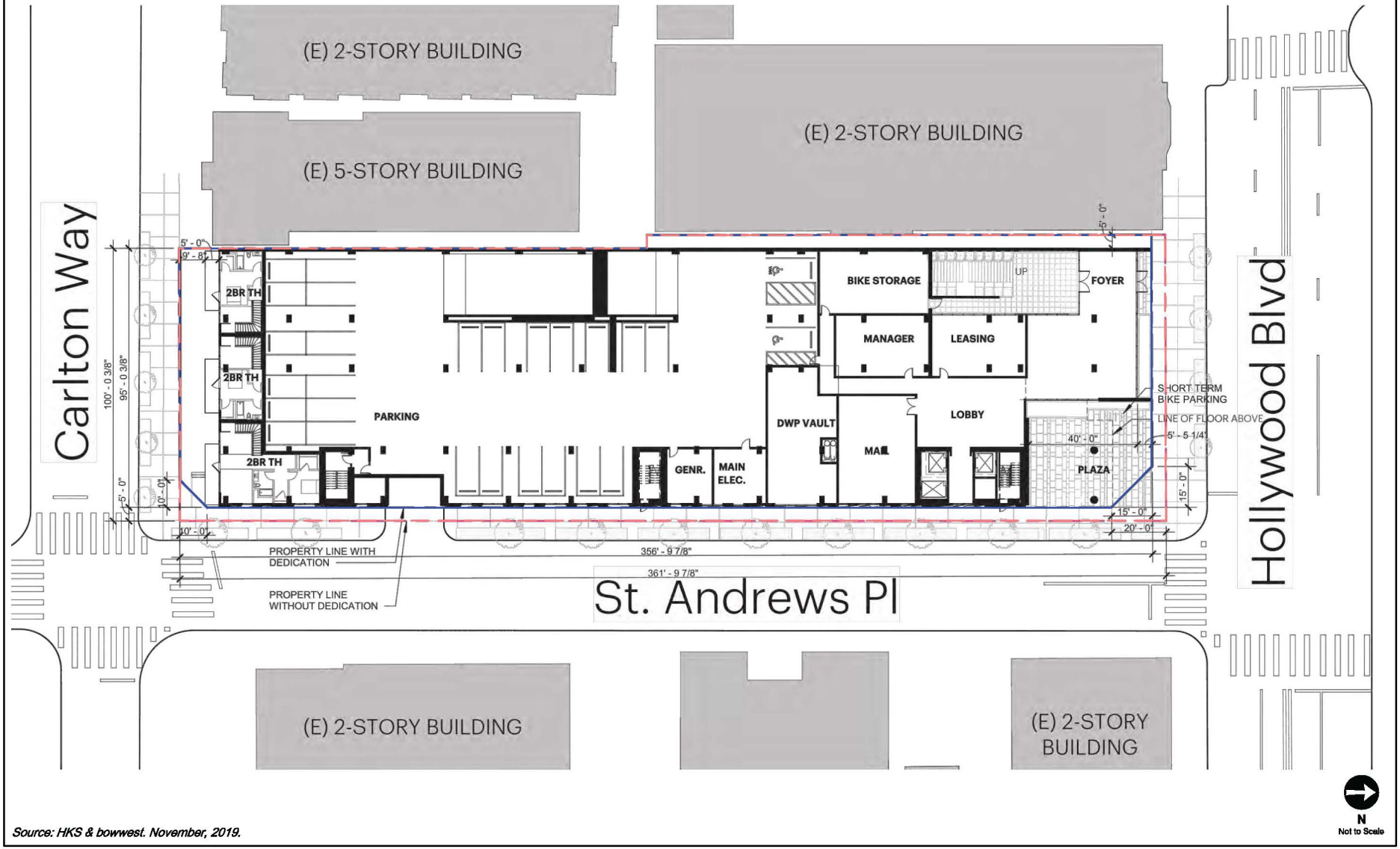
6. Development Review Fees
   Section 19.15 of the LAMC identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.

If you have any questions, please contact Kevin Arucan of my staff at (213) 972-4970.

Attachments

J:\Letters\2020\CEN20-49816_5600 W Hollywood Bl_residential_vmt ltr.docx

c: Craig Bullock, Council District 13
Matthew Masuda, Central District, BOE
Bhuvan Bajaj, Hollywood-Wilshire District, LADOT
Taimour Tanavoli, Case Management Office, DOT
Richard Gibson, Gibson Transportation Consulting, Inc.



Source: HKS & bowwest. November, 2019.

PROJECT SITE PLAN

FIGURE 1

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project: J1824 - 5600 Hollywood

Scenario:

Address: 5600 W HOLLYWOOD BLVD, 90028



Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit

○ Yes ○ No

Existing Land Use

Land Use Type	Value	Unit
Industrial | Warehousing/Self-Storage	12.95	ksf
Industrial | Warehousing/Self-Storage	12.95	ksf

☐ Click here to add a single custom land use type (will be included in the above list)

Proposed Project Land Use

Land Use Type	Value	Unit
Housing | Affordable Housing - Family	40	DU
Housing | Multi-Family	160	DU
Housing | Affordable Housing - Family	40	DU

☐ Click here to add a single custom land use type (will be included in the above list)

Project Screening Summary

Existing Land Use	Proposed
24 Daily Vehicle Trips	785 Daily Vehicle Trips
155 Daily VMT	4,924 Daily VMT

Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. ☐

Tier 2 Screening Criteria

The net increase in daily trips < 250 trips	761 Net Daily Trips
The net increase in daily VMT ≤ 0	4,769 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	0.000 ksf

The proposed project is required to perform VMT analysis.

Measuring the Miles

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

Project Information

Project: J1824 - 5600 Hollywood

Scenario:

Address: 5600 W HOLLYWOOD BLVD, 90028



Proposed Project Land Use Type	Value	Unit
Housing | Multi-Family	160	DU
Housing | Affordable Housing - Family	40	DU

TDM Strategies

Select each section to show individual strategies
Use ☑ to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

	Proposed Project	With Mitigation
Max Home Based TDM Achieved?	No	No
Max Work Based TDM Achieved?	No	No

A Parking

Reduce Parking Supply ☐ Proposed Prj ☐ Mitigation
- 100 city code parking provision for the project site
- 74 actual parking provision for the project site

Unbundle Parking ☑ Proposed Prj ☐ Mitigation
- 50 monthly parking cost (dollar) for the project site

Parking Cash-Out ☐ Proposed Prj ☐ Mitigation
- 50 percent of employees eligible

Price Workplace Parking ☐ Proposed Prj ☐ Mitigation
- 6.00 daily parking charge (dollar)
- 50 percent of employees subject to priced parking

Residential Area Parking Permits ☐ Proposed Prj ☐ Mitigation
- 200 cost (dollar) of annual permit

B Transit

C Education & Encouragement

D Commute Trip Reductions

E Shared Mobility

F Bicycle Infrastructure

G Neighborhood Enhancement

Analysis Results

Proposed Project	With
757 Daily Vehicle Trips	**757** Daily Vehicle Trips
4,747 Daily VMT	**4,747** Daily VMT
4.7 Household VMT per Capita	**4.7** Household VMT
N/A Work VMT per Employee	**N/A** Work VMT per Employee

Significant VMT Impact?

Proposed Project	With
Household: No Threshold = 6.0 15% Below APC	**Household: No** Threshold = 6.0 15% Below APC
Work: N/A Threshold = 7.6 15% Below APC	**Work: N/A** Threshold = 7.6 15% Below APC

Measuring the Miles

7/22/2020

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: July 22, 2020
Project Name: J1824 - 5600 Hollywood
Project Scenario:
Project Address: 5600 W HOLLYWOOD BLVD, 90028

Version 1.3

Project Information			
Land Use Type		**Value**	**Units**
Housing	*Single Family*	*0*	*DU*
	Multi Family	160	DU
	Townhouse	*0*	*DU*
	Hotel	*0*	*Rooms*
	Motel	*0*	*Rooms*
Affordable Housing	Family	40	DU
	Senior	*0*	*DU*
	Special Needs	*0*	*DU*
	Permanent Supportive	*0*	*DU*
Retail	*General Retail*	*0.000*	*ksf*
	Furniture Store	*0.000*	*ksf*
	Pharmacy/Drugstore	*0.000*	*ksf*
	Supermarket	*0.000*	*ksf*
	Bank	*0.000*	*ksf*
	Health Club	*0.000*	*ksf*
	High-Turnover Sit-Down Restaurant	*0.000*	*ksf*
	Fast-Food Restaurant	*0.000*	*ksf*
	Quality Restaurant	*0.000*	*ksf*
	Auto Repair	*0.000*	*ksf*
	Home Improvement	*0.000*	*ksf*
	Free-Standing Discount	*0.000*	*ksf*
	Movie Theater	*0*	*Seats*
Office	*General Office*	*0.000*	*ksf*
	Medical Office	*0.000*	*ksf*
Industrial	*Light Industrial*	*0.000*	*ksf*
	Manufacturing	*0.000*	*ksf*
	Warehousing/Self-Storage	*0.000*	*ksf*
School	*University*	*0*	*Students*
	High School	*0*	*Students*
	Middle School	*0*	*Students*
	Elementary	*0*	*Students*
	Private School (K-12)	*0*	*Students*
Other		*0*	*Trips*

Analysis Results

Total Employees: 0
Total Population: 486

Proposed Project		*With Mitigation*	
757	**Daily Vehicle Trips**	**757**	**Daily Vehicle Trips**
4,747	**Daily VMT**	**4,747**	**Daily VMT**
4.7	**Household VMT per Capita**	**4.7**	**Household VMT per Capita**
N/A	**Work VMT per Employee**	**N/A**	**Work VMT per Employee**

Significant VMT Impact?

APC: Central

Impact Threshold: 15% Below APC Average
Household = 6.0
Work = 7.6

Proposed Project		*With Mitigation*	
VMT Threshold	**Impact**	**VMT Threshold**	**Impact**
Household > 6.0 Work > 7.6	No N/A	Household > 6.0 Work > 7.6	No N/A

TDM Strategy Inputs

Strategy Type		Description	Proposed Project	Mitigations
Parking	Reduce parking supply	City code parking provision (spaces)	0	0
		Actual parking provision (spaces)	0	0
	Unbundle parking	Monthly cost for parking ($)	$50	$50
	Parking cash-out	Employees eligible (%)	0%	0%
	Price workplace parking	Daily parking charge ($)	$0.00	$0.00
		Employees subject to priced parking (%)	0%	0%
	Residential area parking permits	Cost of annual permit ($)	$0	$0

(cont. on following page)

TDM Strategy Inputs, Cont.

Strategy Type		Description	Proposed Project	Mitigations
Transit	Reduce transit headways	Reduction in headways (increase in frequency) (%)	0%	0%
		Existing transit mode share (as a percent of total daily trips) (%)	0%	0%
		Lines within project site improved (<50%, >=50%)	0	0
	Implement neighborhood shuttle	Degree of implementation (low, medium, high)	0	0
		Employees and residents eligible (%)	0%	0%
	Transit subsidies	Employees and residents eligible (%)	0%	0%
		Amount of transit subsidy per passenger (daily equivalent) ($)	$0.00	$0.00
Education & Encouragement	Voluntary travel behavior change program	Employees and residents participating (%)	0%	0%
	Promotions and marketing	Employees and residents participating (%)	0%	0%

(cont. on following page)

TDM Strategy Inputs, Cont.

Strategy Type		Description	Proposed Project	Mitigations
Commute Trip Reductions	Required commute trip reduction program	Employees participating (%)	0%	0%
	Alternative Work Schedules and Telecommute	Employees participating (%)	0%	0%
		Type of program	0	0
	Employer sponsored vanpool or shuttle	Degree of implementation (low, medium, high)	0	0
		Employees eligible (%)	0%	0%
		Employer size (small, medium, large)	0	0
	Ride-share program	Employees eligible (%)	0%	0%
Shared Mobility	Car share	Car share project setting (Urban, Suburban, All Other)	0	0
	Bike share	Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)	0	0
	School carpool program	Level of implementation (Low, Medium, High)	0	0

(cont. on following page)

TDM Strategy Inputs, Cont.

Strategy Type		Description	Proposed Project	Mitigations
Bicycle Infrastructure	Implement/improve on-street bicycle facility	Provide bicycle facility along site (Yes/No)	0	0
	Include Bike parking per LAMC	Meets City Bike Parking Code (Yes/No)	Yes	Yes
	Include secure bike parking and showers	Includes indoor bike parking/lockers, showers, & repair station (Yes/No)	0	0
Neighborhood Enhancement	Traffic calming improvements	Streets with traffic calming improvements (%)	0%	0%
		Intersections with traffic calming improvements (%)	0%	0%
	Pedestrian network improvements	Included (within project and connecting off-site/within project only)	0	0

CITY OF LOS ANGELES VMT CALCULATOR

Report 3: TDM Outputs

Date: July 22, 2020
Project Name: J1824 - 5600 Hollywood
Project Scenario:
Project Address: 5600 W HOLLYWOOD BLVD, 90028

Version 1.3

TDM Adjustments by Trip Purpose & Strategy

Place type: Urban

		Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction		Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Parking	Reduce parking supply	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Parking sections 1 - 5
	Unbundle parking	6%	6%	0%	0%	6%	6%	0%	0%	0%	0%	0%	0%	
	Parking cash-out	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Price workplace parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Residential area parking permits	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Transit	Reduce transit headways	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Transit sections 1 - 3
	Implement neighborhood shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Transit subsidies	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Education & Encouragement	Voluntary travel behavior change program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Education & Encouragement sections 1 - 2
	Promotions and marketing	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Commute Trip Reductions	Required commute trip reduction program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4
	Alternative Work Schedules and Telecommute Program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Employer sponsored vanpool or shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Ride-share program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Shared Mobility	Car-share	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Shared Mobility sections 1 - 3
	Bike share	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
	School carpool program	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

TDM Adjustments by Trip Purpose & Strategy, Cont.

Place type: Urban

		Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction		Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Bicycle Infrastructure	Implement/ Improve on-street bicycle facility	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Bicycle Infrastructure sections 1 - 3
	Include Bike parking per LAMC	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	
	Include secure bike parking and showers	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Neighborhood Enhancement	Traffic calming improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Neighborhood Enhancement
	Pedestrian network improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

Final Combined & Maximum TDM Effect

	Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction	
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
COMBINED TOTAL	7%	7%	1%	1%	7%	7%	1%	1%	1%	1%	1%	1%
MAX. TDM EFFECT	7%	7%	1%	1%	7%	7%	1%	1%	1%	1%	1%	1%

= Minimum (X%, 1-[(1-A)*(1-B)…])
where X%=

PLACE TYPE MAX:	urban	75%
	compact infill	*40%*
	suburban center	*20%*
	suburban	*15%*

Note: (1-[(1-A)*(1-B)…]) reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G)* for further discussion of dampening.

CITY OF LOS ANGELES VMT CALCULATOR

Report 4: MXD Methodology

Date: July 22, 2020
Project Name: J1824 - 5600 Hollywood
Project Scenario:
Project Address: 5600 W HOLLYWOOD BLVD, 90028

Version 1.3

MXD Methodology - Project Without TDM

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	177	-22.6%	137	8.0	1,416	1,096
Home Based Other Production	491	-45.8%	266	5.1	2,504	1,357
Non-Home Based Other Production	229	-3.5%	221	7.1	1,626	1,569
Home-Based Work Attraction	0	0.0%	0	8.2	0	0
Home-Based Other Attraction	234	-53.4%	109	5.7	1,334	621
Non-Home Based Other Attraction	55	-5.5%	52	5.4	297	281

MXD Methodology with TDM Measures

	Proposed Project			*Project with Mitigation Measures*		
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	-6.6%	128	1,024	-6.6%	128	1,024
Home Based Other Production	-6.6%	249	1,268	-6.6%	249	1,268
Non-Home Based Other Production	-0.6%	220	1,559	-0.6%	220	1,559
Home-Based Work Attraction	-0.6%	0	0	-0.6%	0	0
Home-Based Other Attraction	-0.6%	108	617	-0.6%	108	617
Non-Home Based Other Attraction	-0.6%	52	279	-0.6%	52	279

MXD VMT Methodology Per Capita & Per Employee

Total Population: 486
Total Employees: 0
APC: Central

	Proposed Project	*Project with Mitigation Measures*
Total Home Based Production VMT	**2,292**	**2,292**
Total Home Based Work Attraction VMT	**0**	**0**
Total Home Based VMT Per Capita	**4.7**	**4.7**
Total Work Based VMT Per Employee	**N/A**	**N/A**

TABLE 8
EXISTING CONDITIONS (YEAR 2020)
INTERSECTION LEVELS OF SERVICE

No	Intersection	Peak Hour	Existing		Existing with Project	
			Delay	LOS	Delay	LOS
1.	Wilton Place & Hollywood Boulevard	AM	34.7	C	35.4	D
		PM	47.3	D	51.5	D
2.	Gramercy Place & Hollywood Boulevard	AM	3.4	A	3.4	A
		PM	3.0	A	3.0	A
3.	St Andrew's Place & Hollywood Boulevard	AM	4.8	A	5.9	A
		PM	5.4	A	6.0	A

Notes
Delay is measured in seconds per vehicle.
LOS = Level of service
Results per Synchro 10. Intersection analysis based on HCM 6th Edition Signalized methodology, which calculates the average intersection delay, in seconds, for each vehicle passing through the intersection.

TABLE 9
FUTURE CONDITIONS (YEAR 2024)
INTERSECTION LEVELS OF SERVICE

No	Intersection	Peak Hour	Future without Project		Future with Project	
			Delay	LOS	Delay	LOS
1.	Wilton Place & Hollywood Boulevard	AM PM	43.0 64.9	D E	45.4 77.8	D E
2.	Gramercy Place & Hollywood Boulevard	AM PM	3.4 3.1	A A	3.4 3.1	A A
3.	St Andrew's Place & Hollywood Boulevard	AM PM	5.1 5.7	A A	6.2 6.3	A A

Notes
Delay is measured in seconds per vehicle.
LOS = Level of service
Results per Synchro 10. Intersection analysis based on HCM 6th Edition Signalized methodology, which calculates the average intersection delay, in seconds, for each vehicle passing through the intersection.



DRAFT

TRANSPORTATION ASSESSMENT FOR THE 5600 HOLLYWOOD BOULEVARD RESIDENTIAL DEVELOPMENT PROJECT

HOLLYWOOD, CALIFORNIA

AUGUST 2020

PREPARED FOR

BOW WEST CAPITAL

PREPARED BY

Gibson transportation consulting, inc.

DRAFT

TRANSPORTATION ASSESSMENT FOR THE 5600 HOLLYWOOD BOULEVARD RESIDENTIAL DEVELOPMENT PROJECT

HOLLYWOOD, CALIFORNIA

August 2020

Prepared for:

BOW WEST CAPITAL

Prepared by:

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Ref: J1824

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Chapter 1
Introduction

This study presents the transportation assessment for the residential development project (Project) proposed at 5600 Hollywood Boulevard (Project Site) in the *Hollywood Community Plan* (Los Angeles Department of City Planning [LADCP], 1988) (Community Plan) area of the City of Los Angeles, California (City). The methodology and base assumptions used in the analysis were established in conjunction with the Los Angeles Department of Transportation (LADOT).

PROJECT DESCRIPTION

The Project is proposing the construction of an 18-story residential development, including 160 market-rate dwelling units and 40 affordable housing units. Parking for the Project would be provided within one ground level, two subterranean levels, and three above-grade levels, with vehicular access provided via one driveway along St. Andrews Place. The existing vacant lot, adjacent 12,950 square foot (sf) warehouse, and 14-unit residential complex would be removed to allow for development of the Project.

The Project is anticipated to be completed in Year 2024. The conceptual Project Site plan is illustrated in Figure 1.

PROJECT LOCATION AND TRANSPORTATION ANALYSIS STUDY AREA

The Project Site is bound by Hollywood Boulevard to the north, St. Andrews Place to the east, Carlton Way to the south, and residential and commercial developments to the west.

The Project Site is located approximately 0.20 miles east of the Hollywood Freeway (US 101), which provides regional transportation between downtown Los Angeles (approximately 6.0 miles southeast) and the San Fernando Valley (approximately 10.0 miles northwest). In the vicinity of

the Project Site, the Hollywood community is served by major Arterial Streets such as Hollywood Boulevard and secondary Arterial Streets such as Wilton Place.

Figure 2 depicts the transportation analysis Study Area and key intersections selected for analyses.

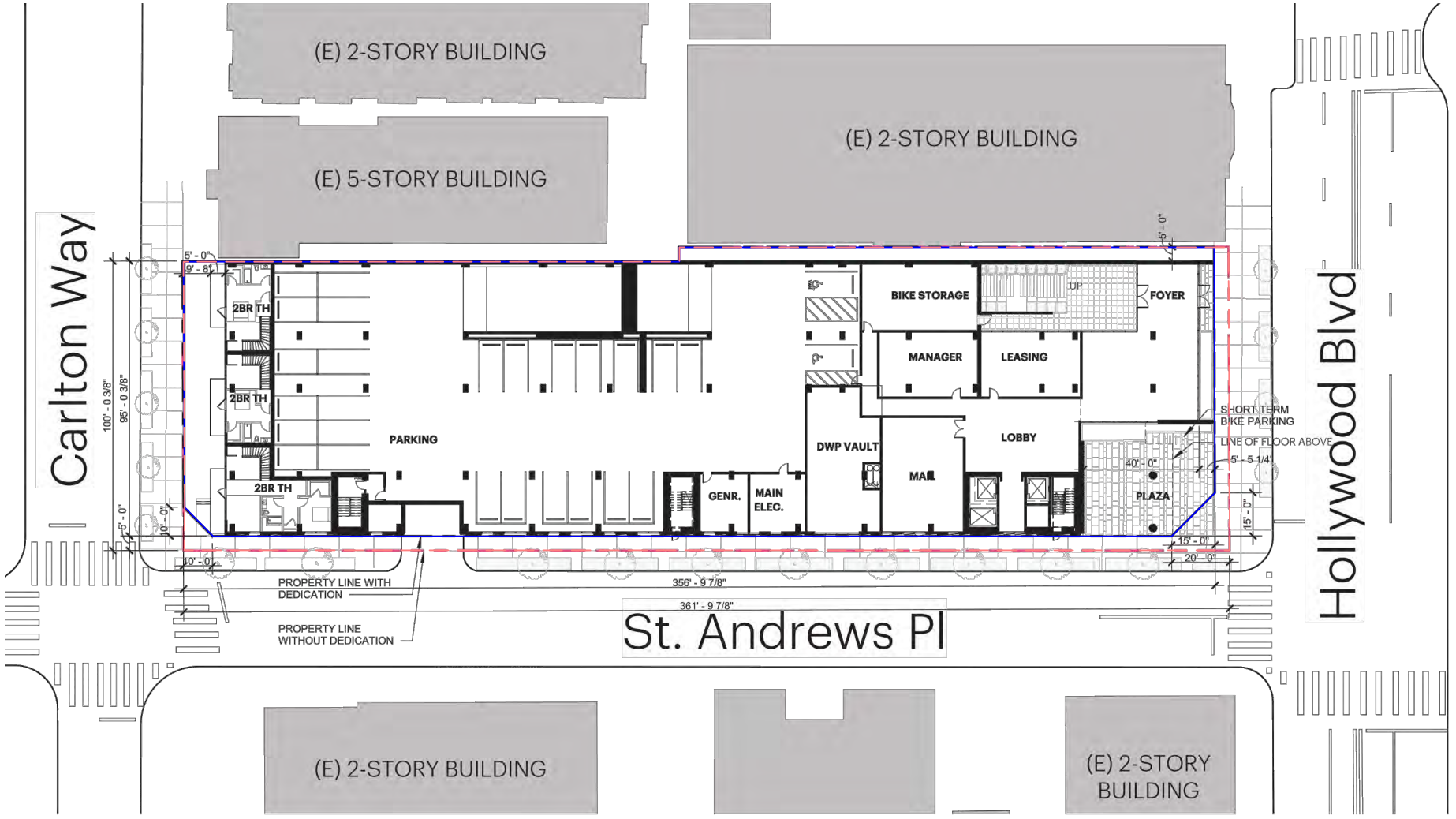
The Project Site is located approximately 0.15 miles west of the Los Angeles County Metropolitan Transportation Authority (Metro) B Line (formerly the Red Line) Hollywood/Western Station. The B Line subway travels between Union Station in downtown Los Angeles and North Hollywood at 10-minute intervals throughout the day. Additionally, transit bus service is provided throughout the Study Area by Metro bus lines.

STUDY SCOPE

The scope of analysis for this study was developed in consultation with LADOT and is consistent with *Transportation Assessment Guidelines* (LADOT, July 2020) (the TAG) and in compliance with the California Environmental Quality Act (CEQA) Guidelines (California Code of Regulations, Title 14, Section 15000 and following). The base assumptions and technical methodologies (i.e., trip generation, study locations, analysis methodology, etc.) were identified as part of the study approach and were outlined in a Memorandum of Understanding (MOU) that was reviewed and approved by LADOT in May 2020 and is provided in Appendix A.

ORGANIZATION OF REPORT

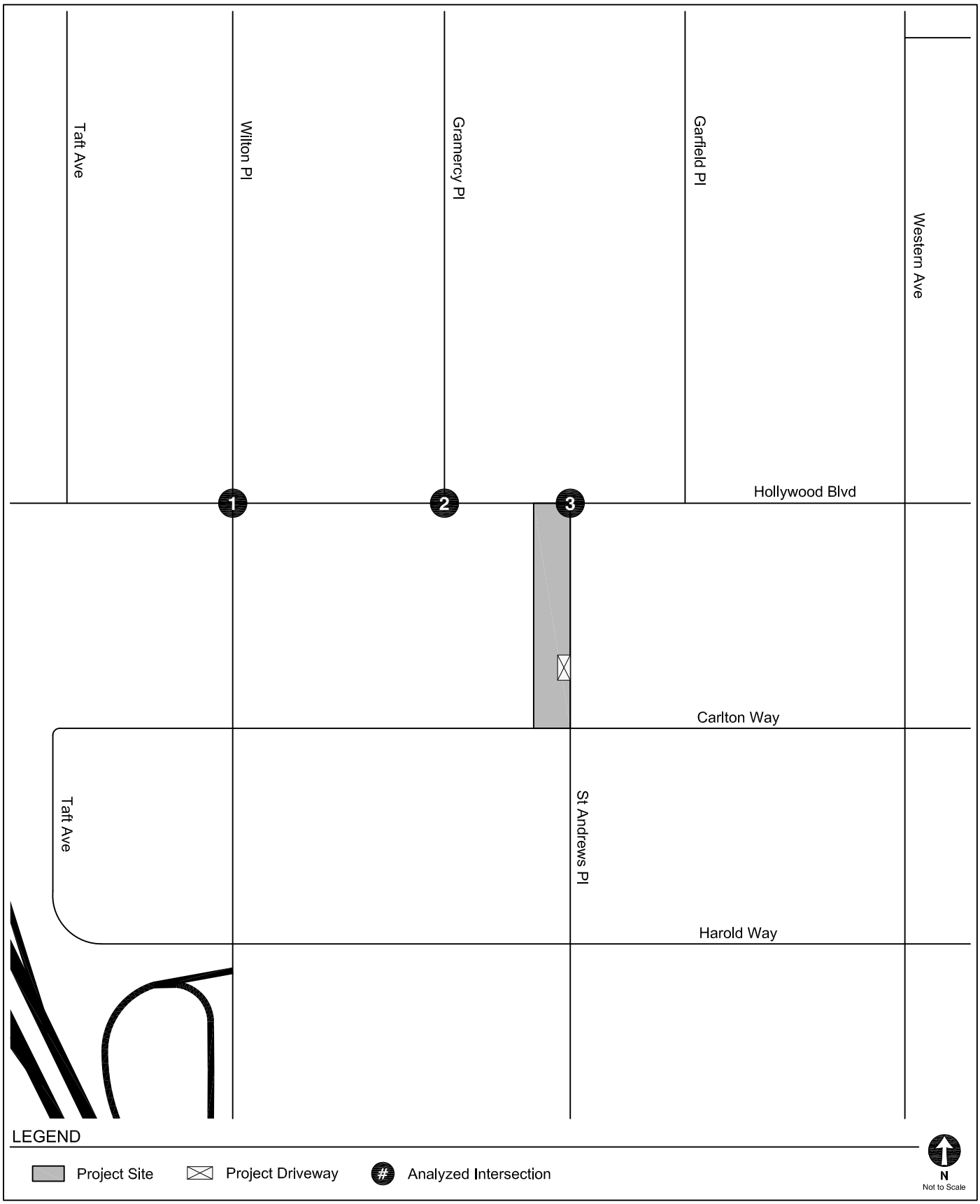
This report is divided into five chapters, including this Introduction. Chapter 2 describes the Project context including the existing and future circulation system, traffic volumes, and traffic conditions in the Study Area. Chapter 3 presents the CEQA analysis of transportation impacts. Chapter 4 details the non-CEQA transportation analyses. Chapter 5 summarizes the analyses and study conclusions. The appendices contain supporting documentation, including the MOU that outlines the study scope and assumptions, and additional details supporting the technical analyses.



Source: HKS & bowwest. November, 2019.

PROJECT SITE PLAN

FIGURE 1



STUDY AREA & ANALYZED INTERSECTIONS

FIGURE 2

Chapter 2
Project Context

A comprehensive data collection effort was undertaken to develop a detailed description of existing and future conditions in the Project Study Area.

The Existing Conditions analysis includes an assessment of the existing transportation infrastructure and conditions within the Study Area including freeway and street systems, intersection operation, transit service, as well as pedestrian and bicycle circulation at the time the MOU was approved in May 2020. Fieldwork (lane configurations, signal phasing, parking restrictions, etc.) for the analyzed intersections was collected in Year 2020.

In addition, this Chapter contains a discussion of the future conditions detailing the assumptions used to develop the Future without Project Conditions in Year 2024, which corresponds to the estimated occupancy of the Project.

STUDY AREA

The Project's transportation analysis Study Area, shown in Figure 2, includes a geographic area that is generally bounded by Hollywood Boulevard to the north, St. Andrews Place to the east, Carlton Way to the south, and Wilton Place to the west. This Study Area was established in consultation with LADOT by reviewing the existing intersection/corridor operations, Project peak hour vehicle trip generation, anticipated distribution of Project vehicular trips, and potential impacts of Project traffic.

A transportation analysis study area generally comprises those intersections with the greatest potential to experience significant transportation impacts due to the project as defined by the City. Factors identified in the TAG that guide the selection of intersections include:

1. Primary driveway(s)
2. Intersections at either end of the block on which the Project is located or up to 600 feet from the primary Project driveway(s)
3. Unsignalized intersections adjacent to the Project Site that are integral to the Project's site access and circulation plan
4. Signalized intersections in proximity to the Project Site where 100 or more Project trips would be added

A total of three signalized intersections, listed in Table 1, were identified in consultation with LADOT during the MOU process for detailed analysis of the above conditions. Nearby intersections not selected for detailed analysis may be attributed to a lack of available count data and data collection limitations given the COVID-19 Pandemic limitations, are not integral to the Project's access and circulation plan, and/or were not required by LADOT during the MOU process. Figure 2 illustrates the location of the Project Site in relation to the surrounding street system and the three study intersections. The existing lane configurations at the analyzed intersections are provided in Figure 3.

EXISTING TRANSPORTATION CONDITIONS

Existing Street System

The existing street system in the Study Area consists of a regional roadway system including Arterial Streets and Local Streets that provide regional, sub-regional, or local access and circulation to the Project Site. These transportation facilities generally provide two to four travel lanes and usually allow parking on either side of the street. Typically, the speed limits range between 25 and 35 miles per hour (mph) on the streets and between 55 mph on freeways.

Street classifications for roadways within the City of Los Angeles are designated in *Mobility Plan 2035, An Element of the General Plan* (LADCP, January 2016) (the Mobility Plan). The Mobility Plan defines specific street standards in an effort to provide an enhanced balance between traffic flow and other important street functions including transit routes and stops, pedestrian environments, bicycle routes, building design and site access, etc. Per the Mobility Plan, street classifications are defined as follows:

- Freeways are high-volume, high-speed roadways with limited access provided by interchanges that carry regional traffic through and do not provide local access to adjacent land uses.

- Arterial Streets are major streets that serve through traffic, as well as provide access to major commercial activity centers. Arterials are divided into two categories:

    - Boulevards represent the widest Arterial Streets that typically provide regional access to major destinations and include two categories:

        - Boulevard I provides up to four travel lanes in each direction with a target operating speed of 40 mph, and generally includes a right-of-way width of 136 feet and pavement width of 100 feet.

        - Boulevard II provides up to three travel lanes in each direction with a target operating speed of 35 mph, with right-of-way widths varying from 104-110 feet, and pavement widths from 70-80 feet.

    - Avenues are typically narrower Arterial Streets that pass through both residential and commercial areas and include three categories:

        - Avenue I provides up to two travel lanes in each direction with a target operating speed of 35 mph, with a right-of-way width of 100 feet and pavement width of 70 feet.

        - Avenue II provides up to two travel lanes in each direction with a target operating speed of 30 mph, with a right-of-way width of 86 feet and pavement width of 56 feet.

        - Avenue III provides up to two travel lanes in each direction with a target operating speed of 25 mph, with a right-of-way width of 72 feet and pavement width of 46 feet.

- Collector Streets are generally located in residential neighborhoods and provide access to and from Arterial Streets for local traffic and are not intended for cut-through traffic. They provide one travel lane in each direction with operating speed of 25 mph, with a right-of-way width generally at 65 feet and pavement width of 44 feet.

- Local Streets are intended to accommodate lower volumes of vehicle traffic and provide parking on both sides of the street. They provide one travel lane in each direction with a target operating speed of 15 to 20 mph. Pavement widths may vary between 30-36 feet within a right-of-way width of 50-60 feet. Local Streets include two categories:

    - Continuous Local Streets connect to other streets at both ends

    - Non-continuous Local Streets lead to a dead-end

Primary regional access to the Project Site is provided by US 101. In proximity to the Project Site, the Study Area is served by Arterial Streets such as Hollywood Boulevard and Wilton Place. The

following is a brief description of the roadways in the area, including their classifications in the Mobility Plan:

Freeways

- US 101 – US 101 generally runs in the northwest-southeast direction and is located approximately 0.20 miles west of the Project Site. In the vicinity of the Project Site, US 101 provides four travel lanes in each direction with access available via interchanges at Hollywood Boulevard and Wilton Place.

Roadways

- Hollywood Boulevard– Hollywood Boulevard is a designated Avenue I. It travels in the east-west direction and is located adjacent to the northern boundary of the Project Site. It generally provides four travel lanes, two lanes in each direction, and left-turn lanes at major intersections. Travel lanes are generally 11 to 12 feet wide, and the total paved width is 60 feet. One-hour and two-hour metered parking is generally provided on both sides of the street within the Study Area.

- Wilton Place – Wilton Place is a designated Modified Avenue III. It travels in the north-south direction and is located west of the Project Site. It generally provides two to four travel lanes, one to two lanes in each direction. Travel lanes are generally 12 to 13 feet wide, and the total paved width is 40 feet. One-hour metered parking is generally provided on both sides of the street north of Hollywood Boulevard and unrestricted parking is generally provided on the west side of the street south of Hollywood Boulevard within the Study Area.

- Gramercy Place – Gramercy Place is a designated Local Street. It travels in the north-south direction and is located northwest of the Project Site. It generally provides two travel lanes, one lane in each direction. Travel lanes are generally 12 to 13 feet wide, and the total paved width is 40 feet. Unrestricted parking is generally provided on both sides of the street within the Study Area.

- St. Andrews Place – St. Andrews Place is a designated Local Street. It travels in the north-south direction and is located east of the Project Site. It generally provides two travel lanes, one lane in each direction. Travel lanes are generally eight to 10 feet wide, and the total paved width is 30 feet. One-hour metered, and unrestricted parking is generally provided on both sides of the street within the Study Area.

- Carlton Way – Carlton Way is a designated Local Street. It travels in the east-west direction and is located adjacent to the southern boundary of the Project Site. It generally provides two travel lanes, one lane in each direction. Two-hour unmetered parking is provided on the south side of the street along with a pick-up/drop-off area for Grant Elementary School within the Study Area. Travel lanes are generally 11 to 12 feet wide,

and the total paved width is 40 feet. Unrestricted parking is provided on the north side of the street within the Study Area.

The existing intersection mobility facilities are shown in Figure 4 and the existing transportation facilities are shown in Figure 5.

Existing Transit System

Figure 6 illustrates the existing transit service in the Study Area, which is served by bus lines operated by Metro as well as the nearby fixed-rail station.

In addition to the bus lines that provide service within the Project Site vicinity, the Metro B Line fixed-rail subway operates in the Study Area. The Metro B Line runs between North Hollywood and downtown Los Angeles, connecting with the Metro G Line (formerly the Orange Line) in North Hollywood, the Metro D Line (formerly the Purple Line) at Wilshire Boulevard, the Metro A Line (formerly the Blue Line) and Metro E Line (formerly the Expo Line) in downtown Los Angeles, and the Metro L Line (formerly the Gold Line) at Union Station. In the Project vicinity, the Metro B Line has a station at Hollywood Boulevard & Western Avenue, approximately 0.15 miles from the Project Site.

Table 2 summarizes the existing transit service operating in the Study Area for each of the operators in the region, the type of service (peak vs. off-peak, express vs. local), and frequency of service, as described above. The average frequency of transit service during the peak hour was derived from the number of peak-period stops made nearest the Project Site.

Tables 3A and 3B summarize the available capacity of the Metro transit system during the morning and afternoon peak hours, respectively, based on the frequency of service of each line and the maximum seated and standing capacity of each bus or train. As shown, the Metro bus and rail transit lines within 0.25 miles walking distance of the Project Site currently provide additional capacity for 6,552 transit riders during the morning peak hour and 5,820 transit riders during the afternoon peak hour.

Existing Bicycle System

Based on *2010 Bicycle Plan, A Component of the City of Los Angeles Transportation Element* (LADCP, 2010) (the 2010 Bicycle Plan), the existing bicycle system in the Study Area consists of a limited coverage of bicycle routes (Class III). Bicycle routes are identified as bicycle-friendly streets where motorists and cyclists share the roadway and there is no dedicated striping of a bicycle lane. Bicycle routes are preferably located on collector and lower volume Arterial Streets. Bicycle routes with shared lane markings, or "sharrows", remind bicyclists to ride farther from parked cars to prevent collisions, increase awareness of motorists that bicycles may be in the travel lane, and shows bicyclists the correct direction of travel. The components of the 2010 Bicycle Plan have been incorporated into the bicycle network of the Mobility Plan.

The Mobility Plan consists of a Low-Stress Bikeway System and a Bicycle Lane Network. The Low-Stress Bikeway System is comprised of the Bicycle Enhanced Network, the Neighborhood Enhanced Network, and Bike Paths. The Bicycle Enhanced Network includes protected bicycle lanes (Class IV), which provide bicycling infrastructure including cycle tracks, bicycle signals, and demarcated areas to facilitate turns at intersections and neighborhood streets. These typically provide mini-roundabouts, cross-street stop signs, crossing islands at major intersection crossings, improved street lighting, bicycle boxes, and bicycle-only left-turn pockets. Once implemented, these facilities would offer a safer environment for both cyclists and motorists.

There are no existing bicycle facilities within the Study Area.

Existing Pedestrian Facilities

The walkability of existing facilities is based on the availability of pedestrian routes necessary to accomplish daily tasks without the use of an automobile; these attributes are quantified by WalkScore.com and assigned a score out of 100 points. With the various commercial businesses and cultural facilities adjacent to residential neighborhoods, the walkability of the Project site is approximately 68 points[1].

[1] WalkScore.com rates the Project site (5600 Hollywood Boulevard) with a score of 68 of 100 possible points (scores accessed on May 20, 2020 for the Central Hollywood Neighborhood). Walk Score calculates the walkability of specific addresses by taking into account the ease of living in the neighborhood with a reduced reliance on automobile travel.

The sidewalks that serve as routes to the Project Site provide proper connectivity and adequate widths for a comfortable and safe pedestrian environment. The sidewalks provide connectivity to pedestrian crossings at intersections within the Study Area. All three study intersections provide pedestrian facilities to the Project Site, with curb ramps on all approaches. The signalized intersections provide pedestrian phasing, crosswalk striping, and Americans with Disabilities Act (ADA) accessible curb ramps as shown in Figure 4.

Vision Zero

As described in *Vision Zero: Eliminating Traffic Deaths in Los Angeles by 2025* (City of Los Angeles, August 2015), Vision Zero is a traffic safety policy that promotes strategies to eliminate collisions that result in severe injury or death. Vision Zero has identified the High Injury Network, a network of streets based on the collision data from the last five years, where strategic investments will have the biggest impact in reducing death and severe injury. Within the Study Area, Hollywood Boulevard is identified in the High Injury Network.

Existing Traffic Volumes

Due to the current Safer-at-Home protection order prohibiting the collection of current traffic counts, intersection turning movement counts conducted in 2015 and 2019 were collected from available sources for the three study intersections during the weekday morning and afternoon peak periods in accordance with LADOT guidelines to represent conditions when local schools, businesses, traffic patterns, and weather conditions were typical. Older traffic counts were factored up by 1% per year, consistent with the City's accepted compounded ambient growth rate, to reflect Year 2020 conditions. The resulting existing intersection peak hour traffic volumes are illustrated in Figure 7. Traffic volume data worksheets are provided in Appendix B.

FUTURE CUMULATIVE TRANSPORTATION CONDITIONS

The forecast of Future without Project Conditions was prepared in accordance with procedures outlined in the CEQA Guidelines. Specifically, two options are provided for developing the cumulative traffic volume forecast:

> "(A) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the [lead] agency, or
>
> "(B) A summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projections may be supplemented with additional information such as a regional modeling program. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency."

As described in detail below, this analysis includes increases to traffic from future projects (option "A" above, the "Related Projects") and from regional growth projections (option "B" above, or ambient growth). As such, the ambient growth factor discussed below likely includes some traffic growth resulting from the Related Projects. Therefore, the traffic analysis provides a highly conservative estimate of Future without Project traffic volumes.

The Future without Project traffic projections reflect growth in traffic over existing conditions from ambient growth, which reflects increases in traffic due to regional growth and development outside the Study Area and traffic generated by ongoing or entitled projects in, or in the vicinity of, the Study Area.

Ambient Traffic Growth

Existing traffic is expected to increase as a result of regional growth and development outside the Study Area. Based on discussions with LADOT through the MOU process, a conservative ambient growth factor of 1% per year compounded annually was applied to adjust the existing traffic volumes to reflect the effects of the regional growth and development by Year 2024. The total

adjustment applied over the two-year period was 2.01%. These growth factors account for increases in traffic due to potential projects not yet proposed or projects outside the Study Area.

Related Projects

In accordance with the CEQA Guidelines, this study also considers the effects of the Project in relation to the Related Projects. The list of Related Projects is based on information provided by LADCP and LADOT in April 2020, as well as recent studies of development projects in the area. Consistent with the TAG, the Related Projects within 0.5miles of the Project Site were considered for analysis. The Related Projects are detailed in Table 4 and their approximate locations shown in Figure 8.

Though the buildout years of many of these Related Projects are uncertain and may be well beyond the buildout year of the Project, and notwithstanding that some may never be approved or developed, they were all considered as part of this Study and conservatively assumed to be completed by the Project buildout Year 2024. Therefore, the traffic growth due to the development of Related Projects considered in this analysis is highly conservative and, by itself, substantially overestimates the actual traffic volume growth in the Hollywood area that would likely occur in the next two years prior to Project buildout. With the addition of the 1% per year ambient growth factor previously discussed, the Future without Project Condition is even more conservative.

Using these assumptions, the Project was evaluated within the context of the worst-case cumulative impact of all prospective development. The development of estimated traffic volumes added to the Study Area as a result of Related Projects involves the use of a three-step process: trip generation, trip distribution, and trip assignment.

Trip Generation. Trip generation estimates for the Related Projects were provided by LADOT or were calculated using a combination of previous study findings and the trip generation rates contained in *Trip Generation Manual, 10th Edition* (Institute of Transportation Engineers, 2017). Table 4 summarizes the Related Project trip generation for typical weekdays, including daily trips, morning peak hour trips, and afternoon peak hour trips. These projections are conservative in that they do not in every case account for trips generated by the existing uses to be removed or the likely use of other travel modes (transit, bicycle, walk, etc.) Further, in many cases, they do not

discount internal capture trips within a multi-use development, nor the interaction of trips between multiple related projects within the Hollywood area, in which one Related Project serves as the origin for a trip destined for another Related Project.

Trip Distribution. The geographic distribution of the traffic generated by the Related Projects is dependent on several factors. These include the type and density of the proposed land uses, the geographic distribution of the population from which the employees/residents and potential patrons of the proposed developments are drawn, and the location of these projects in relation to the surrounding street system. These factors are considered along with logical travel routes through the street system to develop a reasonable pattern of trip distribution.

Traffic Assignment. The trip generation estimates for the Related Projects were assigned to the local street system using the trip distribution pattern described above. Figure 9 shows the peak hour traffic volumes associated with these Related Projects at the study intersections. These volumes were then added to the existing traffic volumes after adjustment for ambient growth through the projected buildout Year 2024. As discussed above, this is a conservative approach as many of the Related Projects may already be reflected in the ambient growth rate. These volumes represent the Future without Project Conditions (i.e., existing traffic volumes added to ambient traffic growth and Related Project traffic growth) and are shown in Figure 10 for the three study intersections.

Future without Project Traffic Volumes

The Related Projects volumes were then added to the existing traffic volumes after adjustment for ambient growth through the projected Project completion Year 2024. As discussed above, this is a conservative approach as many of the Related Projects may already be reflected in the ambient growth rate. These volumes represent the Future without Project Conditions (i.e., ambient traffic growth and Related Project traffic growth added to existing traffic volumes) for Year 2024 and are shown in Figure 10 for the three study intersections.

Future Roadway Improvements

The analysis of future conditions considered roadway improvements that were funded and reasonably expected to be implemented prior to the buildout of the proposed Project. Any roadway improvement that would result in changes to the physical configuration at the study intersections would be incorporated into the analysis. However, these improvements depend on the construction of the development projects, which are not guaranteed to be built or may not be completed by Project buildout. Therefore, this analysis conservatively concluded that no improvements would be implemented by Year 2024 which would affect the traffic analyses. Other proposed traffic/trip reduction strategies such as the proposed creation of a Hollywood Transportation Management Organization (TMO) and Transportation Demand Management (TDM) programs for individual buildings and developments were not applied to the Future Conditions analysis to remain conservative.

Mobility Plan. In the Mobility Plan, the City identifies key corridors as components of various "mobility-enhanced networks." Each network is intended to focus on improving a particular aspect of urban mobility, including transit, neighborhood connectivity, bicycles, pedestrians, and vehicles. The specific improvements that may be implemented in those networks have not yet been identified, and there is no schedule for implementation; therefore, no changes to vehicular lane configurations were made as a result of Mobility Plan. However, the following mobility-enhanced networks included corridors within the Study Area and are depicted in Figure 11:

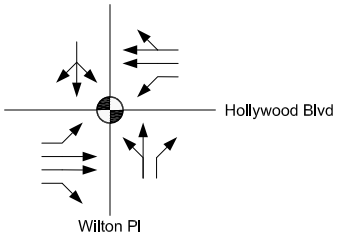
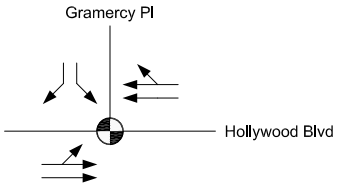
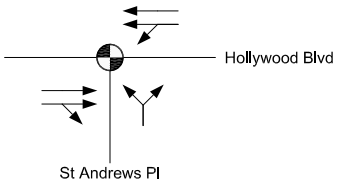
- Transit Enhanced Network (TEN): The TEN includes streets that prioritize travel for public transit riders. TEN improvements often include prioritizing bus lanes and/or providing enhanced transit amenities at existing stops. The TEN has designated Hollywood Boulevard as part of the network.

- Bicycle Path Network / Bicycle Network: The Bicycle Network designates Hollywood Boulevard and Wilton Place as part of the Bicycle Network.

- Pedestrian Enhanced District (PED): The Mobility Plan aims to promote walking to reduce the reliance on automobile travel by providing more attractive and pedestrian-friendly sidewalks, as well as adding pedestrian signalizations, street trees, and pedestrian oriented design features. The PED has designated Hollywood Boulevard from Wilton Place eastward as part of the Pedestrian Segments, where pedestrian improvements could be prioritized to provide better connectivity to and from major destinations within communities.

LEGEND

Traffic Signal

	EXISTING CONDITIONS (YEAR 2020)	FUTURE CONDITIONS (YEAR 2022)
1. Wilton Place & Hollywood Boulevard		Same as Existing Conditions
2. Gramercy Place & Hollywood Boulevard		Same as Existing Conditions
3. St Andrews Place & Hollywood Boulevard		Same as Existing Conditions

INTERSECTION LANE CONFIGURATIONS

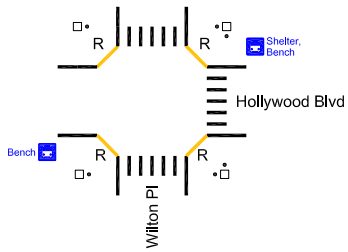
FIGURE 3

LEGEND

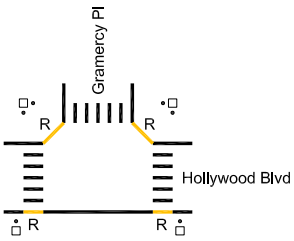
- Continental Crosswalk
- R Ramp
- Tactile Curb
- Ped Signal
- Ped Call Button
- Transit Facilities

N
Not to Scale

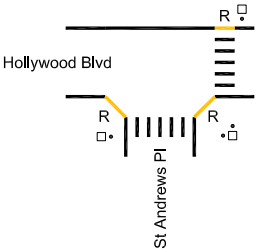
1. Wilton Place & Hollywood Boulevard



2. Gramercy Place & Hollywood Boulevard

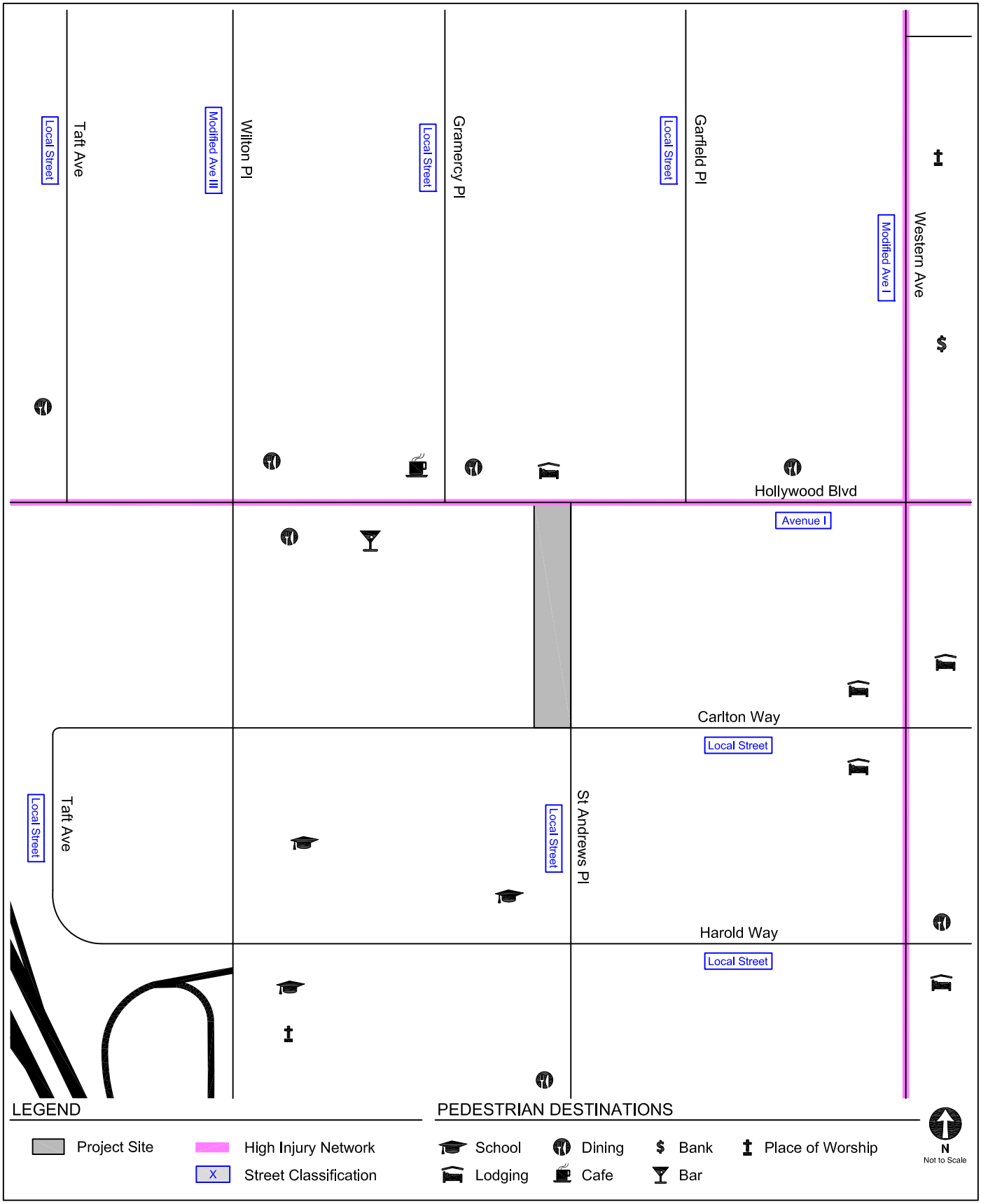


3. St Andrews Place & Hollywood Boulevard



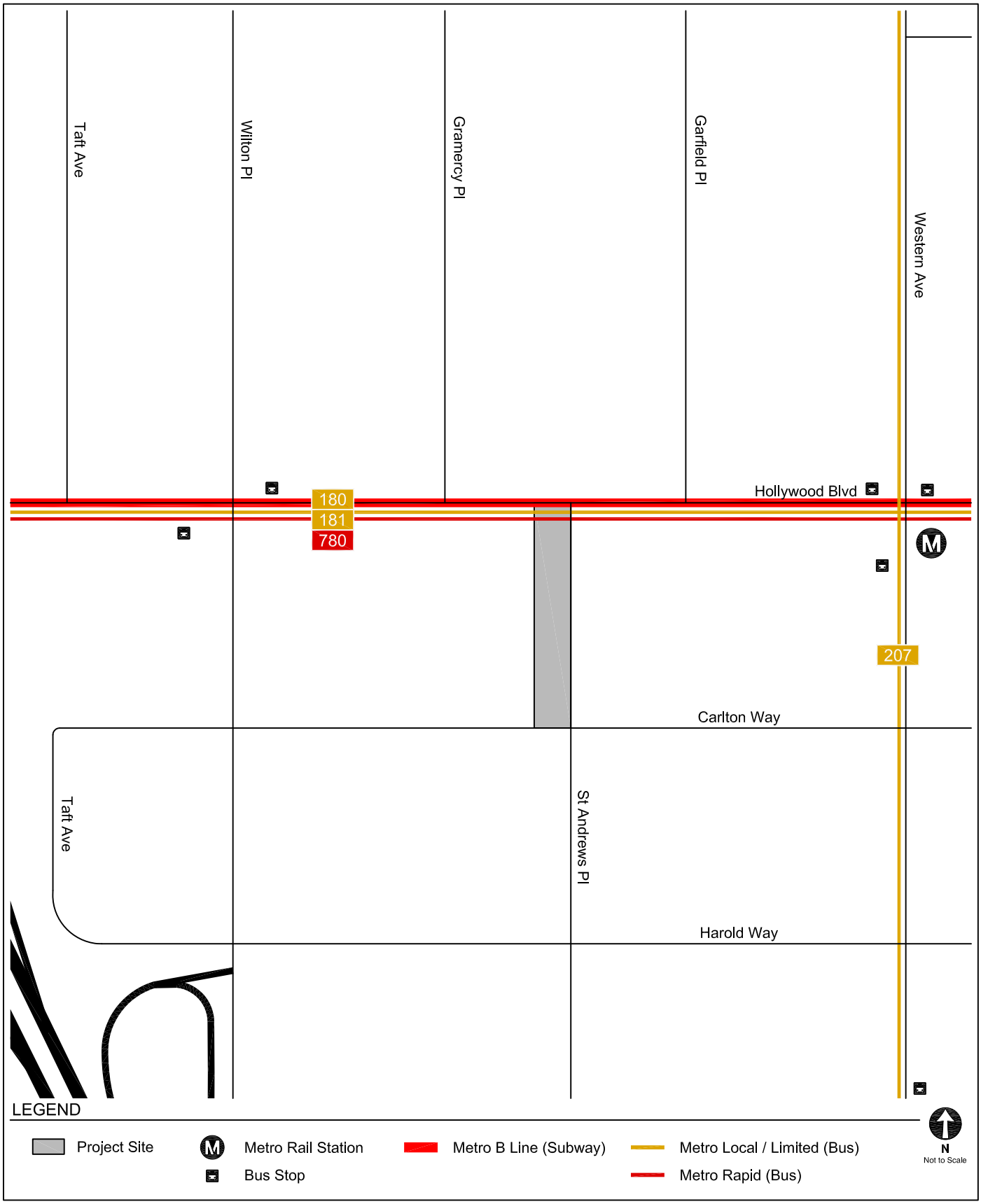
EXISTING INTERSECTION MOBILITY FACILITIES

FIGURE 4



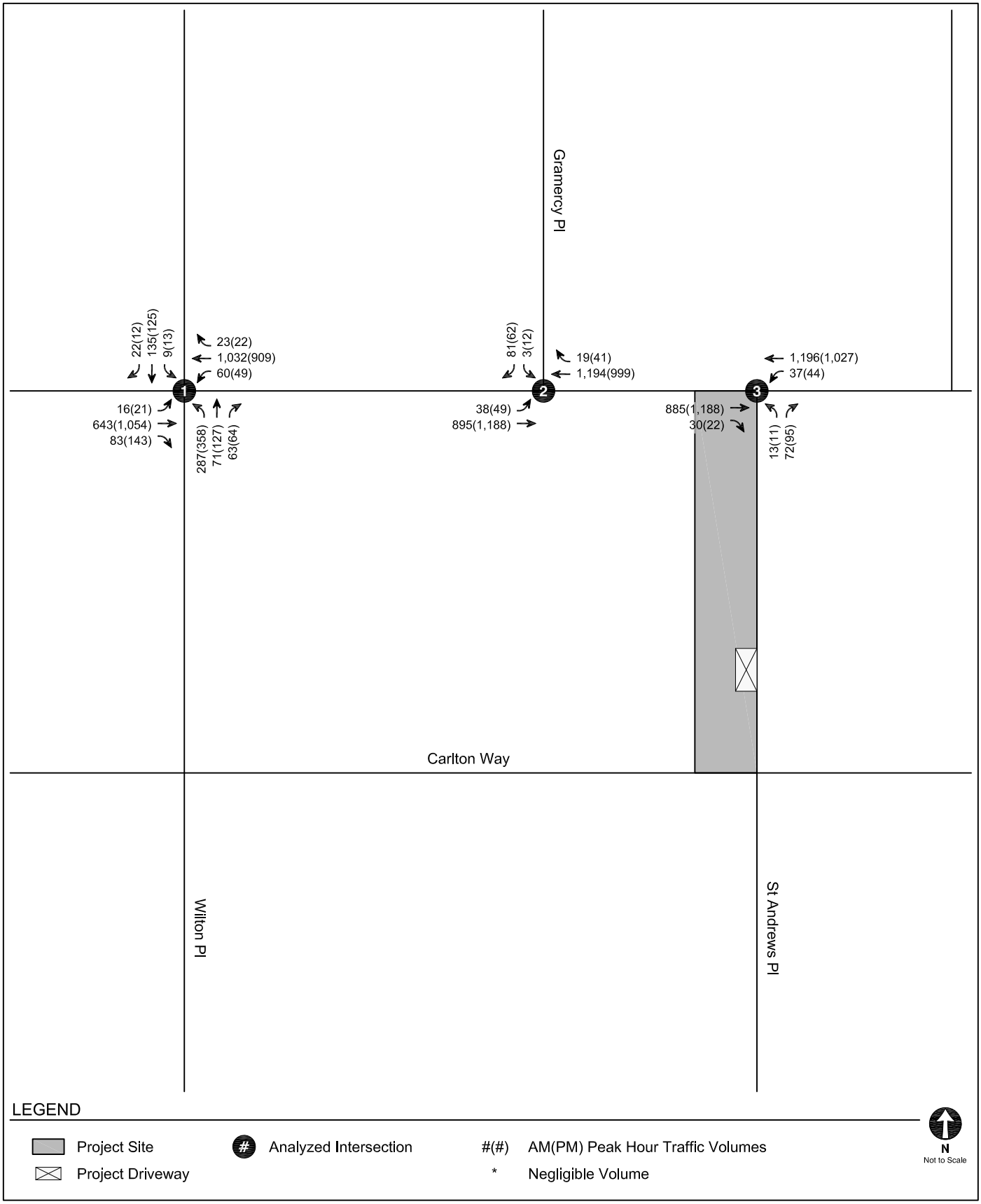
EXISTING TRANSPORTATION FACILITIES

FIGURE 5



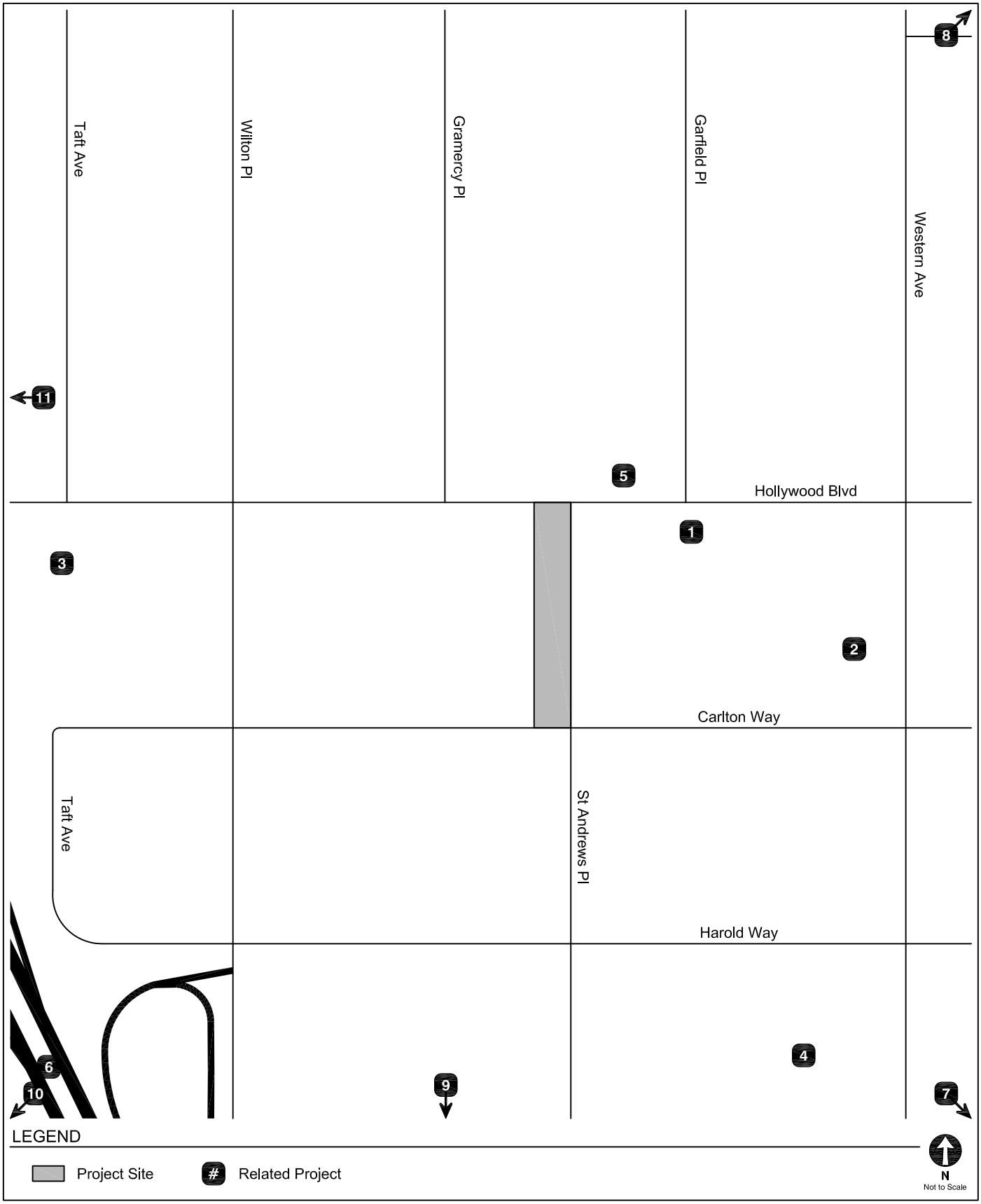
EXISTING TRANSIT SERVICE

FIGURE 6



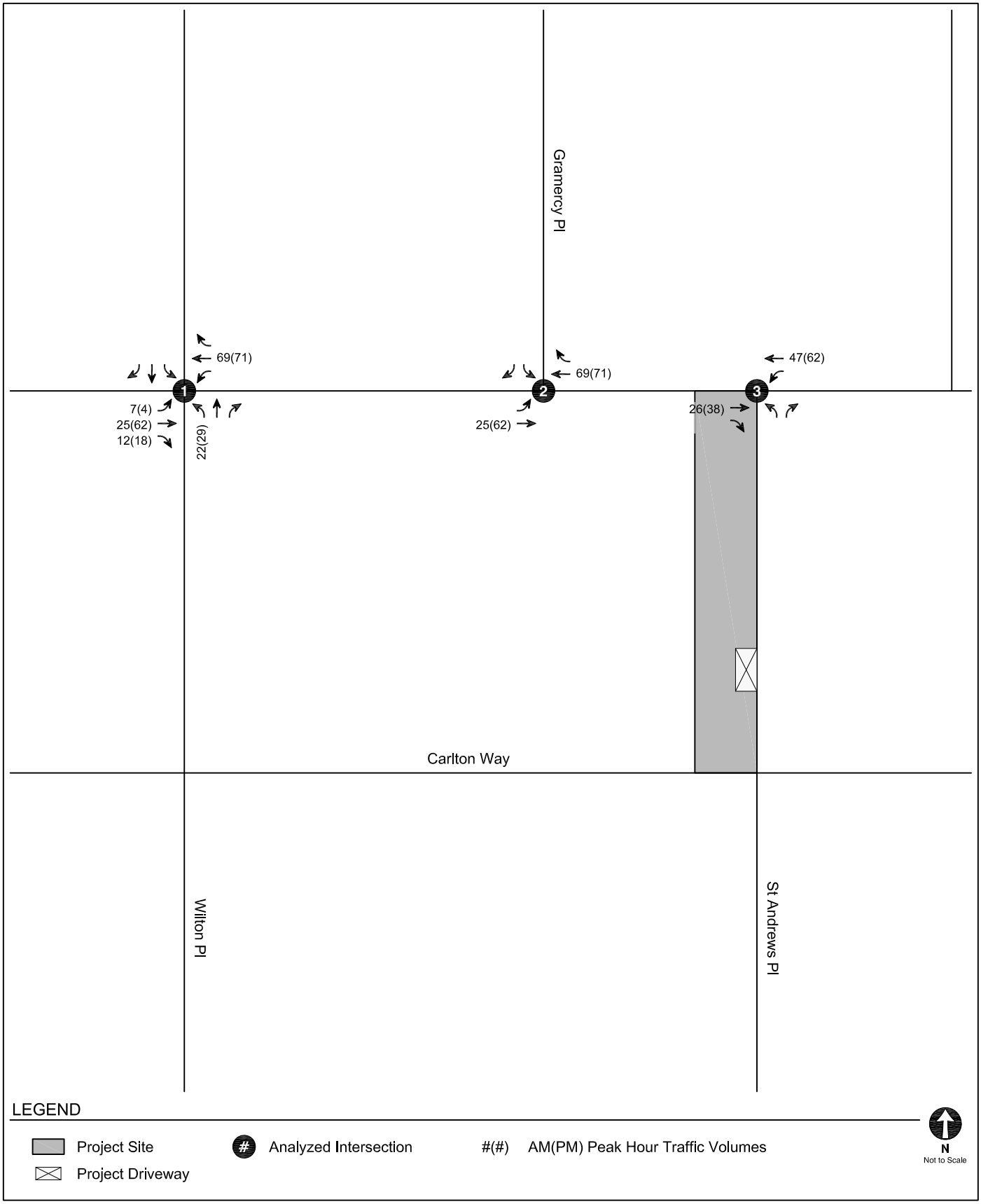
EXISTING CONDITIONS (YEAR 2020)
PEAK HOUR TRAFFIC VOLUMES

FIGURE
7



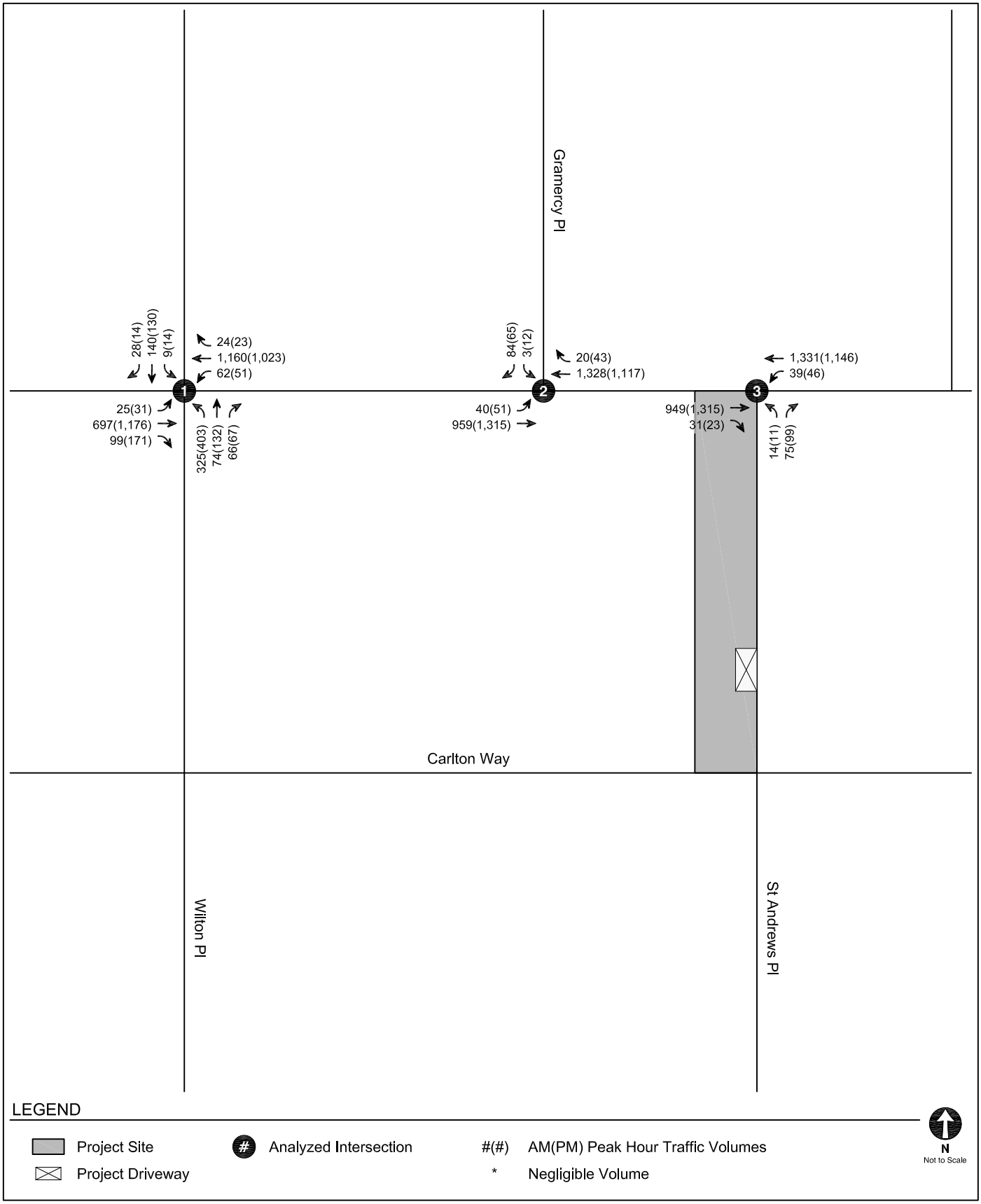
LOCATIONS OF RELATED PROJECTS

FIGURE 8



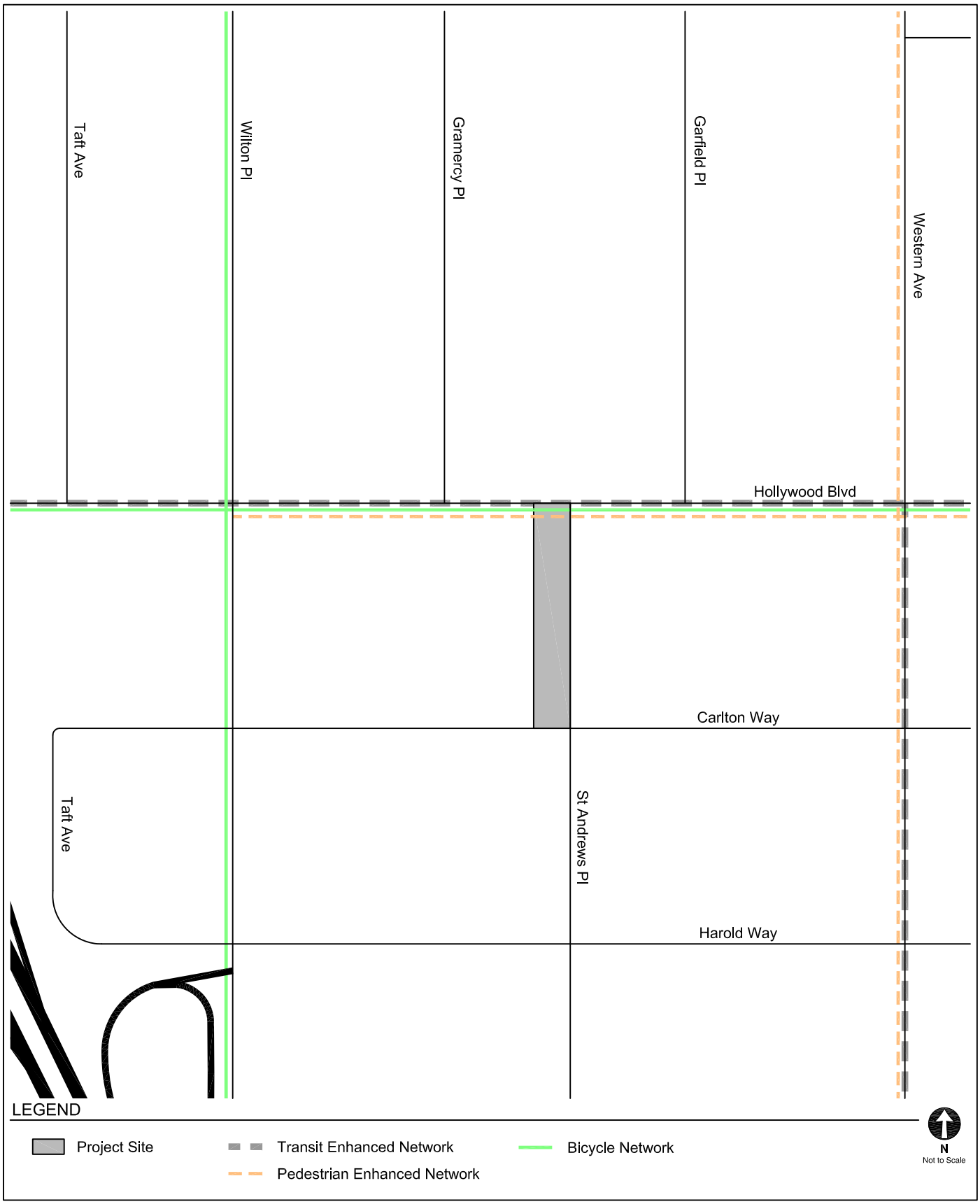
RELATED PROJECT-ONLY
PEAK HOUR TRAFFIC VOLUMES

FIGURE
9



FUTURE WITHOUT PROJECT CONDITIONS (YEAR 2024)
PEAK HOUR TRAFFIC VOLUMES

FIGURE
10



FUTURE TRANSPORTATION FACILITIES

FIGURE 11

TABLE 1
STUDY INTERSECTIONS

No.	North/South Street	East/West Street	Jurisdiction
1.	Wilton Place	Hollywood Boulevard	City of Los Angeles
2.	Gramercy Place	Hollywood Boulevard	City of Los Angeles
3.	St Andrews Place	Hollywood Boulevard	City of Los Angeles

Notes
All three Study Intersections are signalized.

TABLE 2
EXISTING TRANSIT SERVICE IN STUDY AREA

Provider, Route, and Service Area		Service Type	Hours of Operation	Average Headway (minutes)			
				Morning Peak Hour		Afternoon Peak Hour	
Metro Bus Service				**NB/EB**	**SB/WB**	**NB/EB**	**SB/WB**
180/181	Eastbound to Pasadena - Westbound to Hollywood via Los Feliz Boulevard and Colorado Boulevard	Local/Late Night	24-hours	17	17	20	12
207	Northbound to Hollywood - Southbound to Athens via Western Avenue	Local	24-hours	13	15	20	16
780	Eastbound to Pasadena - Westbound to Washington/Fairfax via Fairfax Avenue, Hollywood Boulevard, and Colorado Boulevard	Rapid	6:00 A.M. - 8:00 P.M.	17	18	20	18
Metro Rail Service [a]				**NB/EB**	**SB/WB**	**NB/EB**	**SB/WB**
B	Downtown Los Angeles - North Hollywood	Rail	4:30 A.M. - 2:00 A.M.	10	10	10	10

Notes
Metro: Los Angeles County Metropolitan Transportation Authority
NB: Northbound
EB: Eastbound
SB: Southbound
WB: Westbound
[a] Metro B Line was formerly known as Metro Red Line.

TABLE 3A
TRANSIT SYSTEM CAPACITY IN STUDY AREA - MORNING PEAK HOUR

Provider, Route, and Service Area		Capacity per Trip [a]	Peak Hour Ridership [b]				Average Remaining Capacity per Trip		Average Remaining Peak Hour Capacity	
			Peak Load		Average Load					
			NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
Metro Bus Service										
180/181	Eastbound to Pasadena - Westbound to Hollywood via Los Feliz Boulevard and Colorado Boulevard	50	11	10	6	6	44	44	131	218
207	Northbound to Hollywood - Southbound to Athens via Western Avenue	50	7	11	3	7	48	43	143	162
708	Eastbound to Pasadena - Westbound to Washington/Fairfax via Fairfax Avenue, Hollywood Boulevard, and Colorado Boulevard	50	22	21	16	18	34	33	109	89
Metro Rail Service										
B	Downtown Los Angeles - North Hollywood	750	*No information provided.*		304	246	446	504	2,676	3,024
								Remaining Peak Hour Bus Service Capacity		852
								Remaining Peak Hour Rail Transit Capacity		5,700
								Total Remaining Peak Hour Transit System Capacity		**6,552**

Notes

Metro: Los Angeles County Metropolitan Transportation Authority.

LADOT DASH: Los Angeles Department of Transportation Downtown Area Shuttle

NB: Northbound

EB: Eastbound

SB: Southbound

WB: Westbound

[a] Capacity assumptions:

Metro Bus - 40 seated / 50 standing.

Metro B Line - 55 seats / car, 6 cars / run during peak periods. Metro assumes a maximum capacity of 230% of seated capacity, or approximately 125 / car.

[b] Based on ridership data provided by Metro in 2018 and 2019.

TABLE 3B
TRANSIT SYSTEM CAPACITY IN STUDY AREA - AFTERNOON PEAK HOUR

Provider, Route, and Service Area		Capacity per Trip [a]	Peak Hour Ridership [b]				Average Remaining Capacity per Trip		Average Remaining Peak Hour Capacity	
			Peak Load		Average Load					
			NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
Metro Bus Service										
180/181	Eastbound to Pasadena - Westbound to Hollywood via Los Feliz Boulevard and Colorado Boulevard	50	15	14	10	11	40	39	119	197
207	Northbound to Hollywood - Southbound to Athens via Western Avenue	50	3	25	2	16	48	34	144	128
708	Eastbound to Pasadena - Westbound to Washington/Fairfax via Fairfax Avenue, Hollywood Boulevard, and Colorado Boulevard	50	30	17	24	13	26	37	84	101
Metro Rail Service										
B	Downtown Los Angeles - North Hollywood	750	*No information provided.*		302	357	448	393	2,688	2,358
								Remaining Peak Hour Bus Service Capacity		774
								Remaining Peak Hour Rail Transit Capacity		5,046
								Total Remaining Peak Hour Transit System Capacity		**5,820**

Notes

Metro: Los Angeles County Metropolitan Transportation Authority.

LADOT DASH: Los Angeles Department of Transportation Downtown Area Shuttle

NB: Northbound

EB: Eastbound

SB: Southbound

WB: Westbound

[a] Capacity assumptions:

Metro Bus - 40 seated / 50 standing.

Metro B Line - 55 seats / car, 6 cars / run during peak periods. Metro assumes a maximum capacity of 230% of seated capacity, or approximately 125 / car.

[b] Based on ridership data provided by Metro in 2018 and 2019.

TABLE 4
RELATED PROJECTS LIST

No.	Project	Address	Use	Trip Generation [a]						
				Daily	Morning Peak Hour			Afternoon Peak Hour		
					In	Out	Total	In	Out	Total
1.	Mixed-Use (High Line West)	5550 W Hollywood Blvd	280 apartment units and 12,030 sf retail	1,267	(3)	43	40	47	17	64
2.	Mixed-Use	1657 N Western Ave	91 apartment units and 15,300 sf retail	702	10	29	39	37	25	62
3.	5750 Hollywood	5750 Hollywood Blvd	161 apartment units and 4,747 sf commercial	1,180	22	66	88	68	38	106
4.	SunWest Project (Mixed-Use)	5525 W Sunset Blvd	351 apartment units, 61 affordable units, 23,940 sf grocery store and 10,564 sf retail	2,561	59	111	170	122	84	206
5.	Target Retail Shopping Center Project	5520 W Sunset Blvd	163,862 sf discount store and 30,887 sf shopping center	4,903	52	21	73	211	211	422
6.	Hollywood Central Park	Hollywood Freeway (US 101)	38 acre park, amphitheater, and neighborhood uses	2,298	104	69	173	115	89	204
7.	Sunset & Western	5420 W Sunset Blvd	735 apartment units, 59,100 sf supermarket, and 36,720 sf retail	2,369	9	203	212	164	64	228
8.	Mixed-Use	1868 N Western Ave	87 apartment units and 6,000 sf retail	39	(8)	9	1	7	(3)	4
9.	Hollywood De Longpre Apartments	5632 De Longpre Ave	185 apartment units	800	(31)	25	(6)	50	19	69
10.	Sunset Bronson Studios	5800 W Sunset Blvd	404,799 sf office	2,690	356	48	404	64	314	378
11.	1717 Bronson Avenue	1717 N Bronson Ave	89 apartment units	436	6	27	33	26	14	40
12.	Mixed-Use	1350 N Western Ave	200 apartment units, 4 guest rooms and 5,500 sf retail/restaurant	1,439	24	76	100	86	46	132
13.	Mixed-Use	5901 Sunset Blvd	274,000 sf office and 26,000 sf supermarket	3,839	350	61	411	122	339	461
14.	Apartments	5460 W Fountain Ave	75 apartment units	499	8	30	38	31	16	47
15.	Mixed-Use	5939 W Sunset Blvd	299 apartment units, 38,440 sf office, 5,064 sf of restaurant, and 3,739 sf retail	3,731	152	191	343	182	152	334

OTHER AREA-WIDE PROJECTS

Project	Description	Extents
Hollywood Community Plan Update	The Hollywood Community Plan Update proposes updates to land use policies and the land use diagram. The proposed changes would primarily increase commercial and residential development potential in and near the Regional Center Commercial portion of the community and along selected corridors in the Community Plan Area. The decreases in development potential would be primarily focused on low to medium scale multi-family residential neighborhoods to conserve existing density and intensity of those neighborhoods. The projected population growth has been captured in the conservative ambient growth rate assumed in the Future analysis.	South of City of Burbank, City of Glendale, and SR 134; west of Interstate 5; north of Melrose Avenue; south of Mulholland Drive, City of West Hollywood, Beverly Hills, including land south of the City of West Hollywood and north of Rosewood Avenue between La Cienega Boulevard and La Brea Avenue.

Notes

[a] Related project information provided by the Los Angeles Department of Transportation in April 2020, Department of City Planning, and recent traffic studies prepared in the area. This list includes known development projects within one-half mile (2,460 foot) radius of the farthest outlying study intersections.

Chapter 3
CEQA Analysis of Transportation Impacts

This chapter presents the results of an analysis of CEQA-related transportation impacts. The analysis identifies any potential conflicts the proposed Project may have with adopted City plans and policies and the improvements associated with the potential conflicts as well as the results of a Project vehicle miles traveled (VMT) analysis that satisfies State requirements under *State of California Senate Bill 743* (Steinberg, 2013) (SB 743).

METHODOLOGY

SB 743, made effective in January 2014, required the Governor's Office of Planning and Research to change the CEQA guidelines regarding the analysis of transportation impacts. Under SB 743, the focus of transportation analysis shifts from driver delay (level of service [LOS]) to VMT, in order to reduce greenhouse gas emissions (GHG), create multimodal networks, and promote mixed-use developments.

To adapt to SB 743, the Los Angeles City Planning Commission recommended the approval of revised guidelines to include new transportation analysis screening procedures and thresholds, subsequently approved by the Los Angeles City Council on July 30, 2020 (Council File 14-1169). The TAG defines the methodology of analyzing a project's transportation impacts in accordance with SB 743.

Per the TAG, the CEQA transportation analysis contains the following thresholds for identifying significant impacts:

- *Threshold T-1: Conflicting with Plans, Programs, Ordinances, or Policies*
- *Threshold T-2.1: Causing Substantial Vehicle Miles Traveled (VMT)*
- *Threshold T-2.2: Substantially Inducing Additional Automobile Travel*

- *Threshold T-3: Substantially Increasing Hazards Due to a Geometric Design Feature or Incompatible Use*

The thresholds were reviewed and analyzed, as detailed in the following Sections 3A-3D.

Section 3A: Threshold T-1
Conflicting with Plans, Programs, Ordinances, or Policies Analysis

Threshold T-1 states that a project would result in an impact if it conflicts with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities.

The purpose of Threshold T-1 is to assess whether a project would conflict with an adopted program, policy, plan, or ordinance that is adopted to protect the environment. In general, transportation policies or standards adopted to protect the environment are those that support multimodal transportation options and a reduction in VMT. Conversely, a project would not be shown to result in an impact merely based on whether a project would not implement a particular program, plan, policy, or ordinance. Many of these programs must be implemented by the City itself over time, and over a broad area, and it is the intention of this threshold test to ensure that proposed development projects and plans do not preclude the City from implementing adopted programs, plans and policies. A project that generally conforms with and does not obstruct the City's development policies and standards will generally be considered to be consistent.

PLANS, PROGRAMS, ORDINANCES, AND POLICIES

Table 2.1-1 of the TAG provides the City plans, policies, programs, ordinances, and standards relevant in determining project consistency. Attachment D of the TAG, *Plans, Policies, and Programs Consistency Worksheet*, provides a structured approach to evaluate whether a project conflicts with the City's plans, programs, ordinances, or policies and to streamline the review by highlighting the most relevant plans, policies, and programs when assessing potential impacts to the City's transportation system. The *Plans, Policies, and Programs Consistency Worksheet* was completed for the Project and is provided in Appendix C.

As stated in Section 2.1.4 of the TAG, a project that generally conforms with and does not obstruct the City's development policies and standards will generally be considered to be consistent. As summarized below, the Project is consistent with the City documents listed in Table 2.1-1 of the

TAG; therefore, the Project would not result in a significant impact under Threshold T-1. Detailed discussion of the plans, programs, ordinances, or policies related are provided below.

Mobility Plan

The Mobility Plan combines "complete street" principles with the following five goals that define the City's mobility priorities:

- Safety First: Design and operate streets in a way that enables safe access for all users, regardless of age, ability, or transportation mode of choice.
- World Class Infrastructure: A well-maintained and connected network of streets, paths, bikeways, trails, and more provides Angelenos with the optimum variety of mode choices.
- Access for All Angelenos: A fair and equitable system must be accessible to all and must pay particularly close attention to the most vulnerable users.
- Collaboration, Communication, and Informed Choices: The impact of new technologies on our day-to-day mobility demands will continue to become increasingly important to the future. The amount of information made available by new technologies must be managed responsibly in the future.
- Clean Environments and Healthy Communities: Active transportation modes such as bicycling and walking can significantly improve personal fitness and create new opportunities for social interaction, while lessening impacts on the environment.

A detailed analysis of the Project's consistency with the Mobility Plan is provided in Table C-1 in Appendix C. As detailed in Chapter 2, the Mobility Plan identifies key corridors within the Study Area as components of various "mobility-enhanced networks." Though no specific improvements have been identified and there is no schedule for implementation, the mobility-enhanced networks focus on improving components of urban mobility, including transit, neighborhood connectivity, bicycles, pedestrians, and vehicles. The Project would be designed with promoting mobility-enhanced networks.

With development of the Project, Hollywood Boulevard, St. Andrews Place, and Carlton Way along the Project frontage would be improved to provide adequate pedestrian safety and refuge areas. The Project's plans reflect a three-foot widening along St. Andrews Place and five-foot dedications along Hollywood Boulevard and St. Andrews Place to satisfy the right-of-way and roadway standards and to meet the goals and long-term needs of the Mobility Plan.

Vehicular access to the residential parking and loading areas would occur from St. Andrews Place, a designated Local Street. The driveway would be located on a Local Street to reduce disruption along Hollywood Boulevard, the Arterial Street adjacent to the Project. As further detailed in Section 4G, the Project would provide off-street parking to satisfy Los Angeles Municipal Code (LAMC) requirements. The Project anticipates that loading activities for residential move-in and move-out will take place along the curb of St. Andrews Place. The curbside is sufficient to meet the Project loading needs without disrupting operations within the public right-of-way. The Project would retain all other existing on-street parking around Project frontage.

The Project would provide pedestrian and bicycle access via the foyer entrance on Hollywood Boulevard and lobby entrance on St. Andrews Place. Both entrances are separate from the vehicular access on St. Andrews Place. Sidewalks along the north, east, and south boundaries of the Project Site provide connectivity to pedestrian crossings, including high-visibility continental crosswalks at the intersections of St. Andrews Place & Hollywood Boulevard and St. Andrews Place & Carlton Way immediately adjacent to the Project Site. Secured bicycle parking facilities within the Project Site would also be provided. Further, the Project does not propose modifying, removing, or otherwise affecting existing bicycle infrastructure, and the Project driveways are not proposed along a street with an existing bicycle facility. These measures would promote active transportation modes such as biking and walking, thereby reducing the Project VMT per capita for residents and employees compared to the average for the area, as detailed in Section 3B.

Thus, the Project would be consistent with the goals of the Mobility Plan.

Plan for a Healthy Los Angeles

Plan for a Healthy Los Angeles: A Health and Wellness Element of the General Plan (Los Angeles Department of City Planning, March 2015) (Plan for a Healthy Los Angeles) introduces guidelines for the City to follow to enhance the City's position as a regional leader in health and equity, encourage healthy design and equitable access, and increase awareness of equity and environmental issues.

A detailed analysis of the Project's consistency with Plan for a Healthy Los Angeles is provided in Table C-2 of Appendix C. The Project prioritizes safety and access for all individuals utilizing

the site by complying with all ADA requirements and providing direct connections to pedestrian amenities. Further, the Project supports healthy lifestyles by locating housing adjacent to transit (Metro Local bus lines, as well as Metro Rail Service), providing bicycle amenities, and enhancing the pedestrian access within and around the Project Site. Sidewalk widening, landscaping, and street trees would be implemented within the Project's entrance area and along the perimeters of the Project Site to provide a comfortable and inviting environment. The northeast corner of the Project Site would become a pedestrian plaza providing green space with amenities such as art.

Further, the Project provides infrastructure and services to encourage bicycling for residents, employees, and visitors to the Project Site. There would be 13 short-term and 100 long-term bicycle parking spaces provided by the Project. As such, it would encourage the use of active travel modes and thereby promote healthy living.

Thus, the Project would be consistent with the goals of Plan for a Healthy Los Angeles.

Land Use Element of the General Plan

The City General Plan's Land Use Element contains 35 community plans that establish specific goals and strategies for the various neighborhoods across Los Angeles. This Project falls within the boundaries of the Community Plan and the *Vermont/Western Transit Oriented District Specific Plan (Station Neighborhood Area Plan)* (LADCP, March 2001) (the SNAP).

A detailed analysis of the Project's consistency with the Community Plan is provided in Table C-3 of Appendix C. The Project would provide both market-rate and affordable residential units to further the development of Hollywood as a major population center and support the varying needs and desires of all economic segments of the community, maximizing the opportunity for individual choice. Further, the Project would provide residential land uses within 0.15 miles of the Metro B Line. The Project's proximity to transit provides alternative modes of transportation for residents. Thus, the Project promotes and encourages the goals and objectives of the Community Plan. The City is currently in the process of updating the Community Plan to guide development for the Hollywood area through Year 2040. *Hollywood Community Plan Update Draft Environmental Impact Report* (Terry A. Hayes Associates, Inc., November 2018) was released for public review in October 2019. As of August 2020, the City is continuing outreach and engagement with area

stakeholders to collect comments to the draft plan in preparation of the formal adoption process that is anticipated to begin in the year 2021.

A detailed analysis of the Project's consistency with the SNAP is provided in Table C-4 of Appendix C. The Project would establish a pedestrian-oriented environment for residents by providing access separate from vehicles and enhancing the sidewalks and landscaping along the Project frontage that connect to pedestrian amenities and public transit. The Project would also follow all design guidelines to assure compatibility with neighboring uses and provide residential units and open spaces close to a major transit stop. Thus, the Project is consistent with the objectives outlined by the SNAP.

Redevelopment Plan

The Project is located within the *Redevelopment Plan for the Hollywood Redevelopment Project* (The Community Redevelopment Agency of the City of Los Angeles, May 1986) (the Redevelopment Plan). A detailed analysis of the Project's consistency with the Redevelopment Plan is provided in Table C-5 of Appendix C. The Project promotes and encourages development standards in line with the goals and objectives of the Redevelopment Plan including, but not limited to, encouraging the expansion and improvement of public transportation service, providing housing to support the varied economic needs of the community, maximizing opportunity for individual choice, and designing a circulation system proportional to land use densities that will accommodate estimated traffic. Thus, the Project would be consistent with the goals and objectives of the Redevelopment Plan.

LAMC Section 12.21.A.16

LAMC Section 12.21.A.16 details the bicycle parking requirements for new developments. The Project would follow the requirements set out in Case No. CPC-2016-4216-CA and Council File No. 12-1297-S1. As further detailed in Section 4G, per the updated LAMC, the Project would provide a total of 13 short-term and 100 required long-term spaces. to satisfy the LAMC requirements for on-site bicycle parking supply.

LAMC Section 12.26J (TDM Ordinance)

LAMC Section 12.26J, the TDM Ordinance (1993), establishes TDM requirements for non-residential projects and the non-residential components of mixed-use projects in excess of 25,000 sf. The Project is solely residential; therefore, the requirements of LAMC Section 12.26J do not apply.

LAMC Section 12.37 (Waivers of Dedications and Improvement)

LAMC Section 12.37 states that a project must dedicate and improve street frontages to half-right-of-way standards consistent with the street designations of the Mobility Plan. The Project's plans reflect a three-foot widening along St. Andrews Place and five-foot dedications along Hollywood Boulevard and St. Andrews Place to satisfy the right-of-way and roadway standards and be compliant with the requirements of LAMC Section 12.37.

Vision Zero Corridor Plans

Vision Zero implements infrastructure projects designed to increase safety on the most vulnerable City streets. The City has identified a number of streets as part of the High Injury Network where Vision Zero projects are targeted. Within the Study Area, Hollywood Boulevard is identified in the City's High Injury Network. As such, the Vision Zero - Hollywood Boulevard Safety Improvements Project was implemented in May 2019. This Vision Zero Project installed basic safety improvements on Hollywood Boulevard between Fuller Avenue and Lyman Place, including new crosswalks on minor streets, curb extensions, accessible pedestrian signals, and continental crosswalk upgrades within the Study Area.

The Project improvements to the pedestrian environment would not preclude future Vision Zero safety improvements by the City. Thus, the Project does not conflict with Vision Zero.

Citywide Design Guidelines for Residential, Commercial, and Industrial Development

Citywide Design Guidelines (Los Angeles City Planning Urban Design Studio, October 2019) (the Design Guidelines) identifies urban design principles to guide architects and developers in designing high-quality projects that meet the City's functional, aesthetic, and policy objectives and help foster a sense of community. A detailed analysis of the Project's consistency with the Design Guidelines is provided in Table C-6 of Appendix C.

The Design Guidelines are organized around the following approaches:

- **Pedestrian-first design**
  - Guideline 1: Promote a safe, comfortable, and accessible pedestrian experience for all.
  - Guideline 2: Carefully incorporate vehicular access such that it does not degrade the pedestrian experience.
  - Guideline 3: Design projects to actively engage with streets and public space and maintain human scale.

- **360-degree design**
  - Guideline 4: Organize and shape projects to recognize and respect surrounding context.
  - Guideline 5: Express a clear and coherent architectural idea.
  - Guideline 6: Provide amenities that support community building and provide an inviting, comfortable user experience.
  - Guideline 7: Carefully arrange design elements and uses to protect site users.

- **Climate-adapted design**
  - Guideline 8: Protect the site's unique natural resources and features.
  - Guideline 9: Configure the site layout, building massing and orientation to lower energy demand and increase the comfort and well-being of users.
  - Guideline 10: Enhance green features to increase opportunities to capture stormwater and promote habitat.

The Project design includes accessible sidewalks, pedestrian amenities, and a well-designed vehicular access driveway in accordance with the City's design considerations. The Project would implement landscaping and street trees uniformly within the sidewalk to provide adequate shade, as well as a more comfortable and inviting environment for pedestrians. Further, the orientation

of the Project design, including a transparent, welcoming lobby along Hollywood Boulevard and ground floor townhomes with landscaped terraces, ensures that the Project actively engages with the street frontage and surrounding uses. Thus, the Project would be consistent with Pedestrian-first design goal.

All design elements of the Project would be developed in conjunction with the others to ensure consistency of the architectural ideas. The, Project's landscaping and open space offers ecological enhancements, natural habitats, and community benefits. As described above, sidewalk widening, landscaping, and street trees would be implemented within the Project's entrance and along the perimeter of the Project Site. Further, the northeast corner of the Project Site would become a pedestrian plaza providing public green space with amenities such as art. Thus, the Project would align with the 360-degree design and climate-adapt design goals and be consistent with the overall Design Guidelines.

Walkability Checklist

City of Los Angeles Walkability Checklist – Guidance for Entitlement Review (LADCP, November 2008) (the Walkability Checklist) serves as a guide for creating improved conditions for pedestrians to travel and contribute to the overall walkability of the City. A detailed analysis of the Project's consistency with the Walkability Checklist is provided in Table C-7 of Appendix C. The Walkability Checklist includes the following topics:

- Sidewalks
- Crosswalks/Street Crossings
- On-Street Parking
- Utilities
- Building Orientation
- Off-Street Parking and Driveways
- On-Site Landscaping
- Building Façade
- Building Signage and Lighting

The Project incorporates many of the recommended strategies applicable to residential developments, including but not limited to, providing continuous and adequate sidewalks along the Project frontage, providing landscaping and street trees for improved shade, contributing to a more comfortable environment for pedestrians, and designing direct, visible, and accessible primary entrances for pedestrians. Therefore, the Project would be consistent with the Walkability Checklist.

LADOT Transportation Technology Strategy – Urban Mobility in a Digital Age

The LADOT transportation technology strategy, based on *Urban Mobility in a Digital Age: A Transportation Technology Strategy for Los Angeles* (Ashley Z. Hand, August 2016), is designed to ensure the City stays on top of emerging transportation technologies as both a regulator and a transportation service provider. This strategy document includes the following goals:

- Data as a Service: Providing and receiving real-time data to improve the City's ability to serve transportation needs
- Mobility as a Service: Improving the experience of mobility consumers by encouraging partnerships across different modes and fostering clear communication between transportation service providers
- Infrastructure as a Service: Re-thinking how the City pays for, maintains, and operates public, physical infrastructure to provide more transparency

LADOT also developed the *Technology Action Plan* (2019) to realize the vision developed in Transportation Technology Strategy. Key action steps include:

- Develop a comprehensive digital inventory of the City's signs, parking meters, curb paint, and regulatory tools
- Continue to develop and maintain the Automated Traffic Surveillance and Control system
- Use active management strategies to dynamically monitor and control things like speed limits, parking availability, detour routes, etc.
- Develop a mobility data specification around which software tools can be developed and data can be accessed
- Develop a transportation tax model that minimizes data collection and retention in favor of user privacy

The Project does not interfere with any of the general policy recommendations and/or pilot proposals set forth by this document.

Mobility Hub Reader's Guide

Mobility Hubs: A Reader's Guide (LADCP, 2016) provides guidance for enhancing transportation connections and multi-modal improvements in proximity to new or existing transit stations. It specifically focuses on enhancing bicycle connections, providing vehicle sharing services, improving bus infrastructure, providing real-time transit and wayfinding information, and enhancing walkability and pedestrian connections.

As part of the TDM program, the Project would implement many of the key features identified above, including LAMC-required short-term and long-term bicycle parking and unbundled vehicular parking. The Project is, therefore, consistent with *Mobility Hubs: A Reader's Guide*.

LADOT Manual of Policies and Procedures (Design Standards)

Manual of Policies and Procedures (LADOT, December 2008) provides plans and requirements for traffic infrastructure features in the City, including driveway design and placement guidelines, loading zones, roadway striping and other markings, signage, on-street parking, crosswalks, and turn lanes.

The driveway would be designed in accordance with the standards set forth in *Manual of Policies and Procedures*. The Project would not interfere with any of the policies and procedures contained in this document. Additionally, the Project would comply with all applicable LADOT design standards.

CONSISTENCY

The Project is consistent with the City documents listed in Table 2.1-1 of the TAG along with the described documents above; therefore, the Project would not result in a significant impact under Threshold T-1.

CUMULATIVE ANALYSIS

In addition to potential Project-specific impacts, the TAG requires that the Project be reviewed in combination with nearby Related Projects to determine if there may be a cumulatively significant impact resulting from inconsistency with a particular program, plan, policy, or ordinance. In accordance with the TAG, the cumulative analysis must include consideration of any Related Projects within 0.5 miles of the Project Site and any transportation system improvements in the vicinity. Related Projects located within 0.5 miles of the Project site are identified in Table 4.

Related Projects are individually responsible for complying with relevant plans, programs, ordinances, or policies addressing the circulation system. Thus, the Project, together with the Related Projects, would not result in cumulative impacts with respect to consistency with each of the plans, ordinances, or policies reviewed. The Project and the Related Projects do not interfere with any of the general policy recommendations and/or pilot proposals and, therefore, there would be no significant Project impact or cumulative impact.

Section 3B: Threshold T-2.1
Causing Substantial VMT Analysis

Threshold T-2.1 states that a residential project would result in a significant VMT impact if it would generate household VMT per capita exceeding 15% below the existing average household VMT per capita for the Area Planning Commission (APC) area in which a project is located. Similarly, a commercial project would result in a significant VMT impact if it would generate work VMT per employee exceeding 15% below the existing average work VMT per employee for the APC area in which the project is located. Since the Project contains only residential units, the VMT output will be based on the average household VMT per capita threshold.

The VMT analysis presented below was conducted in accordance with the TAG, which satisfies State requirements under SB 743.

VMT METHODOLOGY

The following describes the methodology by which vehicle trips and VMT are calculated in *City of Los Angeles VMT Calculator Version 1.3* (LADOT and LADCP, July 2020) (VMT Calculator), as detailed in *City of Los Angeles VMT Calculator Documentation* (LADOT and LADCP, May 2020). LADOT developed the VMT Calculator to estimate project-specific daily household VMT per capita and daily work VMT per employee for developments within City limits, which are based on the following types of one-way trips:

- Home-Based Work Production: trips to a workplace destination originating from a residential use
- Home-Based Other Production: trips to a non-workplace destination (e.g., retail, restaurant, etc.) originating from a residential use
- Home-Based Work Attraction: trips to a workplace destination originating from a residential use

As detailed in *City of Los Angeles VMT Calculator Documentation*, the household VMT per capita threshold applies to Home-Based Work Production and Home-Based Other Production trips, and the work VMT per employee threshold applies to Home-Based Work Attraction trips, as the location and characteristics of residences and workplaces are often the main drivers of VMT, as detailed in Appendix 1 of *Technical Advisory on Evaluating Transportation Impacts in CEQA* (Governor's Office of Planning and Research, December 2018).

Table 2.2-1 of the TAG details the following daily household VMT per capita and daily work VMT per employee impact criteria for the APC areas:

APC	Daily Household VMT per Capita	Daily Work VMT per Employee
Central	6.0	7.6
East LA	7.2	12.7
Harbor	9.2	12.3
North Valley	9.2	15.0
South LA	6.0	11.6
South Valley	9.4	11.6
West LA	7.4	11.1

Source: TAG (LADOT, July 2019)

The Project is located within the Central APC.

Other types of trips generated in the VMT Calculator include Non-Home-Based Other Production (trips to a non-residential destination originating from a non-residential use), Home-Based Other Attraction (trips to a non-workplace destination originating from a residential use), and Non-Home-Based Other Attraction (trips to a non-residential destination originating from a non-residential use). These trip types are not factored into the VMT per capita and VMT per employee thresholds as those trips are typically localized and are assumed to have a negligible effect on the VMT impact assessment. However, those trips are factored into the calculation of total project VMT for screening purposes when determining if VMT analysis would be required.

Travel Behavior Zone (TBZ)

The City developed TBZ categories to determine the magnitude of VMT and vehicle trip reductions that could be achieved through TDM strategies. As detailed in *City of Los Angeles VMT Calculator Documentation*, the development of the TBZs considered the population density, land use density, intersection density, and proximity to transit of each Census tract in the City and are categorized as follows:

1. *Suburban (Zone 1): Very low-density primarily centered around single-family homes and minimally connected street network*
2. *Suburban Center (Zone 2): Low-density developments with a mix of residential and commercial uses with larger blocks and lower intersection density*
3. *Compact Infill (Zone 3): Higher density neighborhoods that include multi-story buildings and well-connected streets*
4. *Urban (Zone 4): High-density neighborhoods characterized by multi-story buildings with a dense road network*

The VMT Calculator determines a project's TBZ based on the latitude and longitude of a project address. The Project is considered to be located within a Zone 4 Urban TBZ.

Trip Lengths

The VMT Calculator determines a project's VMT based on trip length information from the City's Travel Demand Forecasting Model, which considers the traffic analysis zone where a project is located to determine the trip length and trip type, which factor into the calculation of a project's VMT.

Population and Employment Assumptions

As previously stated, the VMT thresholds identified in the TAG are based on household VMT per capita and work VMT per employee. Thus, the VMT Calculator contains population assumptions developed based on Census data for the City and employment assumptions derived from multiple data sources, including *2012 Developer Fee Justification Study* (Los Angeles Unified School

District, 2012), *Trip Generation Manual, 9th Edition* (Institute of Transportation Engineers, 2012), the San Diego Association of Governments Activity Based Model, the United States Department of Energy, and other modeling resources. A summary of population and employment assumptions for various land uses is provided in Table 1 of *City of Los Angeles VMT Calculator Documentation.*

TDM Measures

Additionally, the VMT Calculator measures the reduction in VMT resulting from a project's incorporation of TDM strategies as project design features or mitigation measures. The following seven categories of TDM strategies are included in the VMT Calculator:

1. Parking
2. Transit
3. Education and Encouragement
4. Commute Trip Reductions
5. Shared Mobility
6. Bicycle Infrastructure
7. Neighborhood Enhancement

TDM strategies within each of these categories have been empirically demonstrated to reduce trip-making or mode choice in such a way as to reduce VMT, as documented in *Quantifying Greenhouse Gas Mitigation Measures* (California Air Pollution Control Officers Association, 2010).

PROJECT VMT ANALYSIS

The VMT Calculator was used to evaluate Project VMT for comparison to the VMT impact criteria. Based on guidance from the City, the VMT Calculator was modeled for the Project's land uses and their respective sizes as the primary input.

The following assumptions were identified in the VMT Calculator:

- APC: Central
    - Household VMT Impact Threshold: 6.0
    - Work VMT Impact Threshold: N/A
- TBZ: Urban
    - Maximum VMT Reduction: 75%

The VMT analysis results based on the VMT Calculator are summarized in Table 5. Detailed output from the VMT Calculator is provided in Appendix D.

Project VMT

The Project incorporates several design features which include measures to reduce the number of single occupancy vehicle trips to the Project Site. For the purposes of this analysis, the following Project design features were accounted for in the VMT evaluation:

- Bike parking per the LAMC
- Unbundled parking

As shown in Table 5, the VMT Calculator estimates that the Project described above would generate 2,292 total home-based production VMT. Thus, the Project would generate an average VMT per capita of 4.7. The average household VMT per capita would not exceed the Central APC significant household VMT impact threshold of 6.0 and, therefore, the Project would not result in a significant VMT impact and no mitigation measures would be required.

The detailed output from the VMT Calculator is provided in Appendix D.

CUMULATIVE ANALYSIS

Cumulative effects of development projects are determined based on the consistency with the air quality and GHG reduction goals of *2016-2040 Regional Transportation Plan / Sustainable Communities Strategy* (Southern California Association of Governments, Adopted April 2016) (RTP/SCS) in terms of development location, density, and intensity. The RTP/SCS presents a

long-term vision for the region's transportation system through Year 2040 and balances the region's future mobility and housing needs with economic, environmental, and public health goals.

As detailed in the TAG, for projects that do not demonstrate a project impact by applying an efficiency-based impact threshold (i.e., household VMT per capita or work VMT per employee) in the project impact analysis, a less than significant impact conclusion is sufficient in demonstrating there is no cumulative VMT impact, as those projects are already shown to align with the long-term VMT and greenhouse gas goals of the RTP/SCS.

This Project would not result in a significant VMT impact, as described above. Therefore, the Project is not anticipated to result in a cumulative VMT impact under Threshold T-2.1, and no further evaluation or mitigation measures would be required.

Furthermore, the Project Site is located within 0.15 miles of the Metro B Line Hollywood/Western Station and is also well-served by various local and rapid bus lines. The Project would also contribute to the productivity and use of the regional transportation system by providing housing near transit and encourage active transportation by providing new bicycle parking infrastructure and active street frontages, in line with RTP/SCS goals. Thus, the Project encourages a variety of transportation options and is consistent with the RTP/SCS goal of maximizing mobility and accessibility in the region.

TABLE 5
VMT ANALYSIS SUMMARY

Project Information	
Land Use	**Size**
Housing | Multi-Family	160 du
Housing | Affordable Housing - Family	40 du
Project Analysis *[a]*	
Resident Population [b]	486
Employee Population [c]	0
Project Area Planning Commission	Central
Travel Behavior Zone (TBZ)	Urban
Maximum Allowable VMT Reduction [d]	75%
VMT Analysis	**Prior to Mitigation** [e]
Daily Vehicle Trips	785
Daily VMT	4,924
Total Home-Based Production VMT	2,292
Household VMT per Capita [f]	4.7
Impact Threshold	6.0
Significant Impact	NO
Work VMT per Employee [g]	N/A
Impact Threshold	7.6
Significant Impact	-

Notes:

[a] Project Analysis based on the *City of Los Angeles VMT Calculator Version 1.3* (May 2020).

[b] The population factors for multi-family households were derived from Census data for the City of Los Angeles. The population factors for affordable housing uses were derived from data regarding the affordable housing sites observed within the City of Los Angeles as part of developing empirical trip generation rates and data from the City.

[c] Total Employment and Work VMT do not apply to the land uses of this Project.

[d] The maximum allowable VMT reduction is based on the Project's designated TBZ as determined form *Transportation Demand Management Strategies in LA VMT Calculator* (LADOT, August 2018) and *Quantifying Greenhouse Gas Mitigation Measures* (California Air Pollution Control Officers Association, 2010).

[e] Project design features include:

1. Include bike parking per LAMC
2. Unbundle parking

[f] Based on home-based production trips only (see Appendix D, Report 4).

[g] Based on home-based work attraction trips only (see Appendix D, Report 4).

Section 3C: Threshold T-2.2
Substantially Inducing Additional Automobile Travel Analysis

The intent of Threshold T-2.2 is to assess whether a transportation project would induce substantial VMT, such as the addition of through traffic lanes on existing or new highways, including general purpose lanes, high-occupancy vehicle lanes, peak period lanes, auxiliary lanes, and lanes through grade-separated interchanges.

The Project does not propose a transportation project that would induce automobile travel. Therefore, the Project would not result in a significant impact under Threshold T-2.2 and further evaluation is not required.

Section 3D: Threshold T-3

Substantially Increasing Hazards Due to a Geometric Design Feature or Incompatible Use Analysis

Further evaluation is required for projects that propose new access points or modifications along the public right-of-way (i.e., street dedications) under Threshold T-3. A review of Project access points, internal circulation, and parking access would determine if the Project would substantially increase hazards due to geometric design features, including safety, operational, or capacity impacts.

Vehicular access to the residential parking and loading areas would occur via one driveway providing access from St. Andrews Place, a designated Local Street. The driveway would be located on a Local Street to reduce disruption of Hollywood Boulevard, the Arterial Street adjacent to the Project. Providing a single driveway, rather than multiple driveways along the block, minimizes conflicts and improves safety and circulation around the Project Site.

The Project's plans reflect a three-foot road widening on St. Andrews Place. There will be no proposed widening of Hollywood Boulevard as the historic building of California Bank at 5620 Hollywood Boulevard sits immediately west of the Project Site. This section of Hollywood Boulevard also has a road-narrowing bump out at the pedestrian crosswalk that precludes the road from being widened. Further, the Project's plans reflect five-foot dedications along Hollywood Boulevard and St. Andrews Place to satisfy the right-of-way and roadway standards and to meet the width requirements as indicated in the Mobility Plan.

No additional access points or excessive driveway widenings are proposed. No unusual or new obstacles are presented in the design that would be considered hazardous to motorized vehicles, non-motorized vehicles, or pedestrians. The driveway design does not present significant safety issues regarding traffic/pedestrian conflicts. The driveway will be designed according to LADOT standards and will be reviewed by the City’s Bureau of Engineering during site plan review.

Based on the site plan review and design assumptions, the Project does not present any geometric design hazards related to traffic movement, mobility, or pedestrian accessibility, and is considered less than significant.

CUMULATIVE ANALYSIS

In addition to potential Project-specific impacts, the TAG requires that the Project be reviewed in combination with Related Projects with access points along the same block as the proposed project to determine if there may be a cumulatively significant impact. There are currently no identified Related Projects proposed with access points along the same block of the Project. Therefore, the Project would not result in cumulative impacts that would substantially increase hazards due to geometric design features, including safety, operational, or capacity impacts.

Section 3E
Caltrans Analysis

Recently, LADOT issued *Interim Guidance for Freeway Safety Analysis* (LADOT, May 1, 2020) (City Freeway Guidance) identifying City requirements for a CEQA safety analysis of California Department of Transportation (Caltrans) facilities as part of a transportation assessment.

ANALYSIS METHODOLOGY

The City Freeway Guidance relates to the identification of potential safety impacts at freeway off-ramps as a result of increased traffic from development projects. It provides a methodology and significance criteria for assessing whether additional vehicle queueing at off-ramps could result in a safety impact due to speed differentials between the mainline freeway lanes and the queued vehicles at the off-ramp.

Based on the City Freeway Guidance, a transportation assessment for a development project must include analysis of any freeway off-ramp where the project adds 25 or more peak hour trips. A project would result in a significant impact at such a ramp if each of the following three criteria were met:

1. Under a scenario analyzing future conditions upon project buildout, with project traffic included, the off-ramp queue would extend to the mainline freeway lanes[2].
2. A project would contribute at least two vehicle lengths (50 feet, assuming 25 feet per vehicle) to the queue.
3. The average speed of mainline freeway traffic adjacent to the off-ramp during the analyzed peak hour(s) is greater than 30 mph.

Should a significant impact be identified, mitigation measures to be considered include TDM measures to reduce a project's trip generation, investments in active transportation or transit

[2] If an auxiliary lane is provided on the freeway, then half the length of the auxiliary lane is added to the ramp storage length.

system infrastructure to reduce a project's trip generation, changes to the traffic signal timing or lane assignments at the ramp intersection, or physical changes to the off-ramp. Any physical change to the ramp would have to improve safety, not induce greater VMT, and not result in secondary environmental impacts.

CUMULATIVE ANALYSIS

Based on the Project's trip generation estimates and trip assignments, which are later detailed in Section 4A, the Project would not add 25 or more peak hour trips to any freeway off-ramp. Therefore, no freeway off-ramp queuing analysis is required. Furthermore, the Project would not result in a significant safety impact, and no corrective measures at any freeway off-ramps would be required.

Chapter 4
Non-CEQA Transportation Analysis

This chapter summarizes the non-CEQA transportation analysis of the Project. It includes the analysis of Project traffic, the proposed access provisions, safety, and circulation operations of the Project, and the adjacent pedestrian, bicycle, and transit facilities. This chapter also summarizes the evaluation of the Project's operational conditions, parking supply and requirements, and effects due to Project construction.

Per Section 3.1 of the TAG, any deficiencies identified based on the non-CEQA transportation analysis is "not intended to be interpreted as thresholds of significance, or significance criteria for purposes of CEQA review unless otherwise specifically identified in Section 2." Section 3 of the TAG identifies the following four non-CEQA transportation analyses for reviewing potential transportation deficiencies that may result from a development project:

- Pedestrian, Bicycle, and Transit Access Assessment
- Project Access, Safety, and Circulation Evaluation
- Residential Street Cut-Through Analysis
- Project Construction

The four non-CEQA transportation analyses were reviewed, as detailed below.

OPERATIONAL ANALYSIS METHODOLOGY

Intersection operations were evaluated for typical weekday morning (7:00 AM to 10:00 AM) and afternoon (3:00 PM to 6:00 PM) peak periods. A total of three intersections, all signalized, in the vicinity of the Project Site were selected for detailed transportation analysis and are shown in Figure 2.

The following traffic conditions were developed and analyzed as part of this study:

- Existing with Project Conditions: This analysis condition estimates the potential intersection operating conditions that could be expected if the Project were built under existing conditions.

- Future with Project Conditions (Year 2024): This analysis condition estimates the potential intersection operating conditions that could be expected if the Project were occupied in the projected buildout year. In this analysis, the Project-generated traffic is added to Future without Project Conditions (Year 2024).

Operational Evaluation

In accordance with the TAG, the intersection delay and queue analyses for the operational evaluation were conducted using the *Highway Capacity Manual, 6th Edition* (Transportation Research Board, 2016) (HCM) methodology, which was implemented using Synchro software and signal timing worksheets from the City. The HCM signalized methodology calculate the average delay, in seconds, for each vehicle passing through the intersections. Table 6 presents a description of the LOS categories, which range from excellent, nearly free-flow traffic at LOS A, to congested, stop-and-go conditions at LOS F, for signalized intersections. The queue lengths were estimated using Synchro, which reports the 95th percentile queue length, in feet, for each approach lane. The reported queues are calculated using the HCM signalized intersection methodology.

LOS and queuing worksheets for each scenario are provided in Appendix E.

Section 4A
Project Traffic

Trip generation estimates, trip distribution patterns and trip assignments were prepared for the Project. These components form the basis of the Project's traffic analysis.

PROJECT TRIP GENERATION

The number of trips expected to be generated by the Project was estimated using rates published in *Trip Generation Manual, 10th Edition*. For the purposes of this assessment, the trip generation rates for multi-family residential (high-rise) uses were utilized to develop traffic estimates for the Project. These rates are based on surveys of similar land uses at sites around the country and are used to calculate an estimate of vehicle trips for each land use component. Additionally, per the TAG, residential or mixed-use developments inside a Transit Priority Area that include affordable housing units are eligible to use a City-specific trip generation rate based on vehicle trip count data collected at affordable housing sites within the City.

Appropriate trip generation reductions to account for public transit usage/walking arrivals were made in consultation with LADOT. The Project Site is located within 0.25 miles of the Metro B Line Hollywood/Western Station; therefore, a 15% transit/walk-in adjustment was applied to the Project to account for transit usage and walk-in arrivals from surrounding neighborhoods and adjacent commercial developments. No adjustments were made to the affordable housing component as these reductions are inherent in the calculated trip generation rate.

The number of trips currently generated by the existing uses of the Project Site was also estimated using the rates published in *Trip Generation Manual, 10th Edition* for warehouse uses. Adjustments were also applied to account for some level of transit usage/walking arrivals.

After accounting for the adjustments above and the removal of the existing uses, the Project is anticipated to generate 59 net new morning peak hour trips (16 inbound, 43 outbound) and 59 net new afternoon peak hour trips (35 inbound, 24 outbound), as summarized in Table 7.

PROJECT TRIP DISTRIBUTION

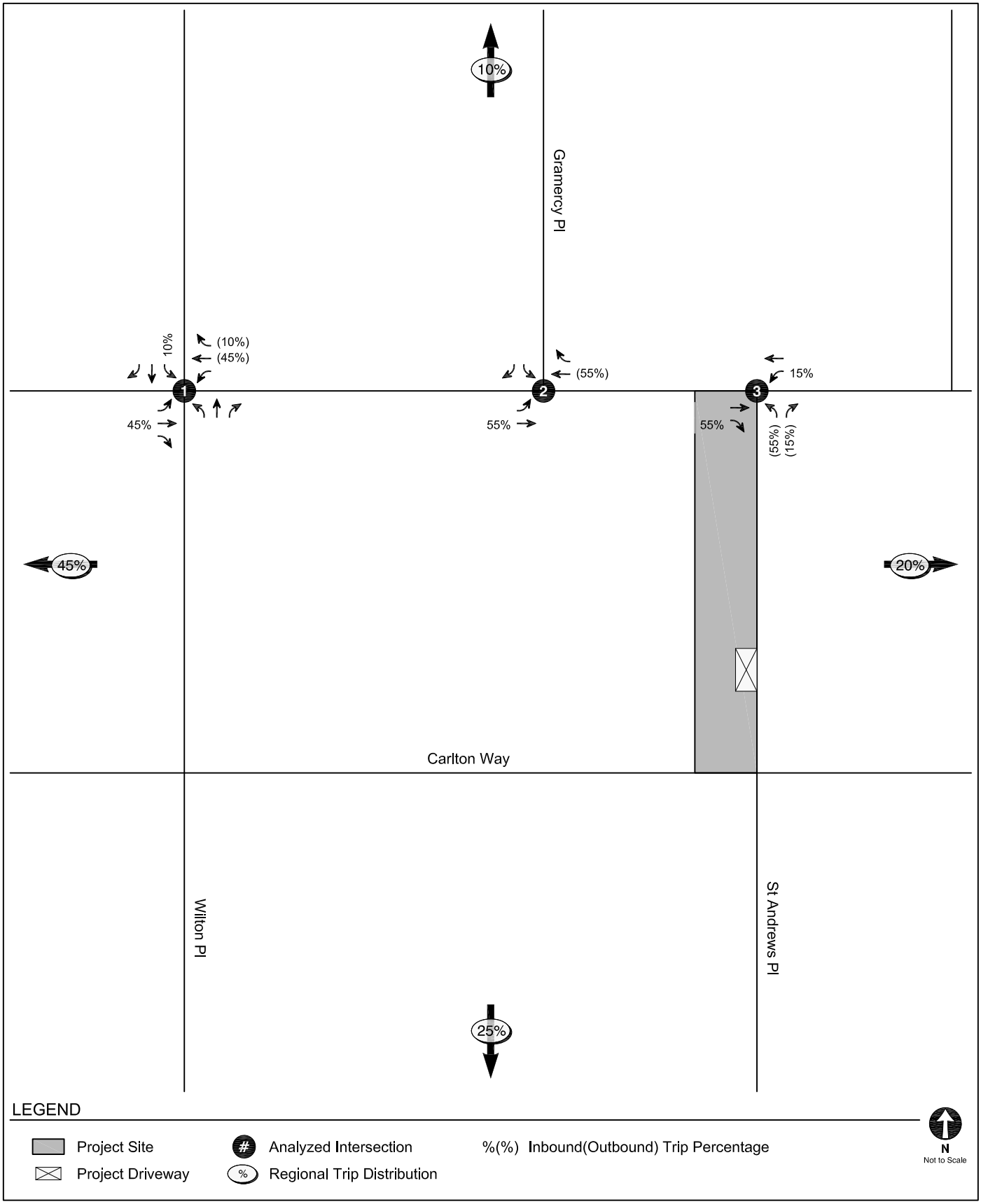
The geographic distribution of trips generated by the Project is dependent on the location of residential and commercial centers from which residents, employees, and guests of the Project would be drawn, characteristics of the street system serving the Project Site, and the level of accessibility of the routes to and from the Project Site, existing intersection traffic volumes, the Project ingress/egress availability based on the proposed site access and circulation scheme, the location of the proposed driveways, as well as input from LADOT staff.

The intersection-level trip distribution for the Project is shown in Figure 12. Generally, the regional pattern is as follows:

- 10% to/from the north
- 20% to/from the east
- 25% to/from the south
- 45% to/from the west

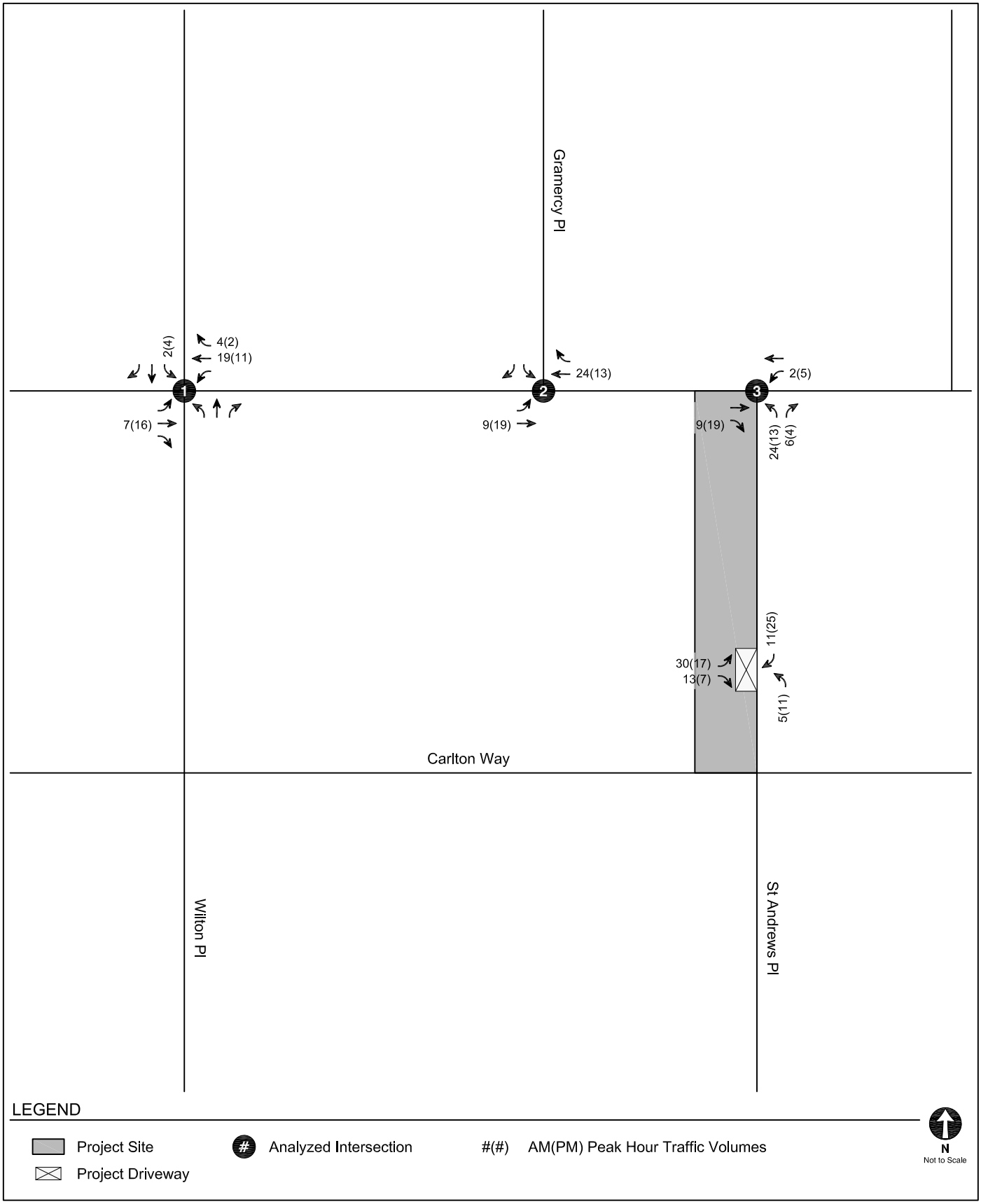
PROJECT TRIP ASSIGNMENT

The Project trip generation estimates summarized in Table 7 and the trip distribution patterns shown in Figure 12 was used to assign the Project-generated traffic through the study intersections. Figure 13 illustrates the Project-only traffic volumes at the study intersections during typical weekday morning and afternoon peak hours.



PROJECT TRIP DISTRIBUTION

FIGURE 12



PROJECT-ONLY
PEAK HOUR TRAFFIC VOLUMES

FIGURE
13

TABLE 6
INTERSECTION LEVEL OF SERVICE

Level of Service	Description	Delay [a] Signalized Intersections
A	EXCELLENT. No vehicle waits longer than one red light and no approach phase is fully used.	≤ 10
B	VERY GOOD. An occasional approach phase is fully utilized; many drivers begin to feel somewhat restricted within groups of vehicles.	> 10 and ≤ 20
C	GOOD. Occasionally drivers may have to wait through more than one red light; backups may develop behind turning vehicles.	> 20 and ≤ 35
D	FAIR. Delays may be substantial during portions of the rush hours, but enough lower volume periods occur to permit clearing of developing lines, preventing excessive backups.	> 35 and ≤ 55
E	POOR. Represents the most vehicles intersection approaches can accommodate; may be long lines of waiting vehicles through several signal cycles.	> 55 and ≤ 80
F	FAILURE. Backups from nearby locations or on cross streets may restrict or prevent movement of vehicles out of the intersection approaches. Tremendous delays with continuously increasing queue lengths.	> 80

Notes

Source: *Highway Capacity Manual, 6th Edition* (Transportation Research Board, 2016).

[a] Measured in seconds.

TABLE 7
TRIP GENERATION ESTIMATES

Land Use	ITE Land Use	Rate	Morning Peak Hour			Afternoon Peak Hour		
			In	Out	Total	In	Out	Total
Trip Generation Rates [a]								
Warehouse	150	per ksf	77%	23%	0.17	27%	73%	0.18
Multi-family (High-Rise)	222	per du	24%	76%	0.31	61%	39%	0.36
Affordable Housing - Family	[b]	per du	37%	63%	0.49	56%	44%	0.35
Proposed Project								
Residential	221	160 du	12	38	50	35	23	58
Transit/Walk Adjustment - 15% [c]			*(2)*	*(6)*	*(8)*	*(5)*	*(4)*	*(9)*
Affordable Housing	[b]	40 du	7	13	20	8	6	14
TOTAL PROPOSED PROJECT TRIPS			**17**	**45**	**62**	**38**	**25**	**63**
Existing Uses to be Removed								
Warehouse	150	12.950 ksf	1	3	4	3	2	5
Transit/Walk Adjustment - 15% [c]			*0*	*(1)*	*(1)*	*0*	*(1)*	*(1)*
Subtotal - Existing			**1**	**2**	**3**	**3**	**1**	**4**
TOTAL NET NEW PROJECT TRIPS			**16**	**43**	**59**	**35**	**24**	**59**

du: dwelling unit
ksf: 1,000 square feet
[a] Source: *Trip Generation, 10th Edition* , Institute of Transportation Engineers, 2017.
[b] Per LADOT's *Transportation Assessment Guidelines,* residential or mixed-use developments inside a Transit Priority Area (TPA) which include Affordable Housing Units are eligible to use a City specific trip generation rate based on vehicle trip count data collected at affordable housing sites in the City of Los Angeles in 2016.
[c] The Project site is located within a 1/4 mile of a Metro B (Red) Line station (Hollywood/Western), therefore a 15% transit adjustment was applied to account for transit usage and walking visitor arrivals.

Section 4B

Project Access, Safety, and Circulation Assessment

This section summarizes the site access, safety, and circulation of the Project Site.

VEHICLES

The proposed circulation plan for the Project, illustrated in Figure 1, shows vehicular access to the residential parking area is provided from St. Andrews Place. The driveway would be constructed to meet the applicable City standards. Adequate reservoir and maneuvering space would be provided within the parking garage and from the back of sidewalk to limit potential vehicular maneuvers and queues overflowing into public right-of-way. Further, the Project anticipates loading for residential move-in and move-out will take place along the curb of St. Andrews Place. The curbside is sufficient to meet the Project loading needs without disrupting operations within the public right-of-way.

Thus, the vehicular access and circulation system would be adequate to serve the Project site and is not anticipated to affect traffic flow on the adjacent public streets.

PEDESTRIANS AND BICYCLES

Pedestrian and bicycle access to the Project Site would be provided via the foyer entrance on Hollywood Boulevard and lobby entrance on St. Andrews Place. Both entrances are separate from the vehicular access on St. Andrews Place. Sidewalks along the north, east, and south boundaries of the Project Site provide connectivity to pedestrian crossings, including high-visibility continental crosswalks at the intersections of St. Andrews Place & Hollywood Boulevard and St. Andrews Place & Carlton Way immediately adjacent to the Project Site. To further facilitate bicycle use, 13 short-term and 100 long-term bicycle parking spaces would be provided, consistent with LAMC Section 12.21 A16.

Section 4C

Pedestrian, Bicycle, and Transit Assessment

This section assesses the Project's potential effect on pedestrian, bicycle, and transit facilities in the vicinity of the Project Site.

Factors to consider when assessing a project's potential effect on pedestrian, bicycle, and transit facilities, include the following:

- Would the project directly or indirectly result in a permanent removal or modification that would lead to the degradation of pedestrian, bicycle, or transit facilities?
- Would a project intensify use of existing pedestrian, bicycle, or transit facilities?

PEDESTRIANS AND BICYCLES

The Project would not directly or indirectly result in a permanent removal or modification that would lead to the degradation of pedestrian or bicycle facilities. Although the Project may intensify use of existing pedestrian and bicycle facilities, the Project would provide bicycle parking facilities and pedestrian connectivity to accommodate increases in pedestrians and bicyclists.

TRANSIT

As detailed in Chapter 2 and illustrated in Figure 6, there are numerous transit stops within the Study Area. The Project area is served by bus lines operated by Metro.

In addition to the bus lines that provide service within the Project Site vicinity, the Metro B Line subway operates in the Study Area. The Metro B Line runs between North Hollywood and downtown Los Angeles, connecting with the Metro G Line in North Hollywood, the Metro D Line at Wilshire Boulevard, the Metro A Line and Metro E Line in downtown Los Angeles, and the

Metro L Line at Union Station. In the Project vicinity, the Metro B Line has a station at Hollywood Boulevard & Western Avenue, approximately 0.15 miles from the Project Site.

Although the Project (and other Related Projects) will cumulatively add transit ridership, the Project Site, the Study Area, and Hollywood are served by vast transit services. Table 2 summarizes the transit lines operating in the Study Area for each of the service providers in the region, the type of service (peak vs. off-peak, express vs. local), and frequency of service.

Tables 3A and 3B summarize the total residual capacity of the Metro transit system during the morning and afternoon peak hours based on the frequency of service of each line and the maximum seated and standing capacity of each bus or train. As shown in Tables 3A and 3B, the Metro bus lines within a 0.25-mile walking distance of the Project Site currently have additional capacity for 852 additional riders during the morning peak hour and 774 additional riders during the afternoon peak hour. Additionally, the Metro B Line has additional capacity for 5,700 additional riders during the morning peak hour and 5,046 additional riders during the afternoon peak hour. In total, the public transit system in the Study Area has available capacity for approximately 6,552 additional riders during the morning peak hour and 5,820 additional riders during the afternoon peak hour.

Section 4D
Operational Evaluation

This section provides a quantitative evaluation of the Project's access and circulation operations, including the anticipated LOS at the study intersections and anticipated traffic queues.

LOS ANALYSIS

The intersection analysis was conducted based on the HCM methodologies to identify delay and LOS at each of the study intersections with development of the Project. Detailed LOS calculation worksheets are provided in Appendix E.

Existing with Project Conditions

Traffic Volumes. The Project-only morning and afternoon peak hour traffic volumes described in Section 4A and shown in Figure 13 were added to the Existing morning and afternoon peak hour traffic volumes shown in Figure 7. The resulting volumes are illustrated in Figure 14 and represent Existing with Project Conditions, assuming Project operation under Existing Conditions.

Intersection LOS. Table 8 summarizes the weekday morning and afternoon peak hour LOS results for each of the study intersections under Existing and Existing with Project Conditions. As shown in Table 8, all study intersections would operate at LOS D or better during both the morning and afternoon peak hours under Existing and Existing with Project Conditions.

Future with Project Conditions

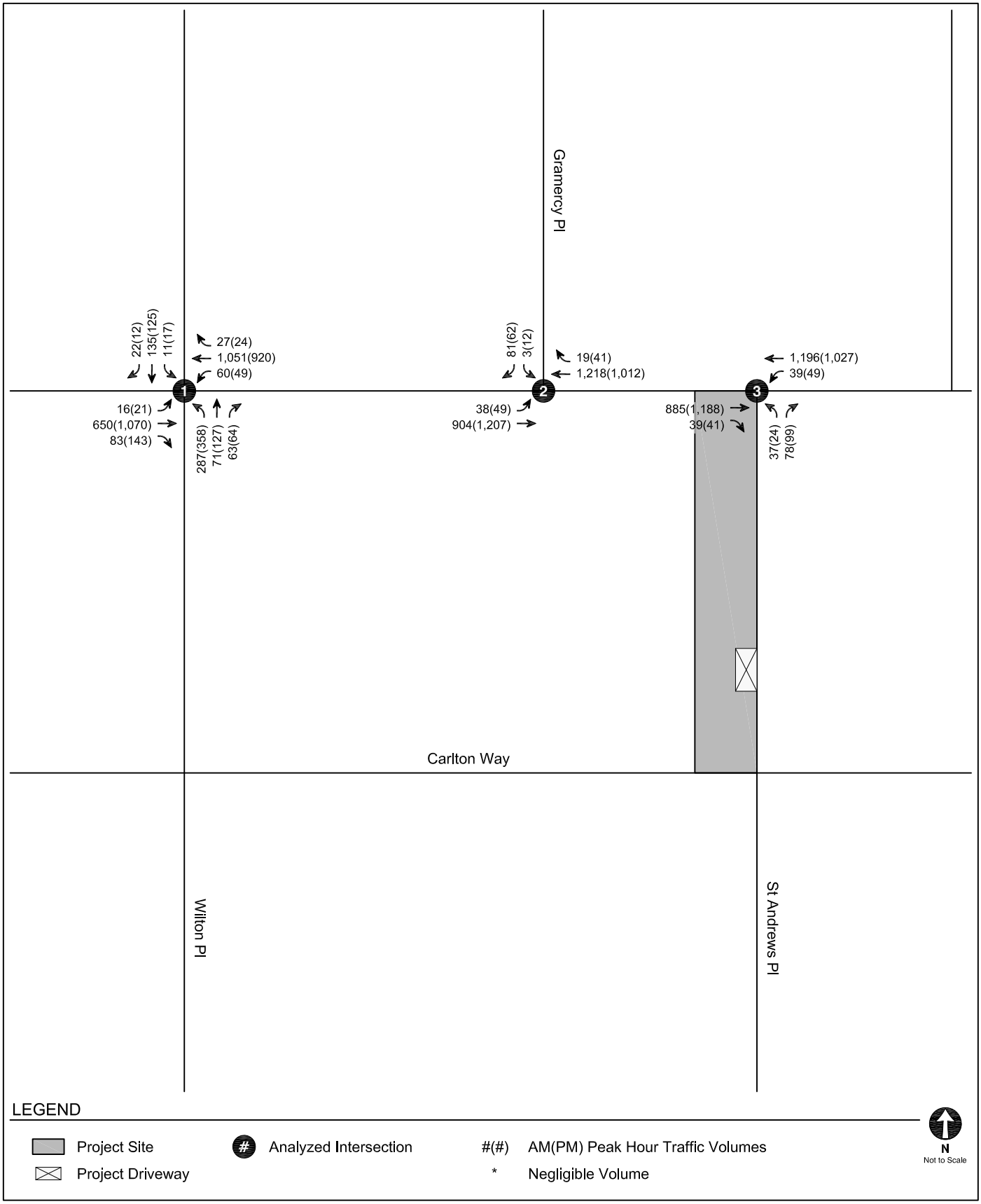
All future cumulative traffic growth (i.e., ambient and Related Project traffic growth) and any transportation infrastructure improvements described in Chapter 3 are incorporated into this analysis.

Traffic Volumes. The Project-only morning and afternoon peak hour traffic volumes described in Section 4A and shown in Figure 13 were added to the Future without Project Conditions (Year 2024) morning and afternoon peak hour traffic volumes shown in Figure 10. The resulting volumes are illustrated in Figure 15 and represent Future with Project Conditions after development of the Project in Year 2024.

Intersection LOS. Table 9 summarizes the results of the Future without Project (Year 2024) and Future with Project Conditions during the weekday morning and afternoon peak hours for the three study intersections. As shown in Table 9, the two of the three study intersections would operate at LOS A during both the morning and afternoon peak hours under Future without Project (Year 2024) and Future with Project (Year 2024) Conditions. The intersection of Wilton Place & Hollywood Boulevard (Intersection #1) would operate at LOS D in the morning peak hour and LOS E during the afternoon peak hour period with or without the Project.

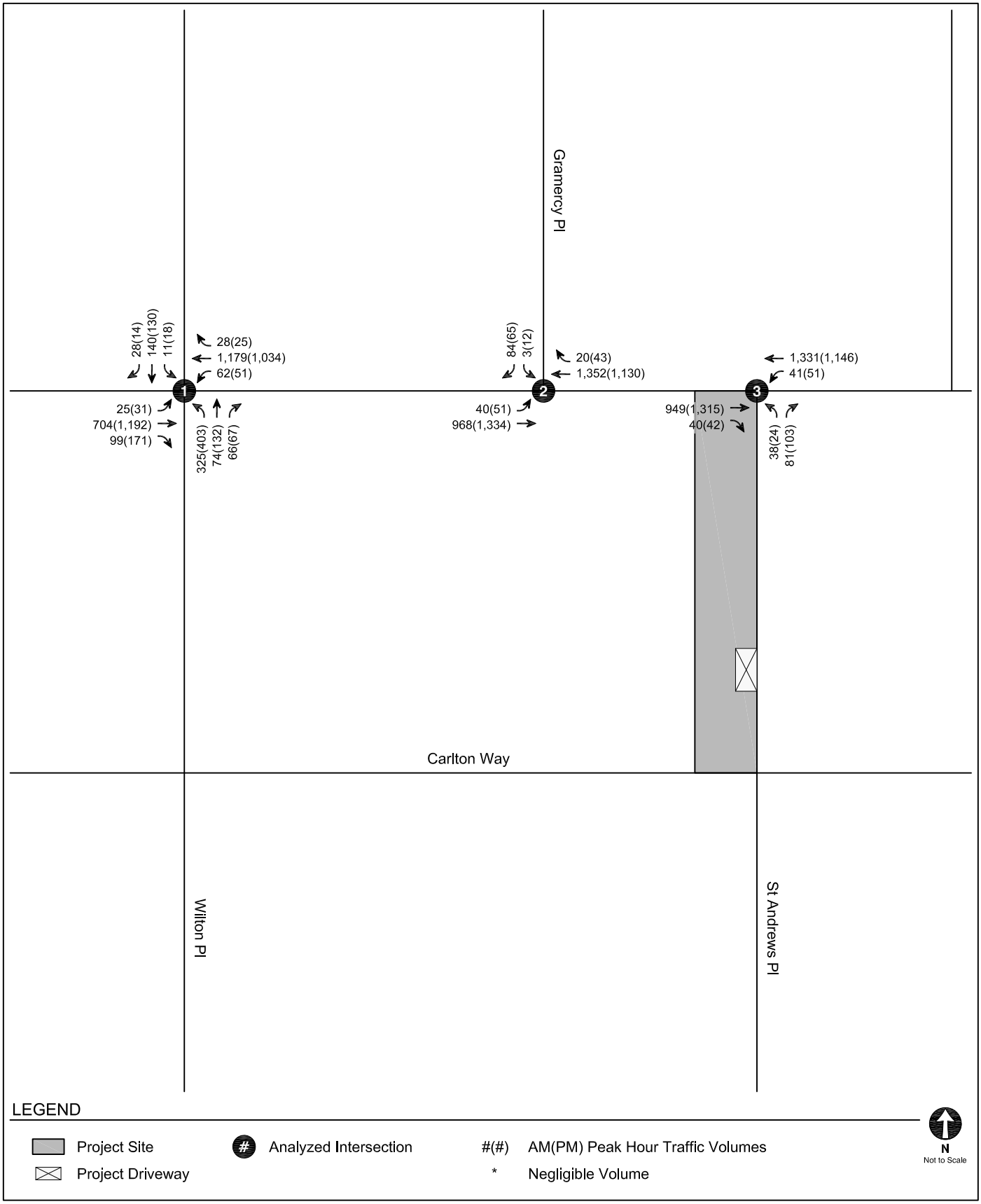
INTERSECTION QUEUING ANALYSIS

The study intersections were also analyzed to determine whether the lengths of intersection turning lanes could accommodate vehicle queue lengths. The queue lengths were estimated using Synchro software, which reports the 95th percentile queue length, in feet, for each approach lane. The reported queues are calculated using the HCM signalized intersection methodology. Detailed queuing analysis worksheets are provided in Appendix E.



EXISTING WITH PROJECT CONDITIONS (YEAR 2020)
PEAK HOUR TRAFFIC VOLUMES

FIGURE
14



FUTURE WITH PROJECT CONDITIONS (YEAR 2024)
PEAK HOUR TRAFFIC VOLUMES

FIGURE 15

TABLE 8
EXISTING CONDITIONS (YEAR 2020)
INTERSECTION LEVELS OF SERVICE

No	Intersection	Peak Hour	Existing		Existing with Project	
			Delay	LOS	Delay	LOS
1.	Wilton Place &	AM	34.7	C	35.4	D
	Hollywood Boulevard	PM	47.3	D	51.5	D
2.	Gramercy Place &	AM	3.4	A	3.4	A
	Hollywood Boulevard	PM	3.0	A	3.0	A
3.	St Andrew's Place &	AM	4.8	A	5.9	A
	Hollywood Boulevard	PM	5.4	A	6.0	A

Notes

Delay is measured in seconds per vehicle.

LOS = Level of service

Results per Synchro 10. Intersection analysis based on HCM 6th Edition Signalized methodology, which calculates the average intersection delay, in seconds, for each vehicle passing through the intersection.

TABLE 9
FUTURE CONDITIONS (YEAR 2024)
INTERSECTION LEVELS OF SERVICE

No	Intersection	Peak Hour	Future without Project		Future with Project	
			Delay	LOS	Delay	LOS
1.	Wilton Place &	AM	43.0	D	45.4	D
	Hollywood Boulevard	PM	64.9	E	77.8	E
2.	Gramercy Place &	AM	3.4	A	3.4	A
	Hollywood Boulevard	PM	3.1	A	3.1	A
3.	St Andrew's Place &	AM	5.1	A	6.2	A
	Hollywood Boulevard	PM	5.7	A	6.3	A

Notes
Delay is measured in seconds per vehicle.
LOS = Level of service
Results per Synchro 10. Intersection analysis based on HCM 6th Edition Signalized methodology, which calculates the average intersection delay, in seconds, for each vehicle passing through the intersection.

Section 4E

Residential Street Cut-Through Analysis

This section summarizes the residential street cut-through analysis for the Project. The residential street cut-through analysis determines potential increases in average daily traffic volumes on designated Local Streets, as classified in the Mobility Plan, that can be identified as cut-through trips generated by the Project and that can adversely affect the character and function of those streets. Per Section 3.5.2 of the TAG, cut-through trips are defined as those which feature travel along a Local Street with residential land-use frontage, as an alternative to a higher classification street segment, to access a destination that is not within the neighborhood within which the Local Street is located.

Due to the fact that this is a Residential Project with a driveway located on a lower-volume side street rather than an arterial, trips to and from the Project are not considered cut-through traffic. Thus, the Project does not meet the criteria to conduct a Local Residential Street Cut-Through Analysis.

Section 4F
Construction Impact Analysis

This section summarizes the construction schedule and construction impact analysis for the Project. The construction impact analysis relates to the temporary impacts that may result from the construction activities associated with the Project and was performed in accordance with Section 3.4 of the TAG.

CONSTRUCTION EVALUATION CRITERIA

Section 3.4.3 of the TAG identifies three types of in-street construction impacts that require further analysis to assess the effects of Project construction on the existing pedestrian, bicycle, transit, or vehicle circulation. The three types of impacts and related populations are:

1. Temporary transportation constraints – potential impacts on the transportation system
2. Temporary loss of access – potential impacts on visitors entering and leaving sites
3. Temporary loss of bus stops or rerouting of bus lines – potential impacts on bus travelers

The factors used to determine the significance of a project's impacts involve the likelihood and extent to which an impact might occur, the potential inconvenience caused to users of the transportation system, and consideration for public safety. Construction activities could potentially interfere with pedestrian, bicycle, transit, or vehicle circulation and accessibility to adjoining areas. As detailed in Section 3.4.4 of the TAG, the proposed construction plans should be reviewed to determine whether construction activities would require any of the following actions:

- Street, sidewalk, or lane closures
- Block existing vehicle, bicycle, or pedestrian access along a street or to parcels fronting the street
- Modification of access to transit stations, stops, or facilities during revenue hours

- Closure or movement of an existing bus stop or rerouting of an existing bus line
- Creation of transportation hazards

PROPOSED CONSTRUCTION SCHEDULE

The Project is anticipated to be constructed over a period of approximately 25 months, with an anticipated completion in Year 2024. The construction period would include sub-phases of excavation and shoring, structural, and skin, finishes, and temporary certificate of occupancy. Peak haul truck activity occurs during excavation and shoring, and peak worker activity occurs during the structural phase. These two sub-phases of construction were studied in greater detail.

EXCAVATION AND SHORING PHASE

The peak period of truck activity during construction of the Project would occur during the excavation and shoring of the Project Site.

Haul trucks would travel on approved truck routes designated within the City. Given the Project Site's proximity to US 101, haul truck traffic would take the most direct route to the appropriate freeway ramps. The haul route will be reviewed and approved by the City.

Based on projections compiled for the Project, approximately 27,000 cubic yards of material would be removed from the Project Site. Based on estimates from the Applicant, this period would require up to 145 haul trucks per day. Thus, up to 290 daily haul truck trips (145 inbound, 145 outbound) are forecast to occur during the demolition period, with approximately 48 trips per hour (24 inbound, 24 outbound) uniformly over a typical six-hour off-peak period between 10:00 AM and 4:00 PM workday.

Large trucks were converted into the equivalent value of passenger cars due to the slower headway and delay-creating effects of heavy vehicles. Table 8 of *Transportation Research Circular No. 212, Interim Materials on Highway Capacity* (Transportation Research Board, 1980) and Exhibit 12-25 of the HCM suggest that a passenger car equivalency (PCE) of one truck is equal to 2.0 commuter vehicles. Assuming a PCE factor of 2.0, the 290 truck trips would be

equivalent to 580 daily PCE trips. The 48 trips per hour would be equivalent to 96 PCE trips (48 inbound, 48 outbound) per hour.

In addition, a maximum of 15 construction workers would work at the Project Site during this phase. Assuming minimal carpooling amongst those workers, an average vehicle occupancy (AVO) of 1.135 persons per vehicle was applied, as provided in *CEQA Air Quality Handbook* (South Coast Air Quality Management District, 1993). Therefore, 15 workers would result in a total of 14 worker vehicles, or 28 worker trips (14 inbound, 14 outbound) to and from the Project Site on a daily basis.

With implementation of the Construction Management Plan, it is anticipated that almost all haul truck activity to and from the Project Site would occur outside of the morning and afternoon peak hours. In addition, as discussed in more detail in the following section, worker trips to and from the Project Site would also occur outside of the peak hours. Therefore, no peak hour construction traffic impacts are expected during the excavation and shoring phase of construction.

STRUCTURAL PHASE

The traffic impacts associated with construction workers depends on the number of construction workers employed during various phases of construction, as well as the travel mode and travel time of the workers. In general, the hours of construction typically require workers to be on-site before the weekday morning commuter peak period and allow them to leave before or after the afternoon commuter peak period (i.e., arrive at the site prior to 7:00 AM and depart before 4:00 PM or after 6:00 PM). Therefore, most, if not all, construction worker trips would occur outside of the typical weekday commuter peak periods.

According to construction projections prepared for the Project, the structural subphase of construction would employ the most construction workers, with a maximum of approximately 215 workers per day for all components of the building. However, since the different building components would not be constructed or installed simultaneously, this cumulative estimate likely overstates the number of workers that would be expected on the peak construction day. Furthermore, on most of the estimated workdays to complete the Project, there would be far fewer

workers than on the peak day. Therefore, the estimate of 215 workers per day used for the purposes of this analysis represents a conservative estimate.

Assuming an AVO of 1.135 persons per vehicle, 215 workers would result in a total of 190 vehicles that would arrive and depart from the Project Site each day. The estimated number of daily trips associated with the construction workers is approximately 380 (190 inbound and 190 outbound trips), but nearly all of those trips would occur outside of the peak hours, as described above. As such, traffic resulting from the structural phase of Project construction is not expected to generate significant peak hour contributions to study intersections.

During construction, adequate parking for construction workers would be secured in local public parking facilities. Restrictions against workers parking in the public right-of-way in the vicinity of (or adjacent to) the Project Site or on residential streets would be identified as part of the Construction Management Plan. All construction materials storage and truck staging would be contained on-site.

POTENTIAL IMPACTS ON ACCESS, TRANSIT, AND PARKING

Project construction is not expected to create hazards for roadway travelers, bus riders, or parkers, so long as commonly practiced safety procedures for construction are followed. Such procedures and other measures (e.g., to address temporary traffic control, lane closures, sidewalk closures, etc.) will be incorporated into the Construction Management Plan. The construction-related impacts associated with access and transit are anticipated to be less than significant, and the implementation of the Construction Management Plan described below would further reduce those impacts.

Access

Construction activities are expected to be primarily contained within the Project Site boundaries. However, it is expected that there may be reasons for temporary encroachments into the public right-of-way (e.g., sidewalks and roadways) adjacent to the Project Site, such as connecting to public utilities or improving sidewalks. It is anticipated that the sidewalk, parking lane, and

southbound lane on St. Andrews Place may need to be closed during construction. In order to maintain two-way traffic on St. Andrews Place, no parking will be permitted on either side of the street. Additional temporary traffic controls would be provided to direct traffic around any closures and to maintain emergency access, as required in the Construction Management Plan. The anticipated temporary lane closure would be coordinated with LADOT to minimize degrading operational effects to adjacent intersections through the implementation of the Construction Management Plan.

The use of the public right-of-way along Hollywood Boulevard and Carlton Way would not result in any temporary re-routing of pedestrian and bicycle traffic as both sidewalks fronting the Project Site along these two streets will remain open with a covered pedestrian walkway. The Construction Management Plan would include measures to ensure pedestrian and bicycle safety along the affected sidewalks, bicycle facilities, and temporary walkways (e.g., use of directional signage, maintaining continuous and unobstructed pedestrian paths, and/or providing overhead covering).

Transit

The construction activities of the Project would not require any temporary transit stop relocations. Metro would be notified should the Project construction affect any Metro facilities.

Parking

As discussed above, it is anticipated that the sidewalk, parking lane, and southbound lane on St. Andrews Place may need to be closed during construction. In order to maintain two-way traffic on St. Andrews Place, no parking will be permitted on either side of the street. This would result in the temporary loss of two metered on-street parking spaces and up to six unmetered on-street parking spaces adjacent to the Project Site on the west side of the street and up to 10 unmetered on-street parking spaces on the east side of the street. Coordination with LADOT would be included in the Construction Management Plan as a result of the potential temporary loss of up to two metered and approximately 16 unmetered on-street parking spaces.

CONSTRUCTION MANAGEMENT PLAN

A detailed Construction Management Plan, including street closure information, a detour plan, haul routes, and a staging plan, would be prepared and submitted to the City for review and approval, prior to commencing construction. The Construction Management Plan would formalize how construction would be carried out and identify specific actions that would be required to reduce effects on the surrounding community. The Construction Management Plan shall be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site, and may include, but not be limited to, the following elements, as appropriate:

- Advance, multilingual notification of adjacent property owners and occupants of upcoming construction activities, including durations and daily hours of operation
- Prohibition of construction worker or equipment parking on adjacent streets
- Temporary pedestrian, bicycle, and vehicular traffic controls during all construction activities adjacent to Hollywood Boulevard and St. Andrews Place, to ensure traffic safety on public rights of way
- Scheduling of construction activities to reduce the effect on traffic flow on surrounding Arterial Streets
- Containment of construction activity within the Project Site boundaries, to the extent feasible
- Coordination with LADOT Parking Meter Division to address loss of metered parking spaces
- Safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers shall be implemented as appropriate, including along all identified Los Angeles Unified School District (LAUSD) pedestrian routes to nearby schools
- Scheduling of construction-related deliveries, haul trips, etc., to occur outside the commuter peak hours, so as to not impede school drop-off and pick-up activities and students using LAUSD's identified pedestrian routes to nearby schools
- No staging of hauling trucks on any streets adjacent to the Project, unless specifically approved as a condition of an approved haul route
- Spacing of trucks so as to discourage a convoy effect
- Sufficient dampening of the construction area to control dust caused by grading and hauling and reasonable control at all times of dust caused by wind
- Maintenance of a log, available on the job site at all times, documenting the dates of hauling and the number of trips (i.e., trucks) per day

- Identification of a construction manager and provision of a telephone number for any inquiries or complaints from residents regarding construction activities. The telephone number shall be posted at the site readily visible to any interested party during site preparation, excavation and shoring, and construction

It is likely that Construction Management Plans would also be submitted for approval to the City by the Related Projects prior to the start of construction activities. As part of the LADOT and/or Los Angeles Department of Building and Safety established review process of Construction Management Plans, potential overlapping construction activities and proposed haul routes would be reviewed to minimize the impacts of cumulative construction activities on any particular roadway.

Section 4G
Parking Analysis

This section provides an analysis of the proposed parking and the potential parking impacts of the Project.

PARKING SUPPLY

All Project parking would be provided on-site. The Project would provide a total of 265 automobile spaces and 113 bicycle spaces in a parking garage with one at-grade level, two subterranean levels, and three above-grade levels.

VEHICLE PARKING CODE REQUIREMENTS

The parking requirements for the residential use of the Project were calculated by applying the appropriate parking ratios for a housing development project under the requirements of Assembly Bill 744 (AB744), as follows:

- Residential
    - One-bedroom: 0.5 space / one-bedroom unit
    - Two-bedroom: 1.0 space / two-bedroom unit

Per AB744, the Project would require a total of 135 spaces for the 200 dwelling units (130 one-bedroom and 70 two-bedroom). As summarized in Table 10, the total requirement for the Project is 135 vehicle spaces. Thus, the Project's proposed parking supply would exceed AB744 requirements.

BICYCLE PARKING CODE REQUIREMENTS

Bicycle parking rates for the Project would follow the requirements set out in Case No. CPC-2016-4216-CA and Council File No. 12-1297-S1 for short-term parking. SNAP Section 9.E.2 details the long-term bicycle parking requirements for new developments. The applicable bicycle parking requirements of the Project are based on the following rates:

- Residential
    - Short-Term
        - 1-25 dwelling units: 1.0 space per 10 dwelling units
        - 26-100 dwelling units: 1.0 space per 15 dwelling units
        - 101-200 dwelling units: 1.0 space per 20 dwelling units
    - Long-Term
        - 0.5 space per 1 dwelling unit

As summarized in Table 11, per the updated LAMC, the Project's proposed 200 dwelling units would require a total of 13 short-term and 100 long-term bicycle parking spaces. Therefore, the Project's proposed short-term and long-term bicycle parking supply would meet the LAMC requirements.

TABLE 10
VEHICLE PARKING CODE REQUIREMENTS

Land Use	Size	Code Requirement	Parking Required
Residential [a]			
One-bedroom	130 du	0.5 space / 1 one-bedroom unit	65 spaces
Two-bedroom	70 du	1.0 space / 1 two-bedroom unit	70 spaces
		Total Parking Required	**135 spaces**

Notes
du: dwelling unit
sf: square feet
[a] Residential parking spaces per Assembly Bill No. 744.

TABLE 11
BICYCLE PARKING CODE REQUIREMENTS

Land Use	Size	Short-Term				Long-Term			
		Rate [a]			Requirement	Rate [b]			Requirement
Residential (1-25 du)	25 du	1.0 sp	/	10 du	2.5 sp	0.5 sp	/	1.0 du	12.5 sp
Residential (26-100 du)	75 du	1.0 sp	/	15 du	5.0 sp	0.5 sp	/	1.0 du	37.5 sp
Residential (101-200 du)	100 du	1.0 sp	/	20 du	5.0 sp	0.5 sp	/	1.0 du	50.0 sp
Total Bicycle Parking Requirements				Short-Term:	13 sp			Long-Term:	100 sp
Total Code Bicycle Parking Requirement									**113 sp**

Notes
sp: spaces
[a] Short-term bicycle parking requirements per Section 12.21.A.16 of *Los Angeles Municipal Code (LAMC)* and proposed amendments per Case No. CPC-2016-4216-CA and Council File No. 12-1297-51.
[b] Long-term bicycle parking requirements per Section 9.E.2 of *Vermont/Western Transit Oriented District Specific Plan (Station Neighborhood Area Plan) (SNAP).*

Chapter 5

Summary and Conclusions

This study was undertaken to analyze the potential transportation impacts of the Project on the local street system. The following summarizes the results of this analysis:

- The Project consists of an 18-story residential development, including 160 market-rate dwelling units and 40 affordable dwelling units.
- The Project is anticipated to be complete in Year 2024 and is estimated to generate 59 net new morning peak hour trips and 59 net new afternoon peak hour trips.
- The Project is consistent with the City's plans, programs, ordinances, and policies and would not result in geometric design hazard impacts.
- The Project would include the following TDM strategies as part of the Project design features:
    - Bike parking per the LAMC
    - Unbundled parking
- The Project would not result in VMT per capita impacts and no further mitigation measures would be required.
- The Project would not cause a significant safety impact at any freeway off-ramp locations.
- The Project provides adequate internal circulation to accommodate vehicular, pedestrian, and bicycle traffic without impeding through traffic movements on City streets.
- The Project will incorporate pedestrian and bicycle-friendly designs, such as a bicycle parking, adequate sidewalks, and open space.
- All construction activities would occur outside of the commuter morning and afternoon peak hours to the extent feasible and will not result in significant traffic impacts. A Construction Management Plan will ensure that construction impacts are less than significant.
- The Project is in compliance with LAMC vehicle and bicycle parking requirements.

References

2010 Bicycle Plan, A Component of the City of Los Angeles Transportation Element, Los Angeles Department of City Planning, 2010.

2012 Developer Fee Justification Study, Los Angeles Unified School District, 2012.

The 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy, Southern California Association of Governments, April 2016.

CEQA Air Quality Handbook, South Coast Air Quality Management District, 1993.

City of Los Angeles VMT Calculator Documentation, Los Angeles Department of Transportation and Los Angeles Department of City Planning, May 2020.

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City of Los Angeles Walkability Checklist – Guidance for Entitlement Review, City of Los Angeles Department of City Planning, November 2008.

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Highway Capacity Manual, 6th Edition, Transportation Research Board, 2016.

Hollywood Community Plan, Los Angeles Department of City Planning, 1988.

Hollywood Community Plan Update Draft Environmental Impact Report, Terry A. Hayes Associates, Inc., November 2018.

Interim Guidance for Freeway Safety Analysis, Los Angeles Department of Transportation, May 1, 2020.

Los Angeles Municipal Code, City of Los Angeles.

Manual of Policies and Procedures, Los Angeles Department of Transportation, December 2008.

Mobility Hubs: A Reader's Guide, Los Angeles Department of City Planning, 2016.

Mobility Plan 2035, An Element of the General Plan, Los Angeles Department of City Planning, September 2016.

Plan for a Healthy Los Angeles: A Health and Wellness Element of the General Plan, Los Angeles Department of City Planning, March 2015.

References, cont.

Quantifying Greenhouse Gas Mitigation Measures, California Air Pollution Control Officers Association, 2010.

Redevelopment Plan for the Hollywood Redevelopment Project, The Community Redevelopment Agency of the City of Los Angeles, May 1986.

State of California Senate Bill 743, Steinberg, 2013.

Technical Advisory on Evaluating Transportation Impacts in CEQA, Governor's Office of Planning and Research, December 2018.

Technology Action Plan, Los Angeles Department of Transportation, 2019.

Transportation Assessment Guidelines, Los Angeles Department of Transportation, July 2020.

Transportation Research Circular No. 212, Interim Materials on Highway Capacity, Transportation Research Board, 1980.

Trip Generation Manual, 9th Edition, Institute of Transportation Engineers, 2012

Trip Generation Manual, 10th Edition, Institute of Transportation Engineers, 2017.

Urban Mobility in a Digital Age: A Transportation Technology Strategy for Los Angeles, Ashley Z. Hand, August 2016.

Vermont/Western Transit Oriented District Specific Plan (Station Neighborhood Plan), Los Angeles Department of City Planning, March 2001.

Vision Zero: Eliminating Traffic Deaths in Los Angeles by 2025, City of Los Angeles, August 2015.

Appendix A

Memorandum of Understanding

LADOT

Transportation Assessment Memorandum of Understanding (MOU)

This MOU acknowledges that the Transportation Assessment for the following Project will be prepared in accordance with the latest version of LADOT's Transportation Assessment Guidelines:

I. PROJECT INFORMATION

Project Name: 5600 Hollywood Boulevard Residential Project

Project Address: 5600 Hollywood Boulevard, Los Angeles, CA 90028

Project Description: The Project consists of an 18-story residential development including 160 market-rate and 40 affordable dwelling units with five levels of parking garage provided on floors B1 through 4. The existing 12,950 sf of warehouse uses and a vacant 14-unit residential development will be removed to allow for development of the Project.

LADOT Project Case Number: _____ Project Site Plan attached? *(Required)* ■ Yes ☐ No

II. TRIP GENERATION

Geographic Distribution: N 10 % S 20 % E 50 % W 20 %

Illustration of Project trip distribution percentages at Study intersections attached? *(Required)* ■ Yes ☐ No

Trip Generation Rate(s): ITE 10th Edition / Other ITE 10th Edition and LADOT TAG

Trip Generation Adjustment *(Exact amount of credit subject to approval by LADOT)*	**Yes**	**No**
Transit Usage	■	☐
Transportation Demand Management	☐	■
Existing Active Land Use	■	☐
Previous Land Use	■	☐
Internal Trip	☐	■
Pass-By Trip	☐	■

Trip generation table including a description of the proposed land uses, ITE rates, estimated morning and afternoon peak hour volumes (ins/outs/totals), proposed trip credits, etc. attached? *(Required)* ■ Yes ☐ No

	IN	OUT	TOTAL
AM Trips	16	43	59
PM Trips	35	24	59

Daily Trips 736
(From VMT Calculator)

III. STUDY AREA AND ASSUMPTIONS

Project Buildout Year: 2022 Ambient Growth Rate: 1.0 % Per Yr.

Related Projects List, researched by the consultant and approved by LADOT, attached? *(Required)* ■ Yes ☐ No

Map of Study Intersections/Segments attached? ■ Yes ☐ No

STUDY INTERSECTIONS *(May be subject to LADOT revision after access, safety and circulation analysis)*

1 Wilton Pl & Hollywood Blvd
2 Gramercy Pl & Hollywood Blvd
3 St Andrews Pl & Hollywood Blvd
4 _____
5 _____
6 _____

Is this Project located on a street within the High Injury Network? ■ Yes ☐ No

IV. ACCESS ASSESSMENT

Is the project on a lot that is 0.5-acre or more in total gross area? ■ Yes ☐ No

Is the project's frontage 250 linear feet or more along an Avenue or Boulevard as classified by the City's General Plan? ☐ Yes ■ No

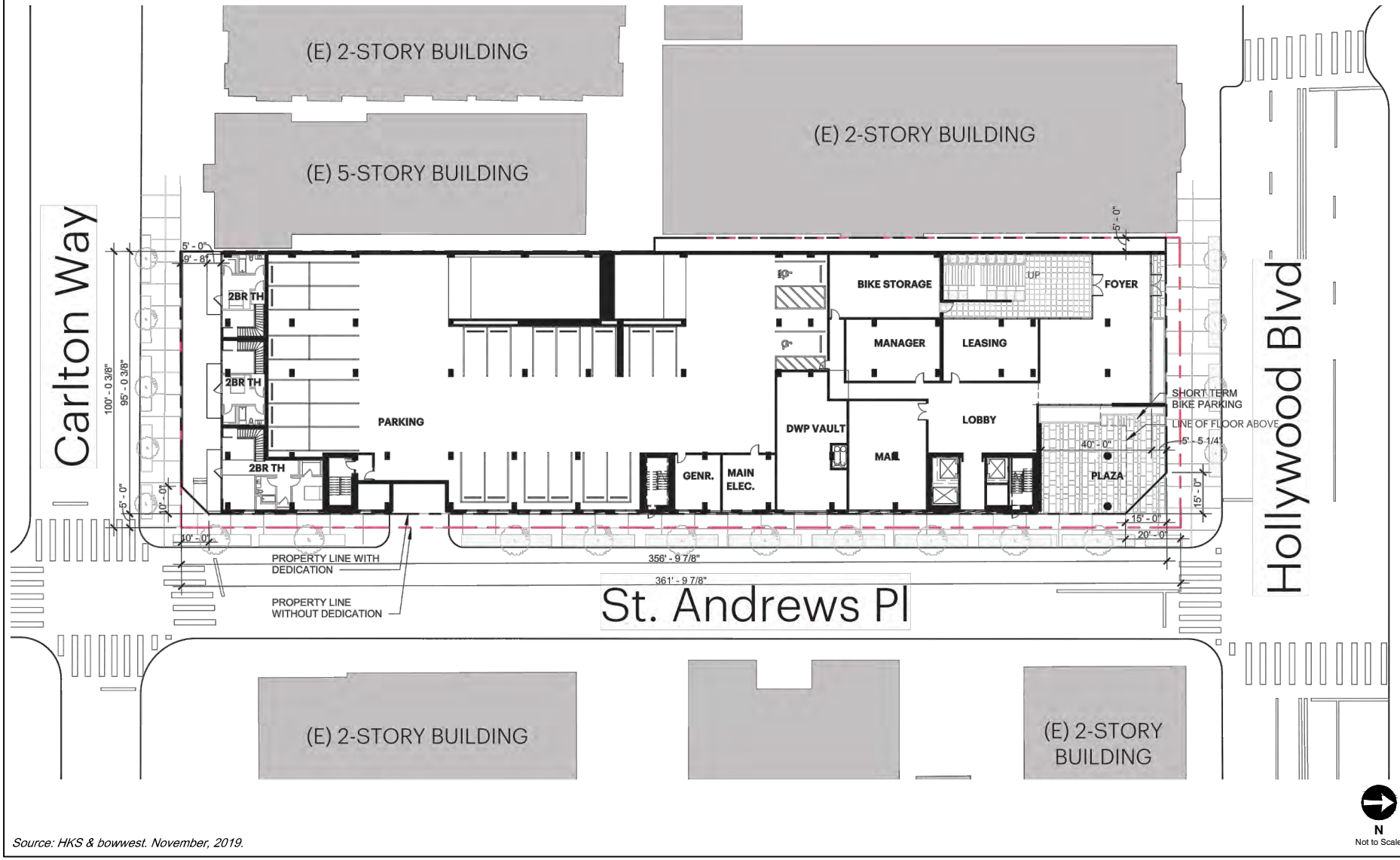
Is the project's building frontage encompassing an entire block along an Avenue or Boulevard as classified by the City's General Plan? ☐ Yes ■ No

V. CONTACT INFORMATION

	CONSULTANT	DEVELOPER
Name:	Gibson Transportation Consulting, Inc.	Bow West Capital
Address:	555 W. 5th St., Suite 3375, Los Angeles, CA 90013	718 S. Hill St., Suite 601, Los Angeles, CA 90014
Phone Number:	(213) 683-0088	(323) 314-2192
E-Mail:	rgibson@gibsontrans.com	sean@bow-west.com

Approved by:	x			x		
	Consultant's Representative		Date		LADOT Representative	*Date
						5/13/2020

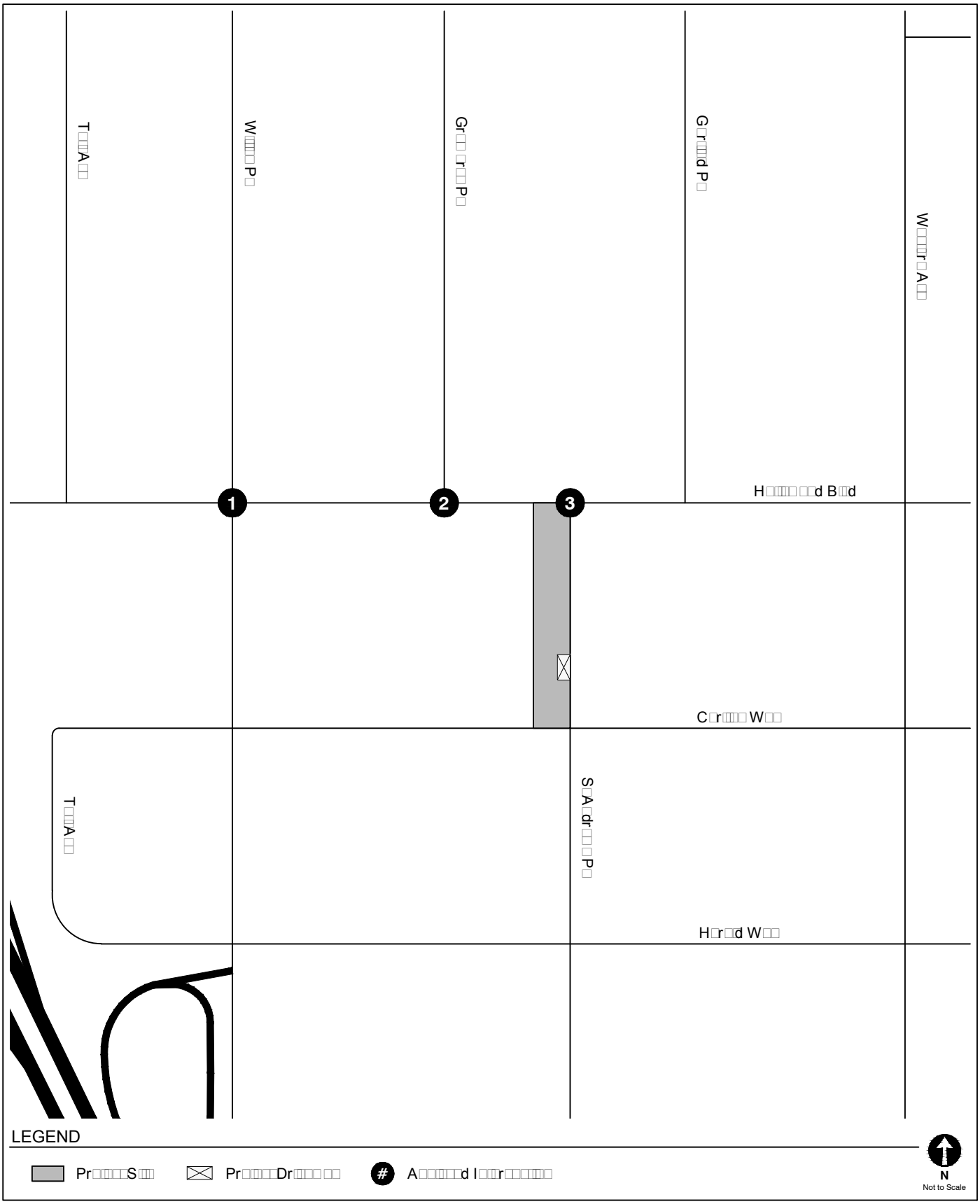
*MOUs are generally valid for two years after signing. If after two years a transportation assessment has not been submitted to LADOT, the developer's representative shall check with the appropriate LADOT office to determine if the terms of this MOU are still valid or if a new MOU is needed.



Source: HKS & bowwest. November, 2019.

PROJECT SITE PLAN

FIGURE 1



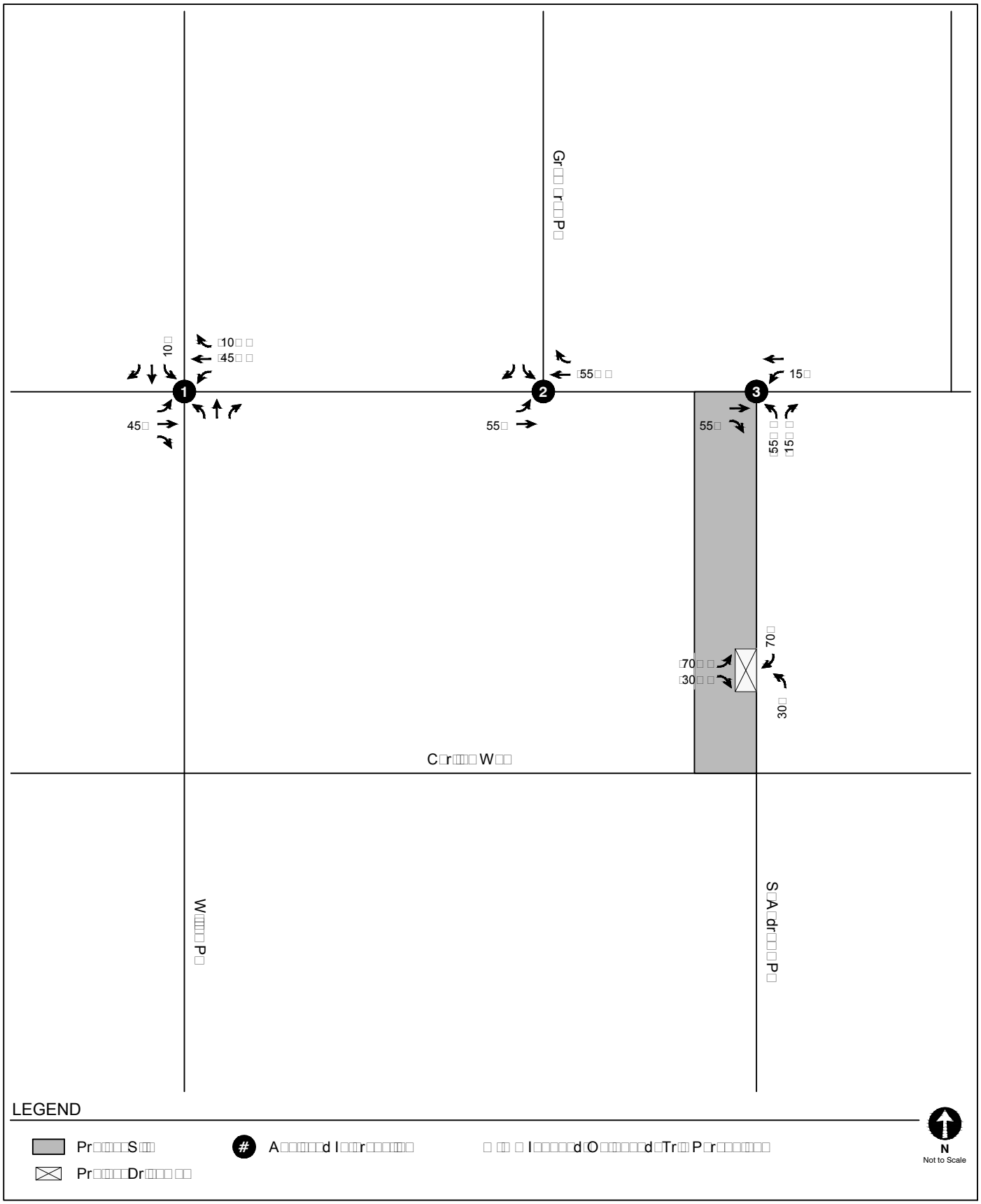
STUDY AREA & ANALY□ED INTERSECTIONS

FIGURE 2

TABLE 1
TRIP GENERATION ESTIMATES

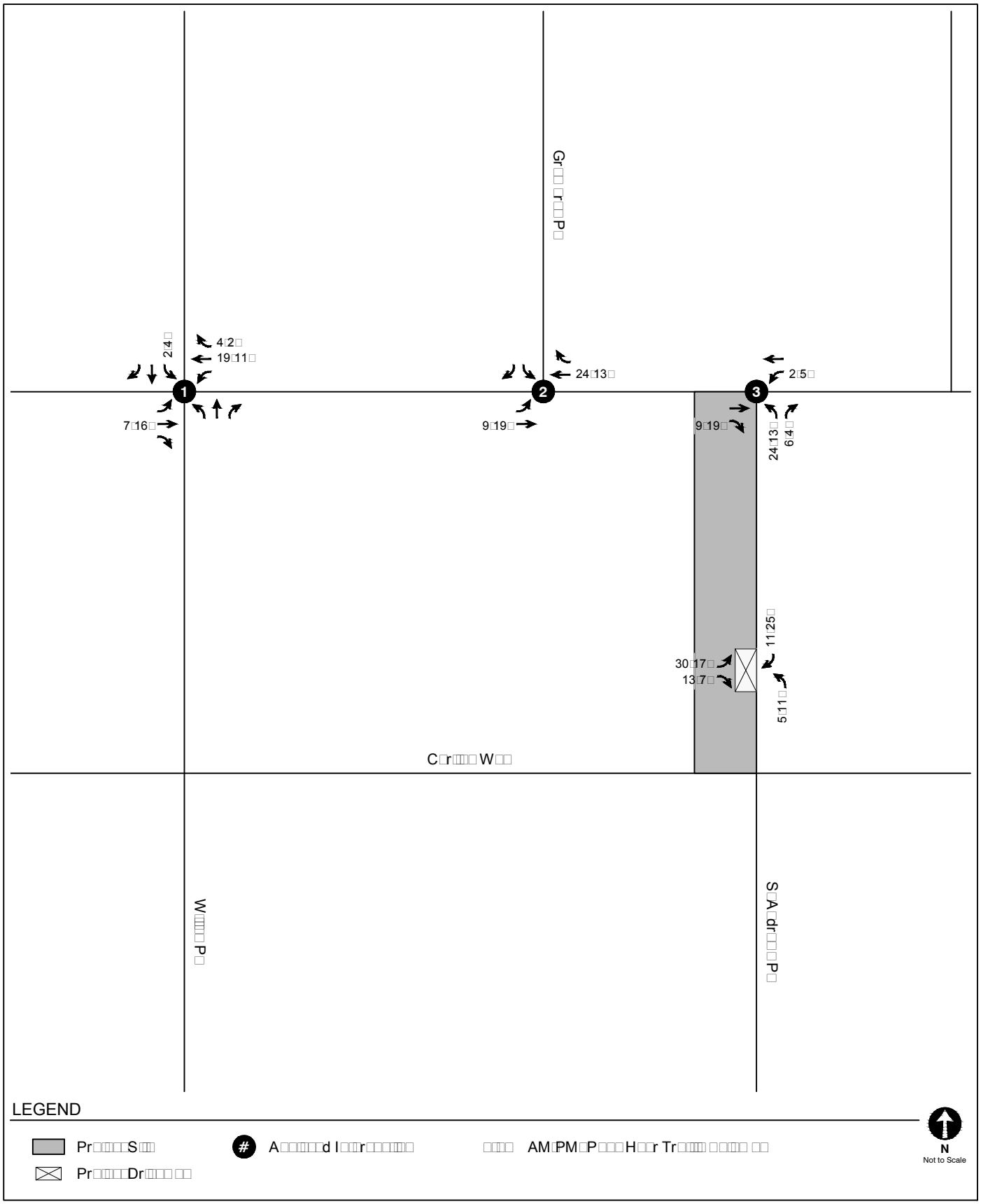
Land Use	ITE Land Use	Rate	Morning Peak Hour			Afternoon Peak Hour		
			In	Out	Total	In	Out	Total
Trip Generation Rates [a]								
Warehouse	150	per ksf	77%	23%	0.17	27%	73%	0.18
Multi-family (High-Rise)	222	per du	24%	76%	0.31	61%	39%	0.36
Affordable Housing - Family	[b]	per du	37%	63%	0.49	56%	44%	0.35
Proposed Project								
Residential	221	160 du	12	38	50	35	23	58
Transit/Walk Adjustment - 15% [c]			*(2)*	*(6)*	*(8)*	*(5)*	*(4)*	*(9)*
Affordable Housing	[b]	40 du	7	13	20	8	6	14
TOTAL PROPOSED PROJECT TRIPS			**17**	**45**	**62**	**38**	**25**	**63**
Existing Uses to be Removed								
Warehouse	150	12.950 ksf	1	3	4	3	2	5
Transit/Walk Adjustment - 15% [c]			*0*	*(1)*	*(1)*	*0*	*(1)*	*(1)*
Subtotal - Existing			**1**	**2**	**3**	**3**	**1**	**4**
TOTAL NET NEW PROJECT TRIPS			**16**	**43**	**59**	**35**	**24**	**59**

du: dwelling unit
ksf: 1,000 square feet
[a] Source: *Trip Generation, 10th Edition* , Institute of Transportation Engineers, 2017.
[b] Per LADOT's *Transportation Assessment Guidelines,* residential or mixed-use developments inside a Transit Priority Area (TPA) which include Affordable Housing Units are eligible to use a City specific trip generation rate based on vehicle trip count data collected at affordable housing sites in the City of Los Angeles in 2016.
[c] The Project site is located within a 1/4 mile of a Metro B (Red) Line station (Hollywood/Western), therefore a 15% transit adjustment was applied to account for transit usage and walking visitor arrivals.



PROJECT TRIP DISTRIBUTION

FIGURE 3



PROJECT-ONLY
PEA□ HOUR TRAFFIC □OLUMES

FIGURE
4

TABLE 2
RELATED PROJECTS LIST

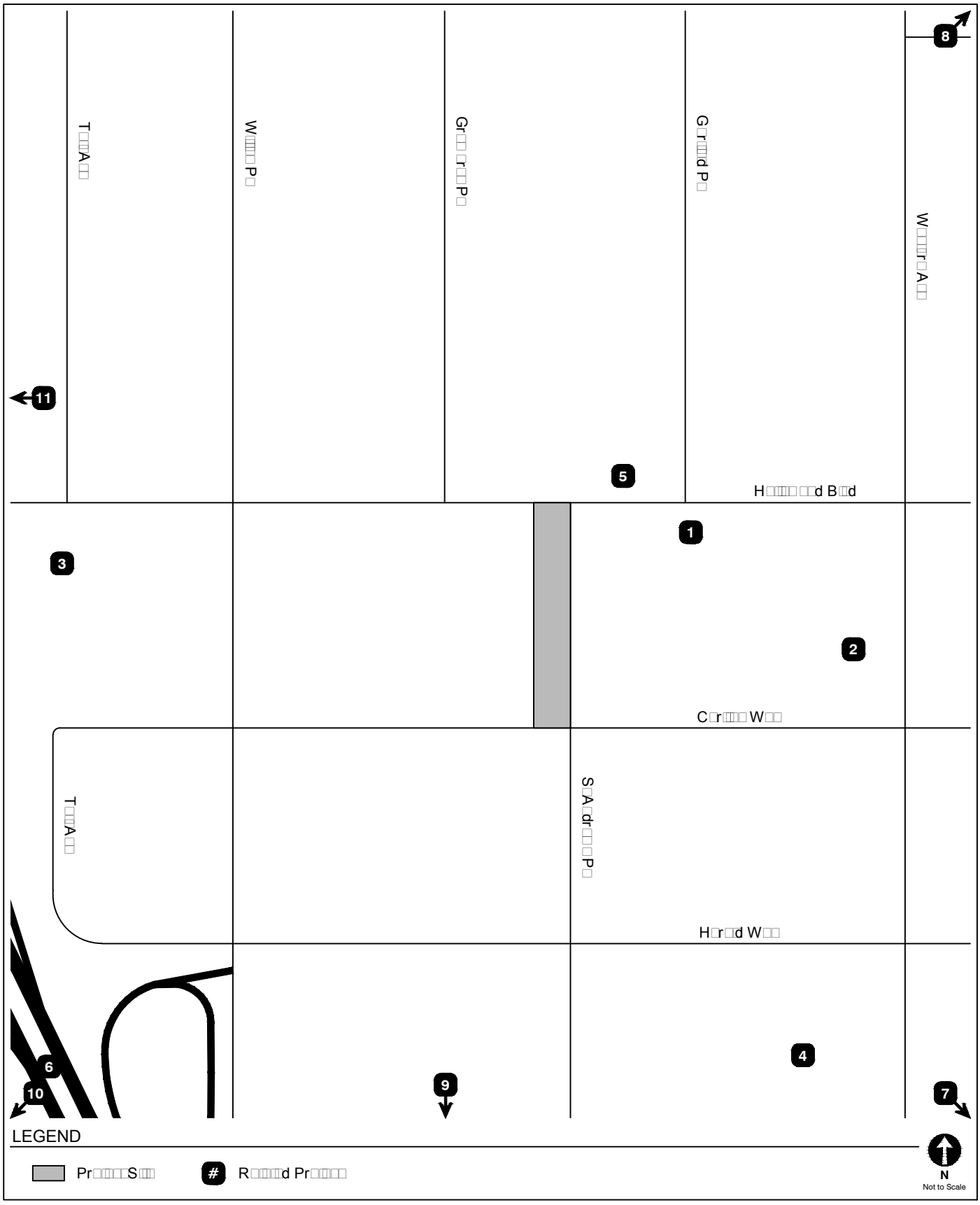
No.	Project	Address	Use	Trip Generation [a]						
				Daily	Morning Peak Hour			Afternoon Peak Hour		
					In	Out	Total	In	Out	Total
1.	Mixed-Use (High Line West)	5550 W Hollywood Blvd	280 apartment units and 12,030 sf retail	1,267	(3)	43	40	47	17	64
2.	Mixed-Use	1657 N Western Ave	91 apartment units and 15,300 sf retail	702	10	29	39	37	25	62
3.	5750 Hollywood	5750 Hollywood Blvd	161 apartment units and 4,747 sf commercial	1,180	22	66	88	68	38	106
4.	SunWest Project (Mixed-Use)	5525 W Sunset Blvd	351 apartment units, 61 affordable units, 23,940 sf grocery store and 10,564 sf retail	2,561	59	111	170	122	84	206
5.	Target Retail Shopping Center Project	5520 W Sunset Blvd	163,862 sf discount store and 30,887 sf shopping center	4,903	52	21	73	211	211	422
6.	Hollywood Central Park	Hollywood Freeway (US 101)	38 acre park, amphitheater, and neighborhood uses	2,298	104	69	173	115	89	204
7.	Sunset & Western	5420 W Sunset Blvd	735 apartment units, 59,100 sf supermarket, and 36,720 sf retail	2,369	9	203	212	164	64	228
8.	Mixed-Use	1868 N Western Ave	87 apartment units and 6,000 sf retail	39	(8)	9	1	7	(3)	4
9.	Hollywood De Longpre Apartments	5632 De Longpre Ave	185 apartment units	800	(31)	25	(6)	50	19	69
10.	Sunset Bronson Studios	5800 W Sunset Blvd	404,799 sf office	2,690	356	48	404	64	314	378
11.	1717 Bronson Avenue	1717 N Bronson Ave	89 apartment units	436	6	27	33	26	14	40

OTHER AREA-WIDE PROJECTS

Project	Description	Extents
Hollywood Community Plan Update	The Hollywood Community Plan Update proposes updates to land use policies and the land use diagram. The proposed changes would primarily increase commercialand residential development potential in and near the Regional Center Commercial portion of the community and along selected corridors in the Community Plan Area. The decreases in development potential would be primarily focused on low to medium scale multi-family residential neighborhoods to conserve existing density and intensity of those neighborhoods. The projected population growth has been captured in the conservative ambient growth rate assumed in the Future analysis.	South of City of Burbank, City of Glendale, and SR 134; west of Interstate 5; north of Melrose Avenue; south of Mulholland Drive, City of West Hollywood, Beverly Hills, including land south of the City of West Hollywood and north of Rosewood Avenue between La Cienega Boulevard and La Brea Avenue.

Notes

[a] Related project information provided by the Los Angeles Department of Transportation in April 2020, Department of City Planning, and recent traffic studies prepared in the area.



LOCATIONS OF RELATED PROJECTS

FIGURE 5

CITY OF LOS ANGELES VMT CALCULATOR Version 1.2

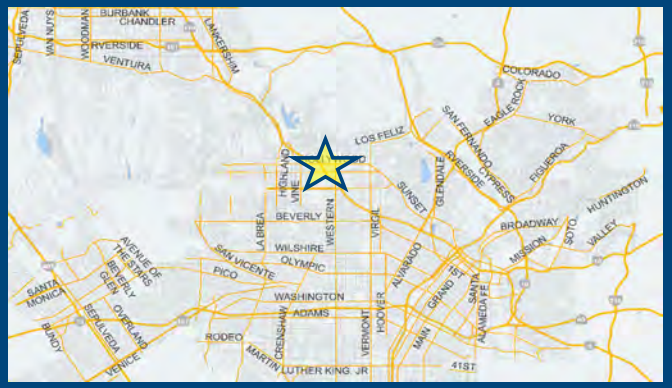
Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project: 5600 Hollywood Blvd Residential

Scenario: With Project

Address: 5600 W HOLLYWOOD BLVD, 90028



If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a fixed-rail or fixed-

○ Yes ○ No

Existing Land Use

Land Use Type	Value	Unit
Housing | Multi-Family	14	DU
Industrial | Warehousing/Self-Storage	12.95	ksf

☐ Click here to add a single custom land use type (will be included in the above list)

Proposed Project Land Use

Land Use Type	Value	Unit
Housing | Multi-Family	200	DU
Housing | Multi-Family	200	DU

☐ Click here to add a single custom land use type (will be included in the above list)

Project Screening Summary

Existing Land Use	Proposed
24 Daily Vehicle Trips	760 Daily Vehicle Trips
167 Daily VMT	4,590 Daily VMT

Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. ☐

Tier 2 Screening Criteria

The net increase in daily trips < 250 trips	736 Net Daily Trips
The net increase in daily VMT ≤ 0	4,423 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	0.000 ksf

The proposed project is required to perform VMT analysis.

Measuring the Miles

Appendix B

Traffic Volume Data

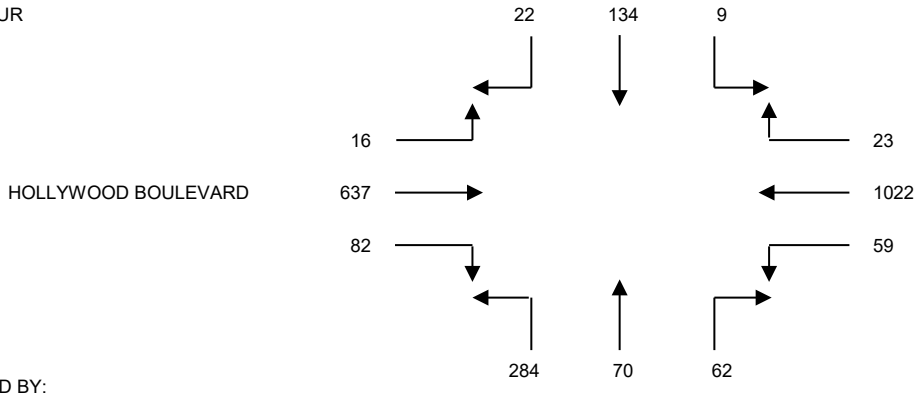
INTERSECTION TURNING MOVEMENT COUNT SUMMARY

CLIENT: OVERLAND TRAFFIC CONSULTANTS
PROJECT: SUNSET - WESTERN HOLLYWOOD
DATE: WEDNESDAY, APRIL 10, 2019
PERIOD: 07:00 AM TO 10:00 AM
INTERSECTION: N/S WILTON PLACE
E/W HOLLYWOOD BOULEVARD
FILE NUMBER: 3_AM

15 MINUTE	1	2	3	4	5	6	7	8	9	10	11	12
TOTALS	SBRT	SBTH	SBLT	WBRT	WBTH	WBLT	NBRT	NBTH	NBLT	EBRT	EBTH	EBLT
0700-0715	2	17	2	1	170	12	10	5	58	15	123	5
0715-0730	5	15	3	3	222	16	5	15	59	13	132	2
0730-0745	6	23	2	4	251	14	11	24	76	21	151	3
0745-0800	5	23	4	5	262	22	19	18	77	28	163	5
0800-0815	3	43	3	4	237	12	16	12	77	26	147	3
0815-0830	6	30	2	5	273	10	12	19	64	18	173	5
0830-0845	8	38	0	9	250	15	15	21	66	10	154	3
0845-0900	4	26	2	4	271	10	15	20	88	14	169	6
0900-0915	2	31	3	8	230	15	14	21	50	14	141	4
0915-0930	2	20	1	6	255	26	11	20	54	16	149	7
0930-0945	3	28	2	5	231	22	14	25	73	17	120	2
0945-1000	4	37	4	5	220	20	7	21	77	17	115	8
					2872						1737	

1 HOUR	1	2	3	4	5	6	7	8	9	10	11	12	
TOTALS	SBRT	SBTH	SBLT	WBRT	WBTH	WBLT	NBRT	NBTH	NBLT	EBRT	EBTH	EBLT	TOTALS
0700-0800	18	78	11	13	905	64	45	62	270	77	569	15	2127
0715-0815	19	104	12	16	972	64	51	69	289	88	593	13	2290
0730-0830	20	119	11	18	1023	58	58	73	294	93	634	16	2417
0745-0845	22	134	9	23	1022	59	62	70	284	82	637	16	2420
0800-0900	21	137	7	22	1031	47	58	72	295	68	643	17	2418
0815-0915	20	125	7	26	1024	50	56	81	268	56	637	18	2368
0830-0930	16	115	6	27	1006	66	55	82	258	54	613	20	2318
0845-0945	11	105	8	23	987	73	54	86	265	61	579	19	2271
0900-1000	11	116	10	24	936	83	46	87	254	64	525	21	2177

A.M. PEAK HOUR
0745-0845



DATA PROVIDED BY:

THE TRAFFIC SOLUTION
329 DIAMOND STREET
ARCADIA, CALIFORNIA 91005
PH: 626-446-7978
FAX: 626-446-2877
.

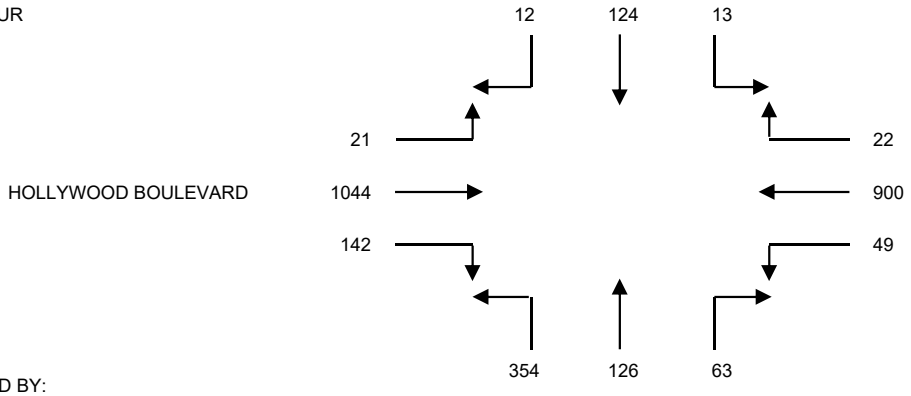
INTERSECTION TURNING MOVEMENT COUNT SUMMARY

CLIENT: OVERLAND TRAFFIC CONSULTANTS
PROJECT: SUNSET - WESTERN HOLLYWOOD
DATE: WEDNESDAY, APRIL 10, 2019
PERIOD: 03:00 PM TO 06:00 PM
INTERSECTION: N/S WILTON PLACE
E/W HOLLYWOOD BOULEVARD
FILE NUMBER: 3_PM

15 MINUTE	1	2	3	4	5	6	7	8	9	10	11	12
TOTALS	SBRT	SBTH	SBLT	WBRT	WBTH	WBLT	NBRT	NBTH	NBLT	EBRT	EBTH	EBLT
0300-0315	5	43	3	9	180	15	19	33	73	30	228	5
0315-0330	2	35	1	5	195	17	17	29	90	27	234	5
0330-0345	3	26	2	5	199	14	14	22	108	29	247	5
0345-0400	1	28	3	5	196	12	16	32	109	29	244	4
0400-0415	3	39	2	6	208	12	19	22	94	37	245	6
0415-0430	1	34	5	6	190	19	17	20	78	45	285	2
0430-0445	3	32	5	6	247	16	17	36	90	37	260	5
0445-0500	2	20	3	4	241	14	15	25	86	35	255	7
0500-0515	3	34	1	6	222	10	18	27	97	26	243	3
0515-0530	4	38	4	6	190	9	13	38	81	44	286	6
0530-0545	4	30	5	7	195	14	20	32	94	39	240	10
0545-0600	5	22	7	4	218	17	15	35	93	41	266	10

1 HOUR	1	2	3	4	5	6	7	8	9	10	11	12	
TOTALS	SBRT	SBTH	SBLT	WBRT	WBTH	WBLT	NBRT	NBTH	NBLT	EBRT	EBTH	EBLT	TOTALS
0300-0400	11	132	9	24	770	58	66	116	380	115	953	19	2653
0315-0415	9	128	8	21	798	55	66	105	401	122	970	20	2703
0330-0430	8	127	12	22	793	57	66	96	389	140	1021	17	2748
0345-0445	8	133	15	23	841	59	69	110	371	148	1034	17	2828
0400-0500	9	125	15	22	886	61	68	103	348	154	1045	20	2856
0415-0515	9	120	14	22	900	59	67	108	351	143	1043	17	2853
0430-0530	12	124	13	22	900	49	63	126	354	142	1044	21	2870
0445-0545	13	122	13	23	848	47	66	122	358	144	1024	26	2806
0500-0600	16	124	17	23	825	50	66	132	365	150	1035	29	2832

P.M. PEAK HOUR
0430-0530



DATA PROVIDED BY:

THE TRAFFIC SOLUTION
329 DIAMOND STREET
ARCADIA, CALIFORNIA 91005
PH: 626-446-7978
FAX: 626-446-2877
.

City Of Los Angeles

Department Of Transportation

MANUAL TRAFFIC COUNT SUMMARY

STREET:

North/South Gramercy Pl

East/West Hollywood Blvd

Day: Wednesday Date: April 29, 2015 Weather: SUNNY

Hours: 7-10 am & 2-5 pm Chekrs: NDS

School Day: YES District: I/S CODE

	N/B	S/B	E/B	W/B
DUAL-WHEELED	3	14	102	105
BIKES	0	15	55	69
BUSES	0	3	95	125

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	3	9.15	27	7.15	242	8.45	323	8.00
PM PK 15 MIN	0	0.00	26	15.45	312	15.30	274	15.00
AM PK HOUR	3	9.15	83	8.15	888	8.00	1155	8.00
PM PK HOUR	0	0.00	77	15.15	1210	15.30	1021	14.15

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	0	0	0	0
8-9	0	0	0	0
9-10	1	0	2	3
14-15	0	0	0	0
15-16	0	0	0	0
16-17	0	0	0	0
TOTAL	1	0	2	3

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	3	0	77	80
8-9	7	0	62	69
9-10	8	0	71	79
14-15	11	0	51	62
15-16	11	0	59	70
16-17	15	0	46	61
TOTAL	55	0	366	421

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
80	41	0	45	0
69	43	0	44	1
82	31	0	69	1
62	52	0	67	0
70	52	0	73	0
61	58	0	82	0
424	277	0	380	2

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	38	688	0	726
8-9	36	852	0	888
9-10	32	751	0	783
14-15	62	997	0	1059
15-16	47	1131	0	1178
16-17	41	1133	0	1174
TOTAL	256	5552	0	5808

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	1	918	26	945
8-9	0	1137	18	1155
9-10	2	914	18	934
14-15	0	937	28	965
15-16	0	951	39	990
16-17	3	897	33	933
TOTAL	6	5754	162	5922

TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
1671	5	0	0	0
2043	5	0	1	0
1717	14	0	0	0
2024	22	0	0	0
2168	23	0	0	0
2107	23	0	0	0
11730	92	0	1	0

City Of Los Angeles

Department Of Transportation

MANUAL TRAFFIC COUNT SUMMARY

STREET:

North/South St. Andrews Pl

East/West Hollywood Blvd

Day: Wednesday Date: April 29, 2015 Weather: SUNNY

Hours: 7-10 am & 2-5 pm Chekrs: NDS

School Day: YES District: I/S CODE

	N/B	S/B	E/B	W/B
DUAL-WHEELED	7	1	100	103
BIKES	4	0	59	72
BUSES	2	0	96	125

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	28	8.15	2	8.45	239	8.00	332	8.00
PM PK 15 MIN	30	14.15	2	14.15	307	15.30	279	15.00
AM PK HOUR	99	7.30	5	8.45	873	8.00	1175	8.00
PM PK HOUR	90	14.00	5	14.15	1190	15.30	1045	14.15

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	8	0	68	76
8-9	12	0	69	81
9-10	12	0	42	54
14-15	10	0	80	90
15-16	7	1	66	74
16-17	10	0	69	79
TOTAL	59	1	394	454

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	1	0	1	2
8-9	0	0	2	2
9-10	0	0	3	3
14-15	0	0	3	3
15-16	1	0	4	5
16-17	1	0	2	3
TOTAL	3	0	15	18

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
78	43	2	77	1
83	45	0	77	3
57	39	0	87	1
93	82	8	75	1
79	81	0	107	2
82	62	2	91	0
472	352	12	514	8

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	2	634	31	667
8-9	1	843	29	873
9-10	0	760	16	776
14-15	4	969	23	996
15-16	1	1126	22	1149
16-17	2	1131	21	1154
TOTAL	10	5463	142	5615

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	25	942	4	971
8-9	35	1139	1	1175
9-10	24	919	1	944
14-15	40	951	2	993
15-16	42	978	2	1022
16-17	22	918	3	943
TOTAL	188	5847	13	6048

TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
1638	0	0	61	12
2048	0	0	37	3
1720	0	0	30	1
1989	0	0	36	12
2171	0	0	23	0
2097	0	0	33	3
11663	0	0	220	31

Appendix C

Threshold T-1 Consistency Tables

Plans, Policies and Programs Consistency Worksheet

The worksheet provides a structured approach to evaluate the threshold T-1 question below, that asks whether a project conflicts with a program, plan, ordinance or policy addressing the circulation system. The intention of the worksheet is to streamline the project review by highlighting the most relevant plans, policies and programs when assessing potential impacts to the City's circulation system.

> Threshold T-1: Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities?

This worksheet does not include an exhaustive list of City policies, and does not include community plans, specific plans, or any area-specific regulatory overlays. The Department of City Planning project planner will need to be consulted to determine if the project would obstruct the City from carrying out a policy or program in a community plan, specific plan, streetscape plan, or regulatory overlay that was adopted to support multimodal transportation options or public safety. LADOT staff should be consulted if a project would lead to a conflict with a mobility investment in the Public Right of Way (PROW) that is currently undergoing planning, design, or delivery. This worksheet must be completed for all projects that meet the Section I. Screening Criteria. For description of the relevant planning documents, **see Attachment D.1.**

For any response to the following questions that checks the box in bold text ((i.e. ☐ Yes or ☐ No), further analysis is needed to demonstrate that the project does not conflict with a plan, policy, or program.

I. SCREENING CRITERIA FOR POLICY ANALYSIS

If the answer is 'yes' to any of the following questions, further analysis will be required:

Does the project require a discretionary action that requires the decision maker to find that the project would substantially conform to the purpose, intent and provisions of the General Plan?

☑ Yes ☑ No

Is the project known to directly conflict with a transportation plan, policy, or program adopted to support multimodal transportation options or public safety?

☐ Yes ☑ No

Is the project required to or proposing to make any voluntary modifications to the public right-of-way (i.e., dedications and/or improvements in the right-of-way, reconfigurations of curb line, etc.)?

☑ Yes ☐ No

II. PLAN CONSISTENCY ANALYSIS

A. Mobility Plan 2035 PROW Classification Standards for Dedications and Improvements

These questions address potential conflict with:

Mobility Plan 2035 Policy 2.1 *– Adaptive Reuse of Streets. Design, plan, and operate streets to serve multiple purposes and provide flexibility in design to adapt to future demands.*

Mobility Plan 2035 Policy 2.3 *– Pedestrian Infrastructure. Recognize walking as a component of every trip, and ensure high quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.*

Mobility Plan 2035 Policy 3.2 – *People with Disabilities. Accommodate the needs of people with disabilities when modifying or installing infrastructure in the public right-of-way.*

Mobility Plan 2035 Street Designations and Standard Roadway Dimensions

A.1 Does the project include additions or new construction along a street designated as a Boulevard I, and II, and/or Avenue I, II, or III on property zoned for R3 or less restrictive zone? ☑ Yes ☐ No

A.2 If **A.1 is yes**, is the project required to make additional dedications or improvements to the Public Right of Way as demonstrated by the street designation. ☑ Yes ☐ No ☐ N/A

A.3 If **A.2 is yes**, is the project making the dedications and improvements as necessary to meet the designated dimensions of the fronting street (Boulevard I, and II, or Avenue I, II, or III)?

☑ Yes ☐ No ☐ N/A

If the answer is to **A.1 or A.2 is NO, or to A.1, A.2 and A.3. is YES**, then the project does not conflict with the dedication and improvement requirements that are needed to comply with the Mobility Plan 2035 Street Designations and Standard Roadway Dimensions.

A.4 If the answer to **A.3. is NO**, is the project applicant asking to waive from the dedication standards?

☐ **Yes** ☐ **No** ☑ N/A

Lists any streets subject to dedications or voluntary dedications and include existing roadway and sidewalk widths, required roadway and sidewalk widths, and proposed roadway and sidewalk width or waivers.

Frontage 1 Existing PROW'/Curb' : Existing 60'/15' Required 70'/15' Proposed 65'/15'
Hollywood Boulevard

Frontage 2 Existing PROW'/Curb' : Existing 30'/10' Required 36'/12' Proposed 36'/12'
St Andrews Place

Frontage 3 Existing PROW'/Curb' : Existing 40'/15' Required 36'/12' Proposed _____
Carlton Way

Frontage 4 Existing PROW'/Curb' : Existing _____ Required _____ Proposed _____

If the answer to **A.4 is NO**, the project is inconsistent with Mobility Plan 2035 street designations and must file for a waiver of street dedication and improvement.

If the answer to **A.4 is YES**, additional analysis is necessary to determine if the dedication and/or improvements are necessary to meet the City's mobility needs for the next 20 years. The following factors may contribute to determine if the dedication or improvement is necessary:

Is the project site along any of the following networks identified in the City's Mobility Plan?

- Transit Enhanced Network
- Bicycle Enhanced Network
- Bicycle Lane Network
- Pedestrian Enhanced District
- Neighborhood Enhanced Network

To see the location of the above networks, see **Transportation Assessment Support Map**.[1]

Is the project within the service area of Metro Bike Share, or is there demonstrated demand for micro-mobility services?

If the project dedications and improvements asking to be waived are necessary to meet the City's mobility needs, the project may be found to conflict with a plan that is adopted to protect the environment.

B. Mobility Plan 2035 PROW Policy Alignment with Project-Initiated Changes

B.1 Project-Initiated Changes to the PROW Dimensions

These questions address potential conflict with:

> ***Mobility Plan 2035 Policy 2.1*** *– Adaptive Reuse of Streets. Design, plan, and operate streets to serve multiple purposes and provide flexibility in design to adapt to future demands.*
>
> ***Mobility Plan 2035 Policy 2.3*** *– Pedestrian Infrastructure. Recognize walking as a component of every trip, and ensure high quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.*
>
> ***Mobility Plan 2035 Policy 3.2 –*** *People with Disabilities. Accommodate the needs of people with disabilities when modifying or installing infrastructure in the public right-of-way.*
>
> ***Mobility Plan 2035 Policy 2.10*** *– Loading Areas. Facilitate the provision of adequate on and off-site street loading areas.*
>
> **Mobility Plan 2035 Street Designations and Standard Roadway Dimensions**

[1] LADOT Transportation Assessment Support Map https://arcg.is/fubbD

B.1 Does the project physically modify the curb placement or turning radius and/or physically alter the sidewalk and parkways space that changes how people access a property?

Examples of physical changes to the public right-of-way include:

- widening the roadway,
- narrowing the sidewalk,
- adding space for vehicle turn outs or loading areas,
- removing bicycle lanes, bike share stations, or bicycle parking
- modifying existing bus stop, transit shelter, or other street furniture
- paving, narrowing, shifting or removing an existing parkway or tree well

☑ **Yes** ☐ No

B.2 Driveway Access

These questions address potential conflict with:

Mobility Plan 2035 Policy 2.10 *– Loading Areas. Facilitate the provision of adequate on and off-site street loading areas.*

Mobility Plan 2035 Program PL.1. Driveway Access. *Require driveway access to buildings from non-arterial streets or alleys (where feasible) in order to minimize interference with pedestrian access and vehicular movement.*

Citywide Design Guidelines - Guideline 2*: Carefully incorporate vehicular access such that it does not degrade the pedestrian experience.*

Site Planning Best Practices:

- *Prioritize pedestrian access first and automobile access second. Orient parking and driveways toward the rear or side of buildings and away from the public right-of-way. On corner lots, parking should be oriented as far from the corner as possible.*
- *Minimize both the number of driveway entrances and overall driveway widths.*
- *Do not locate drop-off/pick-up areas between principal building entrances and the adjoining sidewalks.*
- *Orient vehicular access as far from street intersections as possible.*
- *Place drive-thru elements away from intersections and avoid placing them so that they create a barrier between the sidewalk and building entrance(s).*
- *Ensure that loading areas do not interfere with on-site pedestrian and vehicular circulation by separating loading areas and larger commercial vehicles from areas that are used for public parking and public entrances.*

B.2 Does the project add new driveways along a street designated as an Avenue or a Boulevard that conflict with LADOT's Driveway Design Guidelines (See Sec. 321 in the Manual of Policies and Procedures) by any of the following:

- locating new driveways for residential properties on an Avenue or Boulevard, and access is otherwise possible using an alley or a collector/local street, or
- locating new driveways for industrial or commercial properties on an Avenue or Boulevard and access is possible along a collector/local street, or

- the total number of new driveways exceeds 1 driveway per every 200 feet[2] along on the Avenue or Boulevard frontage, or
- locating new driveways on an Avenue or Boulevard within 150 feet from the intersecting street, or
- locating new driveways on a collector or local street within 75 feet from the intersecting street, or
- locating new driveways near mid-block crosswalks, requiring relocation of the mid-block crosswalk

☐ **Yes** ☑ No

If the answer to **B.1 and B.2 are both NO**, then the project would not conflict with a plan or policies that govern the PROW as a result of the project-initiated changes to the PROW.

Impact Analysis

If the answer to either **B.1 or B.2 are YES**, City plans and policies should be reviewed in light of the proposed physical changes to determine if the City would be obstructed from carrying out the plans and policies. The analysis should pay special consideration to substantial changes to the Public Right of Way that may either degrade existing facilities for people walking and bicycling (e.g., removing a bicycle lane), or preclude the City from completing complete street infrastructure as identified in the Mobility Plan 2035, especially if the physical changes are along streets that are on the High Injury Network (HIN). The analysis should also consider if the project is in a Transit Oriented Community (TOC) area, and would degrade or inhibit trips made by biking, walking and/ or transit ridership. The streets that need special consideration are those that are included on the following networks identified in the Mobility Plan 2035, or the HIN:

- Transit Enhanced Network
- Bicycle Enhanced Network
- Bicycle Lane Network
- Pedestrian Enhanced District
- Neighborhood Enhanced Network
- High Injury Network

To see the location of the above networks, see **Transportation Assessment Support Map**.[3]

Once the project is reviewed relevant to plans and policies, and existing facilities that may be impacted by the project, the analysis will need to answer the following two questions in concluding if there is an impact due to plan inconsistency.

B.2.1 Would the physical changes in the public right of way or new driveways that conflict with LADOT's Driveway Design Guidelines degrade the experience of vulnerable roadway users such as modify, remove, or otherwise negatively impact existing bicycle, transit, and/or pedestrian infrastructure?

☐ **Yes** ☑ No ☐ N/A

[2] for a project frontage that exceeds 400 feet along an Avenue or Boulevard, the incremental additional driveway above 2 is more than 1 driveway for every 400 additional feet.

[3] LADOT Transportation Assessment Support Map https://arcg.is/fubbD

B.2.2 Would the physical modifications or new driveways that conflict with LADOT's Driveway Design Guidelines preclude the City from advancing the safety of vulnerable roadway users?

☐ **Yes** ☑ No ☐ N/A

If either of the answers to either **B.2.1 or B.2.2 are YES**, the project may conflict with the Mobility Plan 2035, and therefore conflict with a plan that is adopted to protect the environment. If either of the answers to both **B.2.1. or B.2.2. are NO**, then the project would not be shown to conflict with plans or policies that govern the Public Right-of-Way.

C. Network Access

C. 1 Alley, Street and Stairway Access

These questions address potential conflict with:

Mobility Plan Policy 3.9 *Increased Network Access: Discourage the vacation of public rights-of-way.*

C.1.1 Does the project propose to vacate or otherwise restrict public access to a street, alley, or public stairway?

☐ Yes ☑ No

C.1.2 If the answer to C.1.1 is Yes, will the project provide or maintain public access to people walking and biking on the street, alley or stairway?

☐ Yes ☐ **No** ☑ N/A

C.2 New Cul-de-sacs

These questions address potential conflict with:

Mobility Plan 2035 Policy 3.10 *Cul-de-sacs: Discourage the use of cul-de-sacs that do not provide access for active transportation options.*

C.2.1 Does the project create a cul-de-sac or is the project located adjacent to an existing cul-de-sac?

☐ Yes ☑ No

C.2.2 If yes, will the cul-de-sac maintain convenient and direct public access to people walking and biking to the adjoining street network?

☐ Yes ☐ **No** ☑ N/A

If the answers to either C.1.2 or C.2.2 are YES, then the project would not conflict with a plan or policies that ensures access for all modes of travel. If the answer to either **C.1.2 or C.2.2 are NO**, the project may conflict with a plan or policies that governs multimodal access to a property. Further analysis must assess to the degree that pedestrians and bicyclists have sufficient public access to the transportation network.

D. Parking Supply and Transportation Demand Management

These questions address potential conflict with:

Mobility Plan 2035 Policy 3.8 *– Bicycle Parking, Provide bicyclists with convenient, secure and well maintained bicycle parking facilities.*

Mobility Plan 2035 Policy 4.8 – *Transportation Demand Management Strategies. Encourage greater utilization of Transportation Demand Management Strategies to reduce dependence on single-occupancy vehicles.*

Mobility Plan 2035 Policy 4.13 *– Parking and Land Use Management: Balance on-street and off-street parking supply with other transportation and land use objectives.*

D.1 Would the project propose a supply of onsite parking that exceeds the baseline amount[4] as required in the Los Angeles Municipal Code or a Specific plan, whichever requirement prevails?

☐ Yes ☑ No

D.2 If the answer to D.1. is YES, would the project propose to actively manage the demand of parking by independently pricing the supply to all users (e.g. parking cash-out), or for residential properties, unbundle the supply from the lease or sale of residential units?

☐ Yes ☐ **No** ☑ N/A

If the answer to **D.2. is NO** the project may conflict with parking management policies. Further analysis is needed to demonstrate how the supply of parking above city requirements will not result in additional (induced) drive-alone trips as compared to an alternative that provided no more parking than the baseline required by the LAMC or Specific Plan. If there is potential for the supply of parking to result in induced demand for drive-alone trips, the project should further explore transportation demand management (TDM) measures to further off-set the induced demands of driving and vehicle miles travelled (VMT) that may result from higher amounts of on-site parking. The TDM measures should specifically focus on strategies that encourage dynamic and context-sensitive pricing solutions and ensure the parking is efficiently allocated, such as providing real time information. Research has demonstrated that charging a user cost for parking or providing a 'cash-out' option in return for not using it is the most effective strategy to reduce the instances of drive-alone trips and increase non-auto mode share to further reduce VMT. To ensure the parking is efficiently managed and reduce the need to build parking for future uses, further strategies should include sharing parking with other properties and/or the general public.

D.3. Would the project provide the minimum on and off-site bicycle parking spaces as required by Section 12.21 A.16 of the LAMC?

☑ Yes ☐ **No**

[4] The baseline parking is defined here as the default parking requirements in section 12.21 A.4 of the Los Angeles Municipal Code or any applicable Specific Plan, whichever prevails, for each applicable use not taking into consideration other parking incentives to reduce the amount of required parking.

D.4. Does the Project include more than 25,000 square feet of gross floor area construction of new non-residential gross floor?

☐ Yes ☑ No

D.5 If the answer to D.4. is YES, does the project comply with the City's TDM Ordinance in Section 12.26 J of the LAMC?

☐ Yes ☐ **No** ☑ N/A

If the answer to **D.3. or D.5. is NO** the project conflicts with LAMC code requirements of bicycle parking and TDM measures. If the project includes uses that require bicycle parking (Section 12.21 A.16) or TDM (Section 12.26 J), and the project does not comply with those Sections of the LAMC, further analysis is required to ensure that the project supports the intent of the two LAMC sections. To meet the intent of bicycle parking requirements, the analysis should identify how the project commits to providing safe access to those traveling by bicycle and accommodates storing their bicycle in locations that demonstrates priority over vehicle access.

Similarly, to meet the intent of the TDM requirements of Section 12.26 J of the LAMC, the analysis should identify how the project commits to providing effective strategies in either physical facilities or programs that encourage non-drive alone trips to and from the project site and changes in work schedule that move trips out of the peak period or eliminate them altogether (as in the case in telecommuting or compressed work weeks).

E. Consistency with Regional Plans

This section addresses potential inconsistencies with greenhouse gas (GHG) reduction targets forecasted in the Southern California Association of Governments (SCAG) Regional Transportation Plan (RTP) / Sustainable Communities Strategy (SCS).

E.1 Does the Project or Plan apply one the City's efficiency-based impact thresholds (i.e. VMT per capita, VMT per employee, or VMT per service population) as discussed in Section 2.2.3 of the TAG?

☑ Yes ☐ No

E.2 If the Answer to E.1 is YES, does the Project or Plan result in a significant VMT impact?

☐ Yes ☑ No ☐ N/A

E.3 If the Answer to E.1 is NO, does the Project result in a net increase in VMT?

☑ Yes ☐ No ☐ N/A

If the Answer to E.2 or E.3 is NO, then the Project or Plan is shown to align with the long-term VMT and GHG reduction goals of SCAG's RTP/SCS.

E.4 If the Answer to E.2 or E.3 is YES, then further evaluation would be necessary to determine whether such a project or land use plan would be shown to be consistent with VMT and GHG reduction goals of the SCAG RTP/SCS. For the purpose of making a finding that a project is consistent with the GHG reduction targets forecasted in the SCAG RTP/SCS, the project analyst should consult Section 2.2.4 of the Transportation Assessment Guidelines (TAG). Section 2.2.4 provides the methodology for evaluating a land use project's cumulative impacts to VMT, and the appropriate reliance on SCAG's most recently adopted RTP/SCS in reaching that conclusion.

The analysis methods therein can further support findings that the project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy for which the State Air Resources Board, pursuant to Section 65080(b)(2)(H) of the Government Code, has accepted a metropolitan planning organization's determination that the sustainable communities strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emission reduction targets.

References

BOE Street Standard Dimensions S-470-1 http://eng2.lacity.org/techdocs/stdplans/s-400/S-470-1_20151021_150849.pdf

LADCP Citywide Design Guidelines. https://planning.lacity.org/odocument/f6608be7-d5fe-4187-bea6-20618eec5049/Citywide_Design_Guidelines.pdf

LADOT Transportation Assessment Support Map https://arcg.is/fubbD

Mobility Plan 2035 https://planning.lacity.org/odocument/523f2a95-9d72-41d7-aba5-1972f84c1d36/Mobility_Plan_2035.pdf

SCAG. Connect SoCal, 2020-2045 RTP/SCS, https://www.connectsocal.org/Pages/default.aspx

ATTACHMENT D.1: CITY PLAN, POLICIES AND GUIDELINES

The Transportation Element of the City's General Plan, Mobility Plan 2035, established the "Complete Streets Design Guide" as the City's document to guide the operations and design of streets and other public rights-of-way. It lays out a vision for designing safer, more vibrant streets that are accessible to people, no matter what their mode choice. As a living document, it is intended to be frequently updated as City departments identify and implement street standards and experiment with different configurations to promote complete streets. The guide is meant to be a toolkit that provides numerous examples of what is possible in the public right-of-way and that provides guidance on context-sensitive design.

The Plan for A Healthy Los Angeles (March 2015) includes policies directing several City departments to develop plans that promote active transportation and safety.

The City of Los Angeles Community Plans, which make up the Land Use Element of the City's General Plan, guide the physical development of neighborhoods by establishing the goals and policies for land use. The 35 Community Plans provide specific, neighborhood-level detail for land uses and the transportation network, relevant policies, and implementation strategies necessary to achieve General Plan and community-specific objectives.

The stated goal of Vision Zero is to eliminate traffic-related deaths in Los Angeles by 2025 through a number of strategies, including modifying the design of streets to increase the safety of vulnerable road users. Extensive crash data analysis is conducted on an ongoing basis to prioritize intersections and corridors for implementation of projects that will have the greatest effect on overall fatality reduction. The City designs and deploys Vision Zero Corridor Plans as part of the implementation of Vision Zero. If a project is proposed whose site lies on the High Injury Network (HIN), the applicant should consult with LADOT to inform the project's site plan and to determine appropriate improvements, whether by funding their implementation in full or by making a contribution toward their implementation.

The Citywide Design Guidelines (October 24, 2019) includes sections relevant to development projects where improvements are proposed within the public realm. Specifically, Guidelines one through three provide building design strategies that support the pedestrian experience. The Guidelines provide best practices in designing that apply in three spatial categories of site planning, building design and public right of way. The Guidelines should be followed to ensure that the project design supports pedestrian safety, access and comfort as they access to and from the building and the immediate public right of way.

The City's Transportation Demand Management (TDM) Ordinance (LA Municipal Code 12.26.J) requires certain projects to incorporate strategies that reduce drive-alone vehicle trips and improve access to destinations and services. The ordinance is revised and updated periodically and should be reviewed for application to specific projects as they are reviewed.

The City's LAMC Section 12.37 (Waivers of Dedication and Improvement) requires certain projects to dedicate and/or implement improvements within the public right-of-way to meet the street designation standards of the Mobility Plan 2035.

The Bureau of Engineering (BOE) Street Standard Dimensions S-470-1 provides the specific street widths and public right of way dimensions associated with the City's street standards.

TABLE C-1
PROJECT CONSISTENCY WITH MOBILITY PLAN 2035

Objective, Policy, Program, or Plan [a]	**Analysis of Project Consistency**
Chapter 1 - Safety First	
Policy 1.1, Roadway User Vulnerability Design, plan, and operate streets to prioritize the safety of the most vulnerable roadway user.	**Consistent.** With development of the Project, Hollywood Boulevard, St Andrews Place, and Carlton Way along the Project frontage would be improved to provide adequate pedestrian safety and refuge areas. The Project's plans reflect 5' dedications along Hollywood Boulevard and St Andrews Place to satisfy the right-of-way and roadway standards and to meet the goals and long-term needs of the Mobility Plan. Further, the Project does not propose modifying, removing, or otherwise affecting existing bicycle infrastructure, and the Project driveway is not proposed along a street with an existing bicycle facility.
Policy 1.2 Complete Streets Implement a balanced transportation system on all streets, tunnels, and bridges using complete streets principles to ensure the safety and mobility of all users.	**Consistent.** The Project Site is located in the vicinity of several Complete Street Networks that each prioritize a specific mode with the goal of providing improved connectivity around the Project Site. The Transit - Enhanced Network (TEN) includes streets that prioritize travel for public transit riders. TEN improvements often include prioritizing bus lanes and/or providing enhanced transit amenities at existing stops. Hollywood Boulevard adjacent to the Project Site is identified as part of the TEN. The Bicycle - Enhanced Network (BEN) includes low-stressed protected bicycle paths, lanes, and routes that prioritize bicycle safety by providing improved bicycle facilities. Hollywood Boulevard and Wilton Place are identified as part of the BEN. Finally, Pedestrian - Enhanced District (PED) include arterial streets that could benefit from additional pedestrian amenities to improve the overall safety and attractiveness of walking connectivity. Hollywood Boulevard east of Wilton Place is identified as part of the PED. The Project supports the goals of the Complete Streets Network.
Chapter 2 - World Class Infrastructure	
Policy 2.3 Pedestrian Infrastructure Recognize walking as a component of every trip, and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.	**Consistent.** The Project provides pedestrian and bicycle access via the foyer entrance on Hollywood Boulevard and lobby entrance on St Andrews Place. Both entrances are separate from the vehicular access on St Andrews Place. Sidewalks along the north, east, and south boundaries of the Project Site provide connectivity to pedestrian crossings, including high-visibility continental crosswalks at the intersections of St Andrews Place & Hollywood Boulevard and St Andrews Place and Carlton Way immediately adjacent to the Project Site. Thus, the Project ensures high-quality pedestrian access and provides a safe and comfortable walking environment.
Policy 2.5 Transit Network Improve the performance and reliability of existing and future bus service.	**Consistent.** As discussed above, the TEN includes streets that prioritize travel for public transit riders. TEN improvements often include prioritizing bus lanes and/or providing enhanced transit amenities at existing stops. Hollywood Boulevard adjacent to the Project Site is identified as part of the TEN. The Project supports the goals of the TEN.
Policy 2.6 Bicycle Networks Provide safe, convenient, and comfortable local and regional bicycling facilities for people of all types and abilities. (includes scooters, skateboards, rollerblades, etc.)	**Consistent.** As discussed above, the BEN includes low-stressed protected bicycle paths, lanes, and routes that prioritize bicycle safety by providing improved bicycle facilities. Hollywood Boulevard and Wilton Place are identified as part of the BEN. Further, the Project Site also provides 13 short-term bicycle parking spaces and 100 long-term bicycle parking spaces for all uses on-site. The Project supports the goals of the BEN.
Policy 2.10 Loading Areas Facilitate the provision of adequate on and off-street loading areas.	**Consistent.** The Project anticipates loading for residential move-in and move-out will take place along the curb of St Andrews Place. The curbside is sufficient to meet the Project loading needs without disrupting operations within the public right-of-way.
Policy 2.17 Street Widenings Carefully consider the overall implications (costs, character, safety, travel, infrastructure, environment) of widening a street before requiring the widening, even when the existing right of way does not include a curb and gutter or the resulting roadway would be less than the standard dimension.	**Consistent.** The Project's plans reflect a 3' road widening on St Andrews Place. There will be no proposed widening of Hollywood Boulevard as the historic building of California Bank at 5620 Hollywood Boulevard sits immediately west of the Project Site. Further, this section of Hollywood Boulevard has a road-narrowing bump out at the pedestrian crosswalk that precludes the road from being widened.

Notes:

[a] Objectives, Policies, Programs, or Plans based on information provided in *Mobility Plan 2035: An Element of the General Plan* (Los Angeles Department of City Planning, January 2016).

TABLE C-1 CONT.
PROJECT CONSISTENCY WITH MOBILITY PLAN 2035

Chapter 3 - Access for All Angelenos	
Policy 3.1 Access for All Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes – including goods movement – as integral components of the City's transportation system.	**Consistent.** As discussed above, the Project provides pedestrian and bicycle access via the foyer entrance on Hollywood Boulevard and lobby entrance on St Andrews Place. Both entrances are separate from the vehicular access on St Andrews Place. Sidewalks along the north, east, and south boundaries of the Project Site provide connectivity to pedestrian crossings, including high-visibility continental crosswalks at the intersections of St Andrews Place & Hollywood Boulevard and St Andrews Place and Carlton Way immediately adjacent to the Project Site. Additionally, the Project provides 13 short-term bicycle parking spaces and 100 long-term bicycle parking spaces for all uses on-site, and several streets in the vicinity of the Project Site are identified as part of the BEN. The Project Site is in an identified Transit-Oriented Community (TOC) and a transit priority zone (TPA) which indicates that the Project Site is located within 0.15 miles of a major transit stop. The intersection of Western Avenue & Hollywood Boulevard is a major transit stop for the Los Angeles County Metropolitan Transportation Authority (Metro) B Line. As such, the Project recognizes all moves of travel as integral to the City of Los Angeles' (City) transportation system and encourages multi-modal access tot he Project Site.
Policy 3.2 People with Disabilities Accommodate the needs of people with disabilities when modifying or installing infrastructure in the public right-of-way.	**Consistent.** The Project's vehicular and pedestrian entrances would be designed in accordance with LADOT standards and would comply with Americans with Disabilities Act (ADA) requirements. The Project design would also be in compliance with all ADA requirements and would provide direct connections to pedestrian amenities at adjacent intersections.
Policy 3.8 Bicycle Parking Provide bicyclists with convenient, secure, and well-maintained bicycle parking facilities.	**Consistent.** As discussed above, the Project provides 13 short-term bicycle parking spaces and 100 long-term bicycle parking spaces for all uses on-site, and several streets in the vicinity of the Project Site are identified as part of the BEN.
Chapter 4 - Collaboration, Communication, & Informed Choices	
Policy 4.8 Transportation Demand Management Strategies Encourage greater utilization of Transportation Demand Management (TDM) strategies to reduce dependence on single-occupancy vehicles.	**Consistent.** The Project incorporates design features, which include TDM measures to reduce the number of single occupancy vehicle trips to the Project Site, including the following: •Include bike parking per LAMC •Unbundle Parking
Policy 4.13 Parking and Land Use Management Balance on-street and off-street parking supply with other transportation and land use objectives.	**Consistent.** The Project would provide sufficient off-street parking to accommodate Project parking demand. The Project would also retain the existing on-street parking around Project frontage and may open up additional curb space as only one driveway is proposed as part of the Project..
Chapter 5 - Clean Environments & Healthy Communities	
Policy 5.1 Sustainable Transportation Encourage the development of a sustainable transportation system that promotes environmental and public health.	**Consistent.** As part of the Project, secured bicycle parking facilities and pedestrian connections within the Project Site and connecting to off-site pedestrian facilities would be provided. This would promote active transportation modes such as biking and walking. Additionally, the Project is located within 0.15 miles of the Metro B Line, providing residents, employees, and visitors to the Project with public transportation alternatives.
Policy 5.2 Vehicle Miles Traveled (VMT) Support ways to reduce vehicle miles traveled (VMT) per capita.	**Consistent.** The Project is estimated to generate lower VMT per capita for residents and employees than the average for the area, as demonstrated in Section 3B. Additionally, the Project incorporates design features, which include TDM measures to reduce the number of single occupancy vehicle trips to the Project Site, including the following: •Include bike parking per LAMC •Unbundle Parking

Notes:

[a] Objectives, Policies, Programs, or Plans based on information provided in *Mobility Plan 2035: An Element of the General Plan* (Los Angeles Department of City Planning, January 2016).

TABLE C-2
PROJECT CONSISTENCY WITH PLAN FOR A HEALTHY LOS ANGELES

Objective, Policy, Program, or Plan [a]	**Analysis of Project Consistency**
Chapter 1 - Los Angeles, a Leader in Health and Equity	
Policy 1.5 Plan for Health Improve Angelenos' health and well-being by incorporating a health perspective into land use, design, policy, and zoning decisions through existing tools, practices, and programs.	**Consistent.** The Project would enhance pedestrian access within and around the Project Site by providing access via the foyer entrance on Hollywood Boulevard and lobby entrance on St Andrews Place. Both entrances are separate from the vehicular access on St Andrews Place. Sidewalks along the north, east, and south boundaries of the Project Site provide connectivity to pedestrian crossings, including high-visibility continental crosswalks at the intersections of St Andrews Place & Hollywood Boulevard and St Andrews Place and Carlton Way immediately adjacent to the Project Site. Sidewalk widening, landscaping, and street trees would be implemented within the Project's entrance area and along the perimeters of the Project Site. Further, the northeast corner of the Project Site would serve as public green space and include amenities such as public art. Further, the Project provides infrastructure and services to encourage bicycling for residents, employees, and visitors to the Project Site. There would be 13 short-term and 100 long-term bicycle parking spaces provided by the Project. As such, it would encourage the use of active travel modes and thereby promote healthy living.
Chapter 2 - A City Built for Health	
Policy 2.8 Basic Amenities Promote increased access to basic amenities, which include public restrooms and free drinking water in public spaces, to support active living and access to health-promoting resources.	**Consistent.** The Project would provide substantial amounts of open space to support active living. As discussed above, the northeast corner of the Project Site would serve as public green space and include amenities such as public art.
Chapter 5 - An Environment Where Life Thrives	
Policy 5.7 Land Use Planning for Public Health and GHG Emission Reduction Promote land use policies that reduce per capita greenhouse gas emissions, result in improved air quality and decreased air pollution, especially for children, seniors and others susceptible to respiratory diseases.	**Consistent.** The Project is estimated to generate lower VMT per capita for residents and employees than the average for the area, as demonstrated in Section 3B. Additionally, the Project incorporates design features, which include TDM measures to reduce the number of single occupancy vehicle trips to the Project Site, including the following: •Include bike parking per LAMC •Unbundle Parking VMT directly contributes to GHG emissions, so a reduced VMT per capita also reduces GHG per capita.

Notes:

[a] Objectives, Policies, Programs, or Plans based on information provided in *Plan for a Healthy Los Angeles: A Health and Wellness Element of the General Plan* (Los Angeles Department of City Planning, March 2015).

TABLE C-3
PROJECT CONSISTENCY WITH HOLLYWOOD COMMUNITY PLAN

Objective, Policy, Program, or Plan [a]	**Analysis of Project Consistency**
Objective 1: To coordinate the development of Hollywood with that of other parts of the City of Los Angeles and the metropolitan area. To further the development of Hollywood as a major center of population, employment, retail services, and entertainment; and to perpetuate its image as the international center of the motion picture industry.	**Consistent.** The Project would provide both market-rate and affordable residential units to further the development of Hollywood as a major center of population.
Objective 3: To make provision for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice.	**Consistent.** The Project's provision of 40 affordable units and both market-rate and affordable units in a variety of configurations, as well as variety of one- and two-bedroom units, would contribute to the goal of providing all economic segments of the community with opportunities to have their needs and desires met.
Objective 6: To make provision for a circulation system coordinated with land uses and densities and adequate to accommodate traffic; and to encourage and the expansion and improvement of public transportation service.	**Consistent.** The Project would provide residential land uses within 0.15 miles of the Metro B Line. The Project's close proximity to transit provides alternative modes of transportation for residents to take to and from the Project Site.

Notes:

[a] Objectives, Policies, Programs, or Plans based on information provided in the *Hollywood Community Plan,* Los Angeles Department of City Planning, 1988.

TABLE C-4
PROJECT CONSISTENCY WITH VERMONT/WESTERN TRANSIT ORIENTED DISTRICT SPECIFIC PLAN

Objective, Policy, Program, or Plan [a]	**Analysis of Project Consistency**
Purpose C. Establish a clean, safe, comfortable and pedestrian oriented community environment for residents to shop in and use the public community services in the neighborhood.	**Consistent.** The Project would establish a pedestrian oriented environment within and around the Project Site by providing access via the foyer entrance on Hollywood Boulevard and lobby entrance on St Andrews Place. Both entrances are separate from the vehicular access on St Andrews Place. Sidewalks along the north, east, and south boundaries of the Project Site provide connectivity to pedestrian crossings, including high-visibility continental crosswalks at the intersections of St Andrews Place & Hollywood Boulevard and St Andrews Place and Carlton Way immediately adjacent to the Project Site. Sidewalk widening, landscaping, and street trees would be implemented within the Project's entrance area and along the perimeters of the Project Site. Further, the northeast corner of the Project Site would serve as a pestrian plaza providing green space and including amenities such as art.
Purpose E. Guide all development, including use, location, height and density, to assure compatibility of uses and to provide for the consideration of transportation and public facilities, aesthetics, landscaping, open space and the economic and social well-being of the area residents.	**Consistent.** The Project would follow all development and design guidelines to ensure compatibility with surrounding uses, as well as provide close proximity to transit (0.15 miles from the Metro B Line), open space, and an enhanced pedestrian environment to residents of the area.
Purpose G. Create a transit friendly area by requiring conformance to pedestrian oriented design guidelines that establish building façade treatments, landscape standards, criteria for shade-producing building overhands and awnings, street lighting and security lighting for streets, alleys, sidewalks and other pedestrian areas that adjoin new developments.	**Consistent.** The Project would create a transit friendly area 0.15 miles away from the Metro B Line and includes pedestrian oriented designs such as accessible sidewalks, access to pedestrian amenities, and a vehicular access driveway designed in accordance with the City's design considerations. The Project would implement landscaping and street trees uniformly within the sidewalk to provide adequate shade, as well as a more comfortable environment for pedestrians. Further, the Project would provide substantial amounts of open space to support active living. As discussed above, the northeast corner of the Project Site would serve as public green space and include amenities such as public art.

Notes:

[a] Objectives, Policies, Programs, or Plans based on information provided in the *Vermont/Western Transit Oriented District Specific Plan (Station Neighborhood Area Plan) (SNAP)* , Los Angeles Department of City Planning, March 2001.

TABLE C-5
PROJECT CONSISTENCY WITH REDEVELOPMENT PLAN FOR THE HOLLYWOOD REDEVELOPMENT PROJECT

Objective, Policy, Program, or Plan [a]	**Analysis of Project Consistency**
Goal 3: Promote a balanced community meeting the needs of the residential, commercial, industrial, arts and entertainment sectors.	**Consistent.** The Project would provide a balance of market-rate and affordable residential dwelling units, as well as a variety of one- and two-bedroom units, to meet various residential needs in the Hollywood area.
Goal 9: Provide housing choices and increase the supply and improve the quality of housing for all income and age groups, especially for persons with low and moderate incomes; and to provide home ownership opportunities and other housing choices which meet the needs of the resident population.	**Consistent.** The Project's provision of 40 affordable units and both market-rate and affordable units in a variety of configurations, as well as variety of one- and two-bedroom units, would contribute to the goal of providing all economic segments of the community with opportunities to have their needs and desires met.
Goal 12: Support and encourage a circulation system which will improve the quality of life in Hollywood, including pedestrian, automobile, parking and mass transit systems with an emphasis on serving existing facilities and meeting future needs.	**Consistent.** The Project would enhance pedestrian access within and around the Project Site by providing access via the foyer entrance on Hollywood Boulevard and lobby entrance on St Andrews Place. Both entrances are separate from the vehicular access on St Andrews Place. Sidewalks along the north, east, and south boundaries of the Project Site provide connectivity to pedestrian crossings, including high-visibility continental crosswalks at the intersections of St Andrews Place & Hollywood Boulevard and St Andrews Place and Carlton Way immediately adjacent to the Project Site. Sidewalk widening, landscaping, and street trees would be implemented within the Project's entrance area and along the perimeters of the Project Site. Further, the northeast corner of the Project Site would serve as public green space and include amenities such as public art. Additionally, the Project is located within 0.5 miles of the Metro B Line, providing residents, employees, and visitors to the Project with public transportation alternatives.

Notes:

[a] Objectives, Policies, Programs, or Plans based on information provided in the draft text of the *Hollywood Redevelopment Project,* The Community Redevelopment Agency of the City of Los Angeles, May 1986.

TABLE C-6
PROJECT CONSISTENCY WITH CITYWIDE DESIGN GUIDELINES

Objective, Policy, Program, or Plan [a]	**Analysis of Project Consistency**
Pedestrian-First Design	
Guideline 1: Promote a safe, comfortable, and accessible pedestrian experience for all Design projects to be safe and accessible and contribute to a better public right-of-way for people of all ages, genders, and abilities, especially the most vulnerable - children, seniors, and people with disabilities. **Guideline 2: Carefully incorporate vehicular access such that it does not degrade the pedestrian experience** Design to avoid pedestrian and vehicular conflicts and to create an inviting and comfortable public right-of-way. A pleasant and welcoming public realm reinforces walkability and improves the quality of life for users. **Guideline 3: Design projects to actively engage with streets and public space and maintain human scale** New projects should be designed to contribute to a vibrant and attractive public realm that promotes a sense of civic pride. Better connections within the built environment contribute to a livable and accessible city and a healthier public realm.	**Consistent.** The Project design includes accessible sidewalks, access to pedestrian amenities, and a vehicular access driveway designed in accordance with the City's design considerations. The Project would implement landscaping and street trees uniformly within the sidewalk to provide adequate shade, as well as a more comfortable environment for pedestrians, and the northeast corner of the Project Site would become a pedestrian plaza providing green space and including amenities such as art. Further, the orientation of the Project, including a transparent, welcoming lobby along Hollywood Boulevard and ground floor townhomes with landscaped terraces, ensures that the Project actively engages with the street and its surrounding uses.

Notes:

[a] Objectives, Policies, Programs, or Plans based on information provided in the Citywide Design Guidelines (Los Angeles Department of City Planning, 2019).

TABLE C-7
PROJECT CONSISTENCY WITH WALKABILITY CHECKLIST

Objective, Policy, Program, or Plan [a]	**Analysis of Project Consistency**
Sidewalks	
Objective Support ease of pedestrian movement and enrich the quality of the public realm by providing appropriate connections and street furnishings in the public right-of-way. **Policies** 1. Delineate the pedestrian corridor. 2. Provide for pedestrian safety and comfort. 3. Encourage pedestrian travel. 4. Create active environments by supporting a variety of pedestrian activities. 5. Create, preserve, and enhance neighborhood identity and "placemaking." 6. Comply with governmental regulations for all improvements in the public right-of-way.	**Consistent.** The Project design includes accessible sidewalks, access to pedestrian amenities, and an open space plaza to invite pedestrian activity. The Project would implement landscaping and street trees uniformly within the sidewalk to provide adequate shade, as well as a more comfortable environment for pedestrians.
Crosswalks / Street Crossings	
Objective Pedestrian safety is the primary concern in designing and managing street crossings. Crossings that are safe, easy to use, and well-marked support active, pedestrian-friendly environments and link both sides of the street physically and visually. **Policies** 1. Appropriately locate street crossings in response to the anticipated traffic flow and convenience of the pedestrian. 2. Provide for pedestrian safety and comfort. 3. Increase the level of caution of pedestrians and motorists. 4. Create a link between the two sides of the street or mark a block's mid-point or end-point. 5. Ensure crosswalks are in compliance with LADOT and Public Works regulations.	**Consistent.** The Project provides pedestrian and bicycle access via the foyer entrance on Hollywood Boulevard and lobby entrance on St Andrews Place. Both entrances are separate from the vehicular access on St Andrews Place. Sidewalks along the north, east, and south boundaries of the Project Site provide connectivity to pedestrian crossings, including high-visibility continental crosswalks at the intersections of St Andrews Place & Hollywood Boulevard and St Andrews Place and Carlton Way immediately adjacent to the Project Site. Thus, the Project ensures high-quality pedestrian access and provides a safe and comfortable walking environment.
On-Street Parking	
Objective On-street parking is often desired in residential and commercial areas for its convenient access to street front entrances. Residents, shoppers, and businesses are amenable to limited slowing of traffic as a trade-off for the economic benefits of on-street parking. **Policies** 1. Maximize on-street parking. 2. Directly serve adjacent street front entrances with on-street parking. 3. Create a buffer between pedestrians and the roadway. 4. Comply with applicable governmental regulations for all parking in the public right-of-way.	**Consistent.** The Project would not interfere with on-street parking, which is currently provided on all streets surrounding the Project Site. The Project would also provide sufficient off-street parking on-site to accommodate the requirements of the Project.

Notes:

[a] Objectives, Policies, Programs, or Plans based on information provided in *Walkability Checklist* (Los Angeles Department of City Planning, November 2008).

TABLE C-7 CONT.
PROJECT CONSISTENCY WITH WALKABILITY CHECKLIST

Building Orientation	
Objective Use the relationship between building and street to improve neighborhood character and the pedestrian environment. **Policies** 1. Enliven the public realm by siting buildings so they interact with the sidewalk and the street. 3. Support ease of accessibility to buildings.	**Consistent.** The orientation of the Project, including a transparent, welcoming lobby along Hollywood Boulevard and ground floor townhomes with landscaped terraces, ensures that the Project actively engages with the street and its surrounding uses. The Project would also implement landscaping and street trees uniformly within the sidewalk to provide adequate shade, as well as a more comfortable environment for pedestrians, and the northeast corner of the Project Site would become a pedestrian plaza providing green space and including amenities such as art.
Off-Street Parking and Driveways	
Objective The safety of the pedestrian is primary in an environment that must accommodate pedestrians and vehicles. **Policies** 1. Ensure that clear and convenient access for pedestrians is not minimized by vehicular needs. 2. Eliminate auto-pedestrian conflicts. 3. Increase awareness between pedestrians and motorists. 4. Maintain the character of a pedestrian friendly street.	**Consistent.** The Project prioritizes the pedestrian experience, including safety, and would enhance pedestrian access within and around the Project Site by providing access via the foyer entrance on Hollywood Boulevard and lobby entrance on St Andrews Place. Both entrances are separate from the vehicular access on St Andrews Place. Vehicular access would be located in such a way as to minimize interaction between vehicles and pedestrians and would follow all City guidelines.

Notes:

[a] Objectives, Policies, Programs, or Plans based on information provided in *Walkability Checklist* (Los Angeles Department of City Planning, November 2008).

Appendix D

VMT Analysis Worksheets

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

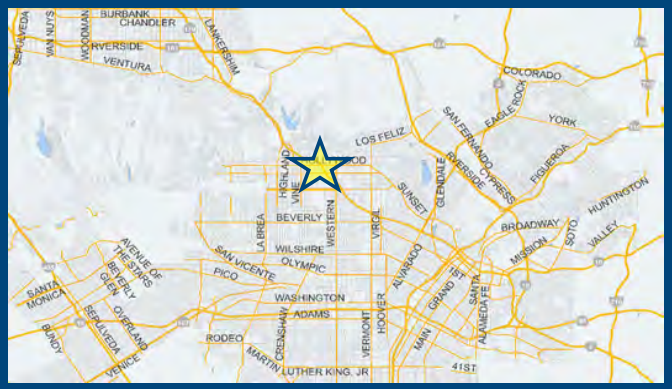
Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project: J1824 - 5600 Hollywood

Scenario:

Address: 5600 W HOLLYWOOD BLVD, 90028



Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit

○ Yes ○ No

Existing Land Use

Land Use Type	Value	Unit
Industrial | Warehousing/Self-Storage	12.95	ksf
Industrial | Warehousing/Self-Storage	12.95	ksf

☐ Click here to add a single custom land use type (will be included in the above list)

Proposed Project Land Use

Land Use Type	Value	Unit
Housing | Affordable Housing - Family	40	DU
Housing | Multi-Family	160	DU
Housing | Affordable Housing - Family	40	DU

☐ Click here to add a single custom land use type (will be included in the above list)

Project Screening Summary

Existing Land Use	Proposed
24 Daily Vehicle Trips	785 Daily Vehicle Trips
155 Daily VMT	4,924 Daily VMT

Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. ☐

Tier 2 Screening Criteria

The net increase in daily trips < 250 trips	761 Net Daily Trips
The net increase in daily VMT ≤ 0	4,769 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	0.000 ksf

The proposed project is required to perform VMT analysis.

Measuring the Miles

7/22/2020

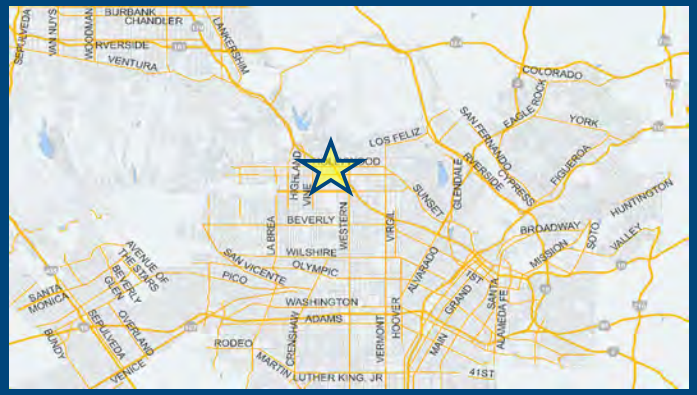
CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

Project Information

Project: J1824 - 5600 Hollywood

Scenario:

Address: 5600 W HOLLYWOOD BLVD, 90028



Proposed Project Land Use Type	Value	Unit
Housing | Multi-Family	160	DU
Housing | Affordable Housing - Family	40	DU

TDM Strategies

Select each section to show individual strategies

Use ☑ to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

	Proposed Project	With Mitigation
Max Home Based TDM Achieved?	**No**	**No**
Max Work Based TDM Achieved?	**No**	**No**

A Parking

Reduce Parking Supply ☐ Proposed Prj ☐ Mitigation
- 100 city code parking provision for the project site
- 74 actual parking provision for the project site

Unbundle Parking ☑ Proposed Prj ☐ Mitigation
- 50 monthly parking cost (dollar) for the project site

Parking Cash-Out ☐ Proposed Prj ☐ Mitigation
- 50 percent of employees eligible

Price Workplace Parking ☐ Proposed Prj ☐ Mitigation
- 6.00 daily parking charge (dollar)
- 50 percent of employees subject to priced parking

Residential Area Parking Permits ☐ Proposed Prj ☐ Mitigation
- 200 cost (dollar) of annual permit

B Transit

C Education & Encouragement

D Commute Trip Reductions

E Shared Mobility

F Bicycle Infrastructure

G Neighborhood Enhancement

Analysis Results

Proposed Project	With
757 Daily Vehicle Trips	**757** Daily Vehicle Trips
4,747 Daily VMT	**4,747** Daily VMT
4.7 Household VMT per Capita	**4.7** Household VMT
N/A Work VMT per Employee	**N/A** Work VMT per Employee

Significant VMT Impact?

Proposed Project	With
Household: No Threshold = 6.0 15% Below APC	**Household: No** Threshold = 6.0 15% Below APC
Work: N/A Threshold = 7.6 15% Below APC	**Work: N/A** Threshold = 7.6 15% Below APC

Measuring the Miles

7/22/2020

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: July 22, 2020
Project Name: J1824 - 5600 Hollywood
Project Scenario:
Project Address: 5600 W HOLLYWOOD BLVD, 90028

Version 1.3

Project Information			
Land Use Type		**Value**	**Units**
Housing	*Single Family*	*0*	*DU*
	Multi Family	160	DU
	Townhouse	*0*	*DU*
	Hotel	*0*	*Rooms*
	Motel	*0*	*Rooms*
Affordable Housing	Family	40	DU
	Senior	*0*	*DU*
	Special Needs	*0*	*DU*
	Permanent Supportive	*0*	*DU*
Retail	*General Retail*	*0.000*	*ksf*
	Furniture Store	*0.000*	*ksf*
	Pharmacy/Drugstore	*0.000*	*ksf*
	Supermarket	*0.000*	*ksf*
	Bank	*0.000*	*ksf*
	Health Club	*0.000*	*ksf*
	High-Turnover Sit-Down Restaurant	*0.000*	*ksf*
	Fast-Food Restaurant	*0.000*	*ksf*
	Quality Restaurant	*0.000*	*ksf*
	Auto Repair	*0.000*	*ksf*
	Home Improvement	*0.000*	*ksf*
	Free-Standing Discount	*0.000*	*ksf*
	Movie Theater	*0*	*Seats*
Office	*General Office*	*0.000*	*ksf*
	Medical Office	*0.000*	*ksf*
Industrial	*Light Industrial*	*0.000*	*ksf*
	Manufacturing	*0.000*	*ksf*
	Warehousing/Self-Storage	*0.000*	*ksf*
School	*University*	*0*	*Students*
	High School	*0*	*Students*
	Middle School	*0*	*Students*
	Elementary	*0*	*Students*
	Private School (K-12)	*0*	*Students*
Other		*0*	*Trips*

Analysis Results

Total Employees: 0
Total Population: 486

Proposed Project		*With Mitigation*	
757	**Daily Vehicle Trips**	**757**	**Daily Vehicle Trips**
4,747	**Daily VMT**	**4,747**	**Daily VMT**
4.7	**Household VMT per Capita**	**4.7**	**Household VMT per Capita**
N/A	**Work VMT per Employee**	**N/A**	**Work VMT per Employee**

Significant VMT Impact?

APC: Central

Impact Threshold: 15% Below APC Average
Household = 6.0
Work = 7.6

Proposed Project		*With Mitigation*	
VMT Threshold	**Impact**	**VMT Threshold**	**Impact**
Household > 6.0	No	Household > 6.0	No
Work > 7.6	N/A	Work > 7.6	N/A

TDM Strategy Inputs

Strategy Type		Description	Proposed Project	Mitigations
Parking	Reduce parking supply	City code parking provision (spaces)	0	0
		Actual parking provision (spaces)	0	0
	Unbundle parking	Monthly cost for parking ($)	$50	$50
	Parking cash-out	Employees eligible (%)	0%	0%
	Price workplace parking	Daily parking charge ($)	$0.00	$0.00
		Employees subject to priced parking (%)	0%	0%
	Residential area parking permits	Cost of annual permit ($)	$0	$0

(cont. on following page)

TDM Strategy Inputs, Cont.

Strategy Type		Description	Proposed Project	Mitigations
Transit	Reduce transit headways	Reduction in headways (increase in frequency) (%)	0%	0%
		Existing transit mode share (as a percent of total daily trips) (%)	0%	0%
		Lines within project site improved (<50%, >=50%)	0	0
	Implement neighborhood shuttle	Degree of implementation (low, medium, high)	0	0
		Employees and residents eligible (%)	0%	0%
	Transit subsidies	Employees and residents eligible (%)	0%	0%
		Amount of transit subsidy per passenger (daily equivalent) ($)	$0.00	$0.00
Education & Encouragement	Voluntary travel behavior change program	Employees and residents participating (%)	0%	0%
	Promotions and marketing	Employees and residents participating (%)	0%	0%

(cont. on following page)

TDM Strategy Inputs, Cont.

Strategy Type		Description	Proposed Project	Mitigations
Commute Trip Reductions	Required commute trip reduction program	Employees participating (%)	0%	0%
	Alternative Work Schedules and Telecommute	Employees participating (%)	0%	0%
		Type of program	0	0
	Employer sponsored vanpool or shuttle	Degree of implementation (low, medium, high)	0	0
		Employees eligible (%)	0%	0%
		Employer size (small, medium, large)	0	0
	Ride-share program	Employees eligible (%)	0%	0%
Shared Mobility	Car share	Car share project setting (Urban, Suburban, All Other)	0	0
	Bike share	Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)	0	0
	School carpool program	Level of implementation (Low, Medium, High)	0	0

(cont. on following page)

TDM Strategy Inputs, Cont.

Strategy Type		Description	Proposed Project	Mitigations
Bicycle Infrastructure	Implement/Improve on-street bicycle facility	Provide bicycle facility along site (Yes/No)	0	0
	Include Bike parking per LAMC	Meets City Bike Parking Code (Yes/No)	Yes	Yes
	Include secure bike parking and showers	Includes indoor bike parking/lockers, showers, & repair station (Yes/No)	0	0
Neighborhood Enhancement	Traffic calming improvements	Streets with traffic calming improvements (%)	0%	0%
		Intersections with traffic calming improvements (%)	0%	0%
	Pedestrian network improvements	Included (within project and connecting off-site/within project only)	0	0

CITY OF LOS ANGELES VMT CALCULATOR

Report 3: TDM Outputs

Date: July 22, 2020
Project Name: J1824 - 5600 Hollywood
Project Scenario:
Project Address: 5600 W HOLLYWOOD BLVD, 90028

Version 1.3

TDM Adjustments by Trip Purpose & Strategy

Place type: Urban

		Home Based Work Production		*Home Based Work Attraction*		*Home Based Other Production*		*Home Based Other Attraction*		*Non-Home Based Other Production*		*Non-Home Based Other Attraction*		*Source*
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Parking	Reduce parking supply	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	TDM Strategy Appendix, Parking sections 1 - 5
	Unbundle parking	6%	6%	*0%*	*0%*	6%	6%	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Parking cash-out	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Price workplace parking	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Residential area parking permits	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	
Transit	Reduce transit headways	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	TDM Strategy Appendix, Transit sections 1 - 3
	Implement neighborhood shuttle	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Transit subsidies	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
Education & Encouragement	Voluntary travel behavior change program	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	TDM Strategy Appendix, Education & Encouragement sections 1 - 2
	Promotions and marketing	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
Commute Trip Reductions	Required commute trip reduction program	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4
	Alternative Work Schedules and Telecommute Program	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Employer sponsored vanpool or shuttle	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Ride-share program	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
Shared Mobility	Car-share	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	TDM Strategy Appendix, Shared Mobility sections 1 - 3
	Bike share	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	
	School carpool program	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	

TDM Adjustments by Trip Purpose & Strategy, Cont.

Place type: Urban

		Home Based Work Production		*Home Based Work Attraction*		*Home Based Other Production*		*Home Based Other Attraction*		*Non-Home Based Other Production*		*Non-Home Based Other Attraction*		*Source*
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Bicycle Infrastructure	Implement/ Improve on-street bicycle facility	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	TDM Strategy Appendix, Bicycle Infrastructure sections 1 - 3
	Include Bike parking per LAMC	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	
	Include secure bike parking and showers	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	
Neighborhood Enhancement	Traffic calming improvements	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	TDM Strategy Appendix, Neighborhood Enhancement
	Pedestrian network improvements	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	

Final Combined & Maximum TDM Effect

	Home Based Work Production		*Home Based Work Attraction*		*Home Based Other Production*		*Home Based Other Attraction*		*Non-Home Based Other Production*		*Non-Home Based Other Attraction*	
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
COMBINED TOTAL	*7%*	*7%*	*1%*	*1%*	*7%*	*7%*	*1%*	*1%*	*1%*	*1%*	*1%*	*1%*
MAX. TDM EFFECT	*7%*	*7%*	*1%*	*1%*	*7%*	*7%*	*1%*	*1%*	*1%*	*1%*	*1%*	*1%*

= Minimum (X%, 1-[(1-A)*(1-B)…])
where X%=

PLACE TYPE MAX:	urban	75%
	compact infill	*40%*
	suburban center	*20%*
	suburban	*15%*

Note: (1-|(1-A)*(1-B)…|) reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,…). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G)* for further discussion of dampening.

CITY OF LOS ANGELES VMT CALCULATOR

Report 4: MXD Methodology

Date: July 22, 2020
Project Name: J1824 - 5600 Hollywood
Project Scenario:
Project Address: 5600 W HOLLYWOOD BLVD, 90028

Version 1.3

MXD Methodology - Project Without TDM

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	177	-22.6%	137	8.0	1,416	1,096
Home Based Other Production	491	-45.8%	266	5.1	2,504	1,357
Non-Home Based Other Production	229	-3.5%	221	7.1	1,626	1,569
Home-Based Work Attraction	0	0.0%	0	8.2	0	0
Home-Based Other Attraction	234	-53.4%	109	5.7	1,334	621
Non-Home Based Other Attraction	55	-5.5%	52	5.4	297	281

MXD Methodology with TDM Measures

	Proposed Project			*Project with Mitigation Measures*		
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	-6.6%	128	1,024	-6.6%	128	1,024
Home Based Other Production	-6.6%	249	1,268	-6.6%	249	1,268
Non-Home Based Other Production	-0.6%	220	1,559	-0.6%	220	1,559
Home-Based Work Attraction	-0.6%	0	0	-0.6%	0	0
Home-Based Other Attraction	-0.6%	108	617	-0.6%	108	617
Non-Home Based Other Attraction	-0.6%	52	279	-0.6%	52	279

MXD VMT Methodology Per Capita & Per Employee

Total Population: 486
Total Employees: 0
APC: Central

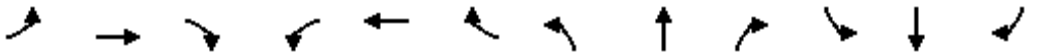
	Proposed Project	*Project with Mitigation Measures*
Total Home Based Production VMT	**2,292**	**2,292**
Total Home Based Work Attraction VMT	**0**	**0**
Total Home Based VMT Per Capita	**4.7**	**4.7**
Total Work Based VMT Per Employee	**N/A**	**N/A**

Appendix E

HCM Analysis Worksheets

HCM 6th Signalized Intersection Summary
1: Wilton & Hollywood

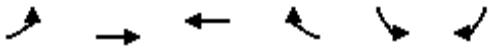
08/20/2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	16	643	83	60	1032	23	287	71	63	9	135	22
Future Volume (veh/h)	16	643	83	60	1032	23	287	71	63	9	135	22
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	17	699	90	65	1122	25	312	77	68	10	147	24
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	117	1279	571	220	1279	29	351	87	386	23	344	56
Arrive On Green	0.36	0.36	0.36	0.48	0.48	0.48	0.24	0.24	0.24	0.23	0.23	0.23
Sat Flow, veh/h	490	3554	1585	687	3554	79	1442	356	1585	101	1480	242
Grp Volume(v), veh/h	17	699	90	65	561	586	389	0	68	181	0	0
Grp Sat Flow(s),veh/h/ln	490	1777	1585	687	1777	1856	1798	0	1585	1822	0	0
Q Serve(g_s), s	3.0	14.1	3.5	7.1	25.5	25.5	18.8	0.0	3.1	7.6	0.0	0.0
Cycle Q Clear(g_c), s	28.5	14.1	3.5	21.2	25.5	25.5	18.8	0.0	3.1	7.6	0.0	0.0
Prop In Lane	1.00		1.00	1.00		0.04	0.80		1.00	0.06		0.13
Lane Grp Cap(c), veh/h	117	1279	571	220	640	668	438	0	386	423	0	0
V/C Ratio(X)	0.14	0.55	0.16	0.30	0.88	0.88	0.89	0.00	0.18	0.43	0.00	0.00
Avail Cap(c_a), veh/h	117	1279	571	220	640	668	438	0	386	423	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.33	1.33	1.33	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.90	0.90	0.90	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	39.8	22.9	19.5	26.4	21.7	21.7	32.9	0.0	26.9	29.5	0.0	0.0
Incr Delay (d2), s/veh	2.6	1.7	0.6	3.1	14.3	13.8	22.7	0.0	1.0	3.1	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.8	10.0	2.4	2.3	16.7	17.2	16.1	0.0	2.2	6.6	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	42.4	24.6	20.1	29.5	36.0	35.5	55.5	0.0	27.9	32.6	0.0	0.0
LnGrp LOS	D	C	C	C	D	D	E	A	C	C	A	A
Approach Vol, veh/h		806			1212			457			181	
Approach Delay, s/veh		24.5			35.4			51.4			32.6	
Approach LOS		C			D			D			C	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		37.0		26.0		37.0		27.0				
Change Period (Y+Rc), s		4.6		5.1		4.6		5.1				
Max Green Setting (Gmax), s		32.4		20.9		32.4		21.9				
Max Q Clear Time (g_c+I1), s		27.5		9.6		30.5		20.8				
Green Ext Time (p_c), s		3.8		0.7		1.2		0.3				

Intersection Summary												
HCM 6th Ctrl Delay			34.7									
HCM 6th LOS			C									



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	38	895	1194	19	3	81
Future Volume (veh/h)	38	895	1194	19	3	81
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	41	973	1298	21	3	88
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	112	2537	2921	47	126	112
Arrive On Green	0.82	0.82	1.00	1.00	0.07	0.07
Sat Flow, veh/h	84	3194	3672	58	1781	1585
Grp Volume(v), veh/h	501	513	644	675	3	88
Grp Sat Flow(s),veh/h/ln	1576	1617	1777	1860	1781	1585
Q Serve(g_s), s	0.0	7.7	0.0	0.0	0.1	4.9
Cycle Q Clear(g_c), s	6.1	7.7	0.0	0.0	0.1	4.9
Prop In Lane	0.08			0.03	1.00	1.00
Lane Grp Cap(c), veh/h	1330	1320	1450	1518	126	112
V/C Ratio(X)	0.38	0.39	0.44	0.44	0.02	0.79
Avail Cap(c_a), veh/h	1330	1320	1450	1518	374	333
HCM Platoon Ratio	1.00	1.00	2.00	2.00	1.00	1.00
Upstream Filter(I)	0.85	0.85	0.86	0.86	1.00	1.00
Uniform Delay (d), s/veh	2.1	2.2	0.0	0.0	38.9	41.2
Incr Delay (d2), s/veh	0.2	0.2	0.9	0.8	0.1	11.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.2	2.4	0.6	0.6	0.1	4.1
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	2.2	2.4	0.9	0.8	39.0	52.6
LnGrp LOS	A	A	A	A	D	D
Approach Vol, veh/h		1014	1319		91	
Approach Delay, s/veh		2.3	0.8		52.2	
Approach LOS		A	A		D	

Timer - Assigned Phs		2		4		6
Phs Duration (G+Y+Rc), s		78.5		11.5		78.5
Change Period (Y+Rc), s		5.1		5.1		5.1
Max Green Setting (Gmax), s		60.9		18.9		60.9
Max Q Clear Time (g_c+I1), s		2.0		6.9		9.7
Green Ext Time (p_c), s		13.4		0.2		9.4

Intersection Summary	
HCM 6th Ctrl Delay	3.4
HCM 6th LOS	A



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	885	30	37	1196	13	72
Future Volume (veh/h)	885	30	37	1196	13	72
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1900	1900
Adj Flow Rate, veh/h	962	33	40	1300	14	78
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	0	0
Cap, veh/h	2876	99	90	2703	18	99
Arrive On Green	0.82	0.82	0.82	0.82	0.07	0.07
Sat Flow, veh/h	3599	120	58	3380	243	1354
Grp Volume(v), veh/h	488	507	698	642	93	0
Grp Sat Flow(s),veh/h/ln	1777	1849	1737	1617	1614	0
Q Serve(g_s), s	6.1	6.1	0.0	10.7	5.1	0.0
Cycle Q Clear(g_c), s	6.1	6.1	9.6	10.7	5.1	0.0
Prop In Lane		0.07	0.06		0.15	0.84
Lane Grp Cap(c), veh/h	1458	1517	1467	1326	118	0
V/C Ratio(X)	0.33	0.33	0.48	0.48	0.79	0.00
Avail Cap(c_a), veh/h	1458	1517	1467	1326	375	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.92	0.92	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	2.0	2.0	2.3	2.4	41.0	0.0
Incr Delay (d2), s/veh	0.1	0.1	1.1	1.3	11.1	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.0	2.1	4.0	3.9	4.3	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	2.1	2.1	3.4	3.7	52.1	0.0
LnGrp LOS	A	A	A	A	D	A
Approach Vol, veh/h	995			1340	93	
Approach Delay, s/veh	2.1			3.5	52.1	
Approach LOS	A			A	D	

Timer - Assigned Phs	2				6	8
Phs Duration (G+Y+Rc), s	78.3				78.3	11.7
Change Period (Y+Rc), s	* 4.5				* 4.5	5.1
Max Green Setting (Gmax), s	* 60				* 60	20.9
Max Q Clear Time (g_c+I1), s	12.7				8.1	7.1
Green Ext Time (p_c), s	13.9				8.2	0.2

Intersection Summary	
HCM 6th Ctrl Delay	4.8
HCM 6th LOS	A

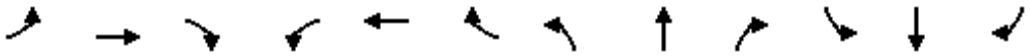
Notes

User approved volume balancing among the lanes for turning movement.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

HCM 6th Signalized Intersection Summary
1: Wilton & Hollywood

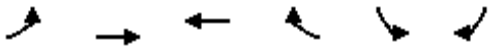
08/20/2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	21	1054	143	49	909	22	358	127	64	13	125	12
Future Volume (veh/h)	21	1054	143	49	909	22	358	127	64	13	125	12
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	23	1146	155	53	988	24	389	138	70	14	136	13
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	135	1145	511	80	1142	28	386	137	460	35	342	33
Arrive On Green	0.32	0.32	0.32	0.64	0.64	0.64	0.29	0.29	0.29	0.22	0.22	0.22
Sat Flow, veh/h	557	3554	1585	423	3546	86	1331	472	1585	158	1532	146
Grp Volume(v), veh/h	23	1146	155	53	495	517	527	0	70	163	0	0
Grp Sat Flow(s),veh/h/ln	557	1777	1585	423	1777	1855	1804	0	1585	1836	0	0
Q Serve(g_s), s	3.5	29.0	6.6	0.0	20.1	20.1	26.1	0.0	3.0	6.8	0.0	0.0
Cycle Q Clear(g_c), s	23.6	29.0	6.6	29.0	20.1	20.1	26.1	0.0	3.0	6.8	0.0	0.0
Prop In Lane	1.00		1.00	1.00		0.05	0.74		1.00	0.09		0.08
Lane Grp Cap(c), veh/h	135	1145	511	80	573	598	523	0	460	410	0	0
V/C Ratio(X)	0.17	1.00	0.30	0.66	0.86	0.86	1.01	0.00	0.15	0.40	0.00	0.00
Avail Cap(c_a), veh/h	135	1145	511	80	573	598	523	0	460	410	0	0
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.93	0.93	0.93	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	38.2	30.5	22.9	30.5	14.4	14.4	32.0	0.0	23.7	29.8	0.0	0.0
Incr Delay (d2), s/veh	2.7	26.8	1.5	33.6	15.0	14.5	41.2	0.0	0.7	2.9	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.0	22.7	4.7	3.2	10.7	11.0	23.8	0.0	2.1	5.9	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	40.9	57.3	24.4	64.1	29.4	28.9	73.2	0.0	24.4	32.7	0.0	0.0
LnGrp LOS	D	F	C	E	C	C	F	A	C	C	A	A
Approach Vol, veh/h		1324			1065			597			163	
Approach Delay, s/veh		53.2			30.9			67.4			32.7	
Approach LOS		D			C			E			C	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		33.6		25.2		33.6		31.2				
Change Period (Y+Rc), s		4.6		5.1		4.6		5.1				
Max Green Setting (Gmax), s		29.0		20.1		29.0		26.1				
Max Q Clear Time (g_c+I1), s		31.0		8.8		31.0		28.1				
Green Ext Time (p_c), s		0.0		0.6		0.0		0.0				

Intersection Summary												
HCM 6th Ctrl Delay			47.3									
HCM 6th LOS			D									



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	49	1188	999	41	12	62
Future Volume (veh/h)	49	1188	999	41	12	62
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	53	1291	1086	45	13	67
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	111	2602	2849	118	120	107
Arrive On Green	0.82	0.82	1.00	1.00	0.07	0.07
Sat Flow, veh/h	83	3261	3571	144	1781	1585
Grp Volume(v), veh/h	684	660	555	576	13	67
Grp Sat Flow(s),veh/h/ln	1642	1617	1777	1844	1781	1585
Q Serve(g_s), s	0.0	11.2	0.0	0.0	0.6	3.7
Cycle Q Clear(g_c), s	9.4	11.2	0.0	0.0	0.6	3.7
Prop In Lane	0.08			0.08	1.00	1.00
Lane Grp Cap(c), veh/h	1388	1325	1456	1511	120	107
V/C Ratio(X)	0.49	0.50	0.38	0.38	0.11	0.63
Avail Cap(c_a), veh/h	1388	1325	1456	1511	317	282
HCM Platoon Ratio	1.00	1.00	2.00	2.00	1.00	1.00
Upstream Filter(I)	0.20	0.20	0.88	0.88	1.00	1.00
Uniform Delay (d), s/veh	2.3	2.5	0.0	0.0	39.4	40.9
Incr Delay (d2), s/veh	0.1	0.1	0.7	0.6	0.4	6.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.7	2.8	0.5	0.5	0.5	2.9
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	2.4	2.5	0.7	0.6	39.8	46.8
LnGrp LOS	A	A	A	A	D	D
Approach Vol, veh/h		1344	1131		80	
Approach Delay, s/veh		2.5	0.7		45.7	
Approach LOS		A	A		D	

Timer - Assigned Phs		2		4		6
Phs Duration (G+Y+Rc), s		78.8		11.2		78.8
Change Period (Y+Rc), s		5.1		5.1		5.1
Max Green Setting (Gmax), s		63.8		16.0		63.8
Max Q Clear Time (g_c+I1), s		2.0		5.7		13.2
Green Ext Time (p_c), s		10.2		0.1		14.7

Intersection Summary	
HCM 6th Ctrl Delay	3.0
HCM 6th LOS	A



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	1188	22	44	1027	11	95
Future Volume (veh/h)	1188	22	44	1027	11	95
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1900	1900
Adj Flow Rate, veh/h	1291	24	48	1116	12	103
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	0	0
Cap, veh/h	2866	53	112	2493	15	129
Arrive On Green	0.80	0.80	0.80	0.80	0.09	0.09
Sat Flow, veh/h	3662	66	86	3189	166	1426
Grp Volume(v), veh/h	642	673	576	588	116	0
Grp Sat Flow(s),veh/h/ln	1777	1858	1573	1617	1605	0
Q Serve(g_s), s	10.0	10.1	0.0	10.1	6.4	0.0
Cycle Q Clear(g_c), s	10.0	10.1	7.9	10.1	6.4	0.0
Prop In Lane		0.04	0.08		0.10	0.89
Lane Grp Cap(c), veh/h	1427	1492	1306	1298	145	0
V/C Ratio(X)	0.45	0.45	0.44	0.45	0.80	0.00
Avail Cap(c_a), veh/h	1427	1492	1306	1298	373	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.84	0.84	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	2.7	2.7	2.5	2.7	40.1	0.0
Incr Delay (d2), s/veh	0.2	0.2	1.1	1.1	9.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.8	4.0	3.8	4.1	5.2	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	2.9	2.9	3.6	3.9	49.8	0.0
LnGrp LOS	A	A	A	A	D	A
Approach Vol, veh/h	1315			1164	116	
Approach Delay, s/veh	2.9			3.7	49.8	
Approach LOS	A			A	D	

Timer - Assigned Phs	2				6	8
Phs Duration (G+Y+Rc), s	76.8				76.8	13.2
Change Period (Y+Rc), s	* 4.5				* 4.5	5.1
Max Green Setting (Gmax), s	* 60				* 60	20.9
Max Q Clear Time (g_c+I1), s	12.1				12.1	8.4
Green Ext Time (p_c), s	11.7				12.8	0.2

Intersection Summary	
HCM 6th Ctrl Delay	5.4
HCM 6th LOS	A

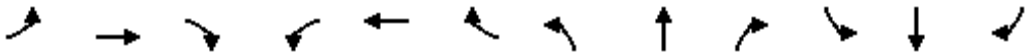
Notes

User approved volume balancing among the lanes for turning movement.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

HCM 6th Signalized Intersection Summary
1: Wilton & Hollywood

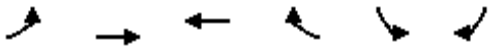
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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	16	650	83	60	1051	27	287	71	63	11	135	22
Future Volume (veh/h)	16	650	83	60	1051	27	287	71	63	11	135	22
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	17	707	90	65	1142	29	312	77	68	12	147	24
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	117	1303	581	223	1298	33	335	83	368	28	346	57
Arrive On Green	0.37	0.37	0.37	0.49	0.49	0.49	0.23	0.23	0.23	0.24	0.24	0.24
Sat Flow, veh/h	479	3554	1585	682	3541	90	1442	356	1585	119	1463	239
Grp Volume(v), veh/h	17	707	90	65	573	598	389	0	68	183	0	0
Grp Sat Flow(s),veh/h/ln	479	1777	1585	682	1777	1854	1798	0	1585	1821	0	0
Q Serve(g_s), s	3.1	14.2	3.4	7.1	26.0	26.0	19.1	0.0	3.1	7.7	0.0	0.0
Cycle Q Clear(g_c), s	29.1	14.2	3.4	21.2	26.0	26.0	19.1	0.0	3.1	7.7	0.0	0.0
Prop In Lane	1.00		1.00	1.00		0.05	0.80		1.00	0.07		0.13
Lane Grp Cap(c), veh/h	117	1303	581	223	652	680	418	0	368	431	0	0
V/C Ratio(X)	0.15	0.54	0.15	0.29	0.88	0.88	0.93	0.00	0.18	0.42	0.00	0.00
Avail Cap(c_a), veh/h	117	1303	581	223	652	680	418	0	368	431	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.33	1.33	1.33	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.89	0.89	0.89	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	39.7	22.5	19.1	25.9	21.3	21.3	33.8	0.0	27.7	29.1	0.0	0.0
Incr Delay (d2), s/veh	2.6	1.6	0.6	2.9	14.2	13.7	29.8	0.0	1.1	3.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.8	10.0	2.4	2.2	16.8	17.3	17.1	0.0	2.3	6.6	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	42.3	24.2	19.7	28.8	35.5	35.0	63.7	0.0	28.8	32.2	0.0	0.0
LnGrp LOS	D	C	B	C	D	D	E	A	C	C	A	A
Approach Vol, veh/h		814			1236			457			183	
Approach Delay, s/veh		24.0			34.9			58.5			32.2	
Approach LOS		C			C			E			C	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		37.6		26.4		37.6		26.0				
Change Period (Y+Rc), s		4.6		5.1		4.6		5.1				
Max Green Setting (Gmax), s		33.0		21.3		33.0		20.9				
Max Q Clear Time (g_c+I1), s		28.0		9.7		31.1		21.1				
Green Ext Time (p_c), s		3.9		0.7		1.2		0.0				

Intersection Summary												
HCM 6th Ctrl Delay			35.4									
HCM 6th LOS			D									



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	38	904	1218	19	3	81
Future Volume (veh/h)	38	904	1218	19	3	81
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	41	983	1324	21	3	88
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	111	2535	2922	46	126	112
Arrive On Green	0.82	0.82	1.00	1.00	0.07	0.07
Sat Flow, veh/h	83	3191	3674	57	1781	1585
Grp Volume(v), veh/h	506	518	657	688	3	88
Grp Sat Flow(s),veh/h/ln	1572	1617	1777	1860	1781	1585
Q Serve(g_s), s	0.0	7.8	0.0	0.0	0.1	4.9
Cycle Q Clear(g_c), s	6.1	7.8	0.0	0.0	0.1	4.9
Prop In Lane	0.08			0.03	1.00	1.00
Lane Grp Cap(c), veh/h	1326	1320	1450	1518	126	112
V/C Ratio(X)	0.38	0.39	0.45	0.45	0.02	0.79
Avail Cap(c_a), veh/h	1326	1320	1450	1518	374	333
HCM Platoon Ratio	1.00	1.00	2.00	2.00	1.00	1.00
Upstream Filter(I)	0.85	0.85	0.83	0.83	1.00	1.00
Uniform Delay (d), s/veh	2.1	2.2	0.0	0.0	38.9	41.2
Incr Delay (d2), s/veh	0.2	0.2	0.9	0.8	0.1	11.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.2	2.5	0.6	0.6	0.1	4.1
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	2.2	2.4	0.9	0.8	39.0	52.6
LnGrp LOS	A	A	A	A	D	D
Approach Vol, veh/h		1024	1345		91	
Approach Delay, s/veh		2.3	0.8		52.2	
Approach LOS		A	A		D	

Timer - Assigned Phs		2		4		6
Phs Duration (G+Y+Rc), s		78.5		11.5		78.5
Change Period (Y+Rc), s		5.1		5.1		5.1
Max Green Setting (Gmax), s		60.9		18.9		60.9
Max Q Clear Time (g_c+I1), s		2.0		6.9		9.8
Green Ext Time (p_c), s		13.9		0.2		9.6

Intersection Summary	
HCM 6th Ctrl Delay	3.4
HCM 6th LOS	A



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	885	39	39	1196	37	78
Future Volume (veh/h)	885	39	39	1196	37	78
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1900	1900
Adj Flow Rate, veh/h	962	42	42	1300	40	85
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	0	0
Cap, veh/h	2766	121	92	2617	50	106
Arrive On Green	0.80	0.80	0.80	0.80	0.10	0.10
Sat Flow, veh/h	3562	151	62	3366	522	1109
Grp Volume(v), veh/h	493	511	697	645	126	0
Grp Sat Flow(s),veh/h/ln	1777	1843	1726	1617	1645	0
Q Serve(g_s), s	7.0	7.0	0.0	12.1	6.8	0.0
Cycle Q Clear(g_c), s	7.0	7.0	10.8	12.1	6.8	0.0
Prop In Lane		0.08	0.06		0.32	0.67
Lane Grp Cap(c), veh/h	1417	1470	1419	1290	157	0
V/C Ratio(X)	0.35	0.35	0.49	0.50	0.80	0.00
Avail Cap(c_a), veh/h	1417	1470	1419	1290	382	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.92	0.92	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	2.6	2.6	2.9	3.1	39.8	0.0
Incr Delay (d2), s/veh	0.1	0.1	1.2	1.4	9.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.8	2.9	5.2	5.1	5.5	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	2.7	2.7	4.2	4.5	48.8	0.0
LnGrp LOS	A	A	A	A	D	A
Approach Vol, veh/h	1004			1342	126	
Approach Delay, s/veh	2.7			4.3	48.8	
Approach LOS	A			A	D	

Timer - Assigned Phs	2				6	8
Phs Duration (G+Y+Rc), s	76.3				76.3	13.7
Change Period (Y+Rc), s	* 4.5				* 4.5	5.1
Max Green Setting (Gmax), s	* 60				* 60	20.9
Max Q Clear Time (g_c+I1), s	14.1				9.0	8.8
Green Ext Time (p_c), s	13.9				8.3	0.2

Intersection Summary	
HCM 6th Ctrl Delay	5.9
HCM 6th LOS	A

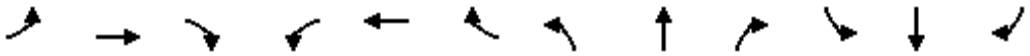
Notes

User approved volume balancing among the lanes for turning movement.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

HCM 6th Signalized Intersection Summary
1: Wilton & Hollywood

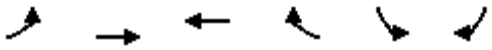
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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	21	1070	143	49	920	24	358	127	64	17	125	12
Future Volume (veh/h)	21	1070	143	49	920	24	358	127	64	17	125	12
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	23	1163	155	53	1000	26	389	138	70	18	136	13
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	130	1145	511	80	1140	30	368	131	439	47	354	34
Arrive On Green	0.32	0.32	0.32	0.64	0.64	0.64	0.28	0.28	0.28	0.24	0.24	0.24
Sat Flow, veh/h	550	3554	1585	417	3539	92	1331	472	1585	198	1494	143
Grp Volume(v), veh/h	23	1163	155	53	502	524	527	0	70	167	0	0
Grp Sat Flow(s),veh/h/ln	550	1777	1585	417	1777	1854	1804	0	1585	1835	0	0
Q Serve(g_s), s	3.6	29.0	6.6	0.0	20.8	20.8	24.9	0.0	3.0	6.9	0.0	0.0
Cycle Q Clear(g_c), s	24.4	29.0	6.6	29.0	20.8	20.8	24.9	0.0	3.0	6.9	0.0	0.0
Prop In Lane	1.00		1.00	1.00		0.05	0.74		1.00	0.11		0.08
Lane Grp Cap(c), veh/h	130	1145	511	80	573	597	499	0	439	434	0	0
V/C Ratio(X)	0.18	1.02	0.30	0.66	0.88	0.88	1.06	0.00	0.16	0.38	0.00	0.00
Avail Cap(c_a), veh/h	130	1145	511	80	573	597	499	0	439	434	0	0
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.93	0.93	0.93	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	38.8	30.5	22.9	30.5	14.5	14.5	32.6	0.0	24.6	28.8	0.0	0.0
Incr Delay (d2), s/veh	2.9	30.6	1.5	33.6	16.1	15.6	55.9	0.0	0.8	2.6	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.0	23.7	4.7	3.2	11.1	11.3	26.1	0.0	2.2	5.9	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	41.7	61.1	24.4	64.1	30.7	30.1	88.4	0.0	25.4	31.4	0.0	0.0
LnGrp LOS	D	F	C	E	C	C	F	A	C	C	A	A
Approach Vol, veh/h		1341			1079			597			167	
Approach Delay, s/veh		56.5			32.1			81.0			31.4	
Approach LOS		E			C			F			C	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		33.6		26.4		33.6		30.0				
Change Period (Y+Rc), s		4.6		5.1		4.6		5.1				
Max Green Setting (Gmax), s		29.0		21.3		29.0		24.9				
Max Q Clear Time (g_c+I1), s		31.0		8.9		31.0		26.9				
Green Ext Time (p_c), s		0.0		0.6		0.0		0.0				

Intersection Summary												
HCM 6th Ctrl Delay			51.5									
HCM 6th LOS			D									



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	49	1207	1012	41	12	62
Future Volume (veh/h)	49	1207	1012	41	12	62
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	53	1312	1100	45	13	67
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	109	2605	2851	117	120	107
Arrive On Green	0.82	0.82	1.00	1.00	0.07	0.07
Sat Flow, veh/h	81	3264	3573	142	1781	1585
Grp Volume(v), veh/h	695	670	562	583	13	67
Grp Sat Flow(s),veh/h/ln	1643	1617	1777	1845	1781	1585
Q Serve(g_s), s	0.0	11.5	0.0	0.0	0.6	3.7
Cycle Q Clear(g_c), s	9.6	11.5	0.0	0.0	0.6	3.7
Prop In Lane	0.08			0.08	1.00	1.00
Lane Grp Cap(c), veh/h	1389	1325	1456	1512	120	107
V/C Ratio(X)	0.50	0.51	0.39	0.39	0.11	0.63
Avail Cap(c_a), veh/h	1389	1325	1456	1512	317	282
HCM Platoon Ratio	1.00	1.00	2.00	2.00	1.00	1.00
Upstream Filter(I)	0.16	0.16	0.84	0.84	1.00	1.00
Uniform Delay (d), s/veh	2.3	2.5	0.0	0.0	39.4	40.9
Incr Delay (d2), s/veh	0.0	0.0	0.7	0.6	0.4	6.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.7	2.8	0.5	0.5	0.5	2.9
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	2.4	2.6	0.7	0.6	39.8	46.8
LnGrp LOS	A	A	A	A	D	D
Approach Vol, veh/h		1365	1145		80	
Approach Delay, s/veh		2.5	0.6		45.7	
Approach LOS		A	A		D	

Timer - Assigned Phs		2		4		6
Phs Duration (G+Y+Rc), s		78.8		11.2		78.8
Change Period (Y+Rc), s		5.1		5.1		5.1
Max Green Setting (Gmax), s		63.8		16.0		63.8
Max Q Clear Time (g_c+I1), s		2.0		5.7		13.5
Green Ext Time (p_c), s		10.5		0.1		15.1

Intersection Summary	
HCM 6th Ctrl Delay	3.0
HCM 6th LOS	A



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	1188	41	49	1027	24	99
Future Volume (veh/h)	1188	41	49	1027	24	99
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1900	1900
Adj Flow Rate, veh/h	1291	45	53	1116	26	108
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	0	0
Cap, veh/h	2768	96	119	2410	32	134
Arrive On Green	0.79	0.79	0.79	0.79	0.10	0.10
Sat Flow, veh/h	3597	122	96	3135	312	1297
Grp Volume(v), veh/h	654	682	571	598	135	0
Grp Sat Flow(s),veh/h/ln	1777	1848	1529	1617	1621	0
Q Serve(g_s), s	11.0	11.0	0.0	11.1	7.3	0.0
Cycle Q Clear(g_c), s	11.0	11.0	8.3	11.1	7.3	0.0
Prop In Lane		0.07	0.09		0.19	0.80
Lane Grp Cap(c), veh/h	1404	1461	1252	1278	167	0
V/C Ratio(X)	0.47	0.47	0.46	0.47	0.81	0.00
Avail Cap(c_a), veh/h	1404	1461	1252	1278	395	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.83	0.83	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	3.1	3.1	2.9	3.1	39.5	0.0
Incr Delay (d2), s/veh	0.2	0.2	1.2	1.2	8.8	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	4.5	4.7	4.2	4.8	5.9	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	3.3	3.3	4.1	4.4	48.3	0.0
LnGrp LOS	A	A	A	A	D	A
Approach Vol, veh/h	1336			1169	135	
Approach Delay, s/veh	3.3			4.2	48.3	
Approach LOS	A			A	D	

Timer - Assigned Phs	2				6	8
Phs Duration (G+Y+Rc), s	75.6				75.6	14.4
Change Period (Y+Rc), s	* 4.5				* 4.5	5.1
Max Green Setting (Gmax), s	* 59				* 59	21.9
Max Q Clear Time (g_c+I1), s	13.1				13.0	9.3
Green Ext Time (p_c), s	11.8				13.1	0.3

Intersection Summary	
HCM 6th Ctrl Delay	6.0
HCM 6th LOS	A

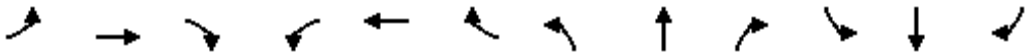
Notes

User approved volume balancing among the lanes for turning movement.

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HCM 6th Signalized Intersection Summary
1: Wilton & Hollywood

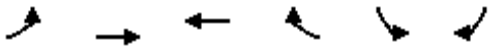
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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	25	697	99	62	1160	24	325	74	66	9	140	28
Future Volume (veh/h)	25	697	99	62	1160	24	325	74	66	9	140	28
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	27	758	108	67	1261	26	353	80	72	10	152	30
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	90	1303	581	205	1306	27	357	81	386	21	324	64
Arrive On Green	0.37	0.37	0.37	0.49	0.49	0.49	0.24	0.24	0.24	0.23	0.23	0.23
Sat Flow, veh/h	429	3554	1585	639	3561	73	1465	332	1585	95	1437	284
Grp Volume(v), veh/h	27	758	108	67	629	658	433	0	72	192	0	0
Grp Sat Flow(s),veh/h/ln	429	1777	1585	639	1777	1857	1797	0	1585	1815	0	0
Q Serve(g_s), s	2.1	15.5	4.2	8.1	30.8	30.9	21.6	0.0	3.2	8.2	0.0	0.0
Cycle Q Clear(g_c), s	33.0	15.5	4.2	23.6	30.8	30.9	21.6	0.0	3.2	8.2	0.0	0.0
Prop In Lane	1.00		1.00	1.00		0.04	0.82		1.00	0.05		0.16
Lane Grp Cap(c), veh/h	90	1303	581	205	652	681	437	0	386	409	0	0
V/C Ratio(X)	0.30	0.58	0.19	0.33	0.97	0.97	0.99	0.00	0.19	0.47	0.00	0.00
Avail Cap(c_a), veh/h	90	1303	581	205	652	681	437	0	386	409	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.33	1.33	1.33	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.86	0.86	0.86	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	44.6	22.9	19.4	27.3	22.5	22.5	33.9	0.0	27.0	30.2	0.0	0.0
Incr Delay (d2), s/veh	8.3	1.9	0.7	3.6	25.3	24.7	40.7	0.0	1.1	3.8	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.4	10.8	2.9	2.4	21.1	21.9	20.2	0.0	2.4	7.1	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	52.9	24.8	20.1	30.9	47.8	47.3	74.6	0.0	28.1	34.0	0.0	0.0
LnGrp LOS	D	C	C	C	D	D	E	A	C	C	A	A
Approach Vol, veh/h		893			1354			505			192	
Approach Delay, s/veh		25.1			46.7			68.0			34.0	
Approach LOS		C			D			E			C	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		37.6		25.4		37.6		27.0				
Change Period (Y+Rc), s		4.6		5.1		4.6		5.1				
Max Green Setting (Gmax), s		33.0		20.3		33.0		21.9				
Max Q Clear Time (g_c+I1), s		32.9		10.2		35.0		23.6				
Green Ext Time (p_c), s		0.1		0.7		0.0		0.0				

Intersection Summary												
HCM 6th Ctrl Delay			43.0									
HCM 6th LOS			D									



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	40	959	1328	20	3	84
Future Volume (veh/h)	40	959	1328	20	3	84
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	43	1042	1443	22	3	91
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	108	2502	2916	44	130	115
Arrive On Green	0.81	0.81	1.00	1.00	0.07	0.07
Sat Flow, veh/h	80	3160	3676	55	1781	1585
Grp Volume(v), veh/h	530	555	715	750	3	91
Grp Sat Flow(s),veh/h/ln	1537	1617	1777	1861	1781	1585
Q Serve(g_s), s	0.0	8.8	0.0	0.0	0.1	5.1
Cycle Q Clear(g_c), s	6.6	8.8	0.0	0.0	0.1	5.1
Prop In Lane	0.08			0.03	1.00	1.00
Lane Grp Cap(c), veh/h	1294	1316	1446	1514	130	115
V/C Ratio(X)	0.41	0.42	0.49	0.50	0.02	0.79
Avail Cap(c_a), veh/h	1294	1316	1446	1514	354	315
HCM Platoon Ratio	1.00	1.00	2.00	2.00	1.00	1.00
Upstream Filter(I)	0.82	0.82	0.81	0.81	1.00	1.00
Uniform Delay (d), s/veh	2.2	2.4	0.0	0.0	38.8	41.0
Incr Delay (d2), s/veh	0.2	0.2	1.0	0.9	0.1	11.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.5	2.8	0.7	0.7	0.1	4.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	2.3	2.5	1.0	0.9	38.8	52.3
LnGrp LOS	A	A	A	A	D	D
Approach Vol, veh/h		1085	1465		94	
Approach Delay, s/veh		2.5	1.0		51.9	
Approach LOS		A	A		D	

Timer - Assigned Phs		2		4		6
Phs Duration (G+Y+Rc), s		78.3		11.7		78.3
Change Period (Y+Rc), s		5.1		5.1		5.1
Max Green Setting (Gmax), s		61.9		17.9		61.9
Max Q Clear Time (g_c+I1), s		2.0		7.1		10.8
Green Ext Time (p_c), s		16.4		0.2		10.7

Intersection Summary		
HCM 6th Ctrl Delay		3.4
HCM 6th LOS		A



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	949	31	39	1331	14	75
Future Volume (veh/h)	949	31	39	1331	14	75
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1900	1900
Adj Flow Rate, veh/h	1032	34	42	1447	15	82
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	0	0
Cap, veh/h	2867	94	88	2687	19	104
Arrive On Green	0.82	0.82	0.82	0.82	0.08	0.08
Sat Flow, veh/h	3604	116	56	3376	247	1351
Grp Volume(v), veh/h	522	544	778	711	98	0
Grp Sat Flow(s),veh/h/ln	1777	1850	1729	1617	1615	0
Q Serve(g_s), s	6.9	6.9	0.0	13.0	5.4	0.0
Cycle Q Clear(g_c), s	6.9	6.9	11.7	13.0	5.4	0.0
Prop In Lane		0.06	0.05		0.15	0.84
Lane Grp Cap(c), veh/h	1451	1510	1455	1320	124	0
V/C Ratio(X)	0.36	0.36	0.53	0.54	0.79	0.00
Avail Cap(c_a), veh/h	1451	1510	1455	1320	359	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.90	0.90	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	2.1	2.1	2.6	2.7	40.8	0.0
Incr Delay (d2), s/veh	0.1	0.1	1.4	1.6	10.7	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.4	2.5	5.1	5.0	4.5	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	2.3	2.3	4.0	4.3	51.5	0.0
LnGrp LOS	A	A	A	A	D	A
Approach Vol, veh/h	1066			1489	98	
Approach Delay, s/veh	2.3			4.1	51.5	
Approach LOS	A			A	D	

Timer - Assigned Phs	2				6	8
Phs Duration (G+Y+Rc), s	78.0				78.0	12.0
Change Period (Y+Rc), s	* 4.5				* 4.5	5.1
Max Green Setting (Gmax), s	* 60				* 60	20.0
Max Q Clear Time (g_c+I1), s	15.0				8.9	7.4
Green Ext Time (p_c), s	16.8				9.2	0.2

Intersection Summary	
HCM 6th Ctrl Delay	5.1
HCM 6th LOS	A

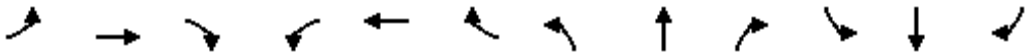
Notes

User approved volume balancing among the lanes for turning movement.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

HCM 6th Signalized Intersection Summary
1: Wilton & Hollywood

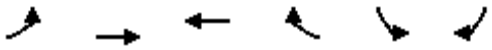
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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	31	1176	171	51	1023	23	403	132	67	14	130	14
Future Volume (veh/h)	31	1176	171	51	1023	23	403	132	67	14	130	14
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	34	1278	186	55	1112	25	438	143	73	15	141	15
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	111	1196	534	80	1196	27	376	123	439	36	336	36
Arrive On Green	0.34	0.34	0.34	0.67	0.67	0.67	0.28	0.28	0.28	0.22	0.22	0.22
Sat Flow, veh/h	495	3554	1585	362	3553	80	1359	444	1585	161	1512	161
Grp Volume(v), veh/h	34	1278	186	55	556	581	581	0	73	171	0	0
Grp Sat Flow(s),veh/h/ln	495	1777	1585	362	1777	1856	1802	0	1585	1833	0	0
Q Serve(g_s), s	5.7	30.3	7.9	0.0	24.6	24.6	24.9	0.0	3.1	7.2	0.0	0.0
Cycle Q Clear(g_c), s	30.3	30.3	7.9	30.3	24.6	24.6	24.9	0.0	3.1	7.2	0.0	0.0
Prop In Lane	1.00		1.00	1.00		0.04	0.75		1.00	0.09		0.09
Lane Grp Cap(c), veh/h	111	1196	534	80	598	625	499	0	439	407	0	0
V/C Ratio(X)	0.31	1.07	0.35	0.69	0.93	0.93	1.17	0.00	0.17	0.42	0.00	0.00
Avail Cap(c_a), veh/h	111	1196	534	80	598	625	499	0	439	407	0	0
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.91	0.91	0.91	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	42.4	29.9	22.4	29.9	13.8	13.8	32.6	0.0	24.7	30.0	0.0	0.0
Incr Delay (d2), s/veh	7.0	46.3	1.8	35.9	21.5	20.9	94.4	0.0	0.8	3.2	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.7	28.6	5.7	3.3	12.4	12.8	34.4	0.0	2.3	6.3	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	49.3	76.2	24.2	65.7	35.3	34.7	126.9	0.0	25.5	33.2	0.0	0.0
LnGrp LOS	D	F	C	E	D	C	F	A	C	C	A	A
Approach Vol, veh/h		1498			1192			654			171	
Approach Delay, s/veh		69.1			36.4			115.6			33.2	
Approach LOS		E			D			F			C	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		34.9		25.1		34.9		30.0				
Change Period (Y+Rc), s		4.6		5.1		4.6		5.1				
Max Green Setting (Gmax), s		30.3		20.0		30.3		24.9				
Max Q Clear Time (g_c+I1), s		32.3		9.2		32.3		26.9				
Green Ext Time (p_c), s		0.0		0.6		0.0		0.0				

Intersection Summary												
HCM 6th Ctrl Delay			64.9									
HCM 6th LOS			E									



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	51	1315	1117	43	12	65
Future Volume (veh/h)	51	1315	1117	43	12	65
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	55	1429	1214	47	13	71
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	106	2587	2855	110	122	108
Arrive On Green	0.82	0.82	1.00	1.00	0.07	0.07
Sat Flow, veh/h	77	3247	3581	135	1781	1585
Grp Volume(v), veh/h	757	727	618	643	13	71
Grp Sat Flow(s),veh/h/ln	1621	1617	1777	1846	1781	1585
Q Serve(g_s), s	0.0	13.4	0.0	0.0	0.6	3.9
Cycle Q Clear(g_c), s	11.1	13.4	0.0	0.0	0.6	3.9
Prop In Lane	0.07			0.07	1.00	1.00
Lane Grp Cap(c), veh/h	1370	1323	1454	1511	122	108
V/C Ratio(X)	0.55	0.55	0.43	0.43	0.11	0.66
Avail Cap(c_a), veh/h	1370	1323	1454	1511	317	282
HCM Platoon Ratio	1.00	1.00	2.00	2.00	1.00	1.00
Upstream Filter(I)	0.09	0.09	0.80	0.80	1.00	1.00
Uniform Delay (d), s/veh	2.5	2.7	0.0	0.0	39.4	40.9
Incr Delay (d2), s/veh	0.0	0.0	0.7	0.7	0.4	6.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.8	2.9	0.5	0.5	0.5	3.1
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	2.5	2.7	0.7	0.7	39.7	47.5
LnGrp LOS	A	A	A	A	D	D
Approach Vol, veh/h		1484	1261		84	
Approach Delay, s/veh		2.6	0.7		46.3	
Approach LOS		A	A		D	

Timer - Assigned Phs		2		4		6
Phs Duration (G+Y+Rc), s		78.8		11.2		78.8
Change Period (Y+Rc), s		5.1		5.1		5.1
Max Green Setting (Gmax), s		63.8		16.0		63.8
Max Q Clear Time (g_c+I1), s		2.0		5.9		15.4
Green Ext Time (p_c), s		12.4		0.1		17.7

Intersection Summary	
HCM 6th Ctrl Delay	3.1
HCM 6th LOS	A



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	1315	23	46	1146	11	99
Future Volume (veh/h)	1315	23	46	1146	11	99
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1900	1900
Adj Flow Rate, veh/h	1429	25	50	1246	12	108
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	0	0
Cap, veh/h	2857	50	104	2477	15	134
Arrive On Green	0.80	0.80	0.80	0.80	0.09	0.09
Sat Flow, veh/h	3667	62	76	3184	159	1432
Grp Volume(v), veh/h	710	744	642	654	121	0
Grp Sat Flow(s),veh/h/ln	1777	1859	1558	1617	1605	0
Q Serve(g_s), s	12.0	12.0	0.0	12.2	6.7	0.0
Cycle Q Clear(g_c), s	12.0	12.0	9.4	12.2	6.7	0.0
Prop In Lane		0.03	0.08		0.10	0.89
Lane Grp Cap(c), veh/h	1420	1486	1289	1293	151	0
V/C Ratio(X)	0.50	0.50	0.50	0.51	0.80	0.00
Avail Cap(c_a), veh/h	1420	1486	1289	1293	357	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.78	0.78	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	3.0	3.0	2.8	3.0	40.0	0.0
Incr Delay (d2), s/veh	0.2	0.2	1.4	1.4	9.5	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	4.7	4.9	4.6	5.1	5.4	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	3.2	3.2	4.1	4.5	49.5	0.0
LnGrp LOS	A	A	A	A	D	A
Approach Vol, veh/h	1454			1296	121	
Approach Delay, s/veh	3.2			4.3	49.5	
Approach LOS	A			A	D	

Timer - Assigned Phs	2			6	8
Phs Duration (G+Y+Rc), s	76.4			76.4	13.6
Change Period (Y+Rc), s	* 4.5			* 4.5	5.1
Max Green Setting (Gmax), s	* 60			* 60	20.0
Max Q Clear Time (g_c+I1), s	14.2			14.0	8.7
Green Ext Time (p_c), s	14.1			15.3	0.2

Intersection Summary	
HCM 6th Ctrl Delay	5.7
HCM 6th LOS	A

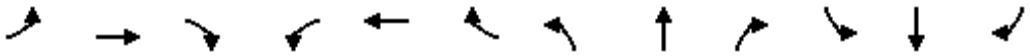
Notes

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HCM 6th Signalized Intersection Summary
1: Wilton & Hollywood

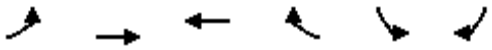
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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	25	704	99	62	1179	28	325	74	66	11	140	28
Future Volume (veh/h)	25	704	99	62	1179	28	325	74	66	11	140	28
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	27	765	108	67	1282	30	353	80	72	12	152	30
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	88	1319	588	206	1317	31	340	77	368	26	330	65
Arrive On Green	0.37	0.37	0.37	0.49	0.49	0.49	0.23	0.23	0.23	0.23	0.23	0.23
Sat Flow, veh/h	419	3554	1585	635	3549	83	1465	332	1585	112	1421	281
Grp Volume(v), veh/h	27	765	108	67	641	671	433	0	72	194	0	0
Grp Sat Flow(s),veh/h/ln	419	1777	1585	635	1777	1855	1797	0	1585	1814	0	0
Q Serve(g_s), s	1.7	15.5	4.1	8.1	31.7	31.7	20.9	0.0	3.3	8.3	0.0	0.0
Cycle Q Clear(g_c), s	33.4	15.5	4.1	23.7	31.7	31.7	20.9	0.0	3.3	8.3	0.0	0.0
Prop In Lane	1.00		1.00	1.00		0.04	0.82		1.00	0.06		0.15
Lane Grp Cap(c), veh/h	88	1319	588	206	659	689	417	0	368	421	0	0
V/C Ratio(X)	0.31	0.58	0.18	0.33	0.97	0.97	1.04	0.00	0.20	0.46	0.00	0.00
Avail Cap(c_a), veh/h	88	1319	588	206	659	689	417	0	368	421	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.33	1.33	1.33	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.86	0.86	0.86	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	44.8	22.7	19.1	27.0	22.3	22.4	34.6	0.0	27.8	29.7	0.0	0.0
Incr Delay (d2), s/veh	8.8	1.9	0.7	3.6	26.5	26.0	54.1	0.0	1.2	3.6	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.5	10.8	2.9	2.4	21.8	22.5	22.0	0.0	2.4	7.1	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	53.6	24.5	19.8	30.5	48.9	48.4	88.7	0.0	29.0	33.3	0.0	0.0
LnGrp LOS	D	C	B	C	D	D	F	A	C	C	A	A
Approach Vol, veh/h		900			1379			505			194	
Approach Delay, s/veh		24.8			47.8			80.2			33.3	
Approach LOS		C			D			F			C	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		38.0		26.0		38.0		26.0				
Change Period (Y+Rc), s		4.6		5.1		4.6		5.1				
Max Green Setting (Gmax), s		33.4		20.9		33.4		20.9				
Max Q Clear Time (g_c+I1), s		33.7		10.3		35.4		22.9				
Green Ext Time (p_c), s		0.0		0.7		0.0		0.0				

Intersection Summary												
HCM 6th Ctrl Delay			45.4									
HCM 6th LOS			D									



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	40	968	1352	20	3	84
Future Volume (veh/h)	40	968	1352	20	3	84
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	43	1052	1470	22	3	91
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	107	2499	2917	44	130	115
Arrive On Green	0.81	0.81	1.00	1.00	0.07	0.07
Sat Flow, veh/h	79	3156	3677	54	1781	1585
Grp Volume(v), veh/h	534	561	728	764	3	91
Grp Sat Flow(s),veh/h/ln	1532	1617	1777	1861	1781	1585
Q Serve(g_s), s	0.0	8.9	0.0	0.0	0.1	5.1
Cycle Q Clear(g_c), s	6.7	8.9	0.0	0.0	0.1	5.1
Prop In Lane	0.08			0.03	1.00	1.00
Lane Grp Cap(c), veh/h	1290	1316	1446	1514	130	115
V/C Ratio(X)	0.41	0.43	0.50	0.50	0.02	0.79
Avail Cap(c_a), veh/h	1290	1316	1446	1514	354	315
HCM Platoon Ratio	1.00	1.00	2.00	2.00	1.00	1.00
Upstream Filter(I)	0.82	0.82	0.77	0.77	1.00	1.00
Uniform Delay (d), s/veh	2.2	2.4	0.0	0.0	38.8	41.0
Incr Delay (d2), s/veh	0.2	0.2	1.0	0.9	0.1	11.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.5	2.8	0.7	0.7	0.1	4.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	2.4	2.6	1.0	0.9	38.8	52.3
LnGrp LOS	A	A	A	A	D	D
Approach Vol, veh/h		1095	1492		94	
Approach Delay, s/veh		2.5	0.9		51.9	
Approach LOS		A	A		D	

Timer - Assigned Phs	2	4	6
Phs Duration (G+Y+Rc), s	78.3	11.7	78.3
Change Period (Y+Rc), s	5.1	5.1	5.1
Max Green Setting (Gmax), s	61.9	17.9	61.9
Max Q Clear Time (g_c+I1), s	2.0	7.1	10.9
Green Ext Time (p_c), s	17.0	0.2	10.9

Intersection Summary	
HCM 6th Ctrl Delay	3.4
HCM 6th LOS	A



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	949	40	41	1331	38	81
Future Volume (veh/h)	949	40	41	1331	38	81
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1900	1900
Adj Flow Rate, veh/h	1032	43	45	1447	41	88
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	0	0
Cap, veh/h	2763	115	91	2600	51	109
Arrive On Green	0.79	0.79	0.79	0.79	0.10	0.10
Sat Flow, veh/h	3570	145	61	3356	519	1113
Grp Volume(v), veh/h	527	548	777	715	130	0
Grp Sat Flow(s),veh/h/ln	1777	1844	1714	1617	1644	0
Q Serve(g_s), s	7.8	7.8	0.0	14.6	7.0	0.0
Cycle Q Clear(g_c), s	7.8	7.8	13.1	14.6	7.0	0.0
Prop In Lane		0.08	0.06		0.32	0.68
Lane Grp Cap(c), veh/h	1412	1466	1405	1285	162	0
V/C Ratio(X)	0.37	0.37	0.55	0.56	0.80	0.00
Avail Cap(c_a), veh/h	1412	1466	1405	1285	365	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.89	0.89	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	2.7	2.7	3.2	3.4	39.7	0.0
Incr Delay (d2), s/veh	0.1	0.1	1.6	1.7	8.9	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.1	3.3	6.5	6.3	5.7	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	2.8	2.8	4.8	5.1	48.7	0.0
LnGrp LOS	A	A	A	A	D	A
Approach Vol, veh/h	1075			1492	130	
Approach Delay, s/veh	2.8			5.0	48.7	
Approach LOS	A			A	D	

Timer - Assigned Phs	2				6	8
Phs Duration (G+Y+Rc), s	76.0				76.0	14.0
Change Period (Y+Rc), s	* 4.5				* 4.5	5.1
Max Green Setting (Gmax), s	* 60				* 60	20.0
Max Q Clear Time (g_c+I1), s	16.6				9.8	9.0
Green Ext Time (p_c), s	16.7				9.3	0.2

Intersection Summary	
HCM 6th Ctrl Delay	6.2
HCM 6th LOS	A

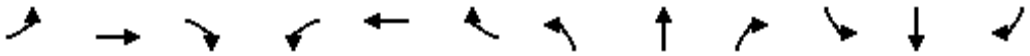
Notes

User approved volume balancing among the lanes for turning movement.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

HCM 6th Signalized Intersection Summary
1: Wilton & Hollywood

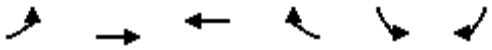
08/20/2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	31	1192	171	51	1034	25	403	132	67	18	130	14
Future Volume (veh/h)	31	1192	171	51	1034	25	403	132	67	18	130	14
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	34	1296	186	55	1124	27	438	143	73	20	141	15
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	93	1161	518	80	1159	28	361	118	421	51	357	38
Arrive On Green	0.33	0.33	0.33	0.65	0.65	0.65	0.27	0.27	0.27	0.24	0.24	0.24
Sat Flow, veh/h	488	3554	1585	356	3547	85	1359	444	1585	208	1468	156
Grp Volume(v), veh/h	34	1296	186	55	563	588	581	0	73	176	0	0
Grp Sat Flow(s),veh/h/ln	488	1777	1585	356	1777	1855	1802	0	1585	1832	0	0
Q Serve(g_s), s	2.4	29.4	8.1	0.0	27.0	27.0	23.9	0.0	3.2	7.2	0.0	0.0
Cycle Q Clear(g_c), s	29.4	29.4	8.1	29.4	27.0	27.0	23.9	0.0	3.2	7.2	0.0	0.0
Prop In Lane	1.00		1.00	1.00		0.05	0.75		1.00	0.11		0.09
Lane Grp Cap(c), veh/h	93	1161	518	80	580	606	479	0	421	446	0	0
V/C Ratio(X)	0.37	1.12	0.36	0.69	0.97	0.97	1.21	0.00	0.17	0.39	0.00	0.00
Avail Cap(c_a), veh/h	93	1161	518	80	580	606	479	0	421	446	0	0
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.91	0.91	0.91	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	44.5	30.3	23.1	30.3	15.2	15.2	33.1	0.0	25.4	28.5	0.0	0.0
Incr Delay (d2), s/veh	10.8	64.5	1.9	35.9	29.0	28.3	114.2	0.0	0.9	2.6	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.9	32.3	5.8	3.3	14.3	14.7	37.3	0.0	2.3	6.2	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	55.3	94.8	25.1	66.2	44.2	43.5	147.3	0.0	26.3	31.1	0.0	0.0
LnGrp LOS	E	F	C	E	D	D	F	A	C	C	A	A
Approach Vol, veh/h		1516			1206			654			176	
Approach Delay, s/veh		85.3			44.9			133.8			31.1	
Approach LOS		F			D			F			C	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		34.0		27.0		34.0		29.0				
Change Period (Y+Rc), s		4.6		5.1		4.6		5.1				
Max Green Setting (Gmax), s		29.4		21.9		29.4		23.9				
Max Q Clear Time (g_c+I1), s		31.4		9.2		31.4		25.9				
Green Ext Time (p_c), s		0.0		0.7		0.0		0.0				

Intersection Summary												
HCM 6th Ctrl Delay			77.8									
HCM 6th LOS			E									



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	51	1334	1130	43	12	65
Future Volume (veh/h)	51	1334	1130	43	12	65
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	55	1450	1228	47	13	71
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	105	2588	2856	109	122	108
Arrive On Green	0.82	0.82	1.00	1.00	0.07	0.07
Sat Flow, veh/h	75	3247	3583	133	1781	1585
Grp Volume(v), veh/h	769	736	625	650	13	71
Grp Sat Flow(s),veh/h/ln	1621	1617	1777	1846	1781	1585
Q Serve(g_s), s	0.0	13.7	0.0	0.0	0.6	3.9
Cycle Q Clear(g_c), s	11.4	13.7	0.0	0.0	0.6	3.9
Prop In Lane	0.07			0.07	1.00	1.00
Lane Grp Cap(c), veh/h	1369	1323	1454	1511	122	108
V/C Ratio(X)	0.56	0.56	0.43	0.43	0.11	0.66
Avail Cap(c_a), veh/h	1369	1323	1454	1511	317	282
HCM Platoon Ratio	1.00	1.00	2.00	2.00	1.00	1.00
Upstream Filter(I)	0.09	0.09	0.78	0.78	1.00	1.00
Uniform Delay (d), s/veh	2.5	2.7	0.0	0.0	39.4	40.9
Incr Delay (d2), s/veh	0.0	0.0	0.7	0.7	0.4	6.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.9	3.0	0.5	0.5	0.5	3.1
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	2.6	2.8	0.7	0.7	39.7	47.5
LnGrp LOS	A	A	A	A	D	D
Approach Vol, veh/h		1505	1275		84	
Approach Delay, s/veh		2.7	0.7		46.3	
Approach LOS		A	A		D	

Timer - Assigned Phs		2		4		6
Phs Duration (G+Y+Rc), s		78.8		11.2		78.8
Change Period (Y+Rc), s		5.1		5.1		5.1
Max Green Setting (Gmax), s		63.8		16.0		63.8
Max Q Clear Time (g_c+I1), s		2.0		5.9		15.7
Green Ext Time (p_c), s		12.6		0.1		18.1

Intersection Summary	
HCM 6th Ctrl Delay	3.1
HCM 6th LOS	A



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	1315	42	51	1146	24	103
Future Volume (veh/h)	1315	42	51	1146	24	103
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1900	1900
Adj Flow Rate, veh/h	1429	46	55	1246	26	112
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	0	0
Cap, veh/h	2768	89	110	2399	32	138
Arrive On Green	0.79	0.79	0.79	0.79	0.11	0.11
Sat Flow, veh/h	3607	113	85	3131	303	1305
Grp Volume(v), veh/h	722	753	637	664	139	0
Grp Sat Flow(s),veh/h/ln	1777	1850	1514	1617	1620	0
Q Serve(g_s), s	13.1	13.1	0.0	13.3	7.6	0.0
Cycle Q Clear(g_c), s	13.1	13.1	9.9	13.3	7.6	0.0
Prop In Lane		0.06	0.09		0.19	0.81
Lane Grp Cap(c), veh/h	1399	1457	1236	1274	171	0
V/C Ratio(X)	0.52	0.52	0.52	0.52	0.81	0.00
Avail Cap(c_a), veh/h	1399	1457	1236	1274	360	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.77	0.77	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	3.4	3.4	3.1	3.4	39.4	0.0
Incr Delay (d2), s/veh	0.3	0.2	1.5	1.5	8.9	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	5.5	5.8	5.2	5.9	6.1	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	3.7	3.7	4.6	5.0	48.2	0.0
LnGrp LOS	A	A	A	A	D	A
Approach Vol, veh/h	1475			1301	139	
Approach Delay, s/veh	3.7			4.8	48.2	
Approach LOS	A			A	D	

Timer - Assigned Phs	2			6	8
Phs Duration (G+Y+Rc), s	75.4			75.4	14.6
Change Period (Y+Rc), s	* 4.5			* 4.5	5.1
Max Green Setting (Gmax), s	* 60			* 60	20.0
Max Q Clear Time (g_c+I1), s	15.3			15.1	9.6
Green Ext Time (p_c), s	14.3			15.7	0.3

Intersection Summary	
HCM 6th Ctrl Delay	6.3
HCM 6th LOS	A

Notes

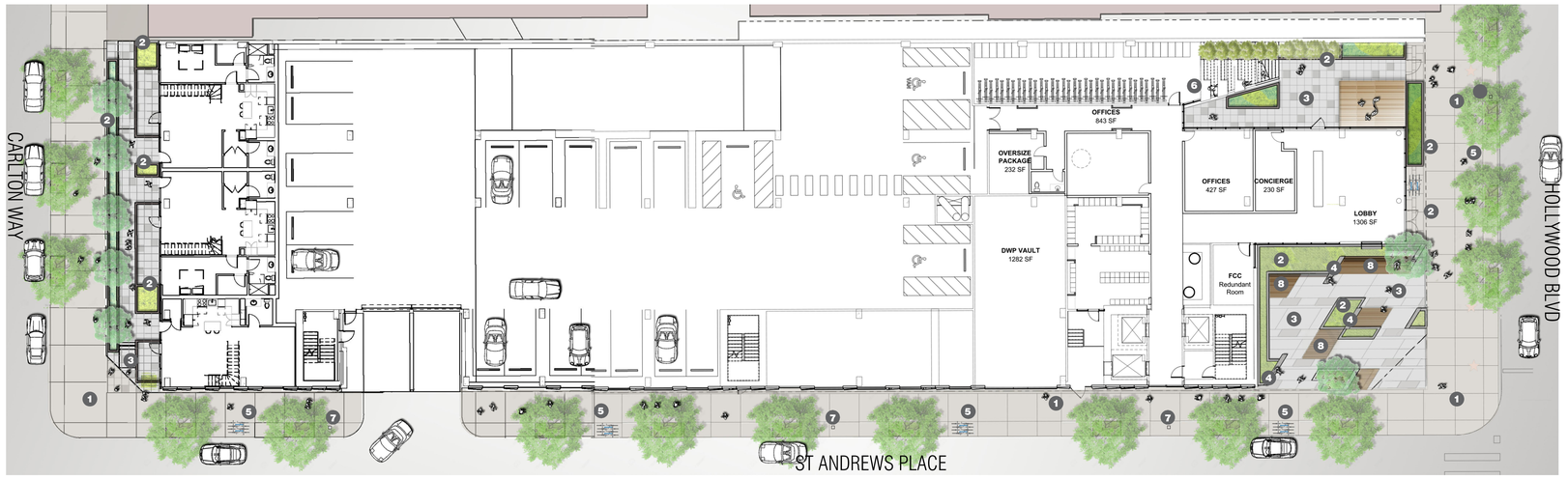
User approved volume balancing among the lanes for turning movement.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Attachment J
Landscape Plan

ESA

GROUND LEVEL LANDSCAPE SCHEMATIC PLAN



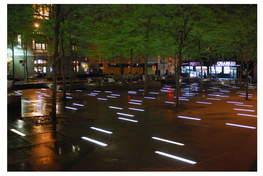
GROUND LEVEL FLOOR PLAN

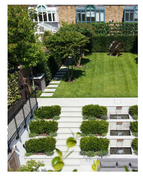
0 16 32 FT
GRAPHIC SCALE
SCALE : 1/6 " = 1'-0"

INSPIRATIONAL IMAGERY


URBAN GARDEN


URBAN GARDEN


IN-GROUND LED WAY FINDING LIGHTS



STAIR GARDEN


BUILT-IN BENCH W/ LIGTHING


PAVING PATTERN

PLANTING PALETTE

STREET TREES


JACARANDA MIMOSLIFOLIA


PLATANUS x ACERIFOLIA


KOELREUTERIA BIPINNATANA

SECOND FLOOR


ACER PALMATUM


ARBUTUS MARINA


CERCIS OCCIDENTALIS


ALCANTAREA IMPERIALIS


ALPINIA ZERUMBET 'VARIEGATA'


ASPLENIUM NIDUS


CAREX 'SPARKLER'


CLIVIA MINIATA 'BELGIAN HYBRID'


CYCAS REVOLUTA


DIANELLA TASMATICA


LIRIOPE MUSCARI 'BIG BLUE'


OPHIOPOGON PLANISCAPUS


NEOREGELIA CHILE VERDE


NEPHROLEPIS CORDIFOLIA


PITTOSPORUM CREME DE MINT


PLEIOBLASTUS FORTUNEI


GARDENIA JASM. 'VEITCHII'

LEGEND

1. NATURAL GRAY SIDEWALK
   - PER CITY STDS.
2. BUILT-IN CONCRETE PLANTERS
   - C.I.P. CONCRETE W/ SMOOTH TROWEL FINISH / COLOR: NATURAL GRAY
3. ENHANCED PAVING
   - 4" THICK C.I.P. CONCRETE PAVING ON-STRUCTURE W/ EXPOSED AGGREGATE AND TOPCAST FINISH / COLOR: TBD / MANUF. - TRADEMARK
4. BUILT-IN CONCRETE BENCH
   - C.I.P. CONCRETE W/ SMOOTH TROWEL FINISH / COLOR: NATURAL GRAY
5. BIKE RACK
   - PER CITY STDS.
6. AMPHITHEATER SEATING
   - C.I.P. CONCRETE W/ SMOOTH TROWEL FINISH / COLOR: NATURAL GRAY
7. TRASH RECEPTACLE
   - PER CITY STDS.
8. LINEAR TILE STRIPS
   - NARROW MODULAR PAVERS ON-STRUCTURE / AVAIL. FROM STEPSTONE

DEVELOPMENT STANDARDS

STREETSCAPE ELEMENTS:

ST ANDREWS PLACE: 336' STREET FRONTAGE

STREET TREES W/ METAL COVERS: 30' O.C.

336'/30' = 11 REQUIRED, 11 PROVIDED

BIKE RACKS: ONE/ 50' OF FRONTAGE

336'/50 = 7 REQUIRED, 8 PROVIDED

TRASH RECEPTACES: 336'/100 = 3 REQUIRED, 3 PROVIDED

PUBLIC BENCHES: 336'/250' = 1 REQUIRED, 6 PROVIDED

HOLLYWOOD BLVD: 94' STREET FRONTAGE

STREET TREES W/ METAL COVERS: 30' O.C.

94'/30' = 3 REQUIRED, 4 PROVIDED

BIKE RACKS: ONE/ 50' OF FRONTAGE

94'/50 = 2 REQUIRED, 2 PROVIDED

TRASH RECEPTACES: 94'/100 = 1 REQUIRED, 1 PROVIDED

HKS

ARCHITECT
HKS ARCHITECTS, INC.
10880 WILSHIRE BLVD.
SUITE 1850
LOS ANGELES, CA 90024

STRUCTURAL ENGINEER
NABIH YOUSSEF STRUCTURAL ENGINEERS
550 SOUTH HOPE STREET, SUITE 1700
LOS ANGELES, CA 90071

MEP ENGINEERS
HENDERSON ENGINEERS
510 W. 6TH STREET, SUITE 800
LOS ANGELES, CA 90014

CIVIL ENGINEER
KPFF
700 SOUTH FLOWER STREET, SUITE 2100
LOS ANGELES, CA 90017

LANDSCAPE ARCHITECT
KSA DESIGN STUDIO
6150 WASHINGTON BOULEVARD, ARTS DISTRICT
CULVER CITY, CA 90232

INTERIOR DESIGNER
HKS ARCHITECTS, INC.
350 N SAINT PAUL ST, #100
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OWNER
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OWNER'S CONSULTANT
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448 S. HILL STREET, SUITE 408
LOS ANGELES, CA 90013

INTERIM REVIEW ONLY

These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, permit, or construction purposes.

Architect: XXXXXX
Arch. Reg. No.: XXXX
Date: XX/XX/XXXX

KEY PLAN

REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
23308

DATE
07/24/20

ISSUE
SCHEMATIC DESIGN

SHEET TITLE
GROUND LEVEL

SHEET NO.
L1.00



THE PLANT PALETTE OF LEVEL 3, TOLERATE BOTH PART SHADE AND SUN. LEAFY SHRUBS AND GRASSES ARE COMBINED WITH FLOWERING PERENNIALS. THESE LEVELS ARE MORE LUSH AND GREENER THAN THE ROOF LEVEL PLANTS, YET ONLY REQUIRE MODERATE AMOUNTS OF WATER. THE PLANTS CHOSEN FOR THESE AREAS ARE ABLE TO STAND THE MORNING SUN AND THE REFLECTION OF THE AFTERNOON SUN FROM THE BUILDING WINDOWS.

LEGEND

1. BUILT-IN CONCRETE PLANTERS
   - C.I.P. CONCRETE W/ SMOOTH TROWEL FINISH / COLOR: NATURAL GRAY
2. ENHANCED PAVING
   - 4" THICK C.I.P. CONCRETE PAVING ON-STRUCTURE W/ EXPOSED AGGREGATE AND TOPCAST FINISH / COLOR: TBD / MANUF. - TRADEMARK
3. AMPHITHEATER SEATING
   - C.I.P. CONCRETE W/ SMOOTH TROWEL FINISH / COLOR: NATURAL GRAY
4. SEDUM PLANTING
   - PORTABLE LINEAR PLANTERS / SIZE: 72"x42" / AVAIL. FROM TOURNESOL
5. OUTDOOR FURNITURE
   - REFER TO INTERIORS DWGS.
6. CO-WORKING AREA
   - 1X6 KUMARU WOOD DECKING W/ PENOFIN FINISH / PEDESTAL SUPPORT SYSTEM W/ 2X P.T. FRAMING / AVAIL. FROM TILE TECH

3RD LEVEL FLOOR PLAN

0 16 32 FT
GRAPHIC SCALE
SCALE : 1/6 " = 1'-0"

INSPIRATIONAL IMAGERY


TERRACE LOUNGE SEATING


COMMUNAL SEATING


CO-WORKING AREA


AMPHITHEATER SEATING


VERTICAL VINE


VERTICAL VINE STRUCTURE


MODULAR OUTDOOR FURNITURE

PLANTING PALETTE


PHOTINIA x FRARESI


LIGUSTRUM JAPONICUM


RAPHIOLEPSIS UMBELLATA 'MINOR'


WESTRINGIA 'GREY BOX'


SALVIA GREGGII 'FURMAN'S RED'


DIANELLA CAERULEA 'LITTLE BECCA'


TEUCRIUM CHAMAEDRYS


CUPHEA HYSSOPIFOLIA


LOMANDRA 'LIME TUFF'


SEDUM 'BLUE PEARL' PPAF


SEDUM KAMTSCHATICUM


SEDUM PACHYCLADOS


SEDUM REFLEXUM


SEDUM SPURIUM 'TRICOLOR'


SEDUM TERNATUM


SEDUM 'DRAGONS BLOOD'

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INTERIM REVIEW ONLY

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Architect: XXXXXX
Arch. Reg. No.: XXXX
Date: XX/XX/XXXX

KEY PLAN

REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
23308

DATE
07/24/20

ISSUE
SCHEMATIC DESIGN

SHEET TITLE
3RD LEVEL

SHEET NO.
L2.00



THE PLANT PALETTE OF LEVEL 5, TOLERATE BOTH PART SHADE AND SUN. LEAFY SHRUBS AND GRASSES ARE COMBINED WITH FLOWERING PERENNIALS. THESE LEVELS ARE MORE LUSH AND GREENER THAN THE ROOF LEVEL PLANTS, YET ONLY REQUIRE MODERATE AMOUNTS OF WATER. THE PLANTS CHOSEN FOR THESE AREAS ARE ABLE TO STAND THE MORNING SUN AND THE REFLECTION OF THE AFTERNOON SUN FROM THE BUILDING WINDOWS.

LEGEND

1. DECK AND PAVING PATTERN
2. LOUNGE AREA W/ DECKING
   - REFER TO INTERIORS DWGS. FOR FURNITURE
3. BUILT-IN BENCH AND PLANTER
   - WOOD SLAT BENCH W/ STEEL SUPPORTS / C.I.P. CONCRETE PLANTER W/ SMOOTH TROWEL FINISH / COLOR: NATURAL GRAY
4. ENHANCED PAVING
   - STONE PAVERS W/ PEDESTAL SUPPORT SYSTEM / COLOR: TBD / MANUF. - TILE TECH
5. DECKING
   - 1X6 KUMARU WOOD DECKING W/ PENOFIN FINISH / PEDESTAL SUPPORT SYSTEM W/ 2X P.T. FRAMING / AVAIL. FROM TILE TECH
6. BUILT-IN PLANTER
   - C.I.P. CONCRETE PLANTER W/ SMOOTH TROWEL FINISH / COLOR: NATURAL GRAY

4TH LEVEL FLOOR PLAN

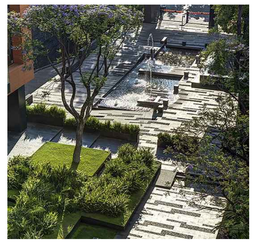
0 16 32 FT
GRAPHIC SCALE
SCALE : 1/6 " = 1'-0"

INSPIRATIONAL IMAGERY


DECK AND PAVING PATTERN


LOUNGE AREA W/ DECKING


DECKING


BUILT IN PLANTER


BUILT - IN BENCH AND PLANTER


BUILT- IN SEATING LOUNGE AREA

PLANTING PALETTE


LAEGERSTROMEA INDICA 'NATCHEZ'


CERCIDIUM D MUSEUM


OLEA EUROPAEA 'MONTRA'


CHONDROPETALUM TECTORUM


ARMERIA MARITIMA


DIANELLA CAERULEA 'LITTLE BECCA'


TEUCRIUM CHAMAEDRYS


FESTUCA GLAUCA 'ELIJAH BLUE'

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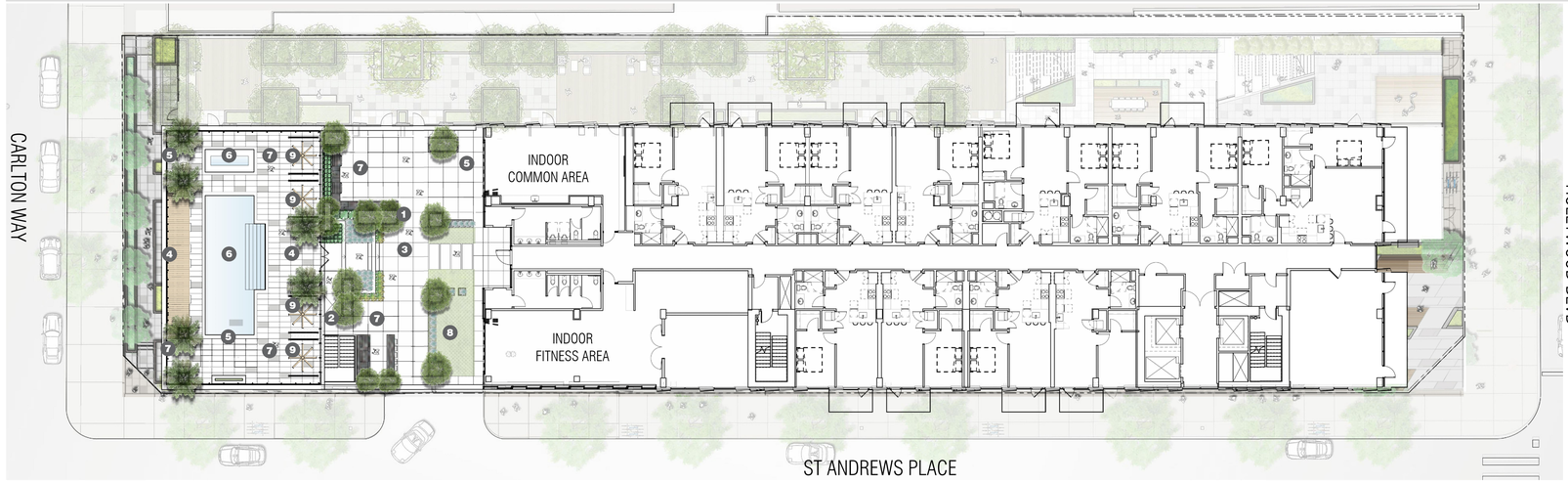
HKS PROJECT NUMBER
23308
DATE
07/24/20
ISSUE
SCHEMATIC DESIGN

SHEET TITLE
4TH LEVEL

SHEET NO.
L3.00

8TH LEVEL LANDSCAPE SCHEMATIC PLAN

5600 HOLLYWOOD BLVD / 23308 / 07/24/2020



LEVEL 8, FEATURE DROUGHT TOLERANT, HEAT LOVING PLANTS WITH BRIGHT FLOWERS THAT ENJOY A DRY SUNNY ENVIRONMENT. THE DESIGN INCLUDES A MIX OF TEXTURES RANGING FROM SOFTER, LACIER PLANTS TO STRUCTURAL, MORE SCULPTURAL PLANTS. TREES PROVIDE RELIEF FROM SUN YET REMAIN COMPACT WHICH IS GOOD FOR SMALL TERRACE ENVIRONMENT.

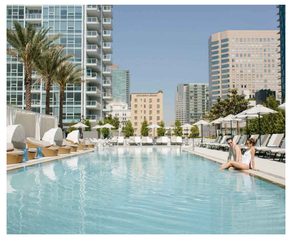
LEGEND

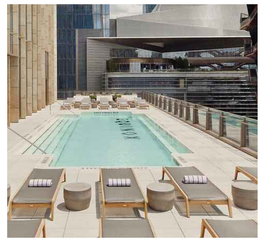
1. BUILT-IN CONCRETE PLANTERS
   - C.I.P. CONCRETE W/ SMOOTH TROWEL FINISH / COLOR: NATURAL GRAY
2. ADA LIFT
   - MANUF. - TBD
3. ENHANCED PAVING
   - 36"X36" LARGE SCALE PAVERS / COLOR/FINISH - TBD / AVAIL. FROM STEPSTONE
4. POOL SIDE DECKING
   - 18"X36" LARGE SCALE PAVERS / COLOR/FINISH - TBD / AVAIL. FROM STEPSTONE
5. FIREPIT LOUNGE AREA
   - FIREPIT MANUF. - PALOFORM / FURNITURE - REFER TO INTERIORS DWGS.
6. POOL & SPA AREA
   - POOL & SPA COPING TO MATCH ADJACENT PAVING
7. OUTDOOR DINING AREA
   - BUILT-IN COUNTER W/ TWO BBQ'S AND BUILT-IN BANQUETTE
8. OUTDOOR FITNESS AREA
   - SYNTHETIC TURF AREA W/ TURF TRAY SYSTEM / AVAIL. FROM TILE TECH
9. POOL CABANA
   - KETTAL PAVILION PER ARCH. DWGS.

0 16 32 FT
GRAPHIC SCALE
SCALE : 1/6 " = 1'-0"

8TH FLOOR LEVEL PLAN

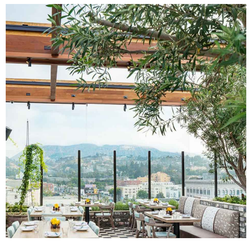
INSPIRATIONAL IMAGERY

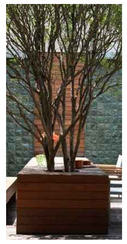

POOL


POOL STEPS


POOL WITH PALMS


POOL CABANA


DINING AREA


TREE IN PLANTER


LOUNGE AREA


ROOF TOP LOUNGE SUNSET

PLANTING PALETTE


CHITALPA x TASHKENTENSIS


PHOENIX CANARIENSIS


LAGESTROEMIA INDICA 'NATCHEZ'


MUHLENBERGIA LINDHEIMERI


OLEA EUROPAEA 'MONTRA'


WESTRINGIA 'GREY BOX'


LAVANDULA STOECHAS 'OTTO QUAST'


GREVILLEA LANIGERA 'PROSTRATA'

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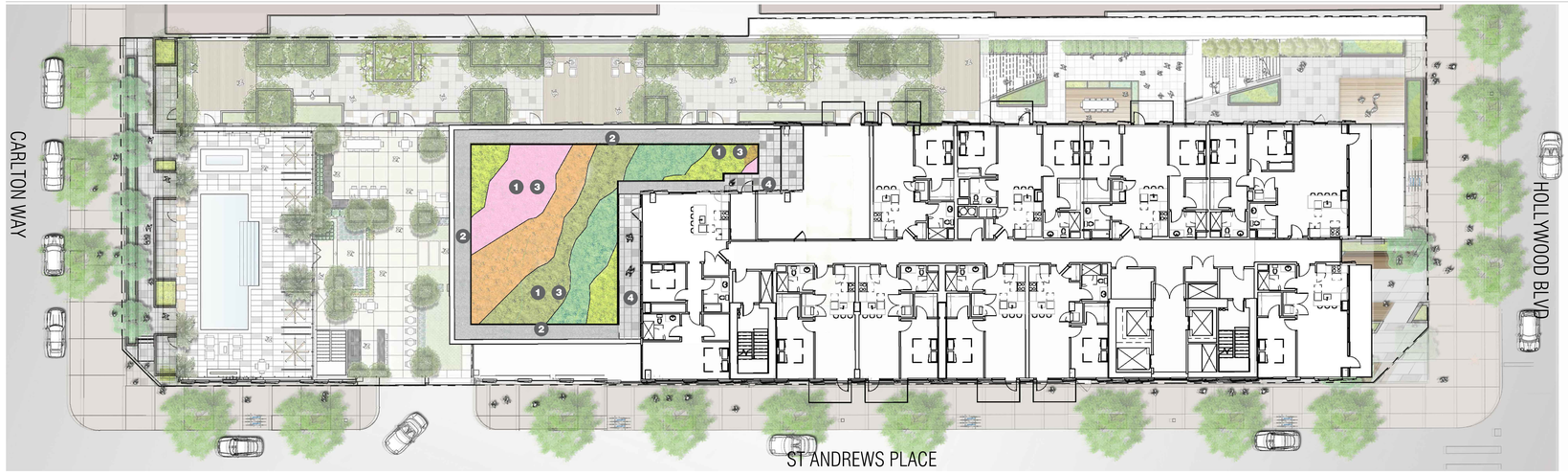
ISSUE
SCHEMATIC DESIGN

SHEET TITLE
8TH LEVEL

SHEET NO.
L4.00

13TH LEVEL LANDSCAPE CONCEPT PLAN

5600 HOLLYWOOD BLVD / 23308 / 11/11/2019



LEVEL 12, FEATURE DROUGHT TOLERANT, HEAT LOVING PLANTS WITH BRIGHT FLOWERS THAT ENJOY A DRY SUNNY ENVIRONMENT. THE DESIGN INCLUDES A MIX OF TEXTURES RANGING FROM SOFTER, LACIER PLANTS TO STRUCTURAL, MORE SCULPTURAL PLANTS. TREES PROVIDE RELIEF FROM SUN YET REMAIN COMPACT WHICH IS GOOD FOR SMALL TERRACE ENVIRONMENT.

LEGEND

1. GREENROOF
   - LIVE ROOF PLANT SYSTEM W/ PEDESTAL SUPPORT SYSTEM
2. BUFFER AREA W/ CRUSHED BLUESTONE ROCK
   - 24" WIDE BUFFER AREA W/ 3/8" BLUESTONE ROCK
3. SEDUM PLANTING
   - VARIOUS SEDUM PLANTING W/ IN LIVE ROOF SYSTEM
4. ENHANCED PAVING
   - STONE PAVERS W/ PEDESTAL SUPPORT SYSTEM / COLOR: TBD / MANUF. - TILE TECH

0 16 32 FT
GRAPHIC SCALE
SCALE : 1/6 " = 1'-0"

13TH LEVEL FLOOR PLAN

INSPIRATIONAL IMAGERY


GREEN ROOF


PAVING TO GREEN ROOF TRANSITION


SEDUM PLANTING


EDGE CONDITION


3/8" CRUSHED BLUE STONE

PLANTING PALETTE

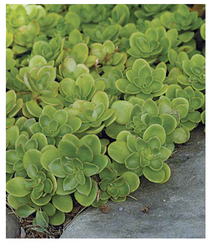

SEDUM 'BLUE PEARL' PPAF


SEDUM KAMTSCHATICUM


SEDUM PACHYCLADOS


SEDUM REFLEXUM


SEDUM SPURIUM 'TRICOLOR'


SEDUM TERNATUM


SEDUM 'DRAGONS BLOOD'

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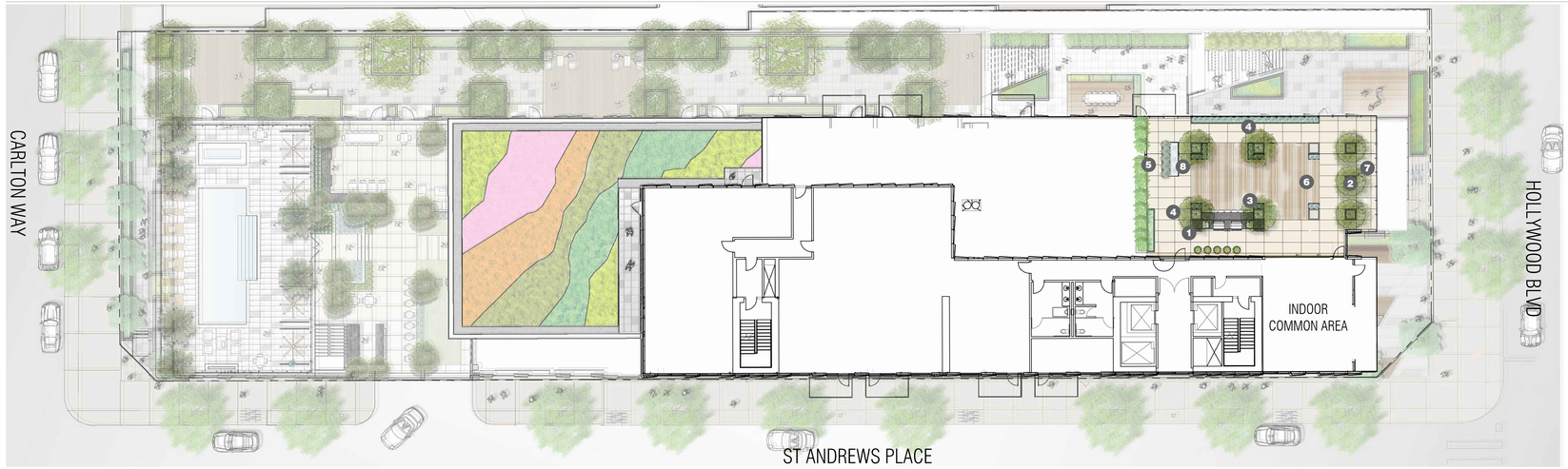
ISSUE
SCHEMATIC DESIGN

SHEET TITLE
13TH LEVEL

SHEET NO.
L5.00

17TH LEVEL LANDSCAPE SCHEMATIC PLAN

5600 HOLLYWOOD BLVD / 23308 / 7/24/2020



ROOFTOP LEVEL, FEATURE DROUGHT TOLERANT, HEAT LOVING PLANTS WITH BRIGHT FLOWERS THAT ENJOY A DRY SUNNY ENVIRONMENT. THE DESIGN INCLUDES A MIX OF TEXTURES RANGING FROM SOFTER, LACIER PLANTS TO STRUCTURAL, MORE SCULPTURAL PLANTS. TREES PROVIDE RELIEF FROM SUN YET REMAIN COMPACT WHICH IS GOOD FOR SMALL TERRACE ENVIRONMENT.

LEGEND

1. ENHANCED PAVING
   - 36"X36" LARGE SCALE PAVERS / COLOR/FINISH - TBD / AVAIL. FROM STEPSTONE
2. FIREPIT LOUNGE AREA
   - FIREPIT MANUF. - PALOFORM / FURNITURE - REFER TO INTERIORS DWGS.
3. OUTDOOR KITCHEN/BAR AREA
   - BUILT-IN COUNTER W/ TWO BBQ'S AND BUILT-IN BANQUETTE
4. BUILT-IN CONCRETE PLANTERS
   - C.I.P. CONCRETE W/ SMOOTH TROWEL FINISH / COLOR: NATURAL GRAY
5. UTILITY ACCESS
6. DECKING
   - 1X6 KUMARU WOOD DECKING W/ PENOFIN FINISH / PEDESTAL SUPPORT SYSTEM W/ 2X P.T. FRAMING / AVAIL. FROM TILE TECH
7. VIEW SEATING AREA
8. WATER FEATURE
   - MANUF. - TBD

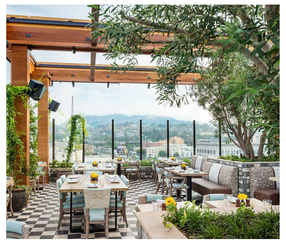
0 16 32 FT
GRAPHIC SCALE
SCALE : 1/6 " = 1'-0"

17TH LEVEL FLOOR PLAN

INSPIRATIONAL IMAGERY

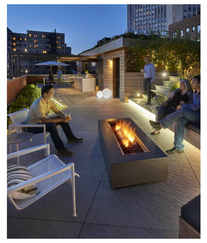

ROOFTOP DINING


SEATING

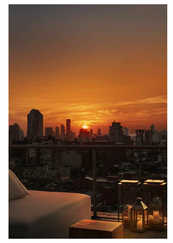

DINING AREA


WATER FEAUTURE


LOUNGE SEATING

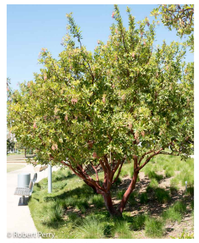

FIRE PIT AREA


TREE PLANTER


LOUNGE SUNSET

PLANTING PALETTE


OLEA EUROPAEA 'WILSONII'


ARBUTUS MARINA MULTI


AGAVE ATTENUATA 'BOUTIN BLUE'


CALLISTEMON 'LITTLE JOHN'


HESPERALOE PARVIFLORA


LANTANA CAMARA 'RADIATION'


SENECIO VITALIS


SENECIO MANDRALISCAE

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HKS PROJECT NUMBER
23308
DATE
07/24/20
ISSUE
SCHEMATIC DESIGN

SHEET TITLE
17TH LEVEL

SHEET NO.
L6.00

ROOFTOP PERSPECTIVE RENDERING

5600 HOLLYWOOD BLVD / 23308 / 07/16/2020



HKS

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23308

DATE
07/24/20

ISSUE
SCHEMATIC DESIGN

SHEET TITLE
ROOFTOP PERSPECTIVE RENDERING

SHEET NO.
L7.00

ROOFTOP BIRDEYE RENDERING

5600 HOLLYWOOD BLVD / 23308 / 07/16/2020



HKS

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ISSUE
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SHEET TITLE
ROOFTOP BIRD'S-EYE VIEW RENDERING

SHEET NO.
L8.00