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September 2, 2022

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

APPEAL FOR A PROPOSED PROJECT AT 3209-3227 WEST SUNSET BOULEVARD; CASE NO. CPC-2021-2035-DB-CU-CUB-SPR-HCA; CF 22-0468

At its meeting of January 13, 2022, the City Planning Commission (CPC) approved the demolition of an existing one- and two-story auto shop with an adjoining surface level parking lot and the construction, use, and maintenance of a new 84,662 square-foot, seven-story mixed-use residential development consisting of 86 residential units (with 10 units reserved for Very Low Income Households). The 86 residential units consist of 14 studios, 49 one-bedroom units, and 23 two-bedroom units. The building will be constructed with one at grade parking garage with 69 parking spaces. The proposed project will also include 2,446 square feet of retail uses and 2,168 square feet of restaurant uses. Additionally, the project will provide approximately 7,020 square feet of open space. The CPC determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332. The approved entitlements are as follows:

1) A Conditional Use Permit to allow a Density Bonus for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22-A,25;

2) A Density Bonus Compliance Review to permit a housing development project consisting of 86 dwelling units, of which 10 units will be set aside for Very Low Income households and with the following Incentives and Waivers of Development Standards:

   a. An Off-Menu Incentive to permit a 100% decrease in residential parking for the project site;

   b. An Off-Menu Incentive to permit a 100% decrease in required commercial parking for the project site;

   c. An Off-Menu Incentive to permit an increase of Floor Area Ratio (FAR) from 1.5:1 to 3.76:1;
   d. A Waiver of Development Standards to permit an increase in stories from three (3) stories to seven (7) stories;

e. A Waiver of Development Standards to permit a reduction in side yard setbacks from 10 feet to 0 feet;

f. A Waiver of Development Standards to permit a reduction in rear yard setbacks from 20 feet to 0 feet;

g. A Waiver of Development Standards to permit a 24% reduction in required Open Space; and

h. A Waiver of Development Standards to permit a height increase from 45 feet to 83 feet and 10 inches;

3) A Conditional Use permit for the sale and dispensing of a full-line of alcoholic beverages for on and off-site consumption for two (2) establishments; and

4) A Site Plan Review for a project that results in an increase of 50 or more dwelling units.

Following this action, two (2) appeals were filed in a timely manner. Below is the Department of Planning's response to the appeals.

A. California Environmental Quality Act (CEQA)

The CEQA arguments collectively raised by appellants, Nicole Antoine and David J. Richardson, can be summarized as follows:

1) The project is being piecemealed due to the City's approval of two (2) other developments purported to be under the same ownership as the subject project, as well as the potential of a fourth project, also purported to be under the same ownership as the subject project, all of which are located within ¼ mile of the subject property along Sunset Boulevard.

2) The project will result in significant traffic, air quality, public services (fire and emergency access), and parking impacts when considered individually and cumulatively.

3) A "fair argument" exists that the proposed project may have a significant effect on the environment and an Environmental Impact Report (EIR) must therefore be prepared for the proposed project.

The environmental consultant, Parker Environmental Consultants, has prepared a detailed response to these claims, supported by substantial evidence, which is attached to this memo. Nevertheless, a brief response to these claims is provided here.

First, appellants' argument regarding improper piecemealing is without merit. Improper piecemealing occurs when a larger project's environmental impacts are submerged by chopping the larger project into multiple projects, each with a minimal potential impact on the environment. Here, however, the proposed project is not part of a larger project. The key issue when considering whether improper piecemealing has occurred is to determine whether multiple projects are, in fact, part of the same project. This is not the case here. The projects referenced by the appeals – located at 3004-3016 and 3301-3218 Sunset Blvd – have separate and independent utility from the proposed project. None of these projects is an integral part of the other projects. The proposed project is not a reasonably

foreseeable consequence of the previously approved projects. And, the proposed project is not an expansion of any of the other projects. Each of these three projects are located on separate properties under separate ownership, none of the projects share a common property line, and the projects are all geographically separated by either Sunset Boulevard and/or other developed properties. The appellants also contend that the proposed project is part of purported future development at 3210-3218 Sunset Boulevard, but there is no project proposed at 3210-3218 Sunset Boulevard. Appellant's assertion to the contrary is speculation.

Second, the proposed project will not have significant traffic, noise, air quality, or water quality impacts, nor will it have any significant cumulative impacts, including impacts relating to parking. The Justification to Support a Categorical Exemption ("Justification") prepared for the Project, which can be found in the environmental case file, ENV-2021-2036-CE, is supported by substantial evidence and confirms these conclusions. (See, e.g., Justification, pp. 50-79.) For example, appellants' contention that the proposed project would result in a significant air quality impact while cars look for parking is without merit. The Justification demonstrates that the emissions resulting from the proposed project, including from vehicles driving to and from the proposed project, is significantly below the relevant thresholds of significance. (See Justification, pp. 75-76.)

Moreover, the proposed project will not have a significant impact on the environment relating to parking and aesthetic issues. As a preliminary matter, to qualify for the Class 32 exemption, a proposed project does not need to establish that it will not have a significant impact on parking or aesthetic issues. (CEQA Guidelines, § 15332.) Nevertheless, the proposed project will not have significant aesthetic or parking impacts.

The Justification additionally considered the proposed project's potential to result in cumulative impacts, and as part of this analysis, the Justification considered (among other projects) the projects located at 3004-3016 and 3301-3218 Sunset Boulevard, which are referenced in the appeals. The Justification concluded based on substantial evidence that the proposed project, in conjunction with these other projects, would not have a significant cumulative impact on the environment. Appellants' speculation regarding potential cumulative impacts does not constitute substantial evidence. (*Hines v. California Coastal Comm'n* (2010) 186 Cal.App.4th 830, 857.) Under CEQA, speculation that significant cumulative impacts will occur simply because other development projects may be or were previously approved in the same area is insufficient to trigger the cumulative impacts exception.

Third, appellant's argument that an environmental impact report ("EIR") is required whenever substantial evidence supports a "fair argument" that a project may have a significant effect on the environment is based on inapplicable case law. The case law referenced by appellants does not address the standard of review governing exemptions. Courts have repeatedly held that the deferential "substantial evidence" standard – not the "fair argument" standard – applies to an agency's factual determination of whether a project falls within a categorical exemption. Under the substantial evidence standard, an agency's determination that a project falls within a categorical exemption shall be upheld if that determination is supported by substantial evidence in the record, even if there is also substantial evidence to the contrary. Here, substantial evidence supports the City's exemption determination, as discussed above, and there is no substantial evidence to the contrary. Moreover, there is no substantial evidence supporting even a fair argument that any of the exceptions to the Class 32 exemption apply. (See Justification, pp. 86-102.)

B. Site Plan Review & Aesthetics

The appellants contend that the Site Plan Review findings cannot be made as the proposed project's height and massing are purportedly not compatible with the character of the existing community. Specifically, Los Angeles Municipal Code section 16.05 F.2 requires a finding "that the project consists of an arrangement of buildings and structures (including, height, bulk and setbacks), off-street parking facilities … and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties."

The Site Plan Review findings require that a project be compatible with existing ***and*** future development on adjacent properties and neighboring properties. The determination by the CPC did make such a finding. Specifically, as stated in Finding No.14 of the recommendation report adopted by the City Planning Commission, on August 14, 2019, the Director of Planning approved a Transit Oriented Communities Affordable Housing Incentive Program and Site Plan Review (Case No. DIR-2019-1957-TOC-SPR) for a project including 104 dwelling units with an FAR of 2.75 to 1, and a building height of 56 feet, located at 3301-3327 West Sunset Boulevard. Similarly, though not in the determination letter, on April 28, 2021, the Director of Planning approved a Transit Oriented Communities Affordable Housing Incentive Program (Case No. DIR-2020-7392-TOC) for a project including 74 dwelling units with an FAR of 2.75 to 1, and a building height of 56 feet, located at 3004-3016 West Sunset Boulevard & 951 North Reno Street. Additionally, both projects have reduced open space and the project located at 3004-3016 West Sunset Boulevard & 951 North Reno Street has reduced setbacks.

Therefore, the Site Plan Review findings are valid due to consideration of the project's compatibility with future development on adjacent properties and neighboring properties.

C. Density Bonus Incentives/Waivers & Specific Adverse Impact

The CPC's actions relating to the Density Bonus Incentives/Waivers of Development Standards, and the finding of the CPC that there would be no Specific Adverse Impact were made pursuant to LAMC Section 12.22-A,25(g)(3) and are not appealable, and therefore are not before the PLUM Committee for consideration.

D. Recommendation

Staff recommends that the PLUM Committee recommend to the City Council that they deny both appeals, determine that based on the whole of the administrative record, the project is exempt from CEQA pursuant to CEQA Guidelines Section 15332, and adopt the Recommendation Report submitted by the CPC.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

Oliver Netburn
City Planner

Attachments: Exhibit A - ENV-2021-2036-CE Justification
Exhibit B - Environmental Consultant Response

Exhibit A

ENV-2021-2036-CE

Justification

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
CITY HALL 200 NORTH SPRING STREET LOS ANGELES CA 90012

JUSTIFICATION TO SUPPORT A CATEGORICAL EXEMPTION

3225 SUNSET BOULEVARD PROJECT

Case Numbers:
ENV-2021-2036-CE and CPC-2021-2035-DB-CU-CUB-SPR

Project Location: 3209-3227 W. Sunset Boulevard, Los Angeles, CA 90026
Community Plan Area: Silver Lake – Echo Park – Elysian Valley
Council District: 13 – Mitch O' Farrell
Project Description: The Proposed Project includes the demolition of an existing 13,350 square foot auto repair facility and surface parking lot for the construction, use, and maintenance of a seven-story mixed-used residential and commercial building with a total of 86 multi-family residential units and up to 8,353 square feet of commercial space at the ground floor and second floor ("Proposed Project"). The Proposed Project would include 14 studio units, 49 one-bedroom units, and 23 two-bedroom units, of which 10 units would be reserved as Very Low Income Units. The Proposed Project would include approximately 8,353 square feet of commercial uses located on the ground floor and second floor, including 2,446 square feet of retail space, 2,168 square feet of restaurant space, and 3,739 square feet of office space. A total of 69 residential parking spaces would be provided on the ground level enclosed within the mixed-use building. A total of 83 bicycle parking spaces would be provided, including 12 short term parking spaces and 71 long term parking spaces. One full access driveway off of the east side of W. Sunset Boulevard would provide access to the at-grade residential parking. Additionally, the Proposed Project would provide 7,020 square feet of total open space (with 5,670 square feet of common open space and 1,350 square feet of private open space). The Proposed Project would include 84,662 square feet of total floor area, consisting of 76,309 square feet of residential floor area and 8,353 square feet of commercial space, resulting in a floor area ratio (FAR) of 3.76:1.

PREPARED FOR:	**PREPARED BY:**	**APPLICANT:**
The City of Los Angeles Department of City Planning	Parker Environmental Consultants, LLC	Sunset Twins-HH, LLC

January 2022

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ATTACHMENTS

ATTACHMENT 1: HISTORIC RESOURCE TECHNICAL REPORT

Sapphos Environmental, Inc., Historical Resources Assessment Report for 3209-3227 Sunset Boulevard, Los Angeles, California 90026, March 8, 2021.

ATTACHMENT 2: TRAFFIC ASSESSMENT

Crain and Associates, VMT Assessment for the 3225 Sunset Project, January 12, 2022.

ATTACHMENT 3: NOISE CALCULATION WORKSHEETS

ATTACHMENT 4: AIR QUALITY MODELING WORKSHEETS

ATTACHMENT 5: THREATENED & ENDANGERED SPECIES ACTIVE CRITICAL HABITAT REPORT

ATTACHMENT 6: ENVIRONMENTAL SITE ASSESSMENTS

ENCON Technologies, Inc., Phase I ESA Report, Environmental Site Assessment, October 30, 2018.

ENCON Technologies, Inc., Phase II ESA Report, Subsurface Soil and Soil Gas Investigation, April 1, 2019.

ENCON Technologies, Inc., Further Phase II ESA Report, Subsurface Soil Investigation, June 3, 2019.

ATTACHMENT 7: ADDITIONAL MAPS OF THE PROJECT SITE

Section 1. Introduction

Project Information

Project Title:	3225 Sunset Boulevard Project
Project Location:	3209-3227 W. Sunset Boulevard Los Angeles, CA 90026
Project Applicant:	Sunset Twins-HH, LLC C/O Daniel Neman 1525 South Broadway Los Angeles, CA 90015
Lead Agency:	City of Los Angeles Department of City Planning 200 N. Spring Street, Room 763 Los Angeles, CA 90012

An application for the proposed 3225 Sunset Boulevard Project ("Proposed Project") has been submitted to the City of Los Angeles Department of City Planning ("DCP") for discretionary review.

The following information is being submitted in support of the determination that the proposed residential and commercial mixed-use development, located at 3209-3227 W. Sunset Boulevard ("Proposed Project"), qualifies for a Categorical Exemption pursuant to the criteria set forth in Section 15332 (Class 32 Infill Development Projects) under the California Environmental Quality Act (CEQA) (P.R.C. 21000-21189.2), and the State CEQA Guidelines (C.C.R. Title 14, Division 6, Chapter 3, 15000-15387).

As presented in the enclosed materials, the Proposed Project meets all of the criteria necessary to qualify for a CEQA Exemption as a Class 32 (Infill Development Project) pursuant to CEQA Guideline Sections 15332. Application of these exemptions, as with all categorical exemptions are limited by certain exceptions to the exemptions identified in Section 15300.2 of the CEQA Guidelines. As discussed in further detail below, no exceptions apply to the Proposed Project. Therefore, no further environmental analysis is warranted.

Section 2. Project Description

A. Project Summary

The Proposed Project includes the demolition of an existing 13,350 square foot auto repair facility and surface parking lot for the construction, use, and maintenance of a seven-story mixed-used residential and commercial building with a total of 86 multi-family residential units and up to 8,353 square feet of commercial space at the ground floor and second floor ("Proposed Project"). The Proposed Project would include 14 studio units, 49 one-bedroom units, and 23 two-bedroom units, of which 10 units would be reserved as Very Low Income Units. The Proposed Project would include approximately 8,353 square feet of commercial uses located on the ground floor and second floor, including 2,446 square feet of retail space, 2,168 square feet of restaurant space, and 3,739 square feet of office space. A total of 69 residential parking spaces would be provided on the ground level enclosed within the mixed-use building. A total of 83 bicycle parking spaces would be provided, including 12 short term parking spaces and 71 long term parking spaces. One full access driveway off of the east side of W. Sunset Boulevard would provide access to the at-grade residential parking. Additionally, the Proposed Project would provide 7,020 square feet of total open space (with 5,670 square feet of common open space and 1,350 square feet of private open space). The Proposed Project would include 84,662 square feet of total floor area, consisting of 76,309 square feet of residential floor area and 8,353 square feet of commercial space, resulting in a floor area ratio (FAR) of 3.76:1.

The applicant is requesting the following discretionary approval:

1. Pursuant to CEQA Guidelines, Section 15332, Class 32 Exemption from CEQA and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

2. A **Conditional Use Permit,** pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 U.26, to allow a density bonus for a housing development project in which the density increase is 15% greater than the 35% otherwise permitted by LAMC Section 12.22-A.25 for a total of 50% Density Bonus.

3. A **Density Bonus Compliance Review**, pursuant to LAMC Section 12.22.A.25(c), to permit a housing development project consisting of 86 units, of which 10 units will be set aside for Very Low Income households, requesting on the following Off-Menu Incentives and Waivers of Development Standards:

    a) An Off-Menu Incentive to permit a 100% decrease in residential parking for the Project Site;

    b) An Off-Menu Incentive to permit a 100% decrease in required commercial parking for the Project Site;

c) An Off-Menu Incentive to permit an increase of Floor Area Ratio (FAR) from 1.5:1 to 3.76:1;

d) A Waiver of Development Standards to permit an increase in stories from three (3) stories to seven (7) stories;

e) A Waiver of Development Standards to permit a reduction in side yard setbacks from 10 feet to 0 feet;

f) A Waiver of Development Standards to permit a reduction in rear yard setbacks from 20 feet to 0 feet;

g) A Waiver of Development Standards to permit a 24% reduction in required Open Space; and

h) A Waiver of Development Standards to permit a height increase from 45 feet to 83 feet and 10 inches;

4. Pursuant to LAMC Section 12.24-W.1, a Conditional Use permit for the sale and dispensing of a full-line of alcoholic beverages for on and off-site consumption for two (2) establishments;

5. Pursuant to LAMC Section 16.05, a Site Plan Review for a project that results in an increase of 50 or more dwelling units.

6. Consideration of a **Haul Route**, pursuant to Section 17.13 of the LAMC, to allow the import/export of 7,700 cubic yards of earth.

In addition, pursuant to various sections of the LAMC, the applicant will request administrative approvals and permits from the Building and Safety Department and other municipal agencies for project construction actions, including but not limited to the following: demolition, excavation, shoring, grading, foundation, building, haul route, street tree removal, and tenant improvements.

B. Environmental Setting

1. Project Location

The Project Site is located in the Silverlake – Echo Park – Elysian Valley Community Plan area within the City of Los Angeles. The Project Site's location within the City of Los Angeles and the greater Los Angeles region is depicted in Figure 1, Project Location Map. The Project Site's addresses are 3209-3227 W. Sunset Boulevard, Los Angeles, CA 90026. The Project Site encompasses four parcels and includes approximately 22,500 square feet of lot area (0.52 acres).

The Project Site's property addresses, Assessor's Parcel Number ("APN"), land use and lot area are summarized in Table 1, Summary of the Project Site, below.

Table 1
Summary of Project Site

Address	APN	Existing Land Use	Lot Area (square feet)
3209 W. Sunset Boulevard	5426-005-002	Surface Parking Lot	2,481 sf
3211 W. Sunset Boulevard	5426-005-003	Surface Parking Lot	2,502 sf
3213 W. Sunset Boulevard	5426-005-004	Surface Parking Lot	2,502 sf
3215 W. Sunset Boulevard 3217 W. Sunset Boulevard 3221 W. Sunset Boulevard 3223 W. Sunset Boulevard 3225 W. Sunset Boulevard 3227 W. Sunset Boulevard	5426-005-005	Automotive Repair Facility and Surface Parking Lot	15,015 sf
		Total Gross Area	**22,500 sf**

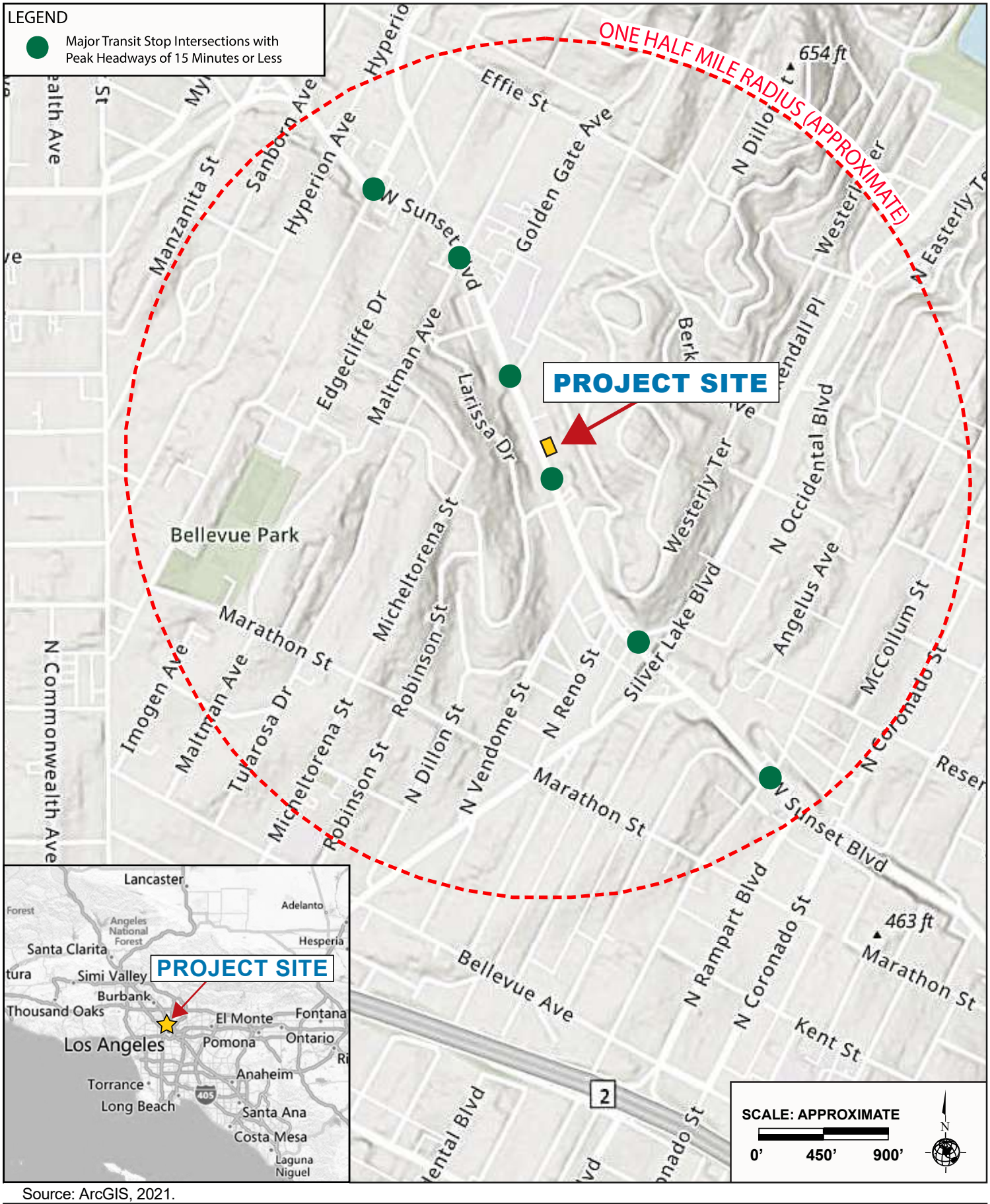
Sources: City of Los Angeles Department of City Planning, Zone Information and Map Access System, website: http://zimas.lacity.org/, accessed January 2021.

The Project Site is generally bound by a one-story commercial building (restaurant) to the north; W. Sunset Boulevard to the west; a surface parking lot to the south; and multi-family residential buildings sloped upward to the east.

Primary regional access to the Project Site is provided by the Hollywood Freeway (also referred to as "US-101"). The Hollywood Freeway generally runs in a north-south direction approximately one mile south of the Project Site. Local street access is provided by the grid roadway system surrounding the Project Site. W. Sunset Boulevard, which borders the Project Site to the south, is a two-way street providing two travel lanes in each direction and is classified as an "Avenue I" in the City's Mobility Plan. Street parking is provided along W. Sunset Boulevard with restrictions.

The Los Angeles Metropolitan Transportation Authority ("Metro") operates multiple bus lines with multiple bus stops within walking distance from the Project Site with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. In the vicinity of the Project Site, bus stops are primarily located along W. Sunset Boulevard. Bus lines that operate in the Project Site area include, but are not limited to, Metro 2, Metro 4, Metro 201, Metro 175 and regional/commuter lines (Metro RapidBus 704).

The Project Site is also situated within easy walking distance to retail, restaurants, entertainment, and other commercial businesses located along W. Sunset Boulevard and in the Silver Lake – Echo Park – Elysian Valley area.



Source: ArcGIS, 2021.

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Figure 1
Project Location Map

2. Existing Zoning and Overlays

2.1 Zoning and Land Use Designations

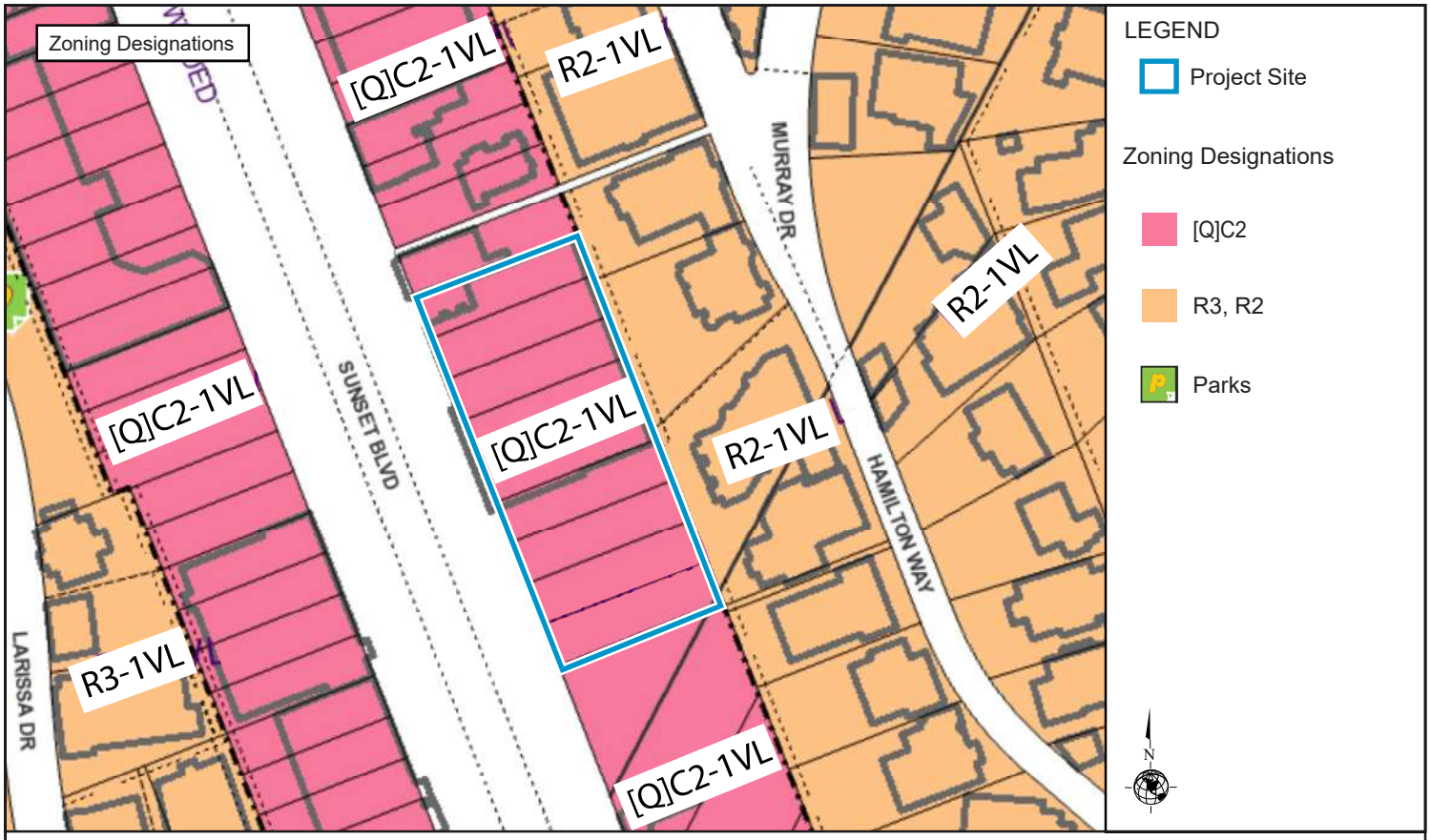
Figure 2, Zoning and General Plan Land Use Designations, shows the existing and proposed zoning and land use designations on the Project Site and in the surrounding area. The LAMC defines the zoning across the Project Site as "[Q]C2-1VL" with a General Plan land use designation of General Commercial. The Project Site is located in Height District No. 1VL, which limits building height for the C2 zone to 45 feet, three stories, and generally limits floor area to an FAR of 1.5:1.

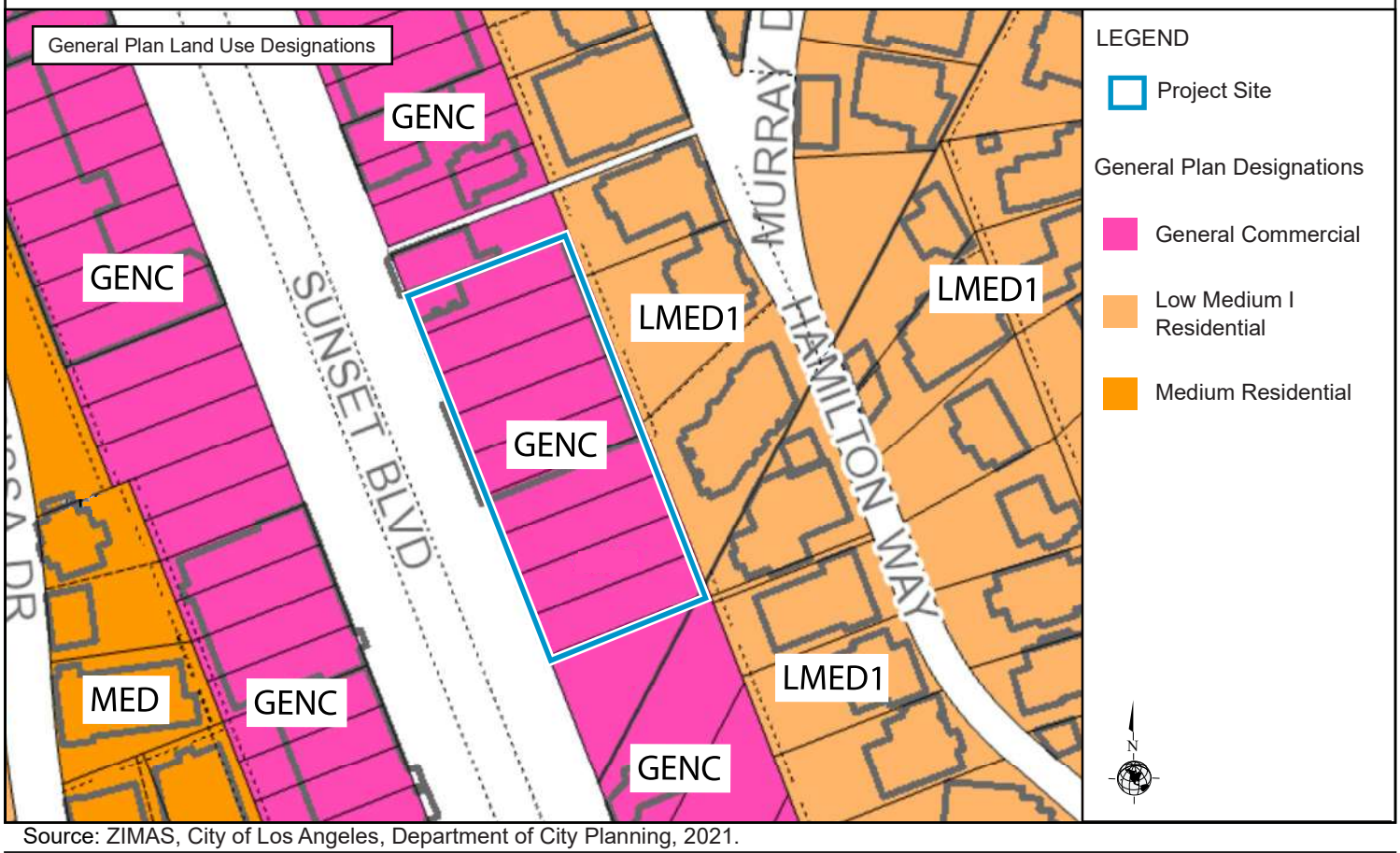
2.2 Silver Lake – Echo Park – Elysian Valley Community Plan

The Project Site is located within the Silver Lake – Echo Park – Elysian Valley Community Plan ("Community Plan") area of the City of Los Angeles. This Community Plan was developed in the context of promoting a vision of the Silver Lake-Echo Park-Elysian Valley area as a community that looks at its past with pride and approaches its future with eagerness, while maintaining its individual identity by: preserving and enhancing the positive characteristics of existing residential neighborhoods while providing a variety of housing opportunities with compatible new housing; improving the function, design and economic vitality of the commercial corridors; preserving and enhancing the positive characteristics of existing development, such as scale, height, bulk, setbacks and appearance, and uses which together provide the foundation for community identity; and preserving and promoting the unique arts and cultural community.[1]

This Community Plan was developed in the context of promoting a vision of the Silver Lake-Echo Park-Elysian Valley area as a community that looks at its past with pride and approaches its future with eagerness, while maintaining its individual identity by: preserving and enhancing the positive characteristics of existing residential neighborhoods while providing a variety of housing opportunities with compatible new housing; improving the function, design and economic vitality of the commercial corridors; preserving and enhancing the positive characteristics of existing development, such as scale, height, bulk, setbacks and appearance, and uses which together provide the foundation for community identity; and preserving and promoting the unique arts and cultural community.

[1] *City of Los Angeles Department of City Planning, Silverlake – Echo Park – Elysian Valley Community Plan (pg. II-2 and II-3).*





Source: ZIMAS, City of Los Angeles, Department of City Planning, 2021.

PARKER ENVIRONMENTAL CONSULTANTS

Figure 2
Zoning and General Plan Land Use Designations

3. Existing Site Conditions

Figure 3, Aerial Photograph of the Project Site and Surrounding Land Uses, shows an aerial view of the Project Site and identifies the photograph locations of the Project Site and surrounding land use photographs shown in Figure 4, Photographs of the Project Site.

The Project Site consists of four parcels currently improved with an automotive repair facility totaling 13,350 square feet of building area and an associated surface parking lot. Additionally, there are two ingress/egress vehicle driveway to the Project Site located along W. Sunset Boulevard.

4. Surrounding Land Uses

As shown in Figure 2, the Project Site is in a commercially zoned [Q]C2-1VL area. Properties immediately bordering the Project Site are either zoned [Q]C2-1VL with a General Plan land use designation of General Commercial or zoned R2-1VL with a General Plan land use designation of Low Medium I Residential. The properties surrounding the Project Site include a mix of commercial uses (including retail, restaurants, and a car wash), multi-family residential, and surface parking lots. These land uses range in height from one- to three-stories above grade. Photographs of the land uses immediately surrounding the Project Site are provided in Figure 5. Below is a description of the existing conditions in the surrounding area.

The Project Site is surrounded by the following land uses:

North: The Project Site is immediately bordered by a single-story restaurant. This property is zoned [Q]C2-1VL with a General Plan land use designation of General Commercial (See Figure 5, View 7). Further north, along W. Sunset Boulevard, is a commercial corridor that contains a variety of retail, restaurant, and commercial land uses. These properties are also zoned [Q]C2-1VL with General Plan land use designations of General Commercial (See Figure 5, View 8).

West: The Project Site is immediately bordered by W. Sunset Boulevard to the west. W. Sunset Boulevard is a two-way street providing two travel lanes in each direction and is classified as an "Avenue I" street in the City's Mobility Plan. Further west, past W. Sunset Boulevard, is a commercial corridor that contains a variety of retail, restaurant, and surface parking lots. These commercial properties are zoned [Q]C2-1VL with General Plan land use designations of General Commercial (See Figure 5, View 9).

East: The Project Site is bordered by an upward slope and multi-family residential buildings fronting Hamilton Way. These residential properties are zoned R2-1VL with General Plan land use designations of Low Medium I Residential (See Figure 5, View 10). Further west, past Hamilton Way, are additional multifamily residential buildings zoned R2-1VL with General Plan land use designations of Low Medium I Residential.

South: The Project Site is immediately bordered by a surface parking lot to the south (See Figure 5, View 11). Further south, along W. Sunset Boulevard, is a commercial corridor that contains a variety of retail, restaurant, and residential land uses. These properties are zoned [Q]C2-1VL and have a General Plan land use designation of General Commercial (See Figure 5, View 12).



Source: Google Earth, Aerial View, 2018.

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Figure 3
Aerial Photograph of the Project Site and Surrounding Land Uses



View 1: From the west side of Sunset Boulevard, looking northeast at the Project Site.



View 2: From the west side of Sunset Boulevard, looking east at the Project Site.



View 3: From the west side of Sunset Boulevard, looking east at the Project Site.



View 4: From the west side of Sunset Boulevard, looking northeast at the Project Site.



View 5: From the west side of Sunset Boulevard, looking east at the Project Site.



View 6: From the west side of Sunset Boulevard, looking northeast at the Project Site.

Source: Parker Environmental Consultants, February 4, 2021.

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Figure 4
Photographs of the Project Site
Views 1-6



View 7: From the west side of Sunset Boulevard, looking east at the commercial property north of the Project Site.



View 8: From the west side of Sunset Boulevard, looking northeast at the commercial properties north of the Project Site.



View 9: From the east side of Sunset Boulevard, looking northwest at the commercial properties west of the Project Site.



View 10: From the west side of Sunset Boulevard, looking east at the residential properties east of the Project Site.



View 11: From the west side of Sunset Boulevard, looking east at the surface parking lot and commercial property south of the Project Site.



View 12: From the west side of Sunset Boulevard, looking southeast at the commercial and residential properties south of the Project Site.

Source: Parker Environmental Consultants, February 4, 2021.

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Figure 5
Photographs of the Surrounding Land Uses
Views 7 - 12

C. Description of Project

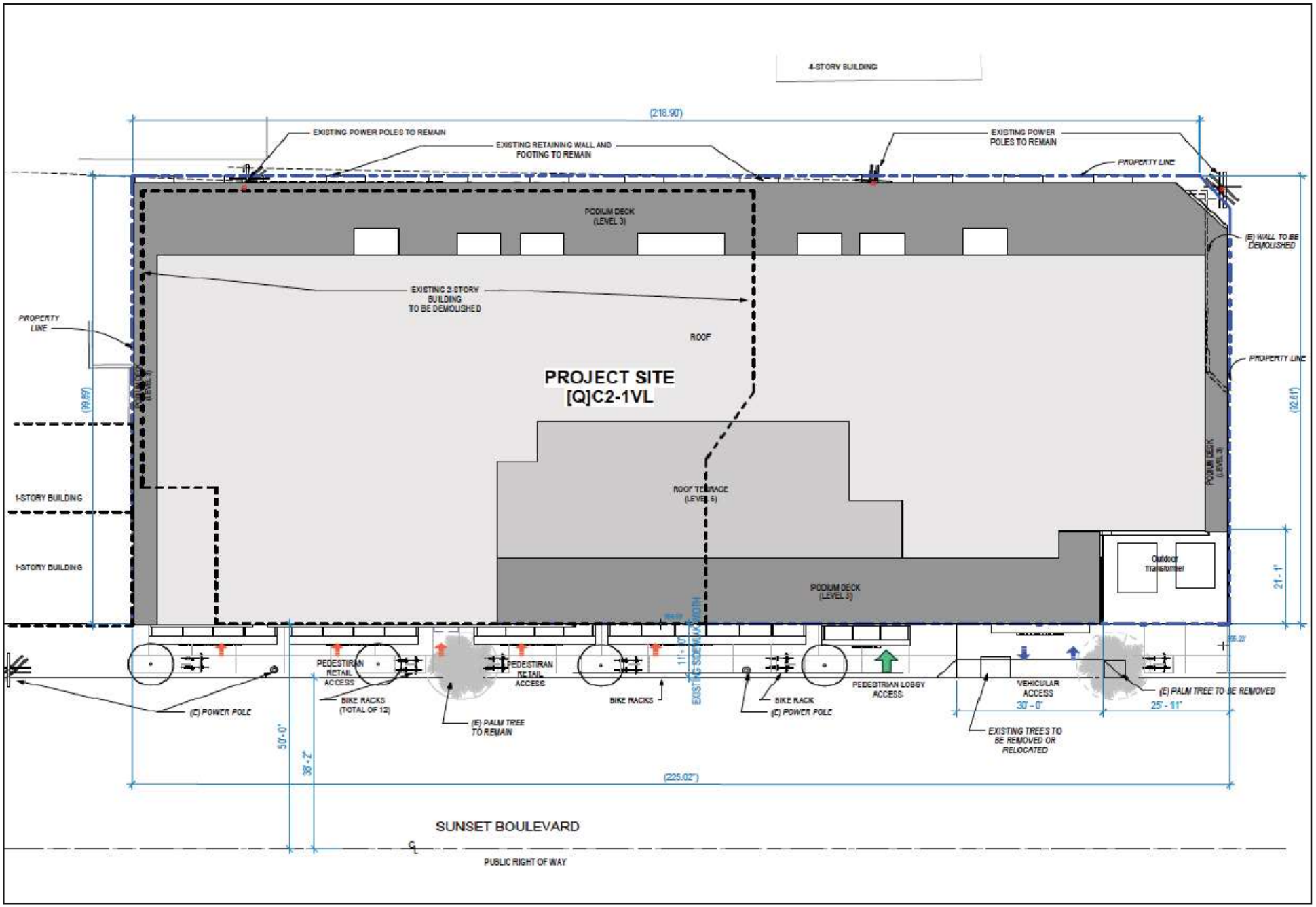
1. Project Overview

The Proposed Project includes the demolition of an existing 13,350 square foot auto repair facility and surface parking lot for the construction, use, and maintenance of a seven-story mixed-used residential and commercial building with a total of 86 multi-family residential units and up to 8,353 square feet of commercial space at the ground floor and second floor ("Proposed Project"). The Proposed Project would include 14 studio units, 49 one-bedroom units, and 23 two-bedroom units, of which 10 units would be reserved as Very Low Income Units. The Proposed Project would include approximately 8,353 square feet of commercial uses located on the ground floor and second floor, including 2,446 square feet of retail space, 2,168 square feet of restaurant space, and 3,739 square feet of office space. A total of 69 residential parking spaces would be provided on the ground level enclosed within the mixed-use building. A total of 83 bicycle parking spaces would be provided, including 12 short term parking spaces and 71 long term parking spaces. One full access driveway off of the east side of W. Sunset Boulevard would provide access to the at-grade residential parking. Additionally, the Proposed Project would provide 7,020 square feet of total open space (with 5,670 square feet of common open space and 1,350 square feet of private open space). The Proposed Project would include 84,662 square feet of total floor area, consisting of 76,309 square feet of residential floor area and 8,353 square feet of commercial space, resulting in a floor area ratio (FAR) of 3.76:1.

A summary of the Proposed Project is provided in Table 2, Proposed Development Program, below. The plan layout of the Proposed Project is depicted in Figure 6, Plot Plan. The floor plans are illustrated in Figures 7 through 13.

Table 2
Proposed Development Program

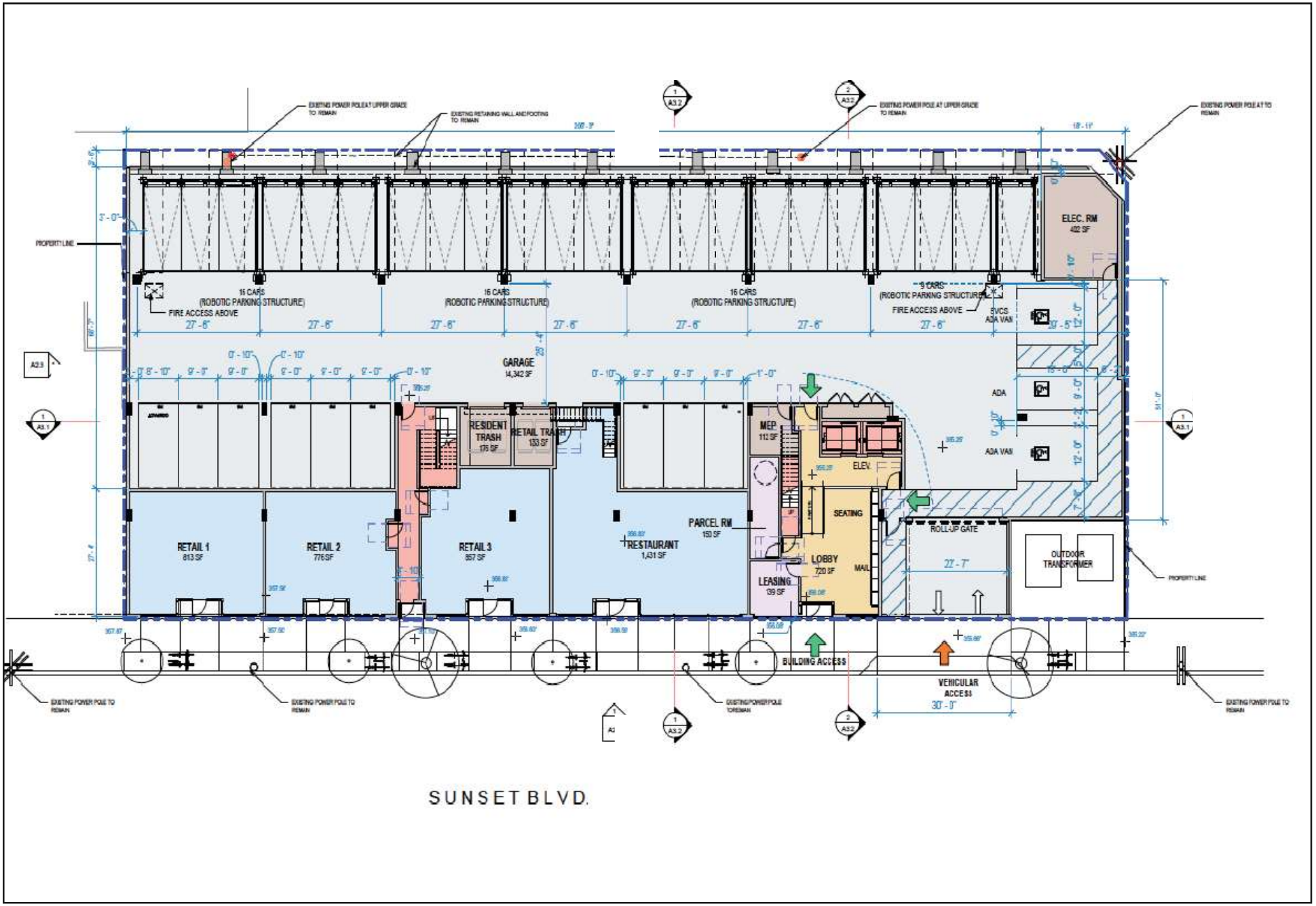
Land Uses	Quantity	Proposed Floor Area (square feet)
Proposed Project		
Residential		
Studio	14	76,309
One-bedroom	49	
Two-bedroom	23	
Commercial		
Retail	--	2,446
Restaurant	--	2,168
Office	--	3,739
TOTAL:	**86**	**84,662 sf (3.76:1 FAR)**
Source: MVE Partners, November 19, 2021.		



Source: MVE Partners, November 19, 2021.

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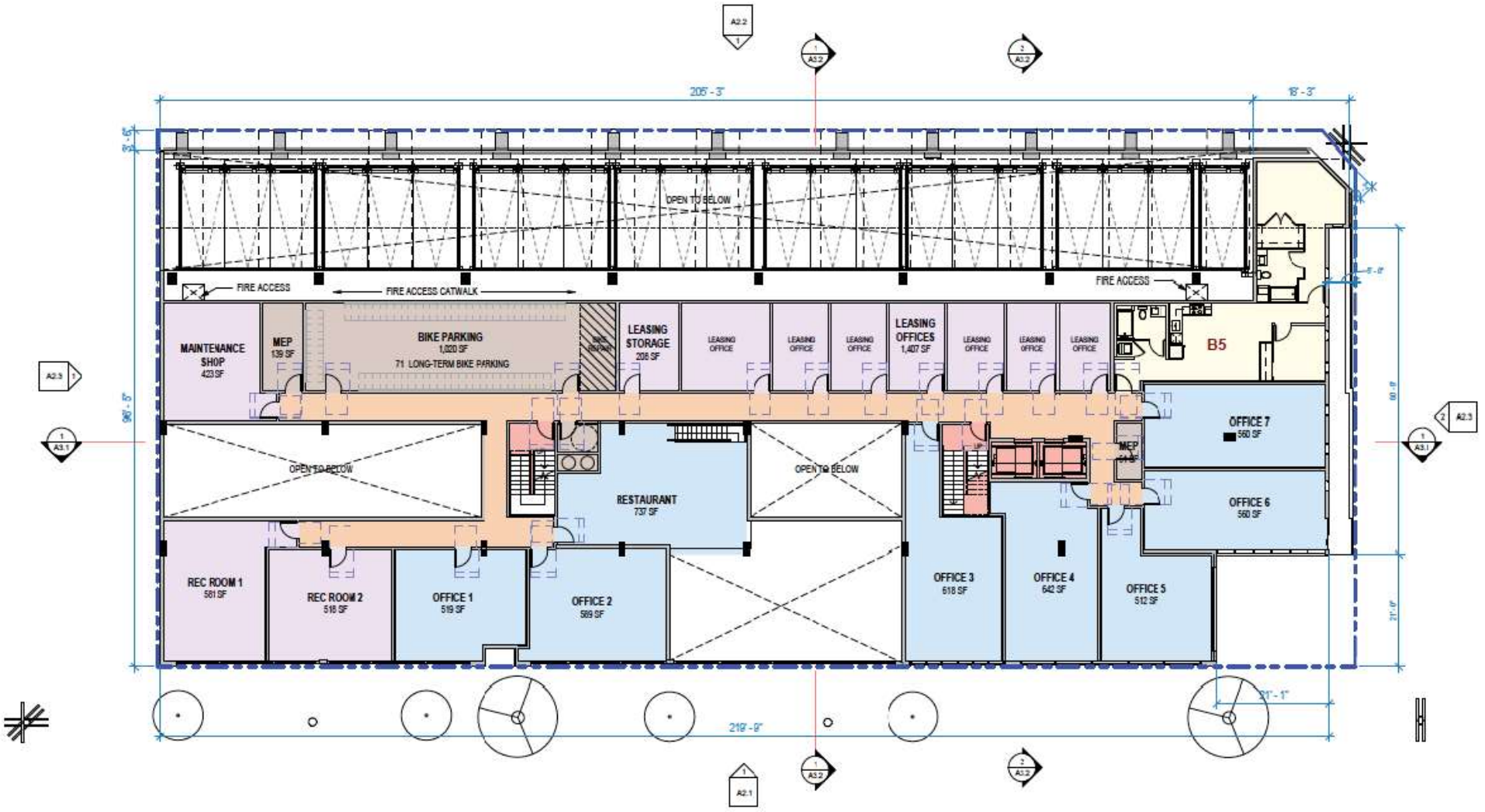
Figure 6
Plot Plan



Source: MVE Partners, November 19, 2021.

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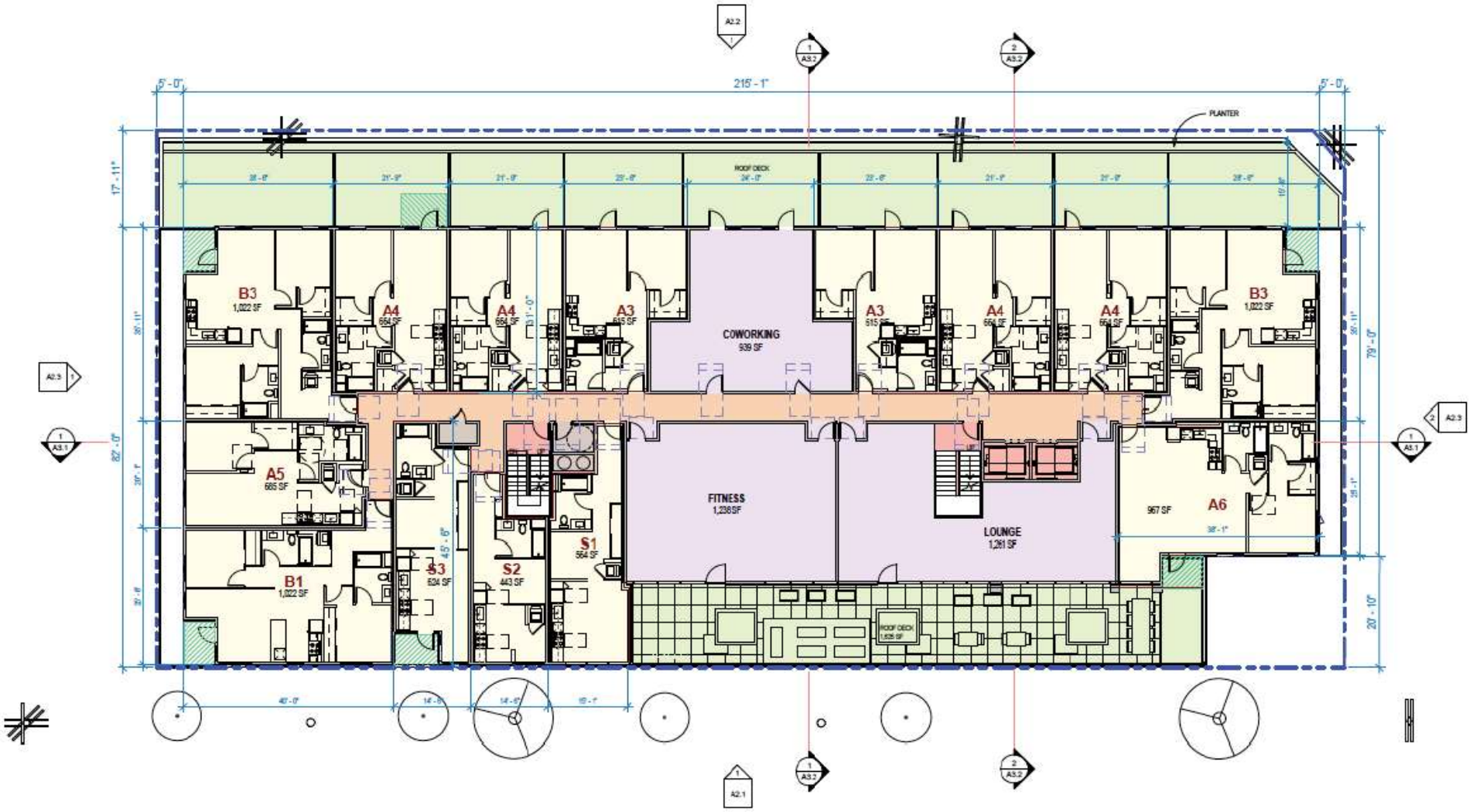
Figure 7
Level 1 Floor Plan



Source: MVE Partners, November 19, 2021.

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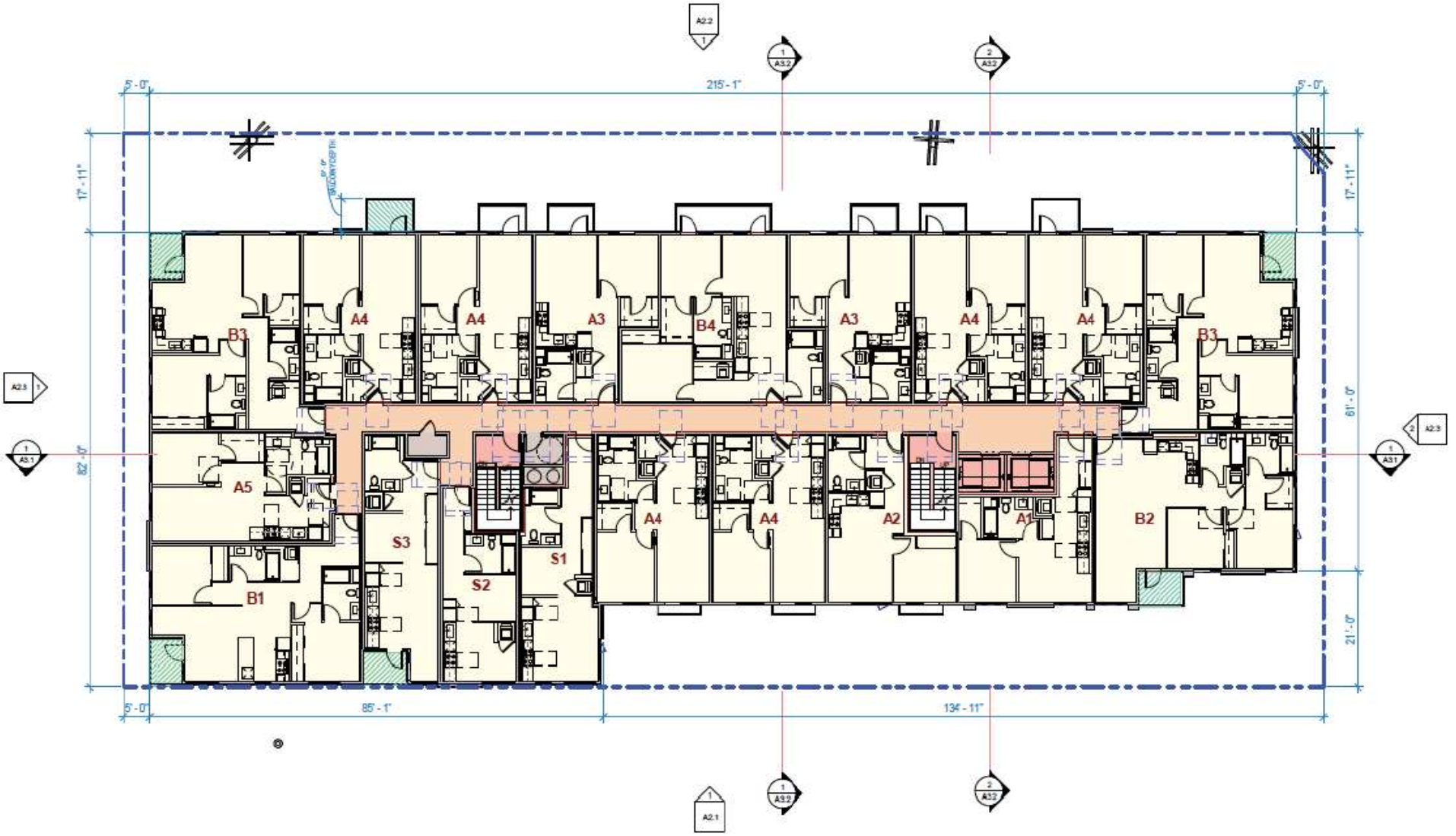
Figure 8
Level 2 Floor Plan



Source: MVE Partners, November 19, 2021.

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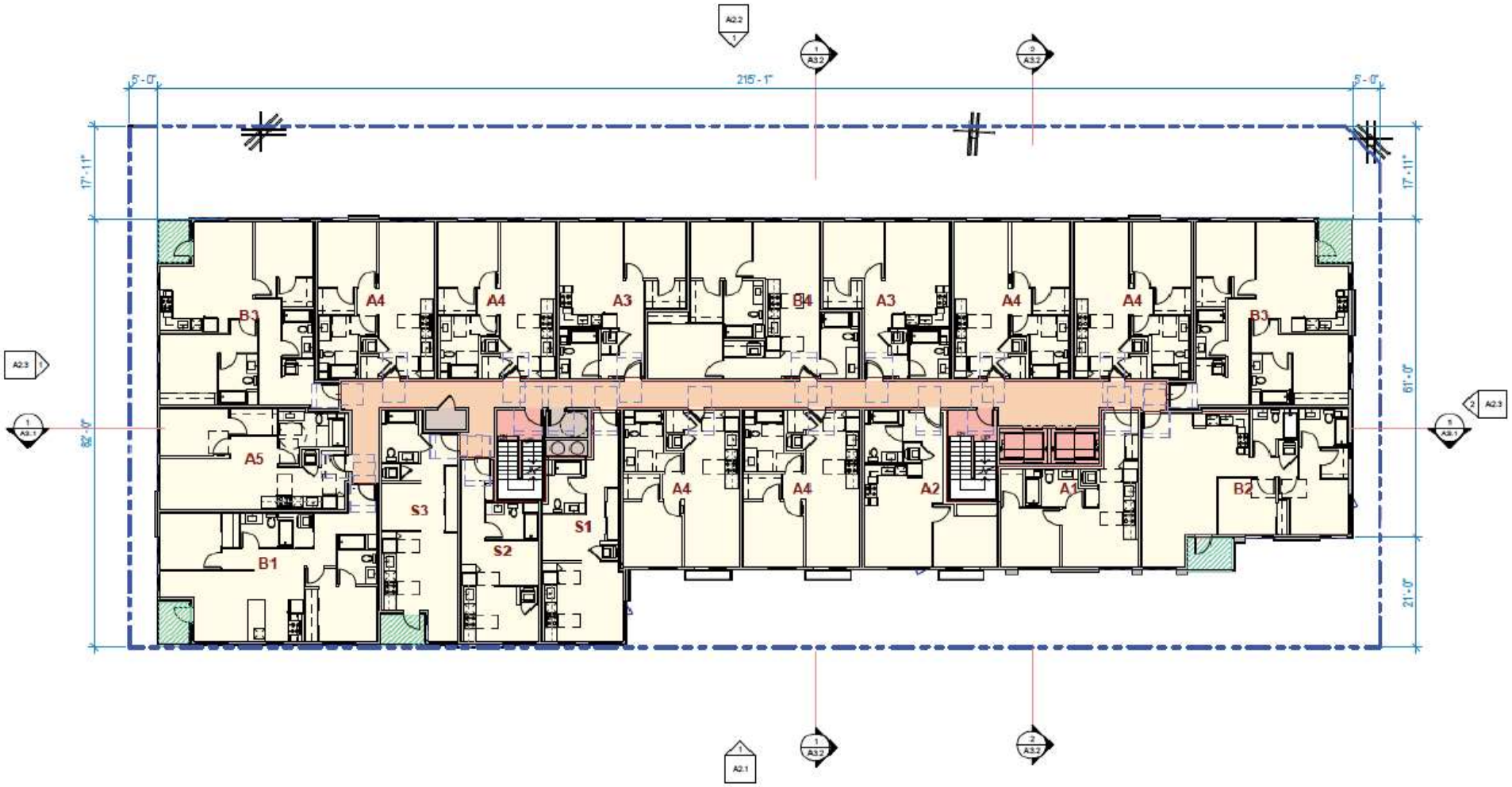
Figure 9
Level 3 Floor Plan



Source: MVE Partners, November 19, 2021.

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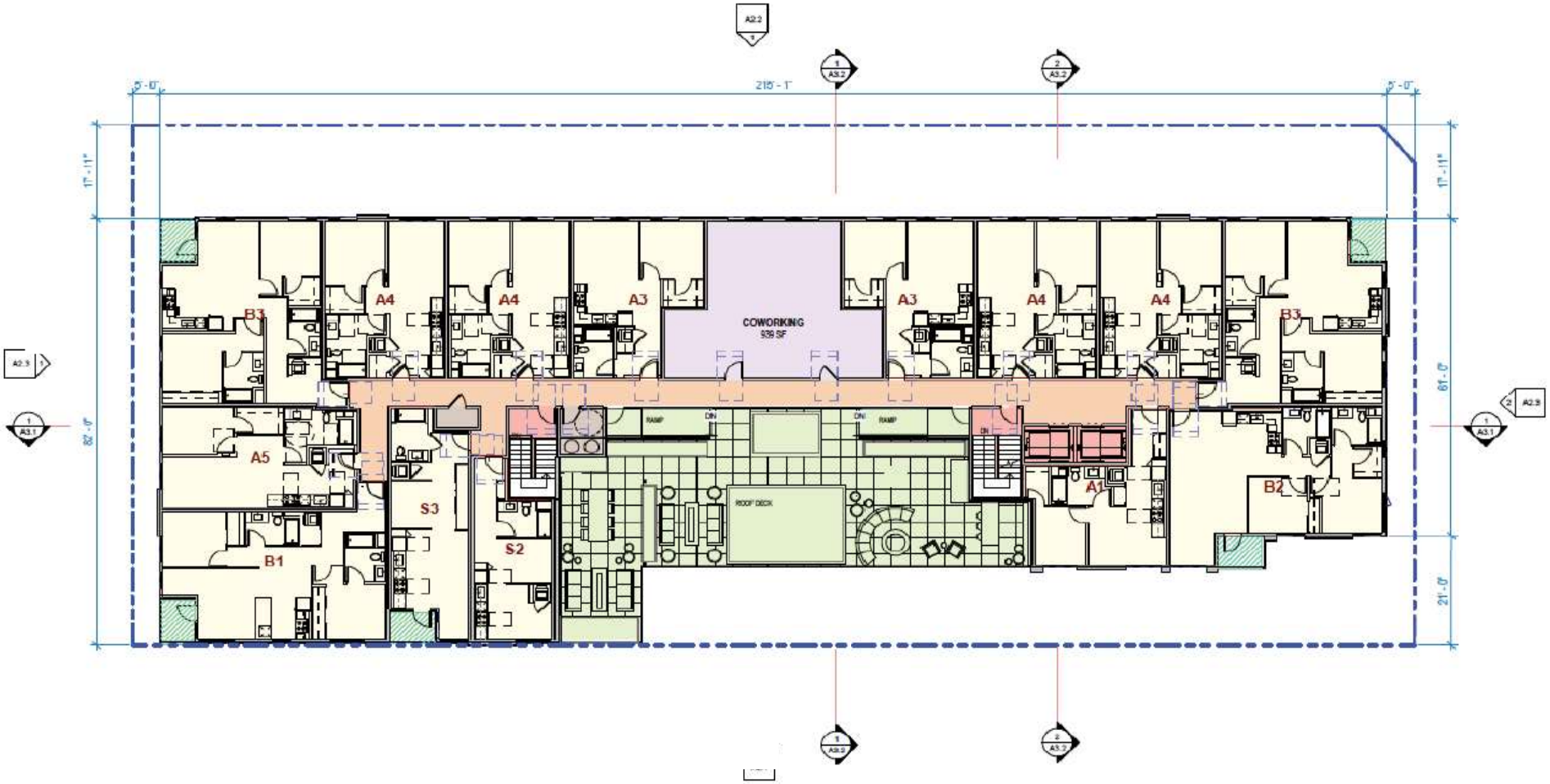
Figure 10
Level 4 Floor Plan



Source: MVE Partners, November 19, 2021.

PARKER ENVIRONMENTAL CONSULTANTS

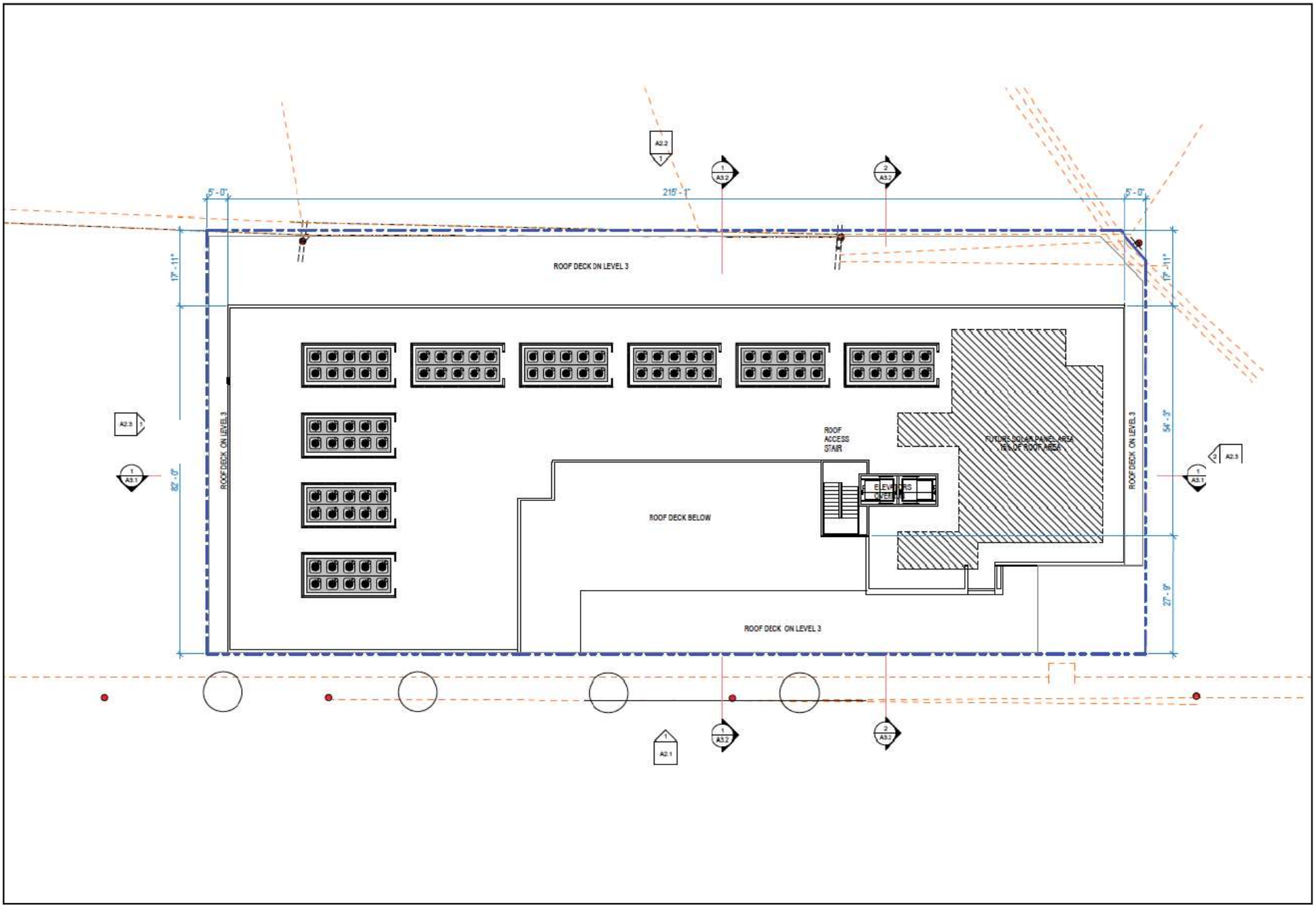
Figure 11
Levels 5-6 Floor Plans



Source: MVE Partners, November 19, 2021.

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Figure 12
Level 7 Floor Plan



Source: MVE Partners, November 19, 2021.

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Figure 13
Roof Level Floor Plan

As shown in Table 2, above, the Proposed Project would include the operation of a seven-story mixed-use residential and commercial building with a total of 84,662 square feet of floor area, including 76,309 square feet of residential space and 8,353 square feet of commercial space on the ground floor and second floor.

2. Floor Area

The Project Site is located in Height District No. 1VL, which limits floor area to an FAR of 1.5:1. The applicant is requesting a Waiver of Development Standard, pursuant to LAMC Section 12.22.A.25(g)(3), to permit a FAR of approximately 3.76:1 in lieu of the maximum FAR of 1.5:1. The Proposed Project would include a total of 84,662 square feet of floor area with an approximate FAR of 3.76:1. With approval of the Waiver of Development Standard, the Proposed Project would be consistent with the FAR provisions pursuant to the LAMC.

3. Building Height

As stated previously, the Project Site is located in Height District No. 1VL, which limits building height for the C2 zone to 45 feet and three stories above grade. The applicant is requesting a Waiver of Development Standard, pursuant to LAMC Section 12.22.A.25(g)(3), to permit a maximum height of approximately 83'-10" (seven stories) to the top of the parapet in lieu of the maximum height of 45 feet (three stories) permitted. With approval of the height incentive per the Density Bonus Guidelines, the proposed building height would be 83'-10" and seven stories above grade at the top of the parapet. Therefore, with approval of the Waiver of Development Standard, the Proposed Project would be within the allowed height, pursuant to the LAMC. Figure 14 and Figure 15 depict the Proposed Project's building elevations.

4. Building Setbacks and Stepbacks

LAMC Section 12.14 establishes the front, side and rear yard setbacks for the Proposed Project. The Proposed Project is not required to provide a front yard setback, however, for all portions of buildings used for residential purposes, side and rear yard setbacks conforming to the R4 zone shall be provided and maintained at the floor level of the first story used in whole or in part for residential purposes. As such, a five foot side yard setback is required with one additional foot for every floor story above the second level. Additionally, the rear yard setbacks require a minimum of 15 feet with one additional foot for each story above the third level. As such, the Proposed Project is required to provide 10-foot side yard setbacks and a 20-foot rear yard setback. As part of the Density Bonus incentives stated above, the Proposed Project would provide 5-foot side yard setbacks on the northern and southern property lines, and a 15'-9" rear yard setback along the eastern property line. As such, the Proposed Project would provide the required front yard, side yard, and rear yard setbacks and would be consistent with the LAMC, as modified by the Density Bonus incentives and concessions.



West Elevation



East Elevation

Source: MVE Partners, November 19, 2021.

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Figure 14
West and East Elevations



North Elevation



South Elevation

Source: MVE Partners, November 19, 2021.

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Figure 15
North and South Elevations

5. Density

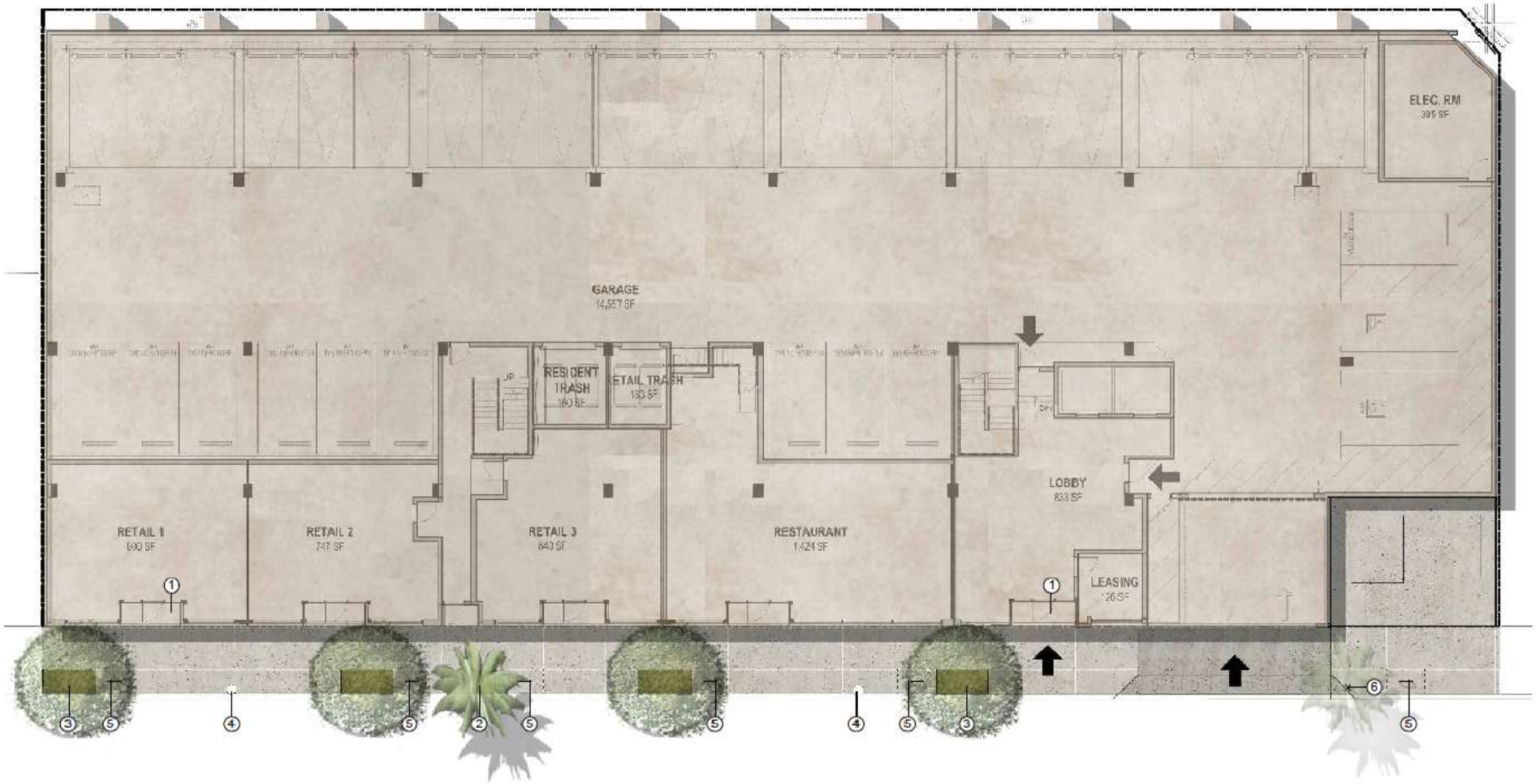
Pursuant to the LAMC Section 12.14.C, portions of buildings erected and used for residential purposes shall conform to the density requirements of the R4 Zone. As such, residential uses on the Project Site are limited to one dwelling unit per 400 square feet, or approximately 57 dwelling units for the Project Site based on an area of 22,500 square feet. The Proposed Project would set aside 10 units as restricted for very low income households. Therefore, the Proposed Project would utilize Conditional Use Permit to request a Density Bonus greater than 35%. The Proposed Project would request a 50 percent density bonus, which results in an allowable density of 86 units. The Project is proposing a density of 86 dwelling units. With approval of the Density Bonus, the Proposed Project's proposed density would be within the allowed density pursuant to the LAMC.

6. Design and Architecture

The Proposed Project consists of the construction of a seven-story mixed-use residential and commercial building. The Proposed Project will incorporate subtle design improvements such as windows, lighting, and landscaping to activate the street frontage. The Proposed Project would be designed with modern architectural materials, such as cement plaster, fiber cement board, and aluminum storefront systems.

7. Open Space and Landscaping

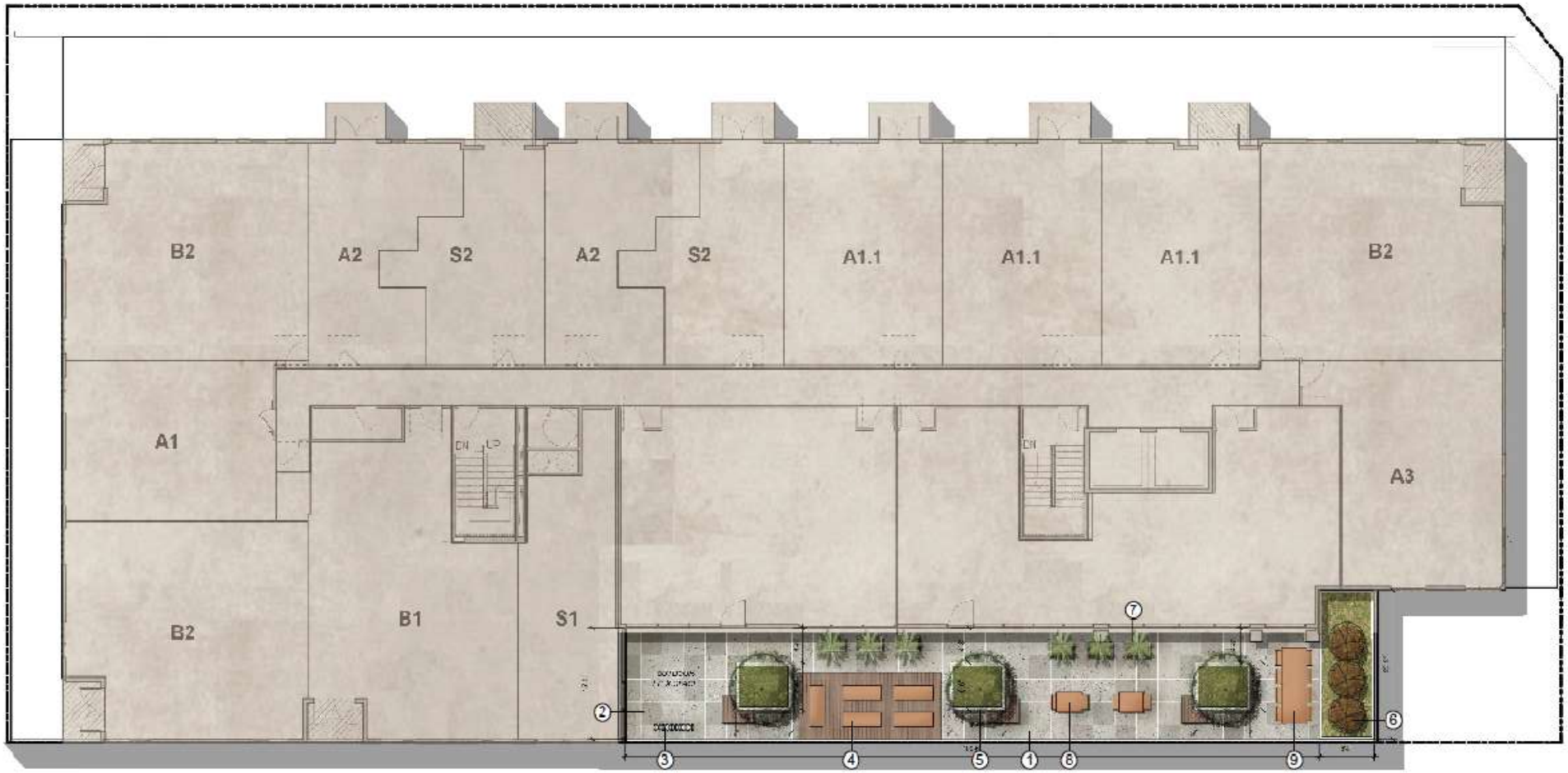
The open space requirements and amount of open space proposed for the Proposed Project are summarized in Table 3, Summary of Required and Proposed Open Space Areas, below. Pursuant to the LAMC, the Proposed Project would be required to provide 100 square feet of open space for each residential dwelling unit with less than three habitable rooms (studio units and one-bedroom units) and 125 square feet of open space for each residential dwelling unit with three habitable rooms (two-bedroom units). As such, the total amount of open space required by the LAMC is approximately 9,175 square feet. The applicant is requesting an Off-Menu Incentive under the Density Bonus Guidelines to permit a 24 percent decrease in required open space. As such, the Proposed Project would be required to provide 6,973 square feet of open space. The Proposed Project would provide 7,020 square feet of open space, which includes 5,670 square feet of common open space distributed among the courtyard, roof terrace, fitness center, and lounge and 1,350 square feet of private open space balconies. Figure 16 through Figure 18 depict the proposed open spaces on the Project Site. As part of the open space requirements, the residential component of the Proposed Project requires planting trees at a rate of one tree for every four dwelling units for a total of 22 required trees. A such, 22 trees are proposed on-site, which is consistent with LAMC requirements. With approval of the Density Bonus, the Proposed Project would be consistent with the open space requirements of the LAMC.



Source: MVE Partners, February 12, 2021.

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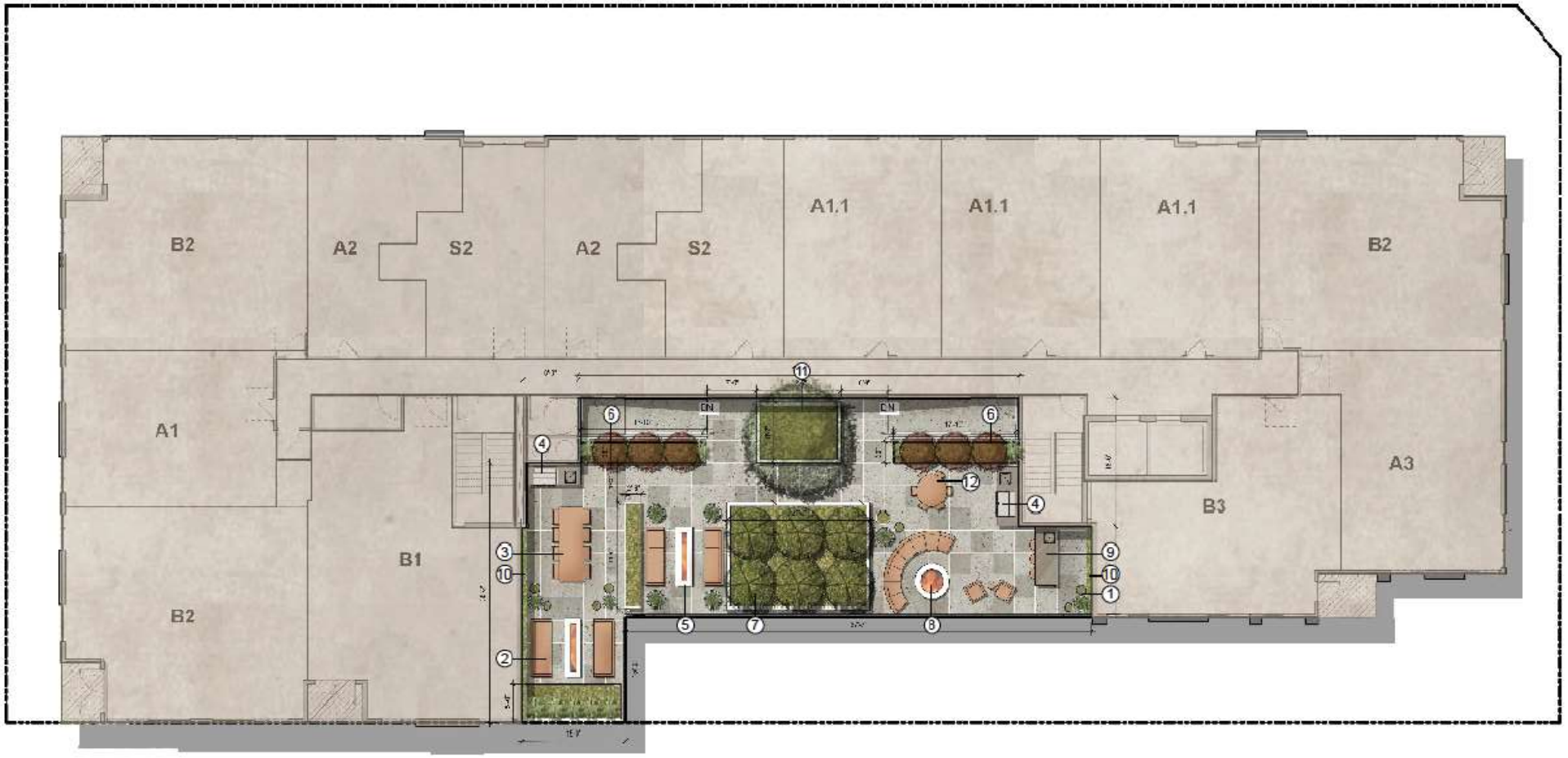
Figure 16
Level 1 Landscape Plan



Source: MVE Partners, February 12, 2021.

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Figure 17
Level 2 Landscape Plan



Source: MVE Partners, February 12, 2021.

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Figure 18
Level 6 Landscape Plan

Table 3
Summary of Required and Proposed Open Space Areas

LAMC Open Space Requirements	Dwelling Units	Required Open Space (square feet)
Less than 3 Habitable Rooms (100 sf/du) [a]	63	6,300
Equal to 3 Habitable Rooms (125 sf/du) [b]	23	2,875
	Subtotal:	***9,175***
Reduction allowed per Density Bonus Guidelines (24%): [c]		*(2,202)*
	TOTAL:	**6,973 sf**
Proposed Open Space Area	**Proposed Open Space (square feet)**	
Courtyard & Roof Terrace	3,930	
Amenity Rooms (Lounge & Fitness)	1,740	
Private Balconies	1,350	
TOTAL:	**7,020 sf**	

Notes: du = dwelling unit; sf = square feet
[a] *Includes studio and one-bedroom units.*
[b] *Includes two-bedroom units.*
[c] *As Off-Menu Incentive pursuant to the Density Bonus Guidelines, the Proposed Project would be requesting a 24% decrease in required open space.*
Source: MVE Partners, November 19, 2021.

8. Access, Circulation, and Parking

Parking for the Proposed Project would be provided in a one-level at grade parking garage. Vehicular access to the parking structure would be provided via one full-access driveway along the east side of W. Sunset Boulevard. A summary of the required and proposed vehicle parking is provided in Table 4, Summary of Required and Proposed Vehicle Parking Spaces.

8.1 Vehicle Parking

Parking for the Proposed Project would be provided in one level of at-grade parking enclosed within the mixed-use building. One full access driveway off of the east side of W. Sunset Boulevard would provide access to the at-grade residential and commercial parking.

As shown in Table 4, below, the Proposed Project would be required to provide 109 residential parking spaces. The applicant is requesting a Density Bonus Incentives to permit a 100% decrease in required residential and commercial parking. As such, the Proposed Project would not be required to provide any commercial parking spaces. The Proposed Project would provide 69 residential parking spaces located at-grade in the interior of the ground floor. Therefore, the Proposed Project would conform to the vehicle parking requirements in the LAMC, as modified by the Density Bonus incentives and concessions.

Table 4
Summary of Required and Proposed Vehicle Parking Spaces

Description	Quantity	Parking Required		Parking Provided
		Rate	Spaces	
Residential				
Less than Three Habitable Rooms	63 du	1 stall per unit	63	
More than Three Habitable Rooms	23 du	2 stalls per units	46	
		Total Required:	109	--
		Waiver of Development Standard Reduction (100%):	*-109*	
		Total Required Residential Parking:	**0**	**69**
Commercial				
Retail	2,446 sf	4 stalls per 1,000 sf	12	
Office	3,739 sf	4 stalls per 1,000 sf	16	
Restaurant	2,168 sf	10 stalls per 1,000 sf	22	
		Commercial Required:	50	--
		Waiver of Development Standard Reduction (100%)	*-50*	
		Total Required Commercial Parking:	**0**	**0**
Total On-Site Parking Proposed				
			Residential:	*69*
			Commercial:	*0*
			TOTAL:	**69**

Notes:
du = dwelling unit ; sf = square feet
Source: MVE Partners, November 19, 2021.

8.2 Bicycle Parking

The Proposed Project would provide long-term on-site bicycle parking in bicycle storage spaces located on the second floor and short-term bicycle spaces located in the public right-of-way along W. Sunset Boulevard. As required by Section 12.21.A.16 of the LAMC, one long-term parking space is required per the first 25 dwelling units and one long-term parking space is required per 1.5 dwelling units for the remaining 57 dwelling units. The short-term residential parking rate is as follows: one parking space per 10 dwelling units for the first 25 dwelling units and one parking space per 15 dwelling units for the remaining 57 units. Commercial parking for long-term and short-term bicycle parking is as follows: one space per 2,000 square feet. As shown in Table 5, below, the Proposed Project is required to supply 73 residential bicycle parking spaces and 10 commercial bicycle parking spaces, for a total of 83 bicycle parking spaces. The Proposed Project will provide 83 bicycle parking spaces. Therefore, the Proposed Project would conform to the bicycle parking requirements in the LAMC.

Table 5
Summary of Required and Proposed Bicycle Parking Spaces

Description	Rate	Total Spaces Required	Total Spaces Provided
Residential			
Long-Term			
1-25 (25 units)	1 per dwelling unit	25	66
26-100 (61 units)	1 per 1.5 dwelling units	41	
Short-Term			
1-25 (25 units)	1 per 10 dwelling units	3	7
26-100 (61 units)	1 per 15 dwelling units	4	
		Subtotal Residential Bicycle Parking:	*73*
Commercial			
Long-Term			
9,514 sf	1 per 2,000 sf	5	5
Short-Term			
9,514 sf	1 per 2,000 sf	5	5
		Subtotal Commercial Bicycle Parking:	*10*
		TOTAL BICYCLE PARKING PROVIDED:	**83**
Notes: sf = square feet *Source: MVE Partners, April 20, 2021.*			

9. Lighting and Signage

Exterior lighting features within the Proposed Project would consist of low-level illuminated pedestrian walkways and lighting within common open space areas and outdoor courtyards. On site signage would include site identity and wayfinding signs in accordance with the LAMC. The Proposed Project does not include a proposed signage program, as such, lighting and illumination would conform to the illumination standards of the LAMC.

10. Site Security

Security for the Proposed Project would be provided via site planning and secured access points of entry. The plans for the Proposed Project would incorporate design guidelines as identified in the "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. The design guidelines provide security design measures for semi-public and private spaces, which may include, but not be limited to, access control to the building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, and location of building entrances in high-foot traffic areas.

11. Sustainability Features

The Proposed Project would also be required to comply with the energy conservation standards established in Title 24 of the California Administrative Code and the City of Los Angeles Green Building Code (LAMC Chapter IX, Article 9). Compliance with Title 24 energy conservation standards, City of Los Angeles Green Building Code, and other energy conservation programs on the local level will reduce energy consumption. The L.A. Green Building Code, effective

January 1, 2017, requires the use of numerous conservation measures, beyond those required by Title 24 of the California Administrative Code. The L.A. Green Building Code contains both mandatory and voluntary green building measures to conserve energy. Among many requirements, the L.A. Green Building Code requires projects to achieve a 20 percent reduction in wastewater generation. The Proposed Project would implement the following features to reduce energy demands and assure maximum environmental quality: proximity to mass transit, in-fill smart growth, and resource conservation. Therefore, compliance with Title 24 of the California Administrative Code and the L.A. Green Building Code would reduce the Proposed Project's energy consumption.

12. Anticipated Construction Schedule

For purposes of analyzing impacts associated with air quality, this analysis assumes a Project construction schedule of approximately 18 months, with final buildout occurring in 2024. Construction activities would include four main steps: (1) demolition; (2) site preparation; (3) building construction; and (4) architectural coatings/finishings. All construction activities would be performed in accordance with all applicable state and federal laws and City codes and policies with respect to building construction and activities. As provided in LAMC Section 41.40, the permissible hours of construction within the City are 7:00 A.M. to 9:00 P.M. Monday through Friday, and between 8:00 A.M. and 6:00 P.M. on any Saturday or national holiday. No construction activities are permitted on Sundays. The Proposed Project would comply with these restrictions.

1. Demolition

This phase would include the demolition of the existing automotive repair facility and associated surface parking lot. The demolition phase would be completed in approximately one month.

2. Site Preparation

After the completion of the demolition phase, the site preparation phase for the Proposed Project would occur for approximately one month and would involve the removal of walls, fences, and associated debris, as well as the removal of trees. This phase would also include excavation to ensure the proper base and slope for the building foundations.

3. Building Construction Phase

The building construction phase consists of above grade structures and is expected to occur for approximately 12 months. The building construction phase includes the construction of the proposed building, connection of utilities to the buildings, building foundations, laying irrigation for landscaping, and landscaping the Project Site.

4. Architectural Coatings/Finishing Phase

The finishing/architectural coating phase is expected to occur over approximately four months. During this phase, interior cabinets and lighting fixtures would be installed, interior and exterior

wall finishings and paint would be applied, and windows, doors, cabinetry, and appliances would be installed.

13. Temporary Right-of-Way Encroachment

Construction activities may necessitate temporary lane closures on W. Sunset Boulevard adjacent to the Project Site on an intermittent basis for utility relocations/hook-ups, delivery of materials, and other construction activities as may be required. However, site deliveries and the staging of all equipment and materials would be organized in the most efficient manner possible on-site to reduce any temporary impacts to the neighborhood and surrounding traffic. Traffic lane and right-of-way closures, including sidewalks, if required, would be properly permitted by the City agencies and would conform to City standards.

Although traffic congestion does not constitute an environmental impact for the purposes of CEQA (§ 21099(b)(2); CEQA Guidelines § 15064.3), LADOT requires preparation of a Construction Management Plan that addresses construction vehicles, prior to the start of any construction work. The plans shall 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. All construction related traffic shall be restricted to off-peak hours. In accordance with City policy, pedestrian routes on W. Sunset Boulevard fronting the Project Site will be maintained and protected from the active construction site. Temporary detours would be coordinated with the City on an as needed basis.

Unless stated otherwise, all construction activities would be performed in accordance with all applicable state and federal laws and City codes and policies with respect to building construction and activities. As provided in Section 41.40 of LAMC, the permissible hours of construction within the City are 7:00 A.M. to 9:00 P.M. Monday through Friday, and between 8:00 A.M. and 6:00 P.M. on any Saturday or national holiday. The Department of City Planning further restricts the hours of construction in residential areas to 6:00 P.M. on weekdays. No construction activities are permitted on Sundays. The Proposed Project would comply with these restrictions.

14. Haul Route

All construction and demolition debris would be recycled to the maximum extent feasible. Demolition debris and soil materials from the Project Site that cannot be recycled or diverted would be hauled to the Chiquita Canyon Landfill. In July 2017, the Los Angeles County Board of Commissioners approved an annual limit intake of combined solid waste and beneficial use materials (e.g. green waste and compost) not to exceed 3,744,000 tons per year (tpy).[2] The maximum tonnage of any combination of solid waste and other materials received by the facility for processing, beneficial use materials (including composting) and disposal shall not exceed

[2] *County of Los Angeles Department of Public Works, The Countywide Integrated Waste Management Plan 2018 Annual Report, December 2019 (at page 60).*

12,000 tons on any given day, provided the monthly tonnage capacity shall not be exceeded.[3] In 2018, the Chiquita Canyon Landfill had an average disposal intake of 4,560 tons per day.[4]

Approximately 13,350 square feet of building floor area would be demolished, and approximately 10,010 square feet of surface parking would be removed on the Project Site. The Proposed Project is anticipated to generate approximately 509 tons of construction and demolition debris before source reduction and recycling efforts. The Proposed Project would follow all applicable solid waste policies and objectives that are required by law, statute, or regulation. Under the requirements of the hauler's AB 939 Compliance Permit from the Bureau of Sanitation, all construction and demolition debris would be delivered to a Certified Construction and Demolition Waste Processing Facility.

D. Requested Permits and Approvals

The list below includes the anticipated requests for approval of the Proposed Project. The Categorical Exemption will analyze impacts associated with the Proposed Project and will provide environmental review sufficient for all necessary entitlements and public agency actions associated with the Proposed Project. The discretionary entitlements, reviews, permits and approvals required to implement the Proposed Project include, but are not necessarily limited to, the following:

The applicant is requesting the following discretionary approval:

1. Pursuant to CEQA Guidelines, Section 15332, Class 32 Exemption from CEQA and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

2. A **Conditional Use Permit,** pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 U.26, to allow a density bonus for a housing development project in which the density increase is 15% greater than the 35% otherwise permitted by LAMC Section 12.22-A.25 for a total of 50% Density Bonus.

3. A **Density Bonus Compliance Review**, pursuant to LAMC Section 12.22.A.25(c), to permit a housing development project consisting of 86 units, of which 10 units will be set aside for Very Low Income households, requesting on the following Off-Menu Incentives and Waivers of Development Standards:

    a) An Off-Menu Incentive to permit a 100% decrease in residential parking for the Project Site;

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[3] *County of Los Angeles Department of Public Works, The Countywide Integrated Waste Management Plan 2018 Annual Report, December 2019 (at page 60).*

[4] *County of Los Angeles Department of Public Works, The Countywide Integrated Waste Management Plan 2018 Annual Report, December 2019 (at page 29).*

b) An Off-Menu Incentive to permit a 100% decrease in required commercial parking for the Project Site;

c) An Off-Menu Incentive to permit an increase of Floor Area Ratio (FAR) from 1.5:1 to 3.76:1;

d) A Waiver of Development Standards to permit an increase in stories from three (3) stories to seven (7) stories;

e) A Waiver of Development Standards to permit a reduction in side yard setbacks from 10 feet to 0 feet;

f) A Waiver of Development Standards to permit a reduction in rear yard setbacks from 20 feet to 0 feet;

g) A Waiver of Development Standards to permit a 24% reduction in required Open Space; and

h) A Waiver of Development Standards to permit a height increase from 45 feet to 83 feet and 10 inches;

4. Pursuant to LAMC Section 12.24-W.1, a Conditional Use permit for the sale and dispensing of a full-line of alcoholic beverages for on and off-site consumption for two (2) establishments;

5. Pursuant to LAMC Section 16.05, a Site Plan Review for a project that results in an increase of 50 or more dwelling units.

6. Consideration of a **Haul Route**, pursuant to Section 17.13 of the LAMC, to allow the import/export of 7,700 cubic yards of earth.

In addition, pursuant to various sections of the LAMC, the applicants will also request various ministerial administrative approvals and permits from the Los Angeles Department of Building and Safety and other municipal agencies for project construction actions, including but not limited to the following: demolition, grading, foundation, building and tenant improvements.

Section 3. Regulatory Framework

A. CEQA Exemptions

The CEQA Guidelines (California Code of Regulations, Title 14, Sections 15300 to 15332) include a list of classes of projects, which have been determined to not have a significant effect on the environment, known as Categorical Exemptions. If a project falls within one of these classes, it is exempt from the provisions of CEQA, and no further environmental review is required. The Proposed Project includes the construction of an 86 unit, seven-story mixed-use residential and commercial building with 8,353 square feet of commercial uses. Therefore, the Proposed Project falls under the Class 32 Categorical Exemption for infill development.

B. Evaluation of Class 32 Criteria

The Class 32 "Infill" Categorical Exemption (CEQA Guidelines Section 15332), hereafter referred to as the Class 32 Exemption, exempts infill development within urbanized areas for projects that meet certain criteria. The class consists of environmentally benign projects that are located on infill lots, are adequately supported by existing public services and infrastructure, and are consistent with the local General Plan and zoning requirements, and do not result in any significant traffic, noise, air quality, or water quality impacts. This class of exemption may apply to residential, commercial, industrial, and/or mixed-use projects. As supported by the information presented herein, the Project falls under the Class 32 Exemption.

Section 15332. In-Fill Development Projects

> *Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.*
>
> *(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*
>
> *(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*
>
> *(c) The project site has no value as habitat for endangered, rare or threatened species.*
>
> *(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*
>
> *(e) The site can be adequately served by all required utilities and public services.*

Class 32 Criteria

Consistent with the State CEQA Guidelines and the Department of City Planning's policies for implementing CEQA, the following assessment provides substantial evidence to support the determination that the Proposed Project meets the above criteria, pursuant to the Class 32 (Infill Development) requirements as set forth in Section 15332 of the State CEQA Guidelines.

1. **Discussion of CEQA Guidelines Section 15332(a)**

The Proposed Project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations.

A significant impact may occur if a project is inconsistent with applicable land use plans or zoning designations adopted for the purpose of avoiding mitigating an environmental effect. Plan inconsistencies in and of themselves are not a significant impact on the environment under CEQA. CEQA recognizes only direct physical changes or reasonably foreseeable indirect physical changes in the environment.[5] Further, even if incentives and concessions granted as part of a Density Bonus result in deviations from General Plan or zoning requirements, those deviations do not constitute conflicts with those plans or policies (Wollmer v. City of Berkeley, 193 Cal.App.4th 1329, 1345-46(2011)). As such, the analysis below only addresses those policies that have the potential to result in physical impacts to the environment.

The Project Site is located within the Silver Lake – Echo Park – Elysian Valley Community Plan area.

General

The General Plan consists of a series of documents, including the seven State-mandated elements: Land Use, Mobility, Noise, Safety, Housing, Open Space, and Conservation; and elements addressing Air Quality, Infrastructure Systems, Public Facilities and Services, Health and Wellness, as well as the Citywide General Plan Framework Element. The Framework Element establishes the overall policy and direction for the entire General Plan. It provides a citywide context and a comprehensive long-range strategy to guide the comprehensive update of the General Plan's other mandated and optional elements. The elements that are most applicable to the Proposed Project are the Framework Element and the Land Use Element.

Framework Element

The Framework Element of the City's General Plan, adopted in December 1996 and readopted in August 2001, sets forth general guidance regarding land use issues for the City and defines citywide policies regarding land use that influence the Community Plans and most of the City's General Plan Elements. The Land Use Chapter of the Framework Element provides primary

[5] *See Guidelines Section 15064(d)-(e).*

objectives to support the viability of the City's residential neighborhoods and commercial and industrial districts, and to encourage sustainable growth in appropriate locations.

The Proposed Project would support and would be generally consistent with the Framework Element Land Use Chapter. Specifically, the Project would support the needs of the City's existing and future residents by providing new residential uses, commercial/retail uses and employment opportunities. In addition, development of the Project in an area with convenient access to public transit and opportunities for walking and biking would promote an improved quality of life by facilitating a reduction of vehicle trips, vehicle miles traveled, and air pollution.

Table 6
Project Consistency with Applicable Objectives and Policies of the Framework Element

Objective / Policy	Project Consistency Analysis
Land Use Chapter	
Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.	**No Conflict.** The Proposed Project would include a mixed-use residential and commercial development that would front W. Sunset Boulevard, which contains numerous retail, restaurants, and commercial uses. The Proposed Project would provide new residential, commercial/retail uses, and employment opportunities as well as potential customers to the surrounding existing businesses, which helps improve the competitiveness of the commercial area. The applicant is proposing to set aside 10 units for Very Low Income Units, which places affordable housing on and near commercial corridors where access to public transportation and shopping services is convenient, providing a healthful and more livable environment for varying segments of the population. Thus, the Proposed Project would support this objective. Further, compliance with regulatory compliance measures would ensure that the buildings maintain a safe, clean, attractive and lively environment during the Project's construction and operation. Therefore the Proposed Project is consistent with this goal.
Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.	**No Conflict.** The Proposed Project's residential uses, including Very Low Income Units, would support the needs of existing and future residents. The commercial/retail uses would provide new opportunities for new businesses or the expansion or relocation of existing businesses; thus, increasing business opportunities and economy of the Silver Lake – Echo Park – Elysian Valley CPA. Therefore the Proposed Project is consistent with this objective.
Policy 3.1.2: Allow for the provision of sufficient public infrastructure and services to support the projected needs of the City's population and businesses.	**No Conflict.** The Proposed Project is located on an infill lot that is already adequately served by public infrastructure. The Project Site is readily accessed via W. Sunset Boulevard and is adequately supported by utilities (including water service, sewer service, electrical, and natural gas), and public services (such as police, fire, schools, and recreation/parks). Therefore the Proposed Project is consistent with this policy.
Objective 3.2: Provide for the spatial distribution of development that promotes an	**No Conflict.** The Proposed Project would develop residential uses in walking distance to numerous services,

Objective / Policy	Project Consistency Analysis
improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.	retail, and employment opportunities. Additionally, the Project Site is located ½-mile of numerous bus routes with peak commute service intervals of 15 minutes or less. The location of the Proposed Project encourages a variety of transportation options, such as walking and biking. Thus, the location of the Proposed Project would reduce vehicle miles traveled, promote alternatives to driving, and aim to improve air quality. Therefore the Proposed Project is consistent with this objective.
Policy 3.2.3: Provide for the development of land use patterns that emphasize pedestrian/bicycle access and use appropriate locations.	**No Conflict.** The Proposed Project would encourage improved access and mobility by providing a mix of residential and commercial/retail uses on a single site. The on-site commercial uses would provide employment and patronage opportunities within walking distance of on-site residential units and nearby commercial developments fronting W. Sunset Boulevard. Additionally, the Proposed Project will promote the use of alternative transportation by replacing and existing automobile-centric use with a transit-oriented mixed use development. Further, the Project Site is located ½-mile of numerous bus routes with peak commute service intervals of 15 minutes or less. The location of the Proposed Project promotes the use of a variety of transportation options, which includes walking, biking, and the use of public transportation. The Proposed Project would include 80 on-site bicycle parking spaces. Therefore the Proposed Project is consistent with this policy.
Objective 3.3: Accommodate projected population and employment growth within the City and each community plan area and plan for the provision of adequate supporting transportation and utility infrastructure and public services.	**No Conflict.** The Proposed Project is estimated to generate an additional 203 new residents to the Silver Lake – Echo Park – Elysian Valley Community Plan area[6] and an additional 29 employees,[7] which would be well within the projected residential and employment growth in SCAG's 2020-2045 RTP/SCS for the City of Los Angeles. Additionally, the Proposed Project would promote a pedestrian-oriented environment with options for public transportation. The Proposed Project would also include utility infrastructure and would update any infrastructure improvements, if necessary. Further, the Proposed Project would be subject to the site plan review requirements of the LAFD and the LAPD to ensure that all access roads, driveways and parking areas would remain accessible to emergency service vehicles and to ensure pedestrian safety. Therefore the Proposed Project is consistent with this objective.
Policy 3.3.4: Provide for the siting and design of new development that maintains the prevailing scale and character of the City's stable residential neighborhoods and enhance the character of commercial and	**No Conflict.** The Proposed Project would redevelop the existing automotive repair facility with the construction of a mixed-use residential and commercial building on a Project Site zoned [Q]C2-1VL with a General Plan land use designation of "General Commercial." The C2 zone

[6] *Based on the City of Los Angeles VMT Calculator, January 12, 2022 (See Attachment 2 to this CE).*

[7] *Based on the City of Los Angeles VMT Calculator, January 12, 2022 (See Attachment 2 to this CE).*

Objective / Policy	Project Consistency Analysis
industrial districts.	allows for the proposed mixed-use residential and commercial uses. The Proposed Project would develop a mixed-use building that would be visually compatible with the commercial and residential uses. Therefore, the Proposed Project would enhance the character of the surrounding mixed uses and be consistent with this policy.
Goal 3D: Pedestrian-oriented districts that provide local identity, commercial activity, and support Los Angeles' neighborhoods.	**No Conflict.** The Proposed Project would promote a pedestrian-oriented environment by providing active ground floor residential and commercial uses which would provide new foot traffic for the surrounding retail, restaurant, and commercial uses. The building's design would enhance pedestrian activity in the area. Therefore the Proposed Project is consistent with this goal.
Policy 3.8.4: Enhance pedestrian activity by the design and siting of structures in accordance with Chapter 5 Urban Form and Neighborhood Design policies of this Element and Pedestrian-Oriented District Policies.	**No Conflict.** As discussed above, the Proposed Project would promote a pedestrian-oriented environment by providing active ground floor uses that would front W. Sunset Boulevard. Therefore the Proposed Project is consistent with this policy.
Goal 3F: Mixed-use centers that provide jobs, entertainment, culture, and serve the region.	**No Conflict.** The Proposed Project would include residential and commercial space that would front the commercial corridor along W. Sunset Boulevard. The Proposed Project would provide new residential uses and commercial employment opportunities as well as potential customers to the surrounding existing businesses, which helps improve the economic viability of the commercial area. The Proposed Project is estimated to generate an additional 203 new residents to the Silver Lake – Echo Park – Elysian Valley Community Plan area and an additional 29 employees. Therefore the Proposed Project is consistent with this goal.
Objective 3.10: Reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.	**No Conflict.** The Project Site is currently zoned [Q]C2-1VL with a General Commercial General Plan land use designation. The Proposed Project would include commercial/retail space that would provide future and existing residents with job opportunities. Thus, the proposed uses are consistent with the zoning and land use designations. Additionally, the new residents and employees would provide new foot traffic for surrounding business. The Proposed Project would be compatible with the character of the surrounding districts and foster new business and employment opportunities and potential customers. Therefore the Proposed Project is consistent with this objective.
Objective 5.2: Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community or the region.	**No Conflict.** The Proposed Project's mixed-use design and location encourages the use of alternative transportation and walking and bicycling opportunities. Additionally, the Project Site is located within ½-mile of numerous bus routes with peak commute service intervals of 15 minutes or less. The Project Site is located in the highly urbanized Silver Lake – Echo Park – Elysian Valley CPA and is surrounded by a mix of retail, commercial, and entertainment services. Therefore the Proposed Project is consistent with this objective.

Objective / Policy	Project Consistency Analysis
Objective 5.8: Reinforce or encourage the establishment of a strong pedestrian orientation in designated neighborhood districts, community centers, and pedestrian-oriented subareas within regional centers, so that these districts and centers can serve as a focus of activity for the surrounding community and a focus for investment in the community.	**No Conflict.** The Proposed Project would place residential and commercial space in a transit-rich and pedestrian-oriented area. Additionally, the Project Site is located within numerous bus routes with peak commute service intervals of 15 minutes or less located along W. Sunset Boulevard. The Project Site's location near mass transit and in walking distance to services, retail stores, and employment opportunities promotes a pedestrian-friendly environment. Additionally, 68 long-term bicycle parking spaces will be available in a residential bicycle room located on the second floor. A total of 12 short-term bicycle parking spaces will be located along W. Sunset Boulevard in the public right-of-way for use by visitors to the Project Site. The location of the Proposed Project promotes the use of a variety of transportation options, which includes walking, biking, and the use of public transportation. Therefore the Proposed Project is consistent with this objective.
Objective 7.2: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality. **Policy 7.2.3:** Encourage new commercial development in proximity to rail and bus transit corridors and stations.	**No Conflict.** The Proposed Project would provide new commercial space for businesspersons in Los Angeles for the existing surrounding community. This commercial development would provide a balance of land uses for local residents and would sustain economic growth in the Silver Lake – Echo Park – Elysian Valley CPA. The Project Site is also directly served by multiple bus routes along W. Sunset Boulevard. The Proposed Project would implement the following features to reduce energy demands and assure maximum environmental quality: proximity to mass transit, in-fill smart growth, and resource conservation. The Proposed Project would also implement project design features, and regulatory compliance measures as applicable to assure maximum feasible environmental quality. Therefore the Proposed Project is consistent with this objective and policy.
Source: City of Los Angeles Department of City Planning, Framework Element, December 11, 1996.	

Land Use Element – Silver Lake – Echo Park – Elysian Valley Community Plan

The Proposed Project is in substantial conformity with the purposes, intent and provisions of the General Plan Framework Element, and the applicable Community Plan by providing a smart growth oriented, dense urban project where such growth is best accommodated based on its proximity to mass transit. More specifically, the Proposed Project is consistent with the Los Angeles General Plan Land Use Element, which consists of the 35 Community Plan Areas. The Project Site is located within the Silver Lake – Echo Park – Elysian Valley Community Plan area ("CPA"), which provides goals and objectives to establish an official guide to the future development of the Silver Lake – Echo Park – Elysian Valley Community. The intent of the plan is the promotion of an arrangement of land uses, streets, and services, which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the

Community within the larger framework of the City. The Proposed Project would provide a mixed-use residential and commercial development, which would conform to the objectives identified in the Community Plan. A detailed analysis of the consistency of the Proposed Project with the applicable objectives of the Silver Lake – Echo Park – Elysian Valley Community Plan is presented in Table 7, below.

Table 7
Project Consistency with Applicable Objectives of the Silver Lake – Echo Park – Elysian Valley Community Plan

Objective/Policy	Project Consistency Analysis
Residential	
Objective 1-1: Achieve and maintain a housing supply sufficient to meet the diverse economic and socioeconomic needs of current and projected population. **Policy 1-1.1:** Maintain an adequate supply and distribution of multiple family, low income, and special needs housing opportunities in the Community Plan Area.	**No Conflict.** The Proposed Project would provide needed market-rate and affordable housing units in the Silver Lake – Echo Park – Elysian Valley Community area, as well as provide neighborhood-serving commercial uses. The Proposed Project would provide a mix of housing options by providing studio units, one-bedroom units, and two-bedroom units. The applicant is proposing to set aside 10 units for Very Low Income Units, which places affordable housing on and near commercial corridors where access to public transportation and shopping services is convenient. Moreover, the Proposed Project's market-rate and affordable units would encourage varying economic segments of the community and maximize the opportunity for individual choice. Thus, the Proposed Project supports this objective.
Objective 1-2: Reduce automobile trips in residential areas by locating new housing in areas offering proximity to goods, services, and facilities. **Policy 1-2.1:** Locate higher residential densities near commercial centers and major bus routes where public service facilities, utilities, and topography will accommodate this development. **Policy 1-2.2:** Encourage multiple family residential development in commercially zoned areas in designated Neighborhood Districts and Community Centers, and along Mixed Use Boulevards, and, where appropriate, provide floor area bonuses as an incentive to encourage mixed-use development in those areas.	**No Conflict.** The Proposed Project would support this objective through the development of new residential uses in a pedestrian- and transit-friendly area within the Community Commercial designation of the CPA. The Project Site is within walking distance of many bus stops along W. Sunset Boulevard, which provides access to other parts of the City of Los Angeles and the greater Los Angeles metropolitan area. The Proposed Project's mixed-use nature and location supports the Community Plan's goal of developing multi-family residential developments along Mixed Use Boulevards such as W. Sunset Boulevard. Therefore, the Proposed Project supports this objective.
Objective 1-4: Promote and ensure the provision of adequate housing for all persons, including special needs populations, regardless of income, age, or ethnic background. **Policy 1-4.1:** Promote greater individual choice in type, quality, price, and location of housing.	**No Conflict.** The Proposed Project would provide a mix of housing options by providing studio units, one-bedroom units, and two-bedroom units. The applicant is proposing to set aside 10 units for Very Low Income Units, which places affordable housing on and near commercial corridors where access to public transportation and shopping services is convenient.

Policy 1-4.2: Promote mixed-use housing projects in pedestrian oriented areas and designated Mixed Use Boulevards, Neighborhood Districts, and Community Centers to increase supply and maintain affordability.	The Proposed Project would promote economic well-being and public convenience by providing a mixed-use residential development with ground-floor commercial space along W. Sunset Boulevard, which is classified as a Mixed Use Boulevard in the Silver Lake – Echo Park – Elysian Valley General Plan Framework map. The Proposed Project's commercial component would provide new business opportunities in the area by providing new restaurant, retail, and office space. Thus, the Proposed Project's location would encourage and increase pedestrian activity in the Project vicinity and on-site. The Proposed Project promotes a more pedestrian-oriented lifestyle that would enhance public convenience and general welfare. Therefore, the Proposed Project supports this objective and policies.
Commercial	
Objective 2-1: Conserve and strengthen viable commercial development and encourage the reuse of obsolete commercial development. **Policy 2-1.1:** New commercial uses shall be located in established commercial areas, emphasizing more intense and efficient use of existing commercial land, ultimately contributing to and enhancing the existing urban form and village atmosphere.	**No Conflict.** The Proposed Project would redevelop an existing automotive repair facility with the construction of a mixed-use residential and commercial building. The on-site commercial uses would provide employment and patronage opportunities within walking distance of on-site residential units and nearby commercial developments fronting W. Sunset Boulevard. As such, the Proposed Project would establish a more intense and efficient use of existing land by providing multiple land uses such as residential, retail, restaurant, and office space. Therefore, the Proposed Project supports this objective and policy.
Objective 2-3: Enhance the appearance of existing commercial districts. **Policy 2-3.1:** Proposed developments should be designed to enhance and be compatible with existing adjacent development.	**No Conflict.** The Proposed Project would promote a pedestrian-friendly environment by developing a pedestrian-scale development with active commercial uses at street level and landscaping along public rights-of-way. The surrounding developments are characterized as multifamily residential buildings, mixed-use buildings, and commercial land uses. Thus, the Proposed Project supports this objective and would be compatible with existing adjacent development .
Objective 2-4: Reinforce the identity of distinct commercial districts through the use of design guidelines and development standards. **Policy 2-4.1:** Ensure that commercial infill projects achieve harmony with the best of existing development.	**No Conflict.** The Proposed Project would redevelop the existing automotive repair facility with the construction of a mixed-use residential and commercial building. The Proposed Project is located along W. Sunset Boulevard, which is designated as a Mixed Use Boulevard. The Proposed Project would include retail, restaurant, office, and residential land uses and would be compatible with the surrounding developments. Therefore, the Proposed Project supports this objective and policy.
Source: City of Los Angeles, Department of City Planning, Silver Lake – Echo Park – Elysian Valley Community Plan, 2004; and Parker Environmental Consultants, 2021.	

The Project proposes the construction of a seven-story mixed-use residential and commercial building within 1,000 feet of alternative transit opportunities. The Project Site is an infill site located along a Mixed Use Boulevard. Additionally, a total of five bus lines: Metro 2, Metro 4, Metro 201, Metro 175 and regional/commuter lines (Metro RapidBus 704) currently serve the Project Site via

stops located within convenient walking distance along W. Sunset Boulevard. The Project Site's location near mass transit and in walking distance to services, retail stores, and restaurants promotes a pedestrian-friendly environment. Additionally, the Proposed Project would incorporate architectural compatibility and landscaping to protect the character and scale of the surrounding residential and commercial districts. The Proposed Project would be attractively designed and landscaped and would be consistent with the land use standards of the LAMC, General Plan, and the Silver Lake – Echo Park – Elysian Valley Community Plan. These guidelines and standards are in place to ensure that projects are designed and developed to achieve a high level of quality, have a distinctive character, and are compatible with existing uses and development. The Proposed Project would thus be consistent with the applicable objectives of the Community Plan. As such, impacts related to the consistency with the applicable land use and planning policies in the Silver Lake – Echo Park – Elysian Valley Community Plan would be less than significant.

Mobility Plan 2035

The Mobility Plan 2035 ("Mobility Plan") of the City of Los Angeles General Plan, adopted September 7, 2016, is designed to provide a policy foundation for the transportation system within the City of Los Angeles. There are five goals of the Mobility Plan that define the City's high-level mobility priorities and include: safety first; world class infrastructure; access for all Angelenos; collaboration, communication and informed choices; and clean environments and healthy communities. The Mobility Plan contains several objectives pertinent to the Proposed Project, which are identified as follows:

- Increase the number of adults and children who receive in-person active transportation safety education, in areas with the highest rates of collisions, by 10% annually;
- Ensure that 80% of street segments do not exceed targeted operating speeds by 2035;
- Ensure that 90% of households are have access within one mile to the Transit Enhanced Network by 2035;
- Ensure that 90% of all households have access within one-half mile to high quality bicycling facilities by 2035;
- Increase the combined mode split of persons who travel by walking, bicycling or transit to 50% by 2035.

The Mobility Plan 2035 identifies corridors proposed to receive improved bicycle, pedestrian and vehicle infrastructure improvements. Tier 1 Protected Bicycle Lanes are bicycle facilities that are separated from vehicular traffic. Tier 2 and Tier 3 Bicycle Lanes are facilities on roadways with striped separation. Tier 2 Bicycle Lanes are those more likely to be built by 2035. The Mobility Plan 2035 identifies W. Sunset Boulevard as part of the Transit Enhanced Network, and Bicycle Enhanced Network.

With respect to the Mobility Plan's stated objectives, the Proposed Project would increase households within one mile to the Transit Enhanced Network, provide housing within one-half mile to high quality bicycling facilities, and increase the combined mode split of persons who travel by walking, bicycling or transit. Table 8, below, discusses the Proposed Project's consistency with

the Mobility Plan. As shown in Table 8, the Proposed Project would promote the goals of the Mobility Plan.

Table 8
City of Los Angeles Mobility Plan Consistency Analysis

Mobility Plan Key Goals	Project Consistency Analysis
(1) Safety First: Crashes, speed, protection, security, safety education, and enforcement	**No Conflict.** The Proposed Project would not include unusual or hazardous design features. Primary vehicular access would be provided via one full access driveway off of the east side of W. Sunset Boulevard. The Proposed Project does not include any hazardous design features, which could impede emergency access. The Proposed Project would be subject to the site plan review requirements of the LAFD and the LAPD to ensure that all access roads, driveways and parking areas would remain accessible to emergency service vehicles and to ensure pedestrian safety. Therefore, the Proposed Project would not substantially increase hazards due to design features, or incompatible uses, and would not conflict with this goal.
(2) World Class Infrastructure: Design, Complete Streets Network (walking, bicycling, transit, vehicles, goods movement), Bridges, Highways, Smart Investments.	**No Conflict.** This goal is directed toward City goals and is not specifically applicable to the Proposed Project. Nonetheless, the Project Site's location near mass transit, walking distance to services, retail stores, and employment opportunities, and the availability of bike parking located on the Project Site promotes a variety of transportation options. Thus, the Proposed Project would not conflict this goal.
(3) Access for All Angelenos: Affordability, vulnerable users, land use, operations, reliability, demand management, community connections.	**No Conflict.** The Project Site is located in a highly urbanized area of Los Angeles. The Proposed Project would develop new residential and commercial uses in walking distance to numerous services, retail, restaurants, and commercial uses. Additionally, the Project Site is located within walking distance of numerous bus routes with peak commute service intervals of 15 minutes or less. The location of the Proposed Project encourages a variety of transportation options and access and would therefore not conflict with this goal.
(4) Clean Environments and Healthy Communities Environment, public health, clean air, clean fuels and fleets.	**No Conflict.** The Proposed Project is an infill development in an area that promotes the use of a variety of transportation options, which includes walking, biking and the use of public transportation. As discussed further, operational emissions generated by the Proposed Project's construction and operational activities would not exceed the regional thresholds of significance set by the SCAQMD and therefore, the Proposed Project would not conflict with this goal.
Sources: City of Los Angeles General Plan, Mobility Plan 2035, September 7, 2016. *Parker Environmental Consultants, 2021.*	

Zoning Designations

The Proposed Project includes the construction of a seven-story mixed-use commercial and residential building with a total of 86 multi-family residential units and up to 8,353 square feet of commercial space at the ground level and second floor. Parking would be provided on the ground level.

Land Use

The Project Site is zoned [Q]C2-1VL with a General Plan land use designation of General Commercial. Residential uses permitted in the R4 Zone by Section 12.11 of the LAMC and commercial uses permitted in C2 Commercial Zone of Section 12.14 of the LAMC are permitted. The Proposed Project would construct a seven-story residential and commercial mixed-use development. Therefore, the Proposed Project would conform to the allowable land uses pursuant to the LAMC.

Floor Area Ratio

The Project Site is located in Height District No. 1VL, which limits floor area to an FAR of 1.5:1. The applicant is requesting a Waiver of Development Standard, pursuant to LAMC Section 12.22.A.25(g)(3), to permit a FAR of approximately 3.76:1 in lieu of the maximum FAR of 1.5:1. The Proposed Project would include 84,662 square feet of floor area with an approximate FAR of 3.76:1. With approval of the Density Bonus incentive, the Proposed Project would be consistent with the FAR provisions pursuant to the LAMC.

Height

As stated previously, the Project Site is located in Height District No. 1VL, which limits building height for the C2 zone to 45 feet and three stories above grade. The applicant is requesting a Waiver of Development Standard, pursuant to LAMC Section 12.22.A.25(g)(3), to permit a maximum height of approximately 83'-10" (seven stories) to the top of the parapet in lieu of the maximum height of 45 feet (three stories) permitted. With approval of the height incentive per the Density Bonus Guidelines, the proposed building height would be 83'-10" and seven stories above grade at the top of the parapet. Therefore, with approval of the Density Bonus incentive, the Proposed Project would be within the allowed height, pursuant to the LAMC.

Building Setbacks and Stepbacks

LAMC Section 12.14 establishes the front, side and rear yard setbacks for the Proposed Project. The Proposed Project is not required to provide a front yard setback, however, for all portions of buildings used for residential purposes, side and rear yard setbacks conforming to the R4 zone shall be provided and maintained at the floor level of the first story used in whole or in part for residential purposes. As such, a five foot side yard setback is required with one additional foot for

every floor story above the second level. Additionally, the rear yard setbacks require a minimum of 15 feet with one additional foot for each story above the third level. As such, the Proposed Project is required to provide 10-foot side yard setbacks and a 20-foot rear yard setback. As part of the Density Bonus incentives stated above, the Proposed Project would provide 5-foot side yard setbacks on the northern and southern property lines, and a 15'-9" rear yard setback along the eastern property line. With approval of the Density Bonus incentives and concessions, the Proposed Project would provide the required front yard, side yard, and rear yard setbacks and would be consistent with the LAMC.

Density

Pursuant to the LAMC Section 12.14.C, portions of buildings erected and used for residential purposes shall conform to the density requirements of the R4 Zone. As such, residential uses on the Project Site are limited to one dwelling unit per 400 square feet, or approximately 57 dwelling units for the Project Site based on an area of 22,500 square feet. The Proposed Project would set aside 10 units as restricted for Very Low income households. Therefore, the Proposed Project would utilize the Conditional Use Permit to request a Density Bonus greater than 35%. The Project would request a 50 percent density bonus, which results in an allowable density of 86 units. The Project is proposing a density of 86 dwelling units. With approval of the Density Bonus, the Proposed Project's proposed density would be within the allowed density pursuant to the LAMC.

Parking

Parking for the Proposed Project would be provided in a one-level at-grade parking garage in the interior of the ground floor. Vehicular access to the parking structure would be provided via one full-access driveway along the east side of W. Sunset Boulevard.

Vehicle Parking

The Proposed Project would be required to provide 102 residential parking spaces. The applicant is requesting a Density Bonus Incentive to permit a 100% decrease in required residential parking. As such, the Proposed Project would be required to provide a total of 69 residential parking spaces in lieu of the required 102 spaces. The Proposed Project would be required to provide a total of 54 commercial parking spaces. The applicant is requesting a Density Bonus Incentive to waive the required commercial parking. As such, the Proposed Project would not be required to provide any residential commercial parking spaces. The Proposed Project would provide 69 residential parking spaces located at-grade in the interior of the ground floor. Therefore, the Proposed Project would conform to the vehicle parking requirements in the LAMC and Density Bonus Guidelines.

Bicycle Parking

The Proposed Project would provide long-term on-site bicycle parking in bicycle storage spaces located on the second floor and short-term bicycle spaces located in the public right-of-way along W. Sunset Boulevard. As required by Section 12.21.A.16 of the LAMC, one long-term parking

space is required per the first 25 dwelling units and one long-term parking space is required per 1.5 dwelling units for the remaining 61 dwelling units. The short-term residential parking rate is as follows: one parking space per 10 dwelling units for the first 25 dwelling units and one parking space per 15 dwelling units for the remaining 61 units. Commercial parking for long-term and short-term bicycle parking is as follows: one space per 2,000 square feet. The Proposed Project is required to supply 73 residential bicycle parking spaces and 10 commercial bicycle parking spaces, for a total of 83 bicycle parking spaces. The Proposed Project will provide 83 bicycle parking spaces. Therefore, the Proposed Project would conform to the vehicle parking requirements in the LAMC.

Open Space

Pursuant to the LAMC, the Proposed Project would be required to provide 100 square feet of open space for each residential dwelling unit with less than three habitable rooms (studio units and one-bedroom units) and 125 square feet of open space for each residential dwelling unit with three habitable rooms (two-bedroom units). As such, the total amount of open space required by the LAMC is approximately 9,175 square feet. The applicant is requesting an Off-Menu Incentive under the Density Bonus Guidelines to permit a 24 percent decrease in required open space. As such, the Proposed Project would be required to provide 6,973 square feet of open space. The Proposed Project would provide 7,020 square feet of open space, which includes 5,670 square feet of common open space distributed among the courtyard, roof terrace, fitness center, and lounge and 1,350 square feet of private open space balconies. As part of the open space requirements, the residential component of the Proposed Project requires planting trees at a rate of one tree for every four dwelling units for a total of 22 required trees. As such, 22 trees are proposed on-site, which is consistent with LAMC requirements. With approval of the Density Bonus, the Proposed Project would be consistent with the open space requirements of the LAMC.

As discussed in the preceding paragraphs, the Proposed Project would not conflict with local and regional plans applicable to the Project Site. With approval of discretionary requests and adherence to appropriate regulatory compliance measures, any impacts would be less than significant.

2. Discussion of CEQA Guidelines Section 15332(b)

The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

As shown in Figure 3, Aerial Photograph of the Project Site (attached), the Project Site is located in an urbanized area of the Silver Lake – Echo Park – Elysian Valley Community Plan area and is entirely surrounded by urban land uses. The Project Site encompasses four parcels, and is identified by the following County of Los Angeles APNs: 5426-005-002, 5426-005-003, 5426-005-004, and 5426-005-005. The Project Site encompasses approximately 22,500 gross square feet of lot area (0.52 acres). As stated previously, Public Resources Code Section 21061.3 defines an "Infill Site" as a lot located within an urban area that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins or is separated only by

an improved public right-of-way from parcels that are developed with qualified urban uses. Public Resources Code Section 21072 defines a "qualified urban use" as any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses. As such, the Project Site is an in-fill development in a qualified urban area. The Project Site is surrounded by a mix of multi-family residential apartments, commercial/retail buildings, and restaurants. Therefore, the Proposed Project occurs within city limits, is of no more than five acres, and is substantially surrounded by urban uses, so that the requirement in CEQA Guidelines Section 15332(b) is satisfied with respect to the Proposed Project.

3. Discussion of CEQA Guidelines Section 15332(c)

The Project Site has no value as habitat for endangered, rare or threatened species.

The Project Site is located in a highly urbanized area within the City of Los Angeles. As shown Figure 4, Aerial Photograph of the Project Site, the Project Site has long been improved with buildings and hardscape and utilized for commercial uses. The surrounding area is fully developed with urban infrastructure, such as residential and commercial land uses, and does not contain any significant areas of natural open space or areas of significant biological resource value. The Project Site is developed with an automotive repair facility and paved surface parking, and there is no on-site landscaping. There are two existing street trees along the public right-of-way fronting W. Sunset Boulevard, one of which will be removed during construction.

According to the U.S. Fish and Wildlife Service ("USFWS") Threatened & Endangered Species Active Critical Habitat Report (see Attachment 5 to this Categorical Exemption), no candidate, sensitive, or special status species identified in local plans, policies, or regulations, or by the California Department of Fish and Wildlife ("CDFW") or the USFWS have been recorded or exist on the Project Site. Further, no critical habitat was identified in the U.S. Environmental Protection Agency's NEPAssist mapping tool and USFWS's Information for Planning and Consultation ("IPaC") database. Additionally, the USFWS's IPaC database identified one threatened species (the Coastal California gnatcatcher, *Polioptila californica Californica*) that occurs within the broader project locale, but indicated that the Project Site is located outside of the designated critical habitat for this species.

The Project Site does not contain shrubs or vegetation, however, two street trees are located along the public right-of-way on W. Sunset Boulevard. While the removal of non-protected trees would not be considered a significant impact under CEQA, the removal of trees has the potential to impact nesting bird species if they are present at the time of tree removal. Nesting birds are protected under the Federal Migratory Bird Treaty Act (MBTA) *(Title 16, United States Code, Section 703 et seq., see also Title 50, Code of Federal Regulation, Part 20)* and Section 3503 of the California Department of Fish and Game Code. To ensure compliance with the MBTA, the City of Los Angeles Department of City Planning imposes standard regulatory compliance measures advising applicants to avoid tree removal activities during the breeding season. If avoidance is not feasible, the Department recommends weekly bird surveys be conducted to ensure that the trees proposed for removal are not occupied by nesting birds. Thus, with adherence to the Federal Migratory Bird Treaty Act, the Proposed Project would have a less than

significant impact on sensitive biological species or habitat. Therefore, the Project Site has no value as habitat for endangered, rare, or threatened species and, therefore, the requirement in CEQA Guidelines Section 15332(c) is satisfied.

4. Discussion of CEQA Guidelines Section 15332(d)

Approval of the Proposed Project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(a) *Traffic*

Transportation Assessment Screening Criteria

In July 2019, the City of Los Angeles Department of Transportation (LADOT) updated the City's Transportation Assessment Guidelines (the "TAG") to conform to the requirements of Senate Bill 743 (SB 743). The TAG replaced the Transportation Impact Study Guidelines (December 2016) and shifted the performance metric for evaluating transportation impacts under the California Environmental Quality Act (CEQA) from level of service (LOS) to vehicle miles traveled (VMT) for studies completed within the City. Per the TAG, a Transportation Assessment is required when a project is likely to add 250 or more net daily trips to the local street system. This trip generation assessment has been conducted to determine if the Proposed Project would generate 250 or more net daily trips and would thereby require the preparation of a Transportation Assessment.

The City has updated the TAG to ensure compliance with Section 15064.3, subdivision (b)(1) of the CEQA Guidelines, which asks if a development project would result in a substantial increase in VMT. The TAG sets the following criterion for determining significant transportation impacts based on VMT:

> *For a land use project, would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(1)?*

To assist in determining which development projects would conflict with CEQA Guidelines section 15064.3, subdivision (b)(1), the TAG establishes two screening criteria to evaluate whether further analysis of a land use project's impact based on VMT is required. Both of the following criteria must be met in order to require further analysis of a land use project's VMT contribution:

1. *The land use project would generate a net increase of 250 or more daily vehicle trips.*
2. *The project would generate a net increase in daily VMT.*

In addition, the TAG provides specific instructions for evaluating the VMT contributions of retail and restaurant uses. Should a land use project contain retail or restaurant components that are small-scale or local-serving nature, the retail/restaurant portion of the land use project can be assumed not to result in a significant VMT impact. The retail/restaurant component of a land use project should be considered small-scale or local-serving if the total retail and restaurant square

footage does not exceed 50,000 square feet. For a mixed-use development, if the retail/restaurant component does not exceed 50,000 square feet in floor area, that component can be considered to have a less than significant VMT impact; however, the remaining portions of the land use project are subject to further VMT analysis per the above screening criteria.

Project Trip Generation Assessment

Along with the updated TAG, the LADOT developed the VMT Calculator Version 1.3 (the "VMT Calculator"). The VMT Calculator estimates the daily vehicle trips, daily VMT, daily household VMT per capita, and daily work VMT per employee for land use projects. The VMT Calculator utilizes average daily trip generation rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition, 2012) and empirical trip generation data to determine the base daily trips associated with a land use project. The number of daily trips is further refined using data from the Environmental Protection Agency's Mixed-Use Model and the City's Travel Demand Forecasting Model.

The VMT Calculator was utilized to determine the net daily trip generation for the Proposed Project. The VMT Calculator contains a set of land-use categories with the trip generation rates and corresponding trip type data that can be chosen as best matching a project's characteristics. For the Proposed Project land uses, the trip generation rates and trip type percentages for the most similar land uses in the VMT Calculator were applied.

Project Transportation Impacts

Per the TAG, a Transportation Assessment is required when a project is likely to add 250 or more net daily trips to the local street system. Given that the Proposed Project is estimated to add 409 net daily trips and 2,750 net daily VMT to the local street system on a typical weekday, the Proposed Project would be expected to result in significant impacts to the surrounding transportation system (see Attachment 2 to this Categorical Exemption). Therefore, further analysis of transportation impacts is required for the Proposed Project.

Impact Criteria and Methodology

LADOT has identified thresholds for significant VMT impacts for each of the 7 Area Planning Commission (APC) sub-areas. The Project's VMT are compared against the City's threshold goals for household VMT per capita and work VMT per employee to evaluate the significance of the VMT increases.

For development projects, the proposed project will have a potential VMT impact if the project meets the following:

- For residential projects, the project would generate household VMT per capita exceeding 15% below the existing average household VMT per capita for the East Los Angeles APC area in which the project is located.

The Proposed Project is limited to a daily household VMT per capita threshold of 7.2 and a daily work VMT per employee threshold of 12.7 (15% below the existing VMT for the East Los Angeles APC).

In addition to the above screening criteria, the portion of, or the entirety of a project that contains small-scale (less than 50,000 square feet) of local serving commercial uses are assumed to have less than significant VMT impacts and a no impact determination can be made for the small scale commercial portion of the mixed-use project. Therefore, only the Proposed Project's residential daily household VMT per capita is considered in the East Los Angeles APC threshold criteria.

Summary of Project VMT Analysis

The daily vehicle trips and VMT expected to be generated by the Project were forecast using Version 1.2 of the City's VMT Calculator tool. Copies of the detailed City of Los Angeles VMT Calculator worksheets for the Proposed Project are contained in the Transportation Assessment (See Attachment 2 to this Categorical Exemption). As indicated in the summary VMT Calculator worksheet, the Project is forecast to generate the following:

- The estimated daily household VMT per capita for the Proposed Project's residential land use component is 6.7, which is less than the East Los Angeles APC significance threshold of 7.2 VMT per capita and therefore would have a less than significant impact regarding traffic.
- The estimated daily work VMT per employee for the Proposed Project's commercial land use component is 8.3, which is less than the East Los Angeles APC significance threshold of 12.7 VMT per employee and therefore would have a less than significant impact on traffic.

The applicant will comply with existing applicable City ordinances (e.g., the City's existing TDM Ordinance, referred to in the LAMC Section 12.26.J) and the other requirements per the City's Municipal Code. As described in further detail in the MOU, the following TDM strategies will be included as part of the Proposed Project:

- Reduced Parking Supply – This strategy changes the on-site parking supply to provide less than the amount of vehicle parking required by direct application of the LAMC without consideration of parking reduction mechanisms permitted in the code. Permitted reductions in parking supply could utilize parking reduction mechanisms such as Density Bonus. Reductions in parking supply could also include reductions in parking requirements due to variances sought by a project.
- Bike Parking – Projects providing short-term and long-term bicycle parking spaces in accordance with LAMC Section 12.21A.16 qualify for this measure. Based on the above VMT analysis, the Proposed Project would not exceed the City's VMT threshold and does not conflict with, nor would it be inconsistent with, CEQA Guidelines Section 15064.3 subdivision (b).

Thus, based on the above analyses, the Proposed Project would not result in a significant VMT impact, and impacts would be less than significant.

Construction Impacts

The Proposed Project would be required to prepare, pursuant to City policy, a Construction Staging and Traffic Management Plan, to be approved by the LADOT. This plan would detail the measures enacted to ensure less than significant traffic impacts during construction, related to designated haul routes and staging areas, traffic control procedures, emergency access provisions, and construction crew parking. The Proposed Project shall obtain prior LADOT approval for any lane closures, detours, on-street staging areas, or other temporary changes in traffic control due to construction activities and will enact appropriate temporary traffic control procedures. Haul routes for Project construction would be coordinated with the City of Los Angeles Department of Building and Safety (LADBS) to minimize the impact of construction traffic to congested roadways and residential streets. With the implementation of these measures, the Proposed Project construction would not adversely affect the pedestrian, bicycle, transit, and vehicular circulation around the Project Site, and impacts would be less than significant.

(b) Noise

(1) Federal

Currently, no federal noise standards regulate environmental noise associated with temporary construction activities or the long-term operations of development projects. As such, both temporary and long-term noise impacts resultant from the Project would be largely regulated or otherwise evaluated by State and City standards designed to protect public well-being and health.

(2) State

(a) 2017 General Plan Guidelines

The 2017 General Plan Guidelines propose county and city standards for acceptable exterior noise levels based on land use. These standards are incorporated into land use planning processes to prevent or reduce noise and land use incompatibilities. The State's suggested compatibility considerations between various land uses and exterior noise levels are not regulatory in nature, but recommendations intended to aid communities in determining their noise-acceptability standards.

(3) City

(a) Noise Element of the General Plan

The City's General Plan contains a Noise Element that includes objectives and policies intended to guide the control of noise to protect residents, workers, and visitors. Its primary goal is to manage long-term noise impacts to preserve acceptable noise environments for all types of land uses. The Noise Element contains no quantitative or other thresholds of significance for

evaluating a project's noise or vibration impacts. However, the Noise Element does contain a land use and noise compatibility table, which is shown below within the conclusion of the noise analysis. Policy P16 in the Noise Element instructs to use, "as appropriate," this table "or other measures that are acceptable to the city, to guide land use and zoning reclassification, subdivision, conditional use and use variance determinations and environmental assessment considerations, especially relative to sensitive uses, as defined by this chapter…" "Noise sensitive" uses are defined as "single-family and multi-unit dwellings, long-term care facilities (including convalescent and retirement facilities), dormitories, motels, hotels, transient lodgings and other residential uses; houses of worship; hospitals; libraries; schools; auditoriums; concert halls; outdoor theaters; nature and wildlife preserves, and parks." The Noise Element further instructs that the table is designed "to help guide determination of appropriate land use and mitigation measures vis-à-vis existing or anticipated ambient noise levels."

(b) Los Angeles Municipal Code

The LAMC contains a number of regulations that would apply to the Project's temporary construction activities and long-term operations. Section 41.40(a) would prohibit project construction activities from occurring between the hours of 9:00 PM and 7:00 AM, Monday through Friday. Subdivision (c) would further prohibit such activities from occurring before 8:00 AM or after 6:00 PM on any Saturday, or on any Sunday or national holiday.

LAMC Section 112.05 establishes noise limits for powered equipment and hand tools operated within 500 feet of residential zones. Of particular importance is subdivision (a), which institutes a maximum noise limit of 75 dBA at 50 feet for the types of construction vehicles and equipment that would be required for the Project's construction. However, the LAMC notes that these limitations would not necessarily apply if it can be proven that compliance would be technically infeasible despite the use of noise-reducing means or methods.

LAMC Section 112.01 would prohibit any amplified noises, especially those from outdoor sources (e.g., outdoor speakers, stereo systems, etc.), from exceeding the ambient noise levels of adjacent properties by more than 5 dBA. Any amplified noises would also be prohibited from being audible at any distance greater than 150 feet from the property line of the Project Site, as the Project Site is located within 500 feet of residential zones.

Existing Conditions

(1) Project Site

The Project Site is located on the eastern side of W. Sunset Boulevard. The Project Site is currently developed with an automotive repair facility and an associated paved surface parking lot. The existing commercial operations at the Project Site contribute to the ambient noise levels in the vicinity. These operations include commercial loading and unloading activities, employee and patron parking, and traffic to, from, and through the Project Site. Traffic and transit operations around the Project Site also contribute noise to the baseline noise conditions. Collectively, these noise sources contribution to ambient noise levels in the baseline condition.

(2) Noise-Sensitive Receptors

For purposes of assessing the Proposed Project's noise and vibration impacts existing land uses in the project vicinity were surveyed and assessed to determine their sensitivity to noise and vibration impacts. Some land uses are considered more sensitive to noise than others due to the types of activities typically involved at the receptor location, and the effect that noise can have on those activities and the persons engaged in them. The Noise Element of the General Plan defines noise sensitive land uses as: single-family and multi-unit dwellings, long-term care facilities (including convalescent and retirement facilities), dormitories, motels, hotels, transient lodging, and other residential uses; houses of worship; hospitals; libraries; schools; auditoriums; concert halls; outdoor theaters; nature and wildlife preserves; and parks.[8] These uses are generally considered more sensitive to noise than commercial and industrial land uses. Sensitive receptors identified within 500 feet of the Project Site are depicted in Figure 19, Noise Monitoring and Sensitive Receptor Location Map. These sensitive receptors include residential buildings.

(3) Existing Ambient Noise Conditions

Exterior daytime noise levels were monitored at two locations in the vicinity of the Project Site to measure ambient noise conditions. The approximate location of where the noise measurements were taken are depicted in Figure 19, Noise Monitoring and Sensitive Receptor Location Map. The noise measurement was conducted on February 5, 2021 over a period of 15 minutes in accordance with LAMC Section 111.01(a) and is summarized in Table 9, Ambient Noise Levels in the Project Site Vicinity.

Table 9
Ambient Noise Levels in the Project Site Vicinity

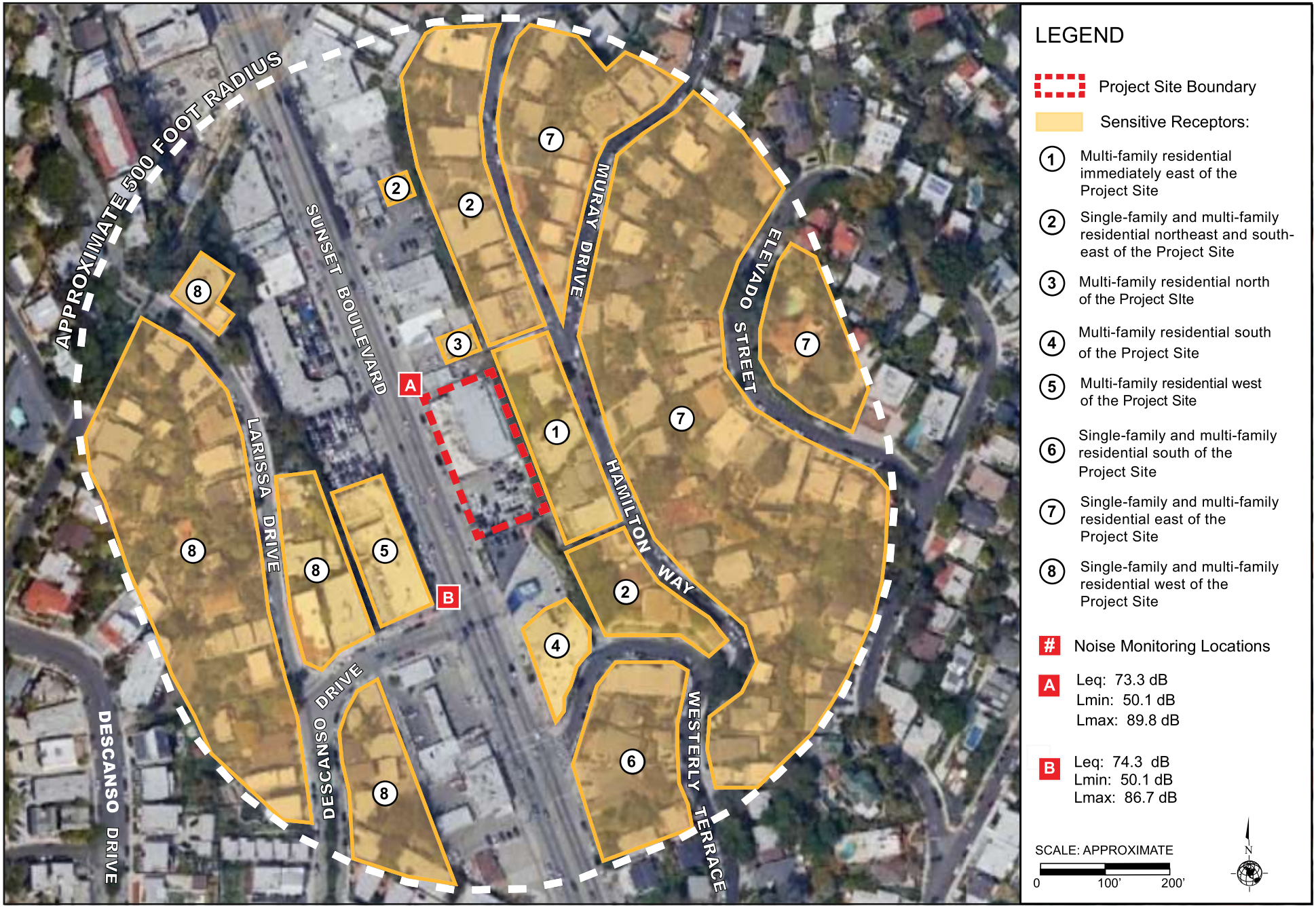
No.	Location	Noise Level Statistics [a]		
		LAeq	LASmax	LASmin
A	On the east side of W. Sunset Boulevard	73.3	89.8	50.1
B	On the northwest corner of the intersection of W. Sunset Boulevard and Descanso Drive	74.3	86.7	50.1

Notes:

[a] *Noise measurements were taken on February 5, 2021 for a duration of 15 minutes. Pursuant to LAMC Sec. 111.01, ambient noise shall be averaged over a period of at least 15 minutes at a location and time of day comparable to that during which the measurement is taken of the particular noise source being measured.*

Source: Parker Environmental Consultants, February 5, 2021.

[8] *City of Los Angeles, Noise Element of the General Plan, Chapter IV, p. 4-1.*



Source: Google Earth, Aerial View, 2018.

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Figure 19
Noise Monitoring and Sensitive Receptor Location Map

Methodology

Thresholds of Significance

(1) Construction Noise Thresholds

For purposes of determining the Proposed Project's construction noise impacts, a significant impact would occur if the Proposed Project is not in compliance with LAMC Chapter XI, Article 2, Section 112.05 and 41.40. LAMC Section 112.05 provides that between the hours of 7:00 A.M. and 10:00 P.M., in any residential zone of the City or within 500 feet thereof, no person shall operate or cause to be operated any powered equipment or powered hand tool that produces a maximum noise level exceeding 75 dBA at a distance of 50 feet therefrom. Under this standard, the applicant must at minimum demonstrate compliance with LAMC Section 112.05. Further, as recommended by the *L.A. CEQA Thresholds Guide*, this analysis addresses whether construction activities lasting more than ten days in a three-month period would exceed existing ambient exterior noise levels by 5 dBA (hourly L_{eq}) or more at a noise sensitive use. If necessary, best management practices to reduce noise to below-threshold levels (75 dBA) and below a 5-dBA ambient noise increase can be incorporated into the project design to ensure regulatory compliance.

(2) Operational Noise Thresholds

In addition to applicable City standards and guidelines that would regulate or otherwise manage the Project's operational noise impacts, the following criteria are adopted to assess the impacts of the Project's operational noise sources:

- Project operations that would cause ambient noise levels at off-site locations to increase by 3 dBA CNEL or more to or within "normally unacceptable" or "clearly unacceptable" noise and land use compatibility categories, as defined by the City's General Plan Noise Element.[9]
- Project operations that would cause 5 dBA or greater noise increase.

Project Impacts

For purposes of evaluating the Proposed Project's construction and operational noise impacts, the following regulatory compliance measures and construction project design features would be incorporated into the Proposed Project's construction activities. These features and control measures are consistent with the noise management procedures and regulations of the LAMC and Noise Element of the General Plan.

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[9] *As a 3 dBA increase represents a barely noticeable change in noise level, this threshold considers any increase in ambient noise levels to or within a land use's "normally unacceptable" or "clearly unacceptable" noise/land use compatibility categories to be significant so long as the noise level increase can be considered barely perceptible. For instances when the noise level increase would not necessarily result in "normally unacceptable" or "clearly unacceptable" noise/land use compatibility, a readily noticeable 5 dBA increase would still be considered significant. Increases less than 3 dBA are unlikely to result in noticeably louder ambient noise conditions and would therefore be considered less than significant.*

Los Angeles Municipal Code

LAMC contains a number of regulations that would apply to the Project's temporary construction activities and long-term operations. Section 41.40(a) would prohibit Project construction activities from occurring between the hours of 9:00 P.M. and 7:00 A.M., Monday through Friday. Subdivision (c), below, would further prohibit such activities from occurring before 8:00 A.M. or after 6:00 P.M. on any Saturday, or on any Sunday or national holiday.

> SEC.41.40. Noise Due to Construction, Excavation Work—When Prohibited
>
> (a) No person shall, between the hours of 9:00 P.M. and 7:00 A.M. of the following day, perform any construction or repair work of any kind upon, or any excavating for, any building or structure, where any of the foregoing entails the use of any power drive drill, riveting machine, excavator or any other machine, tool, device or equipment which makes loud noises to the disturbance of persons occupying sleeping quarters in any dwelling hotel or apartment or other place of residence. In addition, the operation, repair or servicing of construction equipment and the job-site delivering of construction materials in such areas shall be prohibited during the hours herein specified. Any person who knowingly and willfully violates the foregoing provision shall be deemed guilty of a misdemeanor punishable as elsewhere provided in this Code.
>
> Sec 112.05 Maximum Noise Level of Powered Equipment or Powered Hand Tools
>
> Between the hours of 7:00 A.M. and 10:00 P.M., in any residential zone of the City or within 500 feet thereof, no person shall operate or cause to be operated any powered equipment or powered hand tool that produces a maximum noise level exceeding the following noise limits at a distance of 50 feet therefrom:
>
> (a) 75 dBA for construction, industrial, and agricultural machinery including crawler-tractors, dozers, rotary drills and augers, loaders, power shovels, cranes, derricks, motor graders, paving machines, off-highway trucks, ditchers, trenchers, compactors, scrapers, wagons, pavement breakers, compressors and pneumatic or other powered equipment;
>
> (b) 75 dBA for powered equipment of 20 HP or less intended for infrequent use in residential areas, including chain saws, log chippers and powered hand tools;
>
> (c) 65 dBA for powered equipment intended for repetitive use in residential areas, including lawn mowers, backpack blowers, small lawn and garden tools and riding tractors.
>
> Said noise limitations shall not apply where compliance therewith is technically infeasible. The burden of proving that compliance is technically infeasible shall be upon the person or persons charged with a violation of this section. Technical infeasibility shall mean that said noise limitations cannot be complied with despite the use of mufflers, shields, sound

barriers and/or other noise reduction device or techniques during the operation of the equipment.

SEC.112.02. Air Conditioning, Refrigeration, Heating, Plumbing, Filtering Equipment

It shall be unlawful for any person, within any zone of the city, to operate any air conditioning, refrigeration or heating equipment for any residence or other structure or to operate any pumping, filtering or heating equipment for any pool or reservoir in such manner as to create any noise which would cause the noise level on the premises of any other occupied property … to exceed the ambient noise level by more than five decibels.

SEC. 116.01. Loud, Unnecessary And Unusual Noise

Notwithstanding any other provisions of this chapter and in addition thereto, it shall be unlawful for any person to willfully make or continue, or cause to be made or continued, any loud, unnecessary, and unusual noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area. The standard which may be considered in determining whether a violation of the provisions of this section exists may include, but not be limited to, the following: (a) The level of noise; (b) Whether the nature of the noise is usual or unusual; (c) Whether the origin of the noise is natural or unnatural; (d) The level and intensity of the background noise, if any; (e) The proximity of the noise to residential sleeping facilities; (f) The nature and zoning of the area within which the noise emanates; (g) The density of the inhabitation of the area within which the noise emanates; (h) The time of the day and night the noise occurs; (i) The duration of the noise; (j) Whether the noise is recurrent, intermittent, or constant; and (k) Whether the noise is produced by a commercial or noncommercial activity.

Ordinance No. 178,048

The City of Los Angeles Building Regulations Ordinance No. 178,048 requires a construction site notice to be posted on site that includes the job site address, permit number, name and phone number of the contractor and owner or owner's agent, hours of construction allowed by code or any discretionary approval for the Site, and City telephone numbers where violations can be reported. This notice is required to be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public.

On-Site Construction Noise

Construction of the Proposed Project would require the use of heavy equipment for demolition and site preparation, the installation of utilities, paving, and building construction. During each construction phase there would be a different mix of equipment operating and noise levels would vary based on the amount of equipment in operation and the location of each activity. The U.S. Environmental Protection Agency (EPA) has compiled data regarding the noise generating

characteristics of specific types of construction equipment and typical construction activities. The data pertaining to the types of construction equipment and activities that would occur on-site are presented in Table 10, Typical Outdoor Construction Noise Levels, respectively, at a distance of 50 feet from the noise source (i.e., reference distance).

Table 10
Typical Outdoor Construction Noise Levels

Construction Phase	Noise Levels at 50 Feet with Mufflers (dBA L_{eq})	Noise Levels at 60 Feet with Mufflers (dBA L_{eq})	Noise Levels at 100 Feet with Mufflers (dBA L_{eq})	Noise Levels at 200 Feet with Mufflers (dBA L_{eq})
Ground Clearing	82	80	76	70
Excavation, Grading	86	84	80	74
Foundations	77	75	71	65
Structural	83	81	77	71
Finishing	86	84	80	74
Source: United States Environmental Protection Agency, Noise from Construction Equipment and Operations, Building Equipment and Home Appliances, PB 206717, 1971.				

The noise levels shown in Table 10, above, represent composite noise levels associated with typical construction activities, which take into account both the number of pieces and spacing of heavy construction equipment that are typically used during each phase of construction. Construction noise during the heavier initial periods of construction could be expected to be 86 dBA L_{eq} when measured at a reference distance of 50 feet from the center of construction activity.[10] These noise levels would diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance. For example, a noise level of 84 dBA L_{eq} measured at 50 feet from the noise source to the receptor would reduce to 78 dBA L_{eq} at 100 feet from the source to the receptor, and reduce by another 6 dBA L_{eq} to 72 dBA L_{eq} at 200 feet from the source to the receptor. Construction activities associated with the Proposed Project would be expected to generate similar noise levels to those shown in Table 10 during the approximate 18-month construction period.

Construction noise impacts were evaluated by calculating the construction-related noise levels at the Project Sites and comparing the estimated construction noise levels to the noise limits contained in LAMC Section 112.05. Construction noise levels were based on the Proposed Project's anticipated construction equipment inventory, construction activities for each phase of construction, and the anticipated construction schedule. The construction noise calculations for the Proposed Project are based on construction equipment noise levels as published by the

[10] *Although the peak noise levels generated by certain construction equipment may be greater than 86 dBA at a distance of 50 feet, the equivalent noise level would be approximately 86 dBA L_{eq} (i.e., the equipment does not operate at the peak noise level over the entire duration).*

FHWA's Roadway Construction Noise Model ("RCNM").[11] Construction noise calculation worksheets are provided in Attachment 3. Additionally, as required by the City's Noise Ordinance, contractors are required to implement all technically feasible noise reduction measures to reduce nuisance noise to the maximum extent feasible.

With respect to demonstrating compliance with LAMC Section 112.05, Table 11, below, provides the estimated construction noise levels at 50 feet from the Project Site's property line without and with the use of sound attenuation features. As indicated in Table 11, with a sound attenuation of approximately 12 dBA $L_{eq,}$ the Proposed Project's construction activities would not exceed 75 dBA at a distance of 50 feet from the property line and thus would be in compliance with LAMC Section 112.05. Construction noise can be attenuated by a number of factors and best management practices in the field, such as equipment selection (i.e., selecting quieter machines or using equipment fitted with mufflers), minimizing construction equipment idling time, locating noisy equipment farthest from adjacent properties and sensitive receptors, and using temporary barriers to block the line of sight between the noise source and noise receptor. Industrial grade mufflers have been proven to reduce noise levels by at least 15 dBA at 50 feet of distance, and residential grade mufflers have been proven to reduce noise levels by at least 11 dBA at 50 feet (see Attachment 3). Localized and portable sound enclosures are generally used to significantly reduce noise from these types of equipment. Products such as the Echo Barrier outdoor noise barrier/absorber can provide a 10-20 dBA noise reduction or more if the barrier is doubled up (see product information data sheet provided in Attachment 3).

[11] *Federal Highway Administration, Highway Construction Noise Model, Users Guide, Final Report, January 2006.*

Table 11
Estimated Exterior Construction Reference Noise Levels at 50 Feet

Construction Phase	Reference Distance (feet)	Noise Impact Without Attenuation Features (dBA L_{eq})	Noise Impact With Attenuation Features (dBA L_{eq})	Construction Significance Criteria (dBA L_{eq})**	Exceed Significance Criteria? (75 dBA L_{eq})
Demolition	50	84.6	72.6	75	**No**
Site Preparation	50	81.7	69.7	75	**No**
Building Construction	50	83.0	71.0	75	**No**
Architectural Coating	50	80.6	68.6	75	**No**
Significance criteria is based on compliance with LAMC Section 112.05, which is an exceedance of 75 dBA at a distance of 50 feet from the noise source. See Noise Calculation Worksheets in Attachment 3.					

Construction Noise Conclusion – LAMC Section 112.05

Based on the provisions set forth in LAMC Section 112.05, impacts associated with construction-related noise levels would be below the 75-dBA noise level threshold at 50 feet from the Project Site. As such, temporary construction-related noise impacts would be considered less than significant in accordance with City requirements and standards.

L.A. CEQA Thresholds Guide

As recommended by the *L.A. CEQA Thresholds Guide*, this analysis addresses whether construction activities lasting more than ten days in a three-month period would exceed existing ambient exterior noise levels by 5 dBA (hourly L_{eq}) or more at a noise sensitive use. Table 12, below, provides the estimated construction noise levels at the nearby sensitive receptors based on distance attenuation and sound attenuation resulting from the use of noise shielding devices and the installation of a temporary sound wall along the perimeter of the Project Site. As indicated in Table 12, the Proposed Project's construction activities would be below construction noise threshold of 5-dBA over the existing Ambient Noise Level.

Construction Noise Conclusion - *L.A. CEQA Thresholds Guide*

Based on the provisions set forth in the *L.A. CEQA Thresholds Guide*, the Proposed Project's construction noise activities would not exceed the significance criteria of 5-dBA over the existing ambient noise level. As such, construction noise impacts would be considered less than significant.

Table 12
Estimated Exterior Construction Noise at Nearest Sensitive Receptors

ID [a]	Ambient Noise (dBA L_{eq}) [b]	Noise Level Impact (dBA Leq) by Phase [c]				Construction Noise Threshold (dBA Leq)**	Significant Impact?
		Demo	Site Prep	Building	Architectural Coating		
1	73.3	77.2	75.6	71.3	70.1	78.3	No
2	73.3	65.6	64.0	59.6	58.5	78.3	No
3	73.3	70.9	67.6	64.9	63.8	78.3	No
4	73.3	66.2	64.6	60.2	59.0	78.3	No
5	74.3	69.7	69.0	64.6	63.5	79.3	No
6	73.3	58.1	56.5	52.2	51.0	78.3	No
7	73.3	64.5	62.9	58.6	57.4	78.3	No
8	74.3	61.7	60.1	55.7	54.6	79.3	No

Notes:
[a] *ID refers to the sensitive receptor locations identified in Figure 19, Noise Monitoring and Sensitive Receptor Location Map.*
[b] *Daytime noise levels are based on actual noise measurements taken at the Project Site vicinity.*
[c] *Calculations based on the loudest two pieces of heavy construction equipment specific to each phase.*
[d] *The significance threshold is an increase of 5-dBA or more in relation to the ambient noise measurements for each sensitive receptor.*
Source: Parker Environmental Consultants, 2021 (see Attachment 3, Noise Calculation Worksheets).

Off-Site Construction Noise

LAMC Section 112.05 does not regulate off-site noise emissions from road legal trucks such as delivery vehicles, concrete mixing trucks, pumping trucks, haul trucks, and worker vehicles. However, the operations of these vehicles would still comply with the construction restrictions set forth by LAMC Section 41.40.

Trucks and other construction-related vehicles would access the Project Site over the course of all construction phases. The Project's peak construction vehicle trip generation would occur during its demolition phase. Assuming 22 active hauling days, and an average hauling capacity of 14 cy per truck, the demolition phase would generate approximately three haul trips per day (approximately 61 trips total). As soil export would be spread over the course of multiple workdays, it is unlikely that more than three haul truck trips per day would impact the Project Site. Such intermittent activity would not have a substantial effect on roadside sensitive receptors, and the Project's noise impact from off-site construction sources would therefore be less than significant.

On-Site Operational Noise

Mechanical Equipment

As part of the Proposed Project, new mechanical equipment, HVAC units, and exhaust fans would be installed on the roof of the proposed structure. However, the operation of this equipment would be similar to the existing HVAC equipment currently on the Project Site. Further, the design and placement of HVAC units and exhaust fans would be required to comply with the regulations under Section 112.02 of the LAMC, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five decibels. Thus, the on-site equipment would be designed and located such that they would be appropriately shielded and fitted with noise muffling devices to reduce operational noise levels. Thus, operational noise impacts from HVAC equipment would be less than significant.

Parking Garage Noise

Entrance to the parking garage would be provided via one full access driveway off of the east side of W. Sunset Boulevard. Parking structures generate noise from vehicle engines, tires squealing, doors closing, car alarms, and people talking. Noise levels within the garage structure would fluctuate based on the types of simultaneous noise sources and the overall level of activity within the garage. The parking garage would be completely enclosed and noise levels would be completely insulated. Therefore, the parking structure would have a less than significant impact to nearby sensitive receptors.

Off-Site Operational Noise

Auto-Related Activities

With respect to traffic noise impacts, in order for a new noise source to be audible, there would need to be a 3 dBA or greater CNEL noise increase. According to the L.A. CEQA Thresholds Guide, the traffic volume on any given roadway would need to double in order for a 3-dBA increase in ambient noise to occur. Based on the trip generation table provided in the VMT Transportation Assessment, prepared by Crain and Associates, dated January 12, 2022, the Proposed Project would result in an approximate net increase of 409 daily vehicle trips. The generation of 409 trips is not anticipated to double the amount of peak hour traffic volumes along W. Sunset Boulevard. As such, increased mobile source noise from the Proposed Project's increase in traffic would be less than 3 dBA, and operational noise impacts due to roadway noise would be less than significant.

Operational Noise Conclusion

The combination of operational activities from the Proposed Project would not exceed the 3-dBA increase threshold for any of the sensitive receptors. Given these considerations, the impact of the Project's operational noise sources would be less than significant.

As mentioned above, the City's General Plan contains a Noise Element that includes objectives and policies intended to guide the control of noise to protect residents, workers, and visitors. As shown below in Table 13, the Proposed Project is consistent with the following applicable policies of the Noise Element.

Table 13
Project Consistency with Applicable Policies of the Noise Element

Policy	Project Consistency Analysis
Policy P6: When processing building permits, continue to require appropriate project design and/or insulation measures, in accordance with the California Noise Insulation Standards (Building Code Title 24, Section 3501 et seq.), or any amendments thereto or subsequent related regulations, so as to assure that interior noise levels will not exceed the minimum ambient noise levels, as set forth in the city's noise ordinance (LAMC Section 111 et seq., and any other insulation related code standards or requirements) for a particular zone or noise sensitive use, as defined by the California Noise Insulation Standards.	**No Conflict.** The Proposed Project would incorporate standard, industry-wide "best practices" for construction in urban or otherwise noise-sensitive areas which would ensure that the Project's powered construction equipment noise levels do not exceed the City's 75 dBA at 50 feet threshold of significance. Additionally, the combination of operational activities from the Proposed Project would not exceed the 3-dBA increase threshold for any of the sensitive receptors. As such, interior noise levels will not exceed the minimum ambient noise levels.
Policy P11: For a proposed development project that is deemed to have a potentially significant noise impact on noise sensitive uses, as defined by this chapter, require mitigation measures, as appropriate, in accordance with California Environmental Quality Act and city procedures.	**No Conflict.** For purposes of determining the Proposed Project's construction noise impacts, a significant impact would occur if the Proposed Project is not in compliance with LAMC Chapter XI, Article 2, Section 112.05 and 41.40. LAMC Section 112.05 provides that between the hours of 7:00 A.M. and 10:00 P.M., in any residential zone of the City or within 500 feet thereof, no person shall operate or cause to be operated any powered equipment or powered hand tool that produces a maximum noise level exceeding 75 dBA at a distance of 50 feet therefrom. Under this standard, the applicants must at minimum demonstrate compliance with LAMC Section 112.05. As demonstrated above, the Proposed Project would not result in a significant noise impact on nearby sensitive receptors. As such, no mitigation measures are implemented. The Proposed Project would not conflict with this policy.
Policy P13: Continue to plan, design and construct or oversee construction of public projects, and projects on city owned properties, so as to minimize potential noise impacts on noise sensitive uses and to maintain or reduce existing ambient noise levels.	**No Conflict.** Construction noise impacts were evaluated by calculating the construction-related noise levels at the Project Site and comparing the estimated construction noise levels to the noise limits contained in LAMC Section 112.05. As concluded in the analysis presented above, construction of the Proposed Project would result in a less than significant impact to nearby sensitive receptors.

Policy	Project Consistency Analysis
Policy P15: Continue to take into consideration, during updating/revision of the city's general plan community plans, noise impacts from freeways, highways, outdoor theaters and other significant noise sources and to incorporate appropriate policies and programs into the plans that will enhance land use compatibility.	**No Conflict.** In addition to applicable City standards and guidelines that would regulate or otherwise manage the Proposed Project's operational noise impacts, Proposed Project operations that would cause ambient noise levels at off-site locations to increase by 3 dBA CNEL or more to or within "normally unacceptable" or "clearly unacceptable" noise and land use compatibility categories, as defined by the City's General Plan Noise Element, is also analyzed above. Mobile noise generated by the Proposed Project would not cause the ambient noise level of nearby properties to increase by 3 dBA CNEL or more to or within "normally unacceptable" or "clearly unacceptable" noise and land use compatibility categories. As such, the Proposed Project would not conflict with this policy.
Policy P16: Use, as appropriate, the "Guidelines for Noise Compatible Land Use" or other measures that are acceptable to the city, to guide land use and zoning reclassification, subdivision, conditional use and use variance determinations and environmental assessment considerations, especially relative to sensitive uses, as defined by this chapter, within a CNEL of 65 dB airport noise exposure areas and within a line-of-sight of freeways, major highways, railroads or truck haul routes.	**No Conflict.** As discussed above, the Proposed Project would not cause the ambient noise level of nearby properties to increase by 3 dBA CNEL or more to or within "normally unacceptable" or "clearly unacceptable" noise and land use compatibility categories. As such, the Project would not conflict with this policy.
Source: City of Los Angeles Department of City Planning, Noise Element, February 3, 1999.	

(c) Air Quality

(1) Federal

(a) Clean Air Act

The Federal Clean Air Act ("CAA") was first enacted in 1955 and has been amended numerous times in subsequent years, with the most recent amendments occurring in 1990. At the federal level, the United States Environmental Protection Agency ("USEPA") is responsible for implementing some portions of the CAA (e.g., certain mobile source and other requirements). Other portions of the CAA (e.g., stationary source requirements) are implemented by state and local agencies. In California the California Clean Air Act ("CCAA") is administered by the California Air Resources Board ("CARB") at the state level and by the air quality management districts and air pollution control districts at the regional and local levels.

The 1990 amendments to the CAA identify specific emission reduction goals for areas not meeting the National Ambient Air Quality Standard ("NAAQS"). These amendments require both a demonstration of reasonable further progress towards attainment and the incorporation of

additional sanctions for failure to attain or to meet interim milestones. NAAQS have been established for seven major air pollutants: carbon monoxide ("CO"), nitrogen dioxide ("NO_2"), ozone ("O_3"), (particulate matter, 2.5 microns ("$PM_{2.5}$"), particulate matter, 10 microns ("PM_{10}"), sulfur dioxide ("SO_2"), and lead ("Pb").

The CAA requires USEPA to designate areas as attainment, nonattainment, or maintenance (previously nonattainment and currently attainment) for each criteria pollutant based on whether the NAAQS have been achieved. USEPA has classified the Los Angeles County portion of the South Coast Air Basin ("Basin") as a nonattainment area for O_3, $PM_{2.5}$, and lead.

(2) State

(a) California Clean Air Act

In addition to being subject to the requirements of the CAA, air quality in California is also governed by more stringent regulations under the CCAA. In California the CCAA is administered by CARB at the state level and by the air quality management districts and air pollution control districts at the regional and local levels. CARB, which became part of the California Environmental Protection Agency in 1991, is responsible for meeting the state requirements of the CAA, administering the CCAA, and establishing the California Ambient Air Quality Standards ("CAAQS"). The CCAA, as amended in 1992, requires all air districts in the State to achieve and maintain the CAAQS. CAAQS are generally more stringent than their corresponding NAAQS and incorporate additional standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility-reducing particles.

The CCAA requires CARB to designate areas within California as either attainment or nonattainment for each criteria pollutant based on whether the CAAQS thresholds have been achieved. Under the CCAA, areas are designated as nonattainment for a pollutant if air quality data shows that a state standard for the pollutant was violated at least once during the previous three calendar years. Exceedances that are affected by highly irregular or infrequent events are not considered violations of a state standard and are not used as a basis for designating areas as nonattainment. Under the CCAA, the non-desert Los Angeles County portion of the Basin is designated as a nonattainment area for O_3, PM_{10}, and $PM_{2.5}$.

(b) California Air Toxics Program

CARB's Air Toxics Program was established in 1983 in response to the adoption of AB 1807, the Toxic Air Contaminant Identification and Control Act. AB 1807 directs CARB and the State Office of Environmental Health Hazard Assessment ("OEHHA") to identify toxic air contaminants ("TACs") and determine whether any regulatory action is necessary to reduce their risks to public health. Substances formally identified as TACs include diesel particulate matter and environmental tobacco smoke.

(c) Air Quality and Land Use Handbook: A Community Health Perspective

Released by CARB in 2005, the Air Quality and Land Use Handbook: A Community Health Perspective provides recommendations regarding the siting of new sensitive land uses near potential sources of TACs (e.g., freeways, distribution centers, rail yards, ports, refineries, chrome plating facilities, dry cleaners, and gas stations), as well as the siting of new TAC sources in proximity to existing sensitive land uses.[12] The recommendations are advisory and should not necessarily be interpreted as defined "buffer zones"; if a project or sensitive land uses are within the siting distance, CARB recommends further analysis.

(3) Regional

(a) South Coast Air Quality Management District

The Project Site is located within the 6,745-square-mile South Coast Air Basin. The Basin includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino counties. It is bounded by the Pacific Ocean to the west; the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east; and the San Diego County line to the south. The South Coast Air Quality Management District ("SCAQMD") is the agency principally responsible for air pollution control in the Basin. Specifically, SCAQMD is responsible for planning, implementing, and enforcing programs designed to attain and maintain CAAQS established by CARB and NAAQS established by the USEPA. All projects in the SCAQMD jurisdiction are subject to SCAQMD rules and regulations, including, but not limited to, the following:

- Rule 401 Visible Emissions: This rule prohibits air discharge that results in a plume that is as dark as or darker than what is designed as No. 1 Ringelmann Chart by the United States Bureau of Mines for an aggregate of three minutes in any one hour.
- Rule 402 Nuisance: This rule prohibits the discharge of "such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of people or the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property."
- Rule 403 Fugitive Dust: This rule mandates that projects reduce the amount of particulate matter entrained in the ambient air as a result of fugitive dust sources by requiring actions to prevent, reduce, or mitigate fugitive dust emissions from any active operation, open storage pile, or disturbed surface area.

[12] *CARB, Air Quality and Land Use Handbook, A Community Health Perspective, April 2005.*

(i) 2016 Air Quality Management Plan

The 2016 Air Quality Management Plan ("AQMP") was adopted in April 2017 and represents the most updated regional blueprint for achieving federal air quality standards. It relies on emissions forecasts based on demographic and economic growth projections provided by the Southern California Association of Governments' ("SCAG") 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy ("Connect SoCal").

(b) Southern California Association of Governments

SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties that is tasked with addressing regional issues relating to transportation, the economy, community development, and the environment. As the federally designated Metropolitan Planning Organization ("MPO") for the six-county Southern California region, SCAG is required by law to ensure that transportation activities conform to, and are supportive of, regional and state air quality plan goals to attain NAAQS. Additionally, SCAG is a co-producer, with the SCAQMD, of the transportation strategy and transportation control measure sections of the Basin's AQMP. The 2020-2045 RTP/SCS recognizes that transportation investments and future land use patterns are inextricably linked, and that continued recognition of this close relationship will help the region make choices that sustain existing resources and expand efficiency, mobility, and accessibility for people across the region. In particular, the 2020-2045 RTP/SCS draws a closer connection between where people live and work, and it offers a blueprint for how Southern California can grow more sustainably.

(4) Local

(a) City of Los Angeles General Plan Air Quality Element

The City's General Plan Air Quality Element identifies policies and strategies for advancing the City's clean air goals. The Air Quality Element acknowledges the interrelationships among transportation and land use planning in meeting the City's mobility and air quality goals. The Air Quality Element includes six key goals:

Goal 1: Good air quality in an environment of continued population growth and healthy economic structure.

Goal 2: Less reliance on single-occupant vehicles with fewer commute and non-work trips.

Goal 3: Efficient management of transportation facilities and system infrastructure using cost-effective system management and innovative demand management techniques.

Goal 4: Minimize impacts of existing land use patterns and future land use development on air quality by addressing the relationship between land use, transportation, and air quality.

Goal 5: Energy efficiency through land use and transportation planning, the use of renewable resources and less-polluting fuels and the implementation of conservation measures including passive measures such as site orientation and tree planting.

Goal 6: Citizen awareness of the linkages between personal behavior and air pollution and participation in efforts to reduce air pollution.

Methodology

(1) Construction

The regional construction emissions associated with the Proposed Project were calculated using California Emissions Estimator Model (CalEEMod Version 2016.3.2) ("CalEEMod"), as recommended by the SCAQMD. CalEEMod was developed in collaboration with the air districts of California as a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas ("GHG") emissions associated with both construction and operations from a variety of land use projects.

In addition to the SCAQMD's regional significance thresholds, the SCAQMD has established localized significance criteria in the form of ambient air quality standards for criteria pollutants. To minimize the need for detailed air quality modeling to assess localized impacts, SCAQMD developed mass-based localized significance thresholds ("LSTs") that are the amount of pounds of emissions per day that can be generated by a project that would cause or contribute to adverse localized air quality impacts.

(2) Operation

Operational emissions associated with the Proposed Project were calculated using CalEEMod Version 2016.3.2 and the information provided in the traffic study prepared for the Proposed Project.

Thresholds of Significance

(1) Construction

The following criteria set forth in the SCAQMD's CEQA Air Quality Handbook serve as quantitative air quality standards to be used to evaluate Project construction impacts with respect to the CEQA Appendix G thresholds. Under these thresholds, a significant impact would occur if:

- Regional emissions from both direct and indirect sources exceed the thresholds.
- Maximum on-site daily localized emissions exceed the LSTs.

(2) Operation

The following SCAQMD thresholds serve as quantitative air quality standards to evaluate project operational impacts with respect to the Appendix G thresholds. Under these thresholds, a significant impact would occur if:

- Operational emissions from both on- and off-site sources exceed the regional thresholds.
- Maximum on-site daily localized emissions exceed the LSTs.
- The Project creates an odor nuisance pursuant to SCAQMD Rule 402.

Project Impacts

(a) Construction Emissions

With respect to air quality during the construction phases, the Proposed Project would be required to comply with all applicable City, regional, state, and federal regulatory compliance measures from agencies including, but not limited to, the City of Los Angeles, SCAQMD, and the California Code of Regulations. As required by CEQA, the Proposed Project's construction emissions were quantified utilizing CalEEMod[13]. Table 14, Estimated Peak Daily Construction Emissions, identifies daily emissions that are estimated to occur on peak construction days for each phase of the Proposed Project's construction.

This analysis assumes a Project construction schedule of approximately 18 months, with final buildout occurring in 2024. Construction activities associated with the Project would be undertaken in four main steps: (1) demolition, (2) site preparation, (3) building construction, and (4) architectural coatings/finishings. The Proposed Project would require up to 509 tons of demolition debris to be hauled off-site, using haul trucks with a 14 cy capacity.

As shown in Table 14, construction-related daily emissions associated with the Proposed Project would not exceed any regional SCAQMD significance thresholds for criteria pollutants during the construction phases. These calculations assume that appropriate dust control measures identified below would be implemented as part of the Proposed Project during each phase of development, as required and regulated by SCAQMD Rule 403 – Fugitive Dust. Specific Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project Site, and maintaining effective cover over exposed areas. As such, construction-related emissions associated with the Proposed

[13] *The Land Use inputs in CalEEMod are consistent with the estimated Floor Area calculations in the MOU provided by Crain and Associates, dated January 12, 2022 (see Attachment 2 of this Categorical Exemption). These estimates provide a more conservative Air Quality analysis.*

Project are not expected to exceed significance thresholds for criteria pollutants. Further, all grading and earthwork activities would be conducted in accordance with applicable City, regional, state, and federal regulatory compliance measures. As such, construction of the Proposed Project would not result in the accidental release of hazardous pollutants. Therefore, temporary constructed-related air quality impacts related to criteria pollutants would be considered less than significant.

Table 14
Estimated Peak Daily Construction Emissions

Emission Source	Emissions in Pounds per Day					
	ROG	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Demolition						
On-Site Fugitive Dust	--	--	--	--	0.27	0.04
On-Site Off-Road (Diesel Equipment)	0.71	6.41	7.47	0.01	0.34	0.32
Off-Site Hauling/Vendor/Worker Trips	0.05	0.48	0.45	<0.01	0.16	0.05
Total Emissions	**0.76**	**6.89**	**7.92**	**0.02**	**0.77**	**0.41**
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**
Site Preparation						
On-Site Fugitive Dust	--	--	--	--	0.26	0.03
On-Site Off-Road (Diesel Equipment)	0.58	6.93	3.96	<0.01	0.26	0.24
Off-Site Hauling/Vendor/Worker Trips	0.30	11.72	2.65	0.05	1.47	0.47
Total Emissions	**0.88**	**18.65**	**6.61**	**0.06**	**1.99**	**0.74**
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**
Building Construction						
On-Site Off-Road Diesel Equipment	1.26	12.01	14.88	0.02	0.64	0.60
Off-Site Hauling/Vendor/Worker Trips	0.28	0.82	2.70	<0.01	0.90	0.25
Total Emissions	**1.54**	**12.83**	**17.58**	**0.03**	**1.54**	**0.85**
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**
Architectural Coating						
On-Site Architectural Coating	6.62	--	--	--	0.00	0.00
On-Site Off-Road Diesel Equipment	0.84	6.27	9.42	0.02	0.30	0.30
Off-Site Hauling/Vendor/Worker Trips	0.05	0.03	0.45	<0.01	0.16	0.04
Total Emissions	**7.51**	**6.30**	**9.87**	**0.03**	**0.46**	**0.34**
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**

Note: Calculations assume compliance with SCAQMD Rule 403 – Fugitive Dust and Rule 1113 – Architectural Coatings.
Calculation sheets are provided in Attachment 4 to this Categorical Exemption.
Source: Parker Environmental Consultants, 2022.

Localized Construction Emissions

The SCAQMD'S LSTs, which are based on the amount of pounds of emissions per day that can be generated by a project that would cause or contribute to adverse localized air quality impacts, apply to projects that are less than or equal to five acres in size and are only applicable to the following criteria pollutants: NO_x, CO, PM_{10}, and $PM_{2.5}$. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or State ambient air quality standards, and are developed based on the ambient concentrations of that pollutant for each SRA. For PM_{10}, the LSTs were derived based on requirements in SCAQMD Rule 403 — Fugitive Dust. For $PM_{2.5}$, the LSTs were derived based on a general ratio of $PM_{2.5}$ to PM_{10} for both fugitive dust and combustion emissions.

LSTs are provided for each of SCAQMD's 38 source receptor areas ("SRA") at various distances from the source of emissions. The Project Site is located within SRA 1. The nearest sensitive receptors that could potentially be subject to localized air quality impacts associated with construction of the Proposed Project include the residential buildings to the east and to the north of the Project Site. Given the proximity of these sensitive receptors to the Project Site, and pursuant to SCAQMD guidance, the LSTs with receptors located within 25 meters (82.02 feet) are used to address the potential localized air quality impacts associated with the construction-related NO_X, CO, PM_{10}, and $PM_{2.5}$ emissions for each construction phase.

Emissions from construction activities have the potential to generate localized emissions that may expose sensitive receptors to harmful pollutant concentrations especially during the demolition and grading phases. However, as shown in Table 15, Localized On-Site Peak Daily Construction Emissions, peak daily emissions generated within the Project Site during construction activities for each phase would not exceed the applicable construction LSTs for an approximate one half-acre site in SRA 1.

The localized air quality calculations assume that appropriate dust control measures would be implemented as part of the Proposed Project during each phase of development, as required by SCAQMD Rule 403 - Fugitive Dust. Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project Site, and maintaining effective cover over exposed areas. Therefore, with compliance with SCAQMD Rule 403, localized air quality impacts from construction activities on the off-site sensitive receptors would be less than significant.

Table 15
Localized On-Site Peak Daily Construction Emissions

Construction Phase [a]	Total On-site Emissions (Pounds per Day)			
	NO_x [b]	CO	PM_{10}	$PM_{2.5}$
Demolition	6.41	7.47	0.34	0.32
Site Preparation	6.93	3.96	0.26	0.24
Building Construction	12.01	14.88	0.64	0.60
Architectural Coatings	6.27	9.42	0.30	0.30
SCAQMD Localized Thresholds [c]	**37**	**340**	**2.5**	**1.5**
Potentially Significant Impact?	**No**	**No**	**No**	**No**

[a] *The localized thresholds for all phases are based on a receptor distance of 82 feet in SCAQMD's SRA 1 for a Project Site of one half- acre.*

[b] *The localized thresholds listed for NO_x in this table takes into consideration the gradual conversion of NO_x to NO_2, and are provided in the mass rate look-up tables in the "Final Localized Significance Threshold Methodology" document prepared by the SCAQMD. As discussed previously, the analysis of localized air quality impacts associated with NO_x emissions is focused on NO_2 levels as they are associated with adverse health effects.*

[c] *SCAQMD, Final LST Methodology Document, Appendix C – Mass Rate LST Look-Up Tables, October 21, 2009, and Sample Construction Scenarios for Projects Less than Five Acres in Size, Appendix K.*

Source: CalEEMod 2020.4.0, Calculation sheets are provided in Attachment 4 to this categorical Exemption.

(b) Operational Emissions

Existing Emissions

The Project Site is currently developed with an automotive repair facility. The existing use generates air pollutant emissions from space sources, such as space and water heating, architectural coatings (paint), and mobile sources such as motor vehicle traffic travelling to and from the Project Site. The average daily emissions generated by the existing uses at the Project Site have been estimated utilizing CalEEMod. As shown in Table 16, mobile sources are the primary source of air pollutant emissions associated with existing uses at the Project Site.

Table 16
Existing Daily Operational Emissions from Project Site

Emissions Source	Emissions in Pounds per Day					
	ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Summertime (Smog Season) Emissions						
Area Sources	0.30	<0.01	<0.01	0.00	0.00	0.00
Energy Sources	<0.01	0.07	0.06	<0.01	<0.01	<0.01
Mobile Sources	0.53	2.56	6.18	0.02	1.71	0.47
Total Emissions	**0.84**	**2.63**	**6.24**	**0.02**	**1.71**	**0.47**
Wintertime (Non-Smog Season) Emissions						
Area Sources	0.30	<0.01	<0.01	0.00	0.00	0.00
Energy Sources	<0.01	0.07	0.06	<0.01	<0.01	<0.01
Mobile Sources	0.51	2.60	5.87	0.02	1.71	0.47
Total Emissions	**0.81**	**2.67**	**5.93**	**0.02**	**1.71**	**0.47**

Note: Calculation worksheets are provided in Attachment 4 to this Categorical Exemption.
Source: Parker Environmental Consultants, 2021.

Proposed Project Emissions

The Proposed Project would result in the demolition of the automotive repair facility for the construction and operation of a seven-story residential and commercial mixed-use building. The Proposed Project would generate both stationary and mobile emissions, including the consumption of electricity and natural gas, landscape maintenance, and vehicles traveling to and from the Project Site. Such emissions are typical of a residential and commercial mixed-use development such as the Proposed Project. The analysis of daily operational emissions associated with the Proposed Project has been prepared utilizing CalEEMod. The results of these calculations are presented in Table 17, Proposed Project Estimated Daily Regional Operational Emissions, below. As shown in Table 17, the operational emissions generated by the Proposed Project would not exceed the regional thresholds of significance set by the SCAQMD. Therefore, impacts associated with regional operational emissions from the Proposed Project would be less than significant.

Table 17
Modified Project Estimated Daily Regional Operational Emissions

Emissions Source	Emissions in Pounds per Day					
	ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Summertime (Smog Season) Emissions						
Area Sources	2.08	0.08	7.10	<0.01	0.04	0.04
Energy Sources	0.04	0.38	0.24	<0.01	0.03	0.03
Mobile Sources	2.01	1.94	18.12	0.04	4.12	1.12
Stationary Sources	0.82	3.67	2.09	<0.01	0.12	0.12
Total Project Emissions:	**4.95**	**6.07**	**27.55**	**0.05**	**4.31**	**1.31**
Less Existing Emissions:	(1.24)	(1.16)	(8.72)	(0.02)	(1.70)	(0.47)
NET Project Site Emissions:	**3.71**	**4.91**	**18.83**	**0.03**	**2.61**	**0.84**
SCAQMD Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Potentially Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**
Wintertime (Non-Smog Season) Emissions						
Area Sources	2.08	0.08	7.10	<0.01	0.04	0.04
Energy Sources	0.04	0.38	0.24	<0.01	0.03	0.03
Mobile Sources	1.92	2.08	17.69	0.04	4.12	1.12
Stationary Sources	0.82	3.67	2.09	<0.01	0.12	0.12
Total Project Emissions:	**4.86**	**6.21**	**27.12**	**0.04**	**4.31**	**1.31**
Less Existing Emissions:	(1.21)	(1.24)	(8.45)	(0.02)	(1.70)	(0.47)
NET Project Site Emissions:	**3.65**	**4.97**	**18.67**	**0.02**	**2.61**	**0.84**
SCAQMD Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Potentially Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod 2020.4.0, Calculation worksheets are provided in Attachment 4 to this Categorical Exemption.

Toxic Air Contaminants (Construction and Operation)

The Proposed Project consists of a mixed-use development containing residential and commercial uses that would not support any land uses or activities that would involve the use, storage, or processing of carcinogenic or non-carcinogenic TACs. Additionally, as noted in CAPCOA's *Health Risk Assessments for Proposed Land Use Projects* (2009), the SCAQMD recommends that Health Risk Assessments ("HRAs") be conducted for substantial sources of diesel particulate matter for developments that include truck stops and warehouse distribution facilities that generate more than 100 trucks per day or more than 40 trucks with operating transport refrigeration units,[14] which does not apply to the Proposed Project. Therefore, no significant toxic airborne emissions would result from the operation of the Proposed Project. Based on AQMD guidance, an HRA is not recommended for the Proposed Project since its operational land uses are not considered a substantial source of diesel particulate matter.

The greatest potential for TAC emissions during construction would be from diesel particulate emissions associated with heavy equipment operations. According to SCAQMD methodology,

[14] *CAPCOA Planning Managers, Health Risk Assessments for Proposed Land Use Projects, July 2009.*

health effects from carcinogenic air toxins are usually described in terms of individual cancer risk. "Individual Cancer Risk" is the likelihood that a person continuously exposed to concentrations of TACs over a 70-year lifetime will contract cancer based on the use of standard risk assessment methodology. Given the short-term construction schedule of approximately 18 months, the Proposed Project would not result in a long-term (i.e., 70-year) source of TAC emissions. No residual emissions and corresponding individual cancer risk are anticipated after construction. Because there is such a short-term exposure period (18 out of 840 months), construction TAC emissions would result in a less-than-significant impact. Therefore, impacts associated with the generation and/or release of TACs would be less than significant.

(d) Water Quality

The California State Water Resources Control Board ("SWRCB") and the nine Regional Water Quality Control Boards ("Regional Boards") work together to protect the quality of water in waters such as lakes, estuaries, rivers, streams, and groundwater. By protecting water quality, these regulatory Boards seek to protect the "beneficial uses" or the many activities, uses and habitats that waters can support. Under Water Code Sections 13267 and 13304 (Porter-Cologne Water Quality Control Act), the Regional Board is authorized to require soil and groundwater investigations, site inspections, monitoring, and to request work plans from a responsible party for an assessment and/or cleanup project. The Regional Board may assess fines in cases of noncompliance. The Project Site is within the jurisdiction of the Los Angeles Regional Board. A Phase I Environmental Site Assessment ("Phase I ESA") was completed for the Project Site by Encon Technologies, Inc., dated October 30, 2018 (Attached 8 to this Categorical Exemption). Additionally, a Phase II Environmental Site Assessment ("Phase II ESA") was prepared for the Project Site by Encon Technologies, Inc., dated April 1, 2019 and a Further Phase II ESA Report ("Further Phase II ESA") was also prepared by Encon Technologies, Inc., dated June 3, 2019 (Attachment 6 to this Categorical Exemption.) Local regulatory agencies were contacted to identify any known groundwater contamination. The Project Site does not appear as a listed site on the SWRCB GeoTracker website.

Groundwater

Based on the Department of Toxic Substances ("DTSC") Control EnviroStor Database, the Project Site is not listed for cleanup, permitting, or investigation of any hazardous waste contamination. The Proposed Project, once operational, would not use hazardous materials other than modest amounts of typical cleaning supplies and solvents used for janitorial purposes that are typically associated with the operation of the Proposed Project and the use of these substances would comply with State Health Codes and Regulations. As such, the Proposed Project does not include potential sources of contaminants that could potentially degrade water quality during operation.

The purpose of the Phase I ESA was to identify all known and suspected Recognized Environmental Concerns (RECs) in connection with the Project Site. An REC is defined as the presence, or likely presence, of any hazardous or California regulated substances to include petroleum products in, on, or present as the Project Site due to past or present releases into the structures on the Project Site or into the ground, groundwater, or surface water associated with

the Project Site under conditions indicative of a past or current unauthorized release to the environment or post a material threat of a future release to the environment. The Phase I ESA concluded there are seven RECs identified at the Project Site: (1) Location of two abandoned UST waste oil and fuel tanks; (2) Locations of operating hydraulic lifts; (3) Waste oil drum storage area; (4) Automotive service chemical and paint-solvent storage workstations; (5) Three-stage wastewater treatment clarifier and receptor discharge line; (6) General use and storage of parts washing spend solvent stations; and (7) Two operating spray booths and one paint spray room. Based on ENCON's Phase I ESA findings and recommendations, and the seven identified RECs, a Phase II ESA subsurface soil and soil gas investigation is recommended to confirm the presence, or absence, of chemical releases that may have adversely affected the Project Site from these targeted RECs identified at the Project Site.

A Phase II ESA was performed by ENCON Technologies, Inc. The Phase II ESA subsurface investigation was designed to address all RECs identified at the Project Site in the Phase I ESA. The Phase II ESA subsurface investigation has revealed no significant evidence of adverse petroleum hydrocarbons or automotive solvent chemically affected soil, or soil gas, in connection with the Project Site which would prevent or limit the use of the Project Site for the current commercial automotive service and body work use. The Phase II ESA testing selectively investigated the automotive repair and body workshop, parts washing, waste treatment, paint spraying, and waste oil storage portions of the Project Site. The soil and soil gas data, and present Site conditions suggest that the previous and current automotive service and body work operations have not adversely affected the environmental conditions of the Project Site. The present Project Site conditions do not pose a significant threat to groundwater beneath the Project Site, or adversely affect the workers or the public health risk in a commercial setting.

A Further Phase II ESA was performed by ENCON Technologies, Inc. The objective of this further soil investigation was to define the extent of contamination in the following two RECs: (1) Abandoned UST Tank and (2) Former Hydraulic Lift. ENCON technical staff developed the Further Soil Sampling and Analysis Plan (SAP) to investigate these areas of concern (AOCs) at the Project Site. The Further Phase II ESA has concluded that no further investigations are necessary, and the Project Site is suitable for commercial use. If, however, the Project Site is redeveloped, or the use is changed to office, residential, or other highly sensitive uses, the TPII affected soil should be removed by a waste management licensed contractor and disposed of off-site at an approved disposal facility, employing a Soils Management Plan (SMP) by a licensed environmental profession under the direction of a California Professional Geologist.

Therefore, the Phase I ESA, the Phase II ESA, and the Further Phase II ESA support that the Project Site is not hazardous and would not impact future residents of the Proposed Project. As such, the Proposed Project would not exacerbate any hazardous conditions on the Project Site that could affect groundwater conditions.

Stormwater

The Project Site is currently developed with an automotive repair facility and associated surface parking. The entirety of the Project Site is covered with impervious surfaces. Thus, nearly all of the surface water runoff from the Project Site is directed to adjacent storm drains and does not percolate into the groundwater table beneath the Project Site. With respect to water quality from stormwater, surface runoff leaving the Project Site is largely directed towards W. Sunset Boulevard, which contains storm drain inlets. Stormwater along W. Sunset Boulevard flows southbound (See Figure 3, Stormwater Information Map, of Attachment 7). The Proposed Project would continue to generate surface water runoff similar to existing conditions, and stormwater would be directed towards existing stormwater infrastructure that currently serve the Project Site.

A Storm Water Pollution Prevention Plan ("SWPPP") would be required to mitigate the effects of erosion and the inherent potential for sedimentation and other pollutants entering the stormwater system. The SWPPP would identify BMPs for erosion control and other measures to meet the NPDES requirements for stormwater quality. Implementation of the BMPs identified in the SWPPP and compliance with the National Pollutant Discharge Elimination System ("NPDES") and City discharge requirements would ensure that the construction of the Proposed Project would not violate any water quality standards or discharge requirements, or otherwise substantially degrade water quality during construction.

Additionally, the Proposed Project would be required to demonstrate compliance with Low Impact Development (LID) Ordinance standards and retain and treat the first ¾-inch of rainfall in a 24-hour period or the rainfall from an 85th percentile 24-hour runoff event, whichever is greater. To ensure that all stormwater related BMPs are constructed and / or installed in accordance with the approved LID Plan, the City of Los Angeles requires a Stormwater Observation Report to be submitted to the City prior to the issuance of the Certificate of Occupancy. Compliance with the LID Ordinance would ensure that the Proposed Project would not adversely affect water quality or significantly contribute to site runoff during the operation of the Proposed Project. Therefore, the Proposed Project would result in less than significant impacts to the existing stormwater infrastructure serving the Project Site.

(5) <u>Discussion of CEQA Guidelines Section 15332(e)</u>

The Project Site can be adequately served by all required utilities and public services.

(a) Water

The Project Site is located within the service area of the Los Angeles Department of Water and Power ("LADWP") for potable water service. The LADWP's 2015 Urban Water Management Plan ("UWMP") projects the City of Los Angeles will have a reliable water supply of approximately 611,800 acre-feet per year ("AFY") and 675,700 AFY in 2020 and 2040, respectively, based on growth projections of the 2012 RTP/SCS. Thus, projects that are consistent with the underlying zoning and allowable density requirements of the LAMC and General Plan, are inherently consistent with the future water demands established in the 2015 UWMP. The Proposed Project would be consistent with the underlying land use of the Project Site. Based on the sewer

generation factors provided by the Bureau of Sanitation and assuming all water usage converts to wastewater, it is estimated that the Proposed Project's net increase in water demand would be approximately 11,711 gallons per day, or approximately 13 AFY, as show in Table 18, below. Articles 4 and 9 of Chapter IX of the LAMC establish citywide water efficiency standards and require water-saving systems and technologies in buildings and landscapes to conserve and reduce water usage. Plumbing fixtures would need to comply with one of the following: (1) a 20% reduction in the building's "water use baseline" as demonstrated in Table 5.303.2.2 of the Los Angeles Plumbing Code; or (2) comply with the maximum flow rates shown in Table 5.303.2.3 of the Plumbing Code. The Project would also be required to develop a water budget for landscape irrigation use and install automatic irrigation systems with weather or soil moisture-based controllers. Compliance with the LA Green Building Code would further reduce the Proposed Project's operational water demands. Because the Proposed Project is consistent with the zoning and General Plan land use designations, and the Proposed Project's residential and employment growth would be within SCAG's growth forecast, the Proposed Project's increased water demand has already been accounted for in the 2015 UWMP and impacts upon water demand would be less than significant.

Table 18
Proposed Project Estimated Water Demand

Type of Use	Size	Water Demand Rate (gpd/unit) [a]	Total Water Demand (gpd)
Existing Conditions (To Be Removed)			
Automotive Repair Facility	13,350 sf	0.05 gpd/sf	668
		Total Existing Water Demand:	**668**
Proposed Project			
Residential			
Studio Unit	14 du	75 gpd/du	1,050
One-Bedroom Unit	49 du	110 gpd/du	5,390
Two-Bedroom Unit	23 du	150 gpd/du	3,450
Commercial			
Retail	2,446 sf	0.025 gpd/du	61
Restaurant (2,168 sf)	96 seats [b]	25 gpd/seat	2,400
Office	3,739 sf	0.12 gpd/du	449
		Total Proposed Project Water Demand:	**12,800**
		Less Existing Water Demand:	-668
		NET Project Site Water Demand:	**12,132**

Notes: du= dwelling units; sf=square feet; gpd= gallons per day

[a] *Consumption Rates based on City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer Generation Factor for Residential and Commercial Categories table, effective April 6, 2012. It is assumed that all water usage would convert to wastewater.*

[b] *Restaurant seats were estimated based on 15 sf per seat for the dining area, which is assumed to occupy 2/3 of the restaurant space. The remaining 1/3 of restaurant space is assumed to be occupied by kitchen and back of house storage space.*

Source: Parker Environmental Consultants, 2022.

(b) Sewer

The Project Site is served by existing 8-inch sewer pipes located along the east side of the Project Site and along the west side of the Project Site along W. Sunset Boulevard (Refer to Figure 2, Sewer Information Map, of Attachment 7). Wastewater from the Proposed Project would be treated by the Hyperion Water Reclamation Plant ("HWRP"), which treats an average daily flow of 275 million gallons per day ("mgd") on an average dry weather day and with a maximum daily flow of 450 mgd. This equals a remaining capacity of 175 mgd of wastewater able to be treated at the HWRP. Based on standard sewer flow rates published by the Bureau of Sanitation, the Proposed Project's sewer generation is expected to be 11,711 gallons per day. Pursuant to City policy, the Bureau of Sanitation will check the gauging of the sewer lines and make the appropriate decisions on how best to connect to the local sewer lines at the time of construction. The applicant would be required to submit a Sewer Capacity Availability Request ("SCAR") to verify the anticipated sewer flows and points of connection and to assess the condition and capacity of the sewer lines receiving additional sewer flows from the Proposed Project. If the public sewer has insufficient capacity to accommodate the Proposed Project's wastewater flows, the applicants would be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connect permit would be made at the time. The installation of a secondary line, if needed, would require minimal trenching, excavating, and backfilling the sewer lines beneath the public right-of-way. Such construction activities would be localized in nature and would generally involve partial lane closures for a relatively short duration of time, typically lasting a few days to a few weeks. Ultimately, the sewage flow would be conveyed to the Hyperion Water Reclamation Plant, which has sufficient capacity for the Proposed Project. Therefore, the Proposed Project's impacts upon the City's sewer system would be less than significant.

(c) Solid Waste

The Project Site is located within the North Central Commercial Waste Franchise Zone, which is serviced under contract to Athens Services. Under the existing contract, the service provider is required to deliver all solid waste resources collected to the certified facilities specified in their service contract. Based on their service area and contract specifications, solid waste generated by the Proposed Project would be directed to area material recycling and transfer stations and ultimately the Chiquita Canyon Landfill. In July 2017, the Los Angeles County Board of Commissioners approved an annual limit intake of combined solid waste and beneficial use materials (e.g. green waste and compost) not to exceed 3,744,000 tones per year (tpy).[15] The maximum tonnage of any combination of solid waste and other materials received by the facility for processing, beneficial use materials (including composting) and disposal shall not exceed

[15] *County of Los Angeles Department of Public Works, The Countywide Integrated Waste Management Plan 2018 Annual Report, December 2019 (at page 60).*

12,000 tons on any given day, provided the monthly tonnage capacity shall not be exceeded.[16] In 2018, the Chiquita Canyon Landfill had an average disposal intake of 4,560 tons per day.[17]

Approximately 13,350 square feet of building floor area would be demolished on the Project Site. The Proposed Project is anticipated to generate approximately 509 tons of construction and demolition debris before source reduction and recycling efforts. The Proposed Project would follow all applicable solid waste policies and objectives that are required by law, statute, or regulation. Under the requirements of the hauler's AB 939 Compliance Permit from the Bureau of Sanitation, all construction and demolition debris would be delivered to a Certified Construction and Demolition Waste Processing Facility.

As shown in Table 19, below, operation of the Proposed Project is expected to generate a net increase of approximately 1,211 pounds per day or approximately 221 tons per year of solid waste. The Proposed Project would also comply with AB 939, AB 341, AB 1826 and City waste diversion goals, as applicable, by providing clearly marked, source-sorted receptacles to facilitate recycling. The amount of solid waste generated by the Proposed Project is estimated to be well within the available capacities of area landfills.

Table 19
Estimated Operational Solid Waste Generation by Proposed Project

Type of Use	Size	Solid Waste Generation Rate [a] (lbs/unit/day)	Total Solid Waste Generated (lbs/day)
Existing Uses (to be demolished)			
Commercial (13,350 sf)	14 employees [b]	10.53 lbs/emp/day	146
Proposed Project			
Multi-Family Residential	86 du	12.23 lbs/du/day	1,052
New Commercial/Retail (8,353 sf)	29 employees [b]	10.53 lbs/emp/day	305
		Total Project Solid Waste Generation:	***1,357***
		Less Existing Uses:	*-146*
		NET TOTAL Solid Waste Generation:	**1,211**

Notes: sf =square feet; du = dwelling units; emp = employees
[a] *L.A. CEQA Thresholds Guide, page M.3-2. Waste generation includes all materials discarded, whether or not they are later recycled or disposed of in a landfill.*
[b] *Employees were projected based on factors provided in LADOT's City of Los Angeles VMT Calculator Documentation, Table 1: Land Use and Trip Generation Base Assumptions, November 2019.*
Source: Parker Environmental Consultants, 2022.

[16] *County of Los Angeles Department of Public Works, The Countywide Integrated Waste Management Plan 2018 Annual Report, December 2019 (at page 60).*

[17] *County of Los Angeles Department of Public Works, The Countywide Integrated Waste Management Plan 2018 Annual Report, December 2019 (at page 29).*

(d) Electricity

The Project Site is located in a highly urbanized area in the Silver Lake – Echo Park – Elysian Valley Community. Based on observation, there are overhead circuit lines along W. Sunset Boulevard and along the eastern border of the Project Site. The Proposed Project would require on-site transformers and may require underground line extension on public streets. In the event infrastructure upgrades are required for the proposed development, such infrastructure improvements would be conducted within the right-of-way easements serving the Project Site area, and would not create a significant impact to the physical environment. This is largely due to the fact that (a) any disruption of service would be short-term, (b) upgrades would be conducted within public rights-of-way, and (c) any foreseeable infrastructure improvements would be limited to the immediate Project Site vicinity. Therefore, potential impacts resulting from energy infrastructure improvements would be less than significant.

The availability of electricity is dependent upon adequate generating capacity and adequate fuel supplies. The estimated power requirements for the Proposed Project is part of the total load growth forecast for the City of Los Angeles and has been taken into account by the Los Angeles Department of Water and Power (LADWP) in the planned growth of the natural gas system.

(e) Natural Gas

Southern California Gas (SCG) provides natural gas resources to the City through existing gas mains located under the streets and public rights-of-way. Natural gas services are provided in accordance with SCG's policies and extension rules on file with the CPUC at the time contractual agreements are made. Natural gas is delivered to the Project Site through natural gas facilities underneath the adjacent public streets. Infrastructure improvements would be conducted on-site and within the right-of-way easements serving the Project Site area, and would not create a significant impact to the physical environment. This is largely due to the fact that (a) any disruption of service would be short-term, (b) upgrades would be localized to the Project Site, and (c) any foreseeable off-site improvements would be limited to the right-of-way easements in the immediate Project Site vicinity. Therefore, potential impacts resulting from natural gas infrastructure improvements would be less than significant.

(f) Fire Services

A project would have a significant impact on fire protection if it requires the addition of a new fire station or the expansion, consolidation or relocation of an existing facility to maintain service that would result in a physical adverse impact upon the environment. With respect to fire protection services, the Los Angeles Fire Department Station No. 20, located at 2144 W. Sunset Boulevard, currently serves the Project Site. This fire station is located approximately 0.9 mile (driving distance) southeast of the Project Site. The City of Los Angeles Fire Department ("LAFD") considers fire protection services for a project adequate if a project is within the maximum response distance for the land use proposed. Pursuant to Section 57.507.3.3 of the LAMC, the maximum response distance between residential land uses and a LAFD fire station that houses an engine or truck company is 1.5 miles. Based on the response distance criteria specified in

LAMC Section 57.507.3.3 and the relatively short distance from Fire Station No. 20 to the Project Site, fire protection response would be considered adequate. Pursuant to LAMC Section 57.507.3.1, the required fire flow for a high-density residential and commercial development, such as the Proposed Project, is 4,000 gpm from four adjacent fire hydrants flowing simultaneously. The Proposed Project would be required to maintain appropriate fire flow and access pursuant to the Los Angeles Fire Code. The required fire flow for the Proposed Project would be confirmed in consultation with the LAFD during the plan check approval process. Implementation of the Proposed Project would not require the addition of a new fire station or the expansion, consolidation or relocation of an existing facility to maintain service to the Project Site. Therefore, the Proposed Project would not have a significant impact on fire protection services in the Project area.

(g) Police Services

A significant impact may occur if the City of Los Angeles Police Department (LAPD) could not adequately serve a project, necessitating a new or physically altered station that would result in a physical adverse impact upon the environment. The Project Site is located in the Northeast Division of the Los Angeles Police Department's Central Bureau. The Northeast Community Police Station, located at 3353 San Fernando Road, serves the Northeast Community and the Project Site. This police station is located approximately 3.7 miles (driving distance) northeast of the Project Site. The Project Site is located within Reporting District 1171. The LAPD published the "Design Out Crime: Crime Prevention Through Environmental Design Guidelines" ("Design out Crime Guidelines"), which introduced ways to deter crime through the design of buildings and public open spaces. The Design Out Crime Guidelines provides recommendations on the location and design of common areas and walking paths, lighting, fencing, and landscaping, among others. The Proposed Project would be subject to Site Plan Review and would be reviewed by the LAPD for compliance with the recommended site design guidelines to improve public safety. The Proposed Project would not require the addition of a new or physically altered police station. Thus, implementation of the Proposed Project would not significantly impact police protection services in the Project area.

(h) Schools

The Project Site is located within the service area of the Los Angeles Unified School District ("LAUSD"). The Project Site is currently served by one elementary school, one middle school, and one high school. The following schools serve the Project Site:

1) Micheltorena Street Elementary School, located at 1511 Micheltorena Street, approximately 0.2 mile north of the Project Site;

2) Thomas Starr King Middle School, located at 4201 Fountain Avenue, approximately 0.9 mile northwest of the Project Site; and

3) John Marshall Senior High School, located at 3939 Tracy Street, approximately 1.8 mile north of the Project Site.

The Project applicant would be required to pay all applicable developer fees to the LAUSD to offset the Proposed Project's demands upon local schools. Prior to issuance of a building permit, the General Manager of the City of Los Angeles, Department of Building and Safety, or designee, shall ensure that the applicants has paid all applicable school facility development fees in accordance with California Government Code Section 65995. Pursuant to Government Code Section 65995, payment of development fees authorized by SB 50 are deemed to be "full and complete school facilities mitigation." With the payment of a School Development Fee, the Proposed Project's potential impact upon public school services would be less than significant.

(i) Parks

The Project Site is served by 22 parks and recreation facilities, which are owned and maintained by the City of Los Angeles Recreation and Parks Department. Parks and recreation facilities within a two-mile radius of the Project Site include: Bellevue Recreation Center, Silver Lake Recreation Center and Dog Park, Sunnynook River Park, Madison West Park, Lake Street Community Center and Park, Occidental Parkway, Echo Park Lake and Recreation Center, Barnsdall Art Park, Shatto Recreation Center, Chavez Ravine Arboretum, Lilac Terrace Park, Unidad Park, Patton Street Park, Lemon Grove Recreation Center, Montecillo de Leo Politi Park, Lafayette Community Center, MacArthur Park and Recreation Center, Everett Triangle Park, La Mirada Park, Elysian Valley Recreation Center, Vista Hermosa Park, and Griffith Park Community Center. In addition, the Proposed Project would provide a total of 7,020 square feet of open space, including 5,670 square feet of common open space that would be available exclusively to serve Project residents and their guests, in addition to a total of 1,350 square feet of private open space balconies, which would reduce the Project's demand upon public parks and recreational facilities. The Proposed Project's demand for open space would be met through a combination of (1) on-site common and private open space proposed within the Project Site, (2) payment of applicable taxes in accordance with LAMC Section 21.10.3(a)(1), and (3) the availability of existing park and recreation facilities within the area. Development of the Proposed Project is not expected to significantly impact park and recreation facilities in the Project area.

(j) Libraries

The Los Angeles Public Library ("LAPL") branches currently serving the Project Site include:

1) Cahuenga Branch Library, located at 4591 Santa Monica Boulevard, approximately 1.1 miles northwest of the Project Site; and
2) Edendale Branch Library, located at 2011 W. Sunset Boulevard, approximately 1.1 miles southeast of the Project Site; and
3) Los Feliz Branch Library, located at 1874 Hillhurst Avenue, approximately 1.6 miles northwest of the Project Site; and
4) Silverlake Branch Library, located at 2411 Glendale Boulevard, approximately 1.9 miles northeast of the Project Site; and
5) Felipe de Neve Branch Library, located at 2820 W. 6th Street, approximately 2.0 miles southwest of the Project Site; and

6) Echo Park Branch Library, located at 1410 W. Temple Street, approximately 2.0 miles southeast of the Project Site.

The Proposed Project is anticipated to generate 203 residents and 29 employees, and therefore would increase the presence of visitors, patrons, and retailers on-site and in the surrounding area. Existing library services are expected to adequately serve the needs of future occupants of the Proposed Project. As stated in the 2015-2020 Strategic Plan, LAPL is committed to increasing the number of people who use library services and the number of library cardholders. Because the Proposed Project is consistent with the allowable density and uses allowed under the current zoning and General Plan designations, the Proposed Project would not substantially increase demands upon library services, as compared to the use projections in the LAPL's 2015-2020 Strategic Plan. Therefore, the Proposed Project's impacts upon library services would be considered less than significant.

Conclusion

For all the foregoing reasons, the Project would comply with CEQA Guidelines Section 15332(e) in that there would be adequate utilities and public services available to the Project Site.

C. Exceptions to Categorical Exemptions

In addition to the above qualifying criteria, there are exceptions to the exemptions depending on the nature or location of a project, or unusual circumstances that create the reasonable possibility of significant effects. As provided in CEQA Guidelines Section 15300.2, for a proposed project to qualify for an exemption to CEQA, the project must be able to demonstrate that it does not fall under the following exceptions:

Applicable Section 15300.2 Exceptions

> *(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*
>
> *(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*
>
> *(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.*
>
> *(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*
>
> *(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

(1) Cumulative Impacts

As presented in the analysis above, the Proposed Project would not result in any significant traffic, noise, air quality, or water quality impacts. The Proposed Project would be consistent with the use type and density of projects that are permitted by right and otherwise anticipated by the zoning code and General Plan, and when viewed in conjunction with other proposed, approved, or reasonably anticipated projects, would not generate impacts that are cumulatively considerable. Thus, the potential for the Proposed Project to result in cumulative impacts is less than significant.

Cumulative Projects

In accordance with CEQA Guidelines Section 15064(h), this Categorical Exemption includes an evaluation of the Proposed Project's cumulative impacts. The guidance provided under CEQA Guidelines Section 15064 (h) is as follows:

> *"(1) When assessing whether a cumulative effect requires an EIR, the lead agency shall consider whether the cumulative impact is significant and whether the effects of the project are cumulatively considerable. An EIR must be prepared if the cumulative impact may be significant and the project's incremental effect, though individually limited, is cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.*
>
> *(2) A lead agency may determine in an initial study that a project's contribution to a significant cumulative impact will be rendered less than cumulatively considerable and thus is not significant. When a project might contribute to a significant cumulative impact, but the contribution will be rendered less than cumulatively considerable through mitigation measures set forth in a mitigated negative declaration, the initial study shall briefly indicate and explain how the contribution has been rendered less than cumulatively considerable.*
>
> *(3) A lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project will comply with the requirements in a previously approved plan or mitigation program (including, but not limited to, water quality control plan, air quality attainment or maintenance plan, integrated waste management plan, habitat conservation plan, natural community conservation plan, plans or regulations for the reduction of greenhouse gas emissions) that provides specific requirements that will avoid or substantially lessen the cumulative problem within the geographic area in which the project is located. Such plans or programs must be specified in law or adopted by the public agency with jurisdiction over the affected resources through a public review process to implement, interpret, or make specific the law enforced or administered by the public agency. When relying on a plan, regulation or program, the lead agency should explain how implementing the particular requirements in the plan, regulation or program ensure that the project's incremental contribution to the cumulative effect is not cumulatively considerable. If there is substantial evidence that the possible effects of a particular project are still cumulatively considerable notwithstanding that the project complies with the specified plan or mitigation program addressing the cumulative problem, an EIR must be prepared for the project.*
>
> *(4) The mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed project's incremental effects are cumulatively considerable."*

In light of the guidance summarized above, an adequate discussion of a project's significant cumulative impact, in combination with other closely related projects, can be based on either: (1) a list of past, present, and probable future producing related impacts; or (2) a summary of projections contained in an adopted local, regional, statewide plan, or related planning document that describes conditions contributing to the cumulative effect. (CEQA Guidelines Section 15130(b)(1)(A)-(B)). The lead agency may also blend the "list" and "plan" approaches to analyze the severity of impacts and their likelihood of occurrence. Accordingly, all proposed, recently approved, under construction, or reasonably foreseeable projects that could produce a related or cumulative impact on the local environment, when considered in conjunction with the Project, were identified for evaluation.

The related projects identified are included in Table 20, Related Projects List, below. A total of five related projects were identified within the vicinity of the Project Site. An analysis of the cumulative impacts associated with these related projects and the Proposed Project are provided under each individual environmental impact category in this Categorical Exemption.

Table 20
Related Projects

Project Number	Location/Address	Project Description	Size	Units
1	1629 N. Griffith Park Boulevard	Hotel Restaurant Bar/Lounge	26 3,784 2,497	rm sf sf
2	2711 W. Sunset Boulevard	Restaurant	2,525	sf
3	3303 W. Sunset Boulevard	Apartments Coffee Shop Retail Restaurant *Church (to be removed)* *Shopping Center (to be removed)*	104 800 3,000 5,248 *(5,765)* *(6,065)*	du sf sf sf *sf* *sf*
4	3004 W. Sunset Boulevard	Apartments	74	du
5	Tartine Silverlake	Restaurant	3,097	sf

Notes:
rm = room, sf = square feet, du = dwelling unit
Source: Crain & Associates, May 10, 2021.

Cumulative Impacts. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant. (CEQA Guidelines Section 15300.2(b))

As presented in the analysis above, the Proposed Project would not result in any significant traffic, noise, air quality, or water quality impacts. The Proposed Project would be consistent with the use type and density of projects that are permitted by right and otherwise anticipated by the zoning code and General Plan, and when viewed in conjunction with other proposed, approved, or reasonably anticipated projects, would not generate impacts that are cumulatively considerable. Thus, the potential for the Proposed Project to result in cumulative impacts is less than significant.

(1) Traffic

Development of the Proposed Project in conjunction with the related projects (see Attachment 2 for Related Projects List) would result in an increase in average daily vehicle trips and peak hour vehicle trips in the Silver Lake – Echo Park – Elysian Valley Community Plan Area. In accordance with the City's Traffic Assessment Guidelines, cumulative VMT impacts are determined through a consistency check with SCAG's 2020-2045 RTP/SCS. The 2020-2045 RTP/SCS is the regional plan that demonstrates compliance with air quality conformity requirements and greenhouse gas emissions reduction targets. As such, projects that are consistent with the 2020-2045 RTP/SCS in terms of development location, density, and intensity, are part of the regional solution for meeting air pollution and GHG goals. Projects that are deemed to be consistent would have a less than significant cumulative impact on VMT. The Proposed Project's housing and population growth would be consistent with the 2020-2045 RTP/SCS projections. Thus, the Project's cumulative VMT impacts would be considered less than significant. Furthermore, as noted in, above, the VMT increase from the Proposed Project would result in less than significant impacts. As such, the Proposed Project's cumulative traffic impacts would be less than significant.

(2) Noise

Development of the Proposed Project in conjunction with the related projects identified in the Traffic Assessment would result in an increase in construction-related and traffic-related noise as well as on-site stationary noise sources in the already urbanized area of the City of Los Angeles. There is one related project, Related Project No. 3, located at 3303 W. Sunset Boulevard, which is located within a 500-foot radius of the Project Site. Therefore, the buildings surrounding the proposed construction site would therefore attenuate construction noise. As such, based on the distance to the Project Site and the existing intervening buildings, concurrent construction noise from Related Project No. 3 and the Proposed Project would not cause a cumulative construction impact. Construction noise from the related projects would be localized and would not have the potential to create a cumulative noise impact with the Proposed Project.

The Project applicant has no control over the timing or sequencing of the related projects that have been identified within the Proposed Project study area. Therefore, any quantitative analysis that assumes multiple, concurrent construction projects would be speculative. Construction-period noise for the Proposed Project and each related project (that has not yet been built) would be localized. In addition, each of the related projects would be required to comply with the City's noise ordinance, as well as mitigation measures that may be prescribed pursuant to CEQA provisions that require potentially significant impacts to be reduced to the extent feasible. Thus, the cumulative impact associated with construction noise would be less than significant.

With respect to cumulative operational noise impacts, each of the related projects would be required to comply with LAMC Section 112.02, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five decibels. Thus, the siting and

development of related projects would be subject to further CEQA review and evaluated on a case-by-case basis, and cumulative operational noise would be less than significant.

(3) Air Quality

Development of the Proposed Project in conjunction with the related projects in the Project Site vicinity would result in an increase in construction and operational emissions in the already urbanized area of the City of Los Angeles. Cumulative air quality impacts from construction and operation of the Proposed Project, based on SCAQMD guidelines, are analyzed in a manner similar to Project-specific air quality impacts. The SCAQMD recommends that a project's potential contribution to cumulative impacts should be assessed utilizing the same significance criteria as those for project specific impacts. Therefore, according to the SCAQMD, individual development projects that generate construction or operational emissions that exceed the SCAQMD recommended daily thresholds for project-specific impacts would also cause a cumulatively considerable increase in emissions for those pollutants for which the Basin is in non-attainment. Thus, as discussed above, because the construction-related and operational daily emissions associated with Proposed Project would not exceed the SCAQMD's recommended thresholds, these emissions associated with the Proposed Project would not be cumulatively considerable. Therefore, cumulative air quality impacts would be less than significant.

(4) Water Quality

Development of the Proposed Project in combination with the related projects would result in the further infilling of uses in a highly developed area within the Silver Lake – Echo Park – Elysian Valley Community within the City of Los Angeles. As discussed above, the Project Site and the surrounding areas are served by the existing City storm drain system. Runoff from the Project Site and adjacent urban uses is typically directed into the adjacent streets, where it flows to the nearest stormwater drainage inlet. It is likely that most, if not all, of the related projects would also drain to the surrounding street system. However, little if any additional cumulative runoff is expected from the Proposed Project and the related project sites, since the Silver Lake – Echo Park – Elysian Valley area is highly developed with impervious surfaces. Under the requirements of Article 4.4 of the LAMC, each related project would be required to implement stormwater BMPs to retain or treat the runoff from a storm event producing ¾-inch of rainfall in a 24-hour period or the rainfall from an 85th percentile 24-hour runoff event, whichever is greater. Adherence to Article 4.4 of the LAMC would also ensure each related project would not interfere with groundwater recharge. Mandatory structural BMPs in accordance with the NPDES water quality program would result in a cumulative reduction of surface water runoff, as the development in the surrounding area is limited to infill developments and redevelopment of existing urbanized areas. Therefore, cumulative water quality impacts would be less than significant.

(5) Utilities

(a) Water

Development of the Proposed Project and related projects and the cumulative growth throughout the City of Los Angeles, would further increase the demand for potable water within the City. As

shown in Table 21 below, the Proposed Project and related projects would generate a net increase in water demand of approximately 63,207 gallons per day (gpd) of water. Through the 2015 UWMP, the LADWP has demonstrated that it can provide adequate water supplies for the City through the year 2040, with implementation of conservation strategies and proper supply management. This estimate is based in part on demographic projections obtained for the LADWP service area from the Metropolitan Water District ("MWD"). The MWD utilizes a land-use based planning tool that allocates projected demographic data from the Southern SCAG into water service areas for each of MWD's member agencies. MWD's demographic projections use data reported in SCAG's RTP/SCS. The Proposed Project contributes to population and housing growth that would be consistent with SCAG's growth projections for the City of Los Angeles. As such, the additional water demands generated by the Project are accounted for in the 2015 UWMP. Additionally, the Proposed Project's growth is consistent with SCAG's growth projections for the Los Angeles subregion. With approval of the requested discretionary actions, the Proposed Project is consistent with the underlying allowable uses per the LAMC and would not exceed the allowable density for the Project Site or exceed the available capacity in the local aqueduct. As such, the additional water demands generated by the Proposed Project are accounted for in the 2015 UWMP, and cumulative impacts associated with increased water demand would be less than significant.

Table 21
Estimated Cumulative Water Demand

Type of Use	Size (sf)	Unit [a]	Water Demand Rate (gpd/unit) [b]	Total Water Demand (gpd)
Related Projects				
Hotel	26	rm	120/room	3,120
Restaurant	651	st	30/seat	19,523
Bar/Lounge	2,497	sf	720/ksf	1,798
Residential (multi-family)	178	du	150/du	26,700
Coffee Shop	800	sf	720/ksf	576
Retail (<100ksf)	*(3,065)*	sf	25/ksf	(77)
Church	*(5,765)*	sf	25/ksf	(144)
			Total Related Projects Water Demand:	**51,496**
			Total Project Water Demand:	**12,132**
			TOTAL CUMULATIVE:	**63,628**
			Project % of Cumulative:	**19%**

Notes:
[a] *rm = rooms; st = seats; sf = square feet; du = dwelling units; gpd = gallons per day; ksf = thousand square feet.*
[b] *Water demand is based on LASAN's Sewage Generation Factor for Residential and Commercial Categories, effective April 6, 2012, as recommended by LADWP in calculating water demand.*
Source: Parker Environmental Consultants, 2022.

(b) Wastewater

Development of the Proposed Project in conjunction with the related projects would further increase regional demands on HWRP's capacity. Similar to the Proposed Project, each related

project would be required to submit a SCAR and obtain approval by the Department of Public Works to ensure adequate sewer capacity for each related project. Since the Proposed Project would require approval from the Bureau of Sanitation, signifying that the sewer lines serving the Project Site have adequate capacity, the Proposed Project would not be expected to contribute to a local cumulative impact. Locally, the Proposed Project would not be cumulatively considerable. The impact of the continued growth of the region would likely have the effect of diminishing the daily excess capacity of the HWRP's service to the City of Los Angeles and surrounding area. As shown in Table 22, the Proposed Project and related projects would generate a net increase of approximately 63,628 gpd of wastewater, representing a fraction of one percent of the available capacity. Thus, it is anticipated that the 175 mgd of available capacity in the HWRP would not be significant reduced with the cumulative wastewater generation from the related projects and Proposed Project. As such, cumulative impacts with respect to wastewater generation would be less than significant.

Table 22
Estimated Cumulative Wastewater Generation

Type of Use	Size (sf)	Unit [a]	Water Demand Rate (gpd/unit) [b]	Total Water Demand (gpd)
Related Projects				
Hotel	26	rm	120/room	3,120
Restaurant	651	st	30/seat	19,523
Bar/Lounge	2,497	sf	720/ksf	1,798
Residential (multi-	178	du	150/du	26,700
Coffee Shop	800	sf	720/ksf	576
Retail (<100ksf)	*(3,065)*	sf	25/ksf	(77)
Church	*(5,765)*	sf	25/ksf	(144)
			Total Related Projects Wastewater Generation:	**51,496**
			Total Project Wastewater Generation:	**12,132**
			TOTAL CUMULATIVE:	**63,628**
			Project % of Cumulative:	**19%**

Notes:
[a] *rm = rooms; st = seats; sf = square feet; du = dwelling units; gpd = gallons per day; ksf = thousand square feet.*
[b] *Wastewater demand is based on LASAN's Sewage Generation Factor for Residential and Commercial Categories, effective April 6, 2012, as recommended by LADWP in calculating wastewater demand.*
Source: Parker Environmental Consultants, 2022.

(c) Solid Waste

The City's Solid Waste Management Plan (AB 939) sets forth strategies that would provide adequate landfill capacity through 2037 to accommodate anticipated growth. The Bureau of Sanitation has projected the need for waste disposal capacity based on SCAG's regional population growth projections. The growth associated with the Proposed Project is within those projections. Further, new programs are being implemented to increase the amount of waste diverted by the City, including: multi-family recycling, food waste recycling, commercial recycling and technical assistance and support for City departments to help meet their waste reduction and recycling goals. The City is also developing programs to ultimately meet a goal of zero waste by 2030. Thus, the Proposed Project's contribution to cumulative impacts would continue to decrease as it increases waste diversion rates in accordance with City goals.

Development of the Proposed Project in conjunction with the related projects would further increase regional demands on landfill capacity. The impact of the continued growth of the region would likely have the effect of diminishing the daily excess capacity of the existing landfills serving the City of Los Angeles. Although there are several proposals for new landfills in the region, there are currently few viable options for City of Los Angeles waste past 2029. As shown in Table 23, below, the related projects and Proposed Project would generate a total of approximately 5,223 pounds of solid waste per day or approximately 2.7 tons per day.

Table 23
Estimated Cumulative Solid Waste Generation

Land Use	Quantity			Solid Waste Generation Rate [b]	Solid Waste Generation (lbs/day)
	du	sf	emp [a]		
Hotel	26	--	--	12.23/rm	318
Restaurant	--	14,642	147	10.53/emp	1,542
Bar/Lounge	--	2,497	19	10.53/emp	196
Residential	178	--	--	12.23/du	2,177
Coffee Shop	--	800	2	10.53/emp	22
Retail (<100 ksf)	--	(3,065)	(8)	10.53/emp	(84)
Church		(5,765)	(15)	10.53/emp	(158)
Related Projects Solid Waste Generation					**4,012**
Proposed Project Solid Waste Generation					*1,211*
Cumulative Total Solid Waste Generation					**5,223**
Project % of Cumulative					23%

Notes: rm = room; du = dwelling units; sf = square feet; emp = employees.
[a] *Employment rates based on the LAUSD Developer Fee Justification Study, January 9, 2012 or U.S. Green Building Code, Building Area per Employee by Business Type, May 13, 2008, whichever had a higher rate or a more accurate rate corresponding to the specified land use.*
[b] *The solid waste generation rates provided in the L.A. CEQA Threshold Guide are based on either dwelling units for all residential land uses or employees for commercial and industrial land uses.*
Source: Parker Environmental Consultants, 2022.

The cumulative operational solid waste generation of the related projects and Proposed Project would represent a small fraction of the remaining capacity of the Chiquita Canyon Landfill, which

currently has a remaining permitted capacity of approximately 59.7 million tons. Therefore, the cumulative impacts with respect to solid waste would be less than significant.

(d) Electricity

LADWP provides electricity service for the projects within the City of Los Angeles. The Proposed Project and related projects may cumulatively combine for electricity consumption. Furthermore, in accordance with current building codes and construction standards, each of the related projects would be required to comply with the energy conservation standards established in Title 24 of the California Administrative Code and the City of Los Angeles Green Building Code (LAMC Chapter IX, Article 9). Compliance with Title 24 energy conservation standards, City of Los Angeles Green Building Code, and other energy conservation programs on the local level will further reduce cumulative electricity demands. As such, cumulative impacts to use of electricity service would therefore be less than significant.

(e) Natural Gas

Southern California Gas Company (SoCalGas) provides natural gas services for the Proposed Project and related projects. All of the related projects would promote energy conservation in accordance with the policies identified in Title 24, City's Green New Deal, the 2017 SLTRP, and the L.A. Green Building Code. All of the related projects would be required to comply with the L.A. Green Building Code, which sets compliance measures to further promote energy conservation efforts. Implementation of regulatory compliance measures that would meet Title 24, the California Green Building Code, and the L.A. Green Building Code energy efficiency requirements would further reduce demand for natural gas. Therefore, the Proposed Project and related projects would not result in wasteful, inefficient, and unnecessary use of natural gas, and cumulative impacts would be less than significant.

(6) Public Services

(a) Fire Protection

Consistent with *City of Hayward v. Trustees of California State University* (2015) 242 Cal.App.4th 833, significant impacts under CEQA consist of adverse changes in any of the physical conditions within the area of a project, and the obligation to provide adequate fire and EMS is the responsibility of the City. Thus, the need for additional fire protection services is not an environmental impact that CEQA requires a project applicant to mitigate. The Proposed Project, in combination with the related projects, could increase the demand for fire protection services in the Project area. Specifically, there could be increased demands for additional LAFD staffing, equipment, and facilities over time. This need would be funded via existing mechanisms (e.g., property taxes, government funding, and developer fees) to which the Proposed Project and related projects would contribute. Similar to the Proposed Project, each of the related projects would be individually subject to LAFD review and would be required to comply with all applicable fire safety requirements of the LAFD in order to adequately mitigate fire protection impacts. Specifically, any related project that exceeded the applicable response distance standards would

be required to install automatic fire sprinkler systems in order to mitigate the additional response distance. To the extent cumulative development causes the need for additional fire stations to be built throughout the City, the development of such stations would be on small infill lots within existing developed areas and would not likely cause a significant impact upon the environment. Further analysis, including location, would be speculative and beyond the scope of this document. Nevertheless, the siting and development of any new fire stations would be subject to further CEQA review and evaluated on a case-by-case basis. However, as the LAFD does not currently have any plans for new fire stations to be developed in proximity to the Project Site, no impacts are currently anticipated to occur. On this basis, the Proposed Project would not make a cumulatively considerable impact to fire protection services, and, as such cumulative impacts on fire protection would be less than significant.

(b) Police Protection

Consistent with *City of Hayward v. Trustees of California State University* (2015) 242 Cal.App.4th 833, significant impacts under CEQA consist of adverse changes in any of the physical conditions within the area of a project, and protection of the public safety is the first responsibility of local government where local officials have an obligation to give priority to the provision of adequate public safety services. Thus, the need for additional police protection services is not an environmental impact that CEQA requires a project proponent to mitigate. The Proposed Project, in combination with the related projects, would increase the demand for police protection services in the Project Site area. Specifically, there would be an increased demand for additional LAPD staffing, equipment, and facilities over time. This need would be funded via existing mechanisms (e.g., sales taxes, government funding, and developer fees), to which the Proposed Project and related projects would contribute. In addition, each of the related projects would be individually subject to LAPD review and would be required to comply with all applicable safety requirements of the LAPD and the City of Los Angeles in order to adequately address police protection service demands. Furthermore, each of the related projects would likely install and/or incorporate adequate crime prevention design features in consultation with the LAPD, as necessary, to further decrease the demand for police protection services. To the extent cumulative development causes the need for additional police stations to be built throughout the City, the development of such stations would be on small infill lots within existing developed areas and would not likely cause a significant impact upon the environment. Further analysis, including location, would be speculative and beyond the scope of this document. Nevertheless, the siting and development of any new police stations would be subject to further CEQA review and evaluated on a case-by-case basis. However, as the LAPD does not currently have any plans for new police stations to be developed in proximity to the Project Site, no impacts are currently anticipated to occur. On this basis, the Proposed Project would not make a cumulatively considerable impact to police protection services, and cumulative impacts on police protection would be less than significant.

(c) Schools

The Proposed Project, in combination with the related projects is expected to result in a cumulative increase in the demand for school services. Development of the related projects would

likely generate additional demands upon school services. These related projects would have the potential to generate students that would attend the same schools as the Proposed Project. This would create an increased cumulative demand on local school districts. However, each of the related projects would be responsible for paying applicable school fees to mitigate the increased demand for school services. Pursuant to Government Code Section 65995, payment of development fees authorized by SB 50 are deemed to be "full and complete school facilities mitigation." With the payment of School Development Fee, the related projects and the Proposed Project's cumulative impacts on schools would be less than significant.

(d) Parks

Development of the Proposed Project in conjunction with the related projects could result in an increase in permanent residents residing in the greater Project area. Additional cumulative development would contribute to lowering the City's existing parkland to population ratio, which is currently below the preferred standard. However, each of the residential related projects are required to comply with payment of Quimby Fees (for subdivision projects with greater than 50 units) and/or park and recreation mitigation fees (for all other residential projects). Each residential related project would also be required to comply with the on-site open space requirements of the LAMC. Therefore, with payment of the applicable recreation fees on a project-by-project basis, the Proposed Project would not make a cumulatively considerable impact to parks and recreational facilities, and cumulative impacts would be less than significant.

(e) Other Public Facilities

Development of the residential related projects is projected to generate additional housing and residents within the study area, which would likely generate additional demands upon library services. This increase in resident population would result in a cumulative increase in demands upon public library services. To meet the increased demands upon the City's Public Library system, Los Angeles voters passed a Library Bond Issue for $178.3 million to improve, renovate, expand, and construct 32 branch libraries. Since the Program's inception in 1998, the Library Department and the Department of Public Works, Bureau of Engineering have made considerable progress in the design and construction of the branch library facilities. Based on the growth forecasts utilized in the 2015-2020 Strategic Plan, much of this growth has already been accounted for in planning new and expanded library facilities. Thus, the potential increase in library use generated by the Proposed Project would not make a cumulatively considerable impact upon the City's library system. Therefore, the cumulative impacts related to library facilities would be less than significant.

2. Significant Effect.

A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstance. (CEQA Guidelines Section 15300.2(c)).

As noted in the analyses presented herein, there are no unusual circumstances that exist in connection with the Proposed Project or surrounding environmental conditions. The Project Site is located in an urbanized area of the Silver Lake – Echo Park – Elysian Valley Community Plan Area and is consistent with the existing physical arrangement of the properties within the vicinity of the Project Site. The zoning designation for the Project Site is [Q]C2-1VL, and the General Plan land use designation for the Project Site is General Commercial. The Proposed Project would be consistent with the designated zoning and adhere to all requirements of the LAMC. As such, there are no unique or unusual circumstances that exist in connection with the Proposed Project or surrounding environmental conditions that have the potential to result in a significant environmental impact upon the environment.

The Project Site is located in close proximity to significant transit infrastructure, including within one-half mile of multiple rapid and local bus routes. The Proposed Project is a mixed use development that provides much needed market-rate and affordable housing units over ground floor, pedestrian friendly and street activating commercial uses. Thus, the Proposed Project is consistent with the type of development desired in this transit rich location as a matter of both State and local policy.

While no unusual circumstances exist, as described above, there is also not a reasonable possibility that any significant effects could result from development of the Project. Specifically, the Project would not result in any significant impacts related to traffic, noise, air quality, water quality, public services, and/or utilities.

3. Scenic Highways.

A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR. (CEQA Guidelines Section 15300.2(d)).

The Project Site is not bordered by or within the viewshed of any designated scenic highway as identified in the Mobility Element of the City of Los Angeles General Plan.[18] Neither W. Sunset Boulevard nor Hamilton Way are designated as a scenic highway. Further, there are no protected trees or unique geologic features on-site. Therefore, Proposed Project would not damage any scenic resources within an officially designated scenic highway.

4. Hazardous Waste Sites.

A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to section 65962.5 of the Government Code. (CEQA Guidelines Section 15300.2(e)).

[18] *California Scenic Highway Mapping Systems: http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm*

Pursuant to Government Code Section 65962.5, DTSC shall compile and update as appropriate, at least annually, a list of all hazardous waste facilities subject to corrective action (pursuant to Section 25187.5 of the Health and Safety Code), all land designated as hazardous waste property or border zone property (pursuant to Section 25220 of the Health and Safety Code), all information received by the DTSC on hazardous waste disposals on public land (pursuant to Section 25242 of the Health and Safety Code), and all site listed pursuant to Section 25356 of the Health and Safety Code. Based on the DTSC

EnviroStor Database, the Project Site is not listed for cleanup, permitting, or investigation of any hazardous waste contamination (see Figure 1 of Attachment 7 to this Categorical Exemption). Therefore, the Project Site is not located on a site that the DTSC and the Secretary of the EPA have identified, pursuant to Government code section 65962.5, as being affected by hazardous wastes.

A Phase I Environmental Site Assessment ("Phase I ESA") was completed for the Project Site by Encon Technologies, Inc., dated October 30, 2018 (Attached 8 to this Categorical Exemption). Additionally, a Phase II Environmental Site Assessment ("Phase II ESA") was prepared for the Project Site by Encon Technologies, Inc., dated April 1, 2019 and a Further Phase II ESA Report ("Further Phase II ESA") was also prepared by Encon Technologies, Inc., dated June 3, 2019 (Attachment 6 to this Categorical Exemption.)

The purpose of the Phase I ESA was to identify all known and suspected Recognized Environmental Concerns (RECs) in connection with the Project Site. An REC is defined as the presence, or likely presence, of any hazardous or California regulated substances to include petroleum products in, on, or present as the Project Site due to past or present releases into the structures on the Project Site or into the ground, groundwater, or surface water associated with the Project Site under conditions indicative of a past or current unauthorized release to the environment or post a material threat of a future release to the environment. The Phase I ESA concluded there are seven RECs identified at the Project Site: (1) Location of two abandoned UST waste oil and fuel tanks; (2) Locations of operating hydraulic lifts; (3) Waste oil drum storage area; (4) Automotive service chemical and paint-solvent storage workstations; (5) Three-stage wastewater treatment clarifier and receptor discharge line; (6) General use and storage of parts washing spend solvent stations; and (7) Two operating spray booths and one paint spray room. Based on ENCON's Phase I ESA findings and recommendations, and the seven identified RECs, a Phase II ESA subsurface soil and soil gas investigation is recommended to confirm the presence, or absence, of chemical releases that may have adversely affected the Project Site from these targeted RECs identified at the Project Site.

A Phase II ESA was performed by ENCON Technologies, Inc. The Phase II ESA subsurface investigation was designed to address all RECs identified at the Project Site in the Phase I ESA. The Phase II ESA subsurface investigation has revealed no significant evidence of adverse petroleum hydrocarbons or automotive solvent chemically affected soil, or soil gas, in connection with the Project Site which would prevent or limit the use of the Project Site for the current commercial automotive service and body work use. The Phase II ESA testing selectively

investigated the automotive repair and body workshop, parts washing, waste treatment, paint spraying, and waste oil storage portions of the Project Site. The soil and soil gas data, and present Site conditions suggest that the previous and current automotive service and body work operations have not adversely affected the environmental conditions of the Project Site. The present Project Site conditions do not pose a significant threat to groundwater beneath the Project Site, or adversely affect the workers or the public health risk in a commercial setting.

A Further Phase II ESA was performed by ENCON Technologies, Inc. The objective of this further soil investigation was to define the extent of contamination in the following two RECs: (1) Abandoned UST Tank and (2) Former Hydraulic Lift. ENCON technical staff developed the Further Soil Sampling and Analysis Plan (SAP) to investigate these areas of concern (AOCs) at the Project Site. The Further Phase II ESA has concluded that no further investigations are necessary, and the Project Site is suitable for commercial use. If, however, the Project Site is redeveloped, or the use is changed to office, residential, or other highly sensitive uses, the TPII affected soil should be removed by a waste management licensed contractor and disposed of off-site at an approved disposal facility, employing a Soils Management Plan (SMP) by a licensed environmental profession under the direction of a California Professional Geologist.

Therefore, the Phase I ESA, the Phase II ESA, and the Further Phase II ESA support that the Project Site is not hazardous and would not impact future residents of the Proposed Project.

5. Historical Resources.

A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historic resource. (CEQA Guidelines Section 15300.2(f)).

Based on the Historical Resources Assessment Report for 3209-3227 Sunset Boulevard, Los Angeles, California 90026, dated March 8, 2021, prepared by Sapphos Environmental, Inc., (see Attachment 1 of this Categorical Exemption), there are no historical resources on the Project Site. The Project Site was identified in the 2014 Historic Resources Survey of the CPA with status codes 3S, or "appears eligible for listing in the National Register of Historic Places (National Register) as an individual property through survey evaluation," 3CS, or "appears eligible for listing in the California Register of Historic Places (California Register) as an individual property through survey evaluation," and 5S3, or "appears to be individually eligible for local listing or designation through survey evaluation" pursuant to Criterion C/3/3 as an excellent and intact example of a Mid-Century Modern commercial building. The existing building on the Project Site was evaluated using the eligibility criteria for listing in the National Register and California Register, for designation as a Historic-Cultural Monument (HCM), and to determine if the subject property contributes to a potential Historic Preservation Overlay Zone (HPOZ).

Evaluation of Eligibility

National Register of Historic Places

National Register Criterion A

The subject property is located at 3225 W. Sunset Boulevard in the Silverlake neighborhood near Angelino Heights. Beginning in the 1880s, early suburban development radiated away from what is now known as downtown Los Angeles. Silverlake and Angelino Heights represent some of the earliest suburban development in the history of Los Angeles. The subject property was developed in 1951 and does not have an association with the early suburban development due to the lapse in time that occurred between these two events. Constructed following World War II, the San Fernando Valley was the focus of suburban development. Car showrooms, such as the Casa de Cadillac in Sherman Oaks, are noted both for a significant association with post-war suburban expansion to meet the critical housing shortage of the 1950s and for the elegant, high-quality Mid-Century Modern design of these showrooms. The subject property is not an excellent example of this property type and has been altered with the removal of a blade sign and a bank of storefront windows. At the time of construction, the subject property was vacant and presented an affordable option for infill construction in a neighborhood that was noted as early as the 1930s as in decline by the Federal Housing Authority. Many of the neighboring buildings predate the development of the subject property and do not share a history of commercial development along this arterial road. Other neighboring buildings have been demolished for surface parking lots and/or modern infill development. The subject property was constructed during the period of significance for this property type; however, its use has changed from selling cars to strictly servicing cars through autobody repair. Access from W. Sunset Boulevard has been restricted through the construction of a perimeter wall. Additionally, automobile access to the showroom has been eliminated through interior alteration. The access alterations substantially alter the subject property's design and site layout features that reflect the needs of selling and servicing the automobile. The subject property cannot be demonstrated to have a significant association with commercial development and is ineligible for listing in the National Register under Criterion A.

National Register Criterion B

No information was found to suggest that any of the previous owners or residents were historic personages, or that any other individuals of historical significance were associated with the property. Therefore, the subject property is ineligible for listing in the National Register under Criterion B.

National Register Criterion C

Although the building generally retains most of the essential character-defining features of the Mid-Century Modern style and was constructed for the period of significance for this style of architecture, the loss of the blade sign dramatically impacts the appearance of the building from W. Sunset Boulevard. The modern signage is reversible and is not taken into consideration of integrity for this analysis. Based upon a review of a circa 1970 photograph, the storefront of the

2-story bay of the primary façade was removed and infilled with a single fixed-pane window at grade that is obscured with signage. Additionally, the original storefront had six mullions whereas the current storefront has 10, meaning, the original storefront was removed at an unknown date and was replaced with a modern storefront, which presumably occurred when the showroom was substantially altered to create modern office spaces. Furthermore, the panel of windows adjacent to the automobile bay was removed and framed out to create the "aluminum room." Therefore, the subject property does not retain integrity of design, materials, craftsman, or feeling. Overall, the building does not reflect the "excellent" quality of the Mid-Century Modern style; the curtain-wall storefront and low-sloped shed roof are common elements of this style of architecture and are not unique or executed in a high-style manner. The building does not exhibit quality of design through distinctive features. The remainder of the building is vernacular and utilitarian; meaning, it does not reflect this style of architecture. The building is not an excellent example of the Mid-Century Modern style. The showroom itself has been carved into office spaces and no longer reads as a showroom. The building has been altered with the removal of the blade sign and a bank of storefront windows, and does not retain integrity of design, materials, workmanship, feeling, and association. Neighboring commercial buildings either predate or postdate the subject property and do not contribute to the setting of the building. Therefore, the subject property in ineligible for listing in the National Register under Criterion C.

National Register Criterion D

Criterion D was not considered in the Historic Assessment Report as it generally applies to archaeological resources. Additionally, there is no reason to believe the property has the potential to yield important information regarding prehistory or history.

California Register of Historical Resources

The California Register eligibility criteria mirror those of the National register. Therefore, the subject property is not eligible for listing in the California Register for the same reasons outlined above.

City of Los Angeles Historic-Cultural Monuments

Similarly, the HCM criteria are similar to the National Register and California Register criteria. Therefore, the subject property is not eligible for designation as an HCM for the same reasons outlined above.

City of Los Angeles Historic Preservation Overlay Zone

As described above, neighboring buildings either predate or postdate construction of the subject property, which does not reflect a cohesive pattern of development. Additionally, many of the neighboring buildings have been substantially altered and do not retain integrity of design, materials, or workmanship. Therefore, the 3200 block of W. Sunset Boulevard does not qualify for designation as an HPOZ.

Based upon research and analysis, the subject property does not appear to be individually eligible for listing in the National Register, California Register, or for designation as an HCM. The subject property is not as excellent example of a car dealership or the Mid-Century Modern style of architecture. Additionally, the subject property is not associated with significant events or trends which contributed to the development of the area. Therefore, the subject property in not a historic resource pursuant to Section 15064.5(a) of the CEQA Guidelines. Therefore, the Proposed Project would not result in a substantial adverse change to historical resources pursuant to Section 15064.5(b) of the CEQA Guidelines.

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ATTACHMENT 1

Historical Resources Assessment Report
for 3209-3227 Sunset Boulevard,
Los Angeles, California 90026,
Sapphos Environmental, Inc.,
March 8, 2021.

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Historical Resources Assessment Report for 3209–3227 Sunset Boulevard Los Angeles, California 90026

Prepared for:

Sunset Twins-HH, LLC
(Mr. Daniel Neman)

Prepared by:

Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, California 91107

March 8, 2021

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SECTION 1
EXECUTIVE SUMMARY

This report presents the results of a Historical Resources Assessment Report for the building located at 3209–3227 Sunset Boulevard (herein after referred to as "3225 Sunset Boulevard") (Assessor's Parcel Numbers [APNs] 5426-005-002; -003; -004; and -005), City of Los Angeles (city), Los Angeles County, California. The purpose of the report is to determine if the building, individually or collectively, constitutes a historical resource pursuant to Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines. This determination will be used by the City to determine the appropriate level of environmental review for consideration of the requested demolition of the existing building and construction of multi-family housing. Sapphos Environmental, Inc. architectural historian (Ms. Carrie Chasteen; Attachment A, *Resume of Key Personnel*) was retained to serve as the principal investigator to complete the Historical Resource Assessment Report. Ms. Chasteen meets the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History.

The property is located on a commercial street within the Silver Lake – Echo Park – Elysian Valley Community Plan Area (CPA) of the city. One (1) 13,350-square-foot commercial building is located on the subject property.

The subject property was identified in the 2014 Historic Resources Survey of the CPA with status codes 3S, or "appears eligible for NR as an individual property through survey evaluation," 3CS, or "appears eligible for CR as an individual property through survey evaluation," and 5S3, or "appears to be individually eligible for local listing or designation through survey evaluation" pursuant to Criterion C/3/3 as an excellent and intact example of a Mid-Century Modern commercial building. The building on this parcel was evaluated in this report using the eligibility criteria for listing in the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register), for designation as a Historic-Cultural Monument (HCM), and to determine if the subject property contributes to a potential Historic Preservation Overlay Zone (HPOZ).

Based upon research and analysis, the subject property located at 3225 Sunset Boulevard does not appear to be individually eligible for listing in the National Register, California Register, or for designation as an HCM. The subject property is not an excellent example of a car dealership or the Mid-Century Modern style of architecture. Additionally, the subject property is not associated with significant events or trends which contributed to the development of the area. Therefore, the subject property is not a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines. Therefore, the proposed project would not result in a substantial adverse change to historical resources pursuant to Section 15064.5(b) of the CEQA Guidelines.

SECTION 2
PROJECT SUMMARY AND LOCATION AND DESCRIPTION

2.1 BRIEF PROJECT DESCRIPTION

Demolition of a 1-story commercial building and surface parking lot for the construction of a mixed-use 7-story multi-family development with 82 units over approximately 8,000 square feet of commercial space. The Project will utilize the off-menu density bonus incentive program and a conditional use permit (beverage) for alcoholic beverages.

2.2 PROJECT LOCATION AND CURRENT SETTING

The subject property consists of one (1) parcel located at 3209–3227 Sunset Boulevard (herein after referred to as 3225 Sunset Boulevard) (APN 5426-005-002; -003; -004; and -005), in the City of Los Angeles, Los Angeles County, California. The property is located on a commercial street in the Silver Lake – Echo Park – Elysian Valley CPA of the city.[1] This is an area with dense commercial development and some mixed-use, multi-family residential infill (Figure 1, *Sketch Map, 3225 Sunset Boulevard;* Figure 2, *Project Location Map, 3225 Sunset Boulevard*).

[1] City of Los Angeles Department of City Planning, Office of Historic Resources. May 2014. *Historic Resources Survey Report–Silver Lake – Echo Park – Elysian Valley Community Plan Area.* Prepared by: GPA Consulting, El Segundo, CA. Available at: https://planning.lacity.org/odocument/1473a5d4-1e90-4000-9b7b-110d08c8488a/SLEPEV_Historic_Resources_Survey_Report_HPLAEdit_0.pdf



Figure 1. Sketch Map, 3225 Sunset Boulevard
SOURCE: *Sapphos Environmental, Inc., 2020*

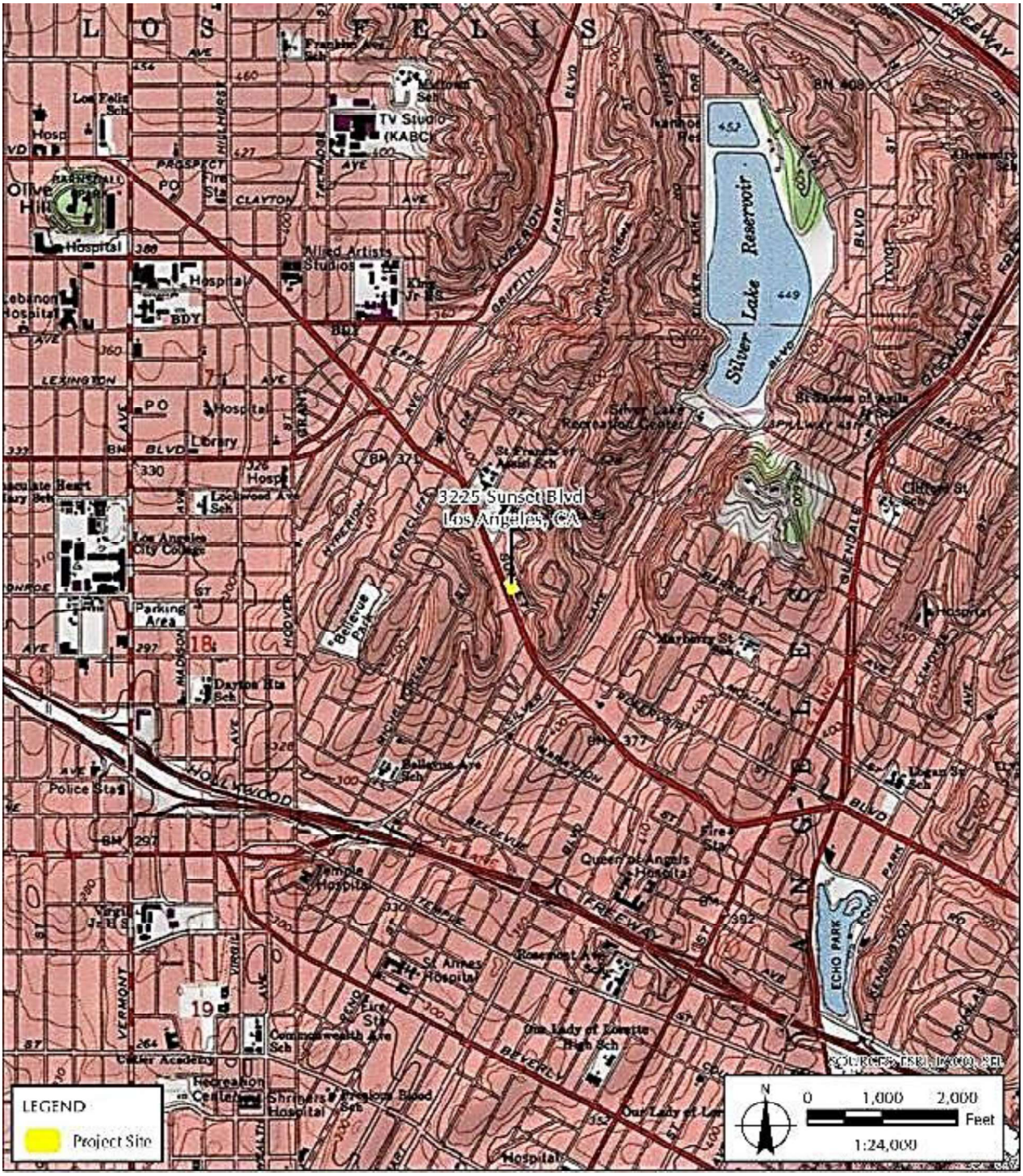


Figure 2. Project Location Map, 3225 Sunset Boulevard
SOURCE: *U.S. Geological Survey, 1991*

The setting surrounding the parcel along Sunset Boulevard is densely developed with 1- and 2-story mixed-use commercial buildings including Period Revival, Mid-Century Modern, and vernacular styles. The subject property is located on the east side of Sunset Boulevard, south of the Santa Monica Boulevard and Sunset Boulevard intersection. The buildings surrounding the parcel range in date from the 1910s to current Contemporary infill (Figure 3, *View facing northwest of Setting, Sunset Boulevard;* Figure 4, *View facing southwest of Setting, Sunset Boulevard*).



Figure 3. View facing northwest of Setting, Sunset Boulevard
SOURCE: *Sapphos Environmental, Inc., 2021*



Figure 4. View facing southwest of Setting, Sunset Boulevard
SOURCE: *Sapphos Environmental, Inc., 2021*

SECTION 4
METHODOLOGY

The assessment methodology consisted of research and field assessment of the building located on the subject property and on neighboring properties.

Research Conducted

1. Obtained and reviewed the building permits for the parcel from the City of Los Angeles (City) Department of Building and Safety. Dates of construction and subsequent alterations were determined by the building permit record, as well as additional resources, such as the field inspection, Sanborn maps, and historic aerial photographs.

2. Researched the project site and surrounding area at local libraries and archives to establish the general history and context of the project site, including a review of the Built Environment Resource Directory (BERD) for Los Angeles County, newspapers, City directories, books, and articles.

3. Consulted the Context/Theme/Property Type (CTP) eligibility standards formulated for the Los Angeles Historic Context Statement to identify the appropriate CTP under which to evaluate the building on the project site.

4. Reviewed and analyzed ordinances, statues, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation assessment processes and programs to evaluate the significance and integrity of the building on the project site.

Field Methods

5. Conducted a field inspections of the project site on September 15 and 29, 2020 to ascertain the general condition and physical integrity of the building thereon. Digital photographs were taken during the site inspections, which included the interior and exterior of the building. Field notes were made.

6. It was concluded during the field inspection that the subject property is not located within a potential HPOZ as the surrounding area does not convey a cohesive pattern of development or design. Sunset Boulevard has been developed and infilled consistently over several decades and thus conveys no strong association with a single period of significance and lacks sufficient integrity of design, materials, and workmanship since substantial alterations have occurred on the surrounding buildings. Accordingly, the parcel was evaluated individually as a potential historical resource under federal, state, and local eligibility criteria according to the National Park Service, California Office of Historic Preservation, and Los Angeles Office of Historic Resources standards.

The building associated with the subject property was evaluated to determine if it constitutes a historical resource as defined by CEQA, using the eligibility criteria for listing in applicable federal, State, and local statutes and regulations.

5.1 FEDERAL

The National Historic Preservation Act of 1966, as amended, defines the criteria to be considered eligible for listing in the National Register:

> *The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and*
>
> *A. that are associated with events that have made a significant contribution to the broad patterns of our history; or*
>
> *B. that are associated with the lives of persons significant in our past; or*
>
> *C. that embody 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; or*
>
> *D. that have yielded, or may be likely to yield, information important in prehistory or history* (36 Code of Federal Regulations [CFR] Section part 63).

According to *National Register Bulletin No. 15*, "to be eligible for listing in the National Register, a property must not only be shown to be significant under National Register criteria, but it also must have integrity." Integrity is defined in *National Register Bulletin No. 15* as "the ability of a property to convey its significance."[2] Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: location, design, setting, materials, workmanship, feeling, and association.

5.2 STATE OF CALIFORNIA

Section 5024.1(c), Title 14 CCR, Section 4852 of the California Public Resources Code defines the criteria to be considered eligible for listing in the California Register:

> *A resource may be listed as an historical resource in the California Register if it meets any of the following* [National Register] *criteria:*

[2] National Park Service, U.S. Department of the Interior. 2017. "How to Apply the National Register Criteria for Evaluation." *National Register Bulletin.* Available at: https://www.nps.gov/nr/publications/bulletins/nrb15/

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; or*

4. *Has yielded, or may be likely to yield, information important in prehistory or history.*

Section 4852(C) of the California Code of Regulations[3] defines integrity as follows:

> *Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described in section 4852(b) of this chapter and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.*
>
> *Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. 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.*

5.3 CITY OF LOS ANGELES

***Historic-Cultural Monument*.** Section 22.171.7 of the City Cultural Heritage Ordinance defines a HCM:

> *For purposes of this article, a Historic-Cultural Monument (HCM) 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 of Los Angeles. A proposed Monument may be designated by the City Council upon the recommendation of the Commission if it 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; or*

[3] California Office of Historic Preservation. 1999. *California State Law and Historic Preservation*, 4853 (c), p. 66.

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*[4]

Unlike the National and California Registers, the City Cultural Heritage Ordinance makes no mention of concepts such as integrity or period of significance. Additionally, properties do not have to reach a minimum age, such as 45 to 50 years, to be designated as HCMs.

***Historic Preservation Overlay Zone*.** The City has established 36 HPOZs, or historic districts. City Ordinance No. 175891 amended Section 12.20.3 of the City's municipal code regarding HPOZs. The purpose of the ordinance was stated as:

> *It is hereby declared as a matter of public policy that the recognition, preservation, enhancement, and use of buildings, structures, Landscaping, natural features, and areas within the City of Los Angeles having Historic, architectural, cultural, or aesthetic significance are required in the interest of the health, economic prosperity, cultural enrichment, and general welfare of the people.*

Contributing elements are defined as any building, structure, landscape, or natural feature identified in a historic resource survey as contributing to the historic significance of the HPOZ, including a building or structure which has been altered, where the nature and extent of the alterations are determined reversible by the historic resources survey.

[4] City of Los Angeles. 2018. Ordinance No. 185472, Section 22.171.7. Available at: https://preservation.lacity.org/sites/default/files/Cultural%20Heritage%20Ordinance%2C%20Revised%202018.pdf

6.1 RECORD SEARCH

In accordance with the South Central Coastal Information Center (SCCIC), located at California State University, Fullerton, current procedures and policies, the BERD for Los Angeles County, available from the California Office of Historic Preservation (updated March 3, 2020) was reviewed. Additionally, the historic U.S. Geological Survey (USGS) 7.5-minute series topographic maps and aerial photographs were reviewed for the project site and adjacent properties. In addition to official maps and records, and published registers and reports for the geographic area were reviewed:

- National Register of Historic Places – Listed (2021);
- California Register of Historical Resources – Listed (2021);
- California State Historical Landmarks (1996 and updates);
- California Points of Historical Interest (1992 and updates);
- HistoricPlacesLA (2021); and
- SurveyLA (2014).

6.2 PREVIOUS EVALUATIONS/DESIGNATIONS SUMMARY

The subject property is located in the Silver Lake – Echo Park – Elysian Valley CPA of the city. The subject property was identified in the 2014 Historic Resources Survey of the CPA with status codes 3S, or "appears eligible for NR as an individual property through survey evaluation," 3CS, or "appears eligible for CR as an individual property through survey evaluation," and 5S3, or "appears to be individually eligible for local listing or designation through survey evaluation" pursuant to Criterion C/3/3 as an excellent and intact example of a Mid-Century Modern commercial building.[5] The building does not appear to have been otherwise surveyed.

[5] City of Los Angeles, Department of City Planning. *Historic Resources Survey Report: Silver Lake-Echo Park-Elysian Valley Community Plan Area*. Prepared by GPA Consulting, Inc., El Segundo, CA. May 2014. Available at: https://planning.lacity.org/odocument/1473a5d4-1e90-4000-9b7b-110d08c8488a/SLEPEV_Historic_Resources_Survey_Report_HPLAEdit_0.pdf

SECTION 7
HISTORY AND DESCRIPTION OF SUROUNDING AREA

7.1 DEVELOPMENT HISTORY

The subject property is located within the Silver Lake neighborhood, which was established in 1887 and became more attractive to homebuyers with the expansion of the Pacific Electric Railway system in 1904.[6] The subject property is located in Tract No. 5036 that was platted on April 22, 1922 for the A.B. Chapmen Estate, a corporation.[7] Tract No. 5036 is a large tract that is roughly bounded by Effie Street to the north; Micheltorena Street to the west; Sunset Boulevard to the south; and parcels to the east of Murray Drive, Redcliff Street, and Effie Court (now known as Cicero Drive). The majority of the tract is zoned R2, or two-family, with the exception of the parcels abutting Sunset Boulevard, which are zoned (Q)C2-1Vl, or commercial with a Q condition. No information pertaining to A.B. Chapman Estate, a corporation was found in historic issues of the *Los Angeles Times* or *Los Angeles Sentinel,* and this company does not appear to be a significant real estate developer in the history of Los Angeles due to lack of fanfare in the press. Tract No. 5036 is located approximately 1.5 miles northwest of the Angelino Heights HPOZ and reflects early suburban development associated with the expansion of the rail system.

The Chevrolet Motor Company of Michigan was co-founded by William Crapo "Billy" Durant, one of the founders of General Motors, and Swiss race car driver Louis Chevrolet on November 3, 1911. Known for the styling of their touring model, Chevrolet enjoyed early popularity.[8] The first display advertisement for a Chevrolet dealership ran in the *Los Angeles Times* in 1939.[9] A.E. Nugent was cited as having an ample selection of used cars in the 1939 display advertisement, which also identified that Nugent's dealership was located at 4th Street and La Brea Avenue and was established in 1930.

The subject property is located on Sunset Boulevard, a commercial arterial roadway that runs through the Silver Lake – Echo Park – Elysian Valley CPA. The lots which comprise the subject property sat vacant until 1951 when the land was first developed as the Metropolitan Chevrolet dealership. Single- and multi-family residential development had dominated the area to the east of Sunset Boulevard due to the streetcar line that ran along it. Yet, as the popularity of the automobile began to rise in the years after World War II, car-related developed sprang up along the corridors that streetcar lines once served but primarily occurred in the San Fernando Valley associated with post-war suburban sprawl. The Casa de Cadillac (1949) in Sherman Oaks is an excellent example of a Mid-Century Modern car dealership that historically supported post-war suburban development in the valley. Car manufacturers studied the most efficient way to design car dealerships in the anticipated post-World War II boom which included large expanses of glare-free glass so drivers could see the showroom from the road, a service wing to assure customers of future care, and a used car lot adjacent to the showroom. Showrooms were also generally small to showcase only the best

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6 City of Los Angeles, Department of City Planning. May 2014. *Historic Resources Survey Report: Silver Lake-Echo Park-Elysian Valley Community Plan Area.* Prepared by GPA Consulting, Inc., El Segundo, CA. Available at: https://planning.lacity.org/odocument/1473a5d4-1e90-4000-9b7b-110d08c8488a/SLEPEV_Historic_Resources_Survey_Report_HPLAEdit_0.pdf

7 County of Los Angeles. Platted 22 April 1922. Tract Map No. 5036. Available at: https://pw.lacounty.gov/sur/nas/landrecords/tract/MB0053/TR0053-012.pdf

8 Tate, Robert. 19 September 2018. "A Brief Illustrated History of Chevrolet 1911–1970." Motorcities.org. Available at: https://www.motorcities.org/story-of-the-week/2018/a-brief-illustrated-history-of-chevrolet-1911-1970

9 *Los Angeles Times*. 4 June 1939. Display Ad 11 – No Title, p. 10.

models of cars. These subtle changes in the design of the car dealership from pre-World War II designs.

During this period, it was typical for dealerships to be designed in the Mid-Century Model style. Mid-Century Modern became popular after World War II as technology influenced almost every aspect of life. With wide open floorplans, expressed structural systems, and simplicity of function and design, the Mid-Century Modern style lent itself to an array of development types. The style fit with the new concept of car dealership designs as the style was simple enough to not take away from the car designs yet interesting enough to draw attention from cars passing by.

By the 1960s, the car dealership style with a small showroom adjacent to the roadway was replaced with showrooms setback on large lots with new cars lined up along the roadway in an open lot instead of inside a showroom.[10] The subject property was developed with a car dealership; however, the showroom has been framed out with modern offices to support an auto body repair shop, which is the current use of the subject property.

[10] City of Los Angeles, Department of City Planning. August 2016. Los Angeles Citywide Historic Context Statement. Context: Commercial Development, 1850–1980. Theme: Commercial Development and the Automobile, 1910–1970. Available at: https://planning.lacity.org/odocument/3007ea6e-c4dd-42ec-bede-b109293f2873/CommercialDevelopmentandtheAutomobile_1910-1970.pdf

8.1 ARCHITECTURAL DESCRIPTION

Exterior

The subject property includes a 1½-story Mid-Century Modern car showroom and garage constructed in 1951. The building has a flat roof with wide enclosed eaves and full-façade steel-framed modular display windows on the showroom portion of the building. The remainder of the building is clad in stucco with the garage located at the rear (eastern) and northwest ends of the building (Figure 5, *View of 3225 Sunset Boulevard;* Attachment B, *DPR 523 Series*).



Figure 5. 3225 Sunset Boulevard (view northeast)
SOURCE: *Sapphos Environmental, Inc., 2020*

Primary Façade

The primary façade of the building is divided into two distinct volumes, the Mid-Century Modern showroom to the southeast and the 2-story garage/office space to the northwest. The southeastern showroom portion of the façade has full-façade steel-framed modular display windows with a low sloping brick bulkhead below. The showroom portion has a flat roof with wide enclosed eaves. The northern garage/office space is two stories and clad in stucco. There is a ribbon of steel-framed single pane display windows with a low sloping brick bulkhead below. Signage conceals an at-grade window accessed from the paint spray room. The second story of the garage/office space has a ribbon of steel-framed multi-light hopper windows (Figures 6A–B, *Primary Façade, 3225 Sunset Boulevard*).

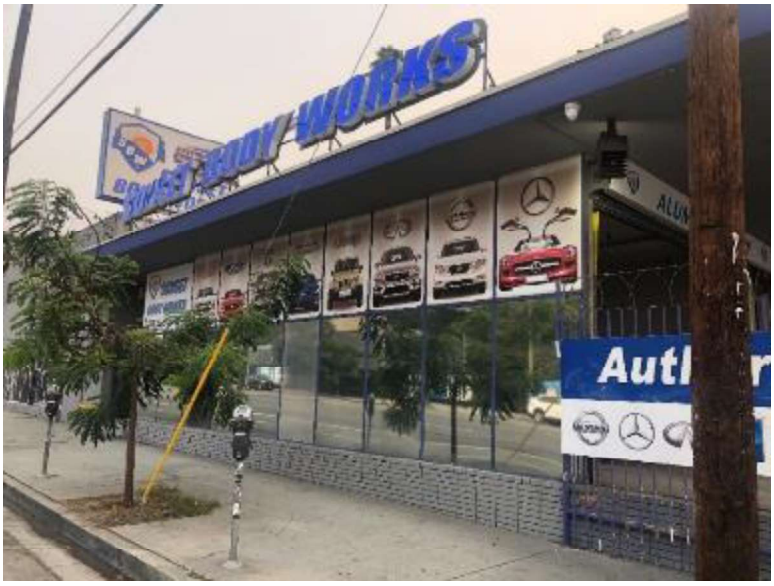


Figure 6A. Primary Façade, 3225 Sunset Boulevard (view northeast)
SOURCE: *Sapphos Environmental, Inc., 2020*



Figure 6B. Primary Façade, 3225 Sunset Boulevard (view northeast)
SOURCE: *Sapphos Environmental, Inc., 2020*

Based upon a review of a circa 1970 photograph, the blade sign was removed at an unknown date; the current auto repair body rooftop signage was installed at an unknown date; and the storefront of the 2-story bay of the primary façade was removed and infilled with a single fixed-pane window at grade that is obscured with signage. Additionally, the original storefront had six mullions whereas the current storefront has 10, meaning, the original storefront was removed at an unknown date and was replaced with a modern storefront, which presumably occurred when the showroom was substantially altered to create modern office spaces. Furthermore, the panel of windows adjacent to the automobile bay was removed and framed out to create the "aluminum room" (Figure 7, *Historic Photograph of 3225 Sunset Boulevard*; Figure 10A, *Southern Façade, 3225 Sunset Boulevard*).

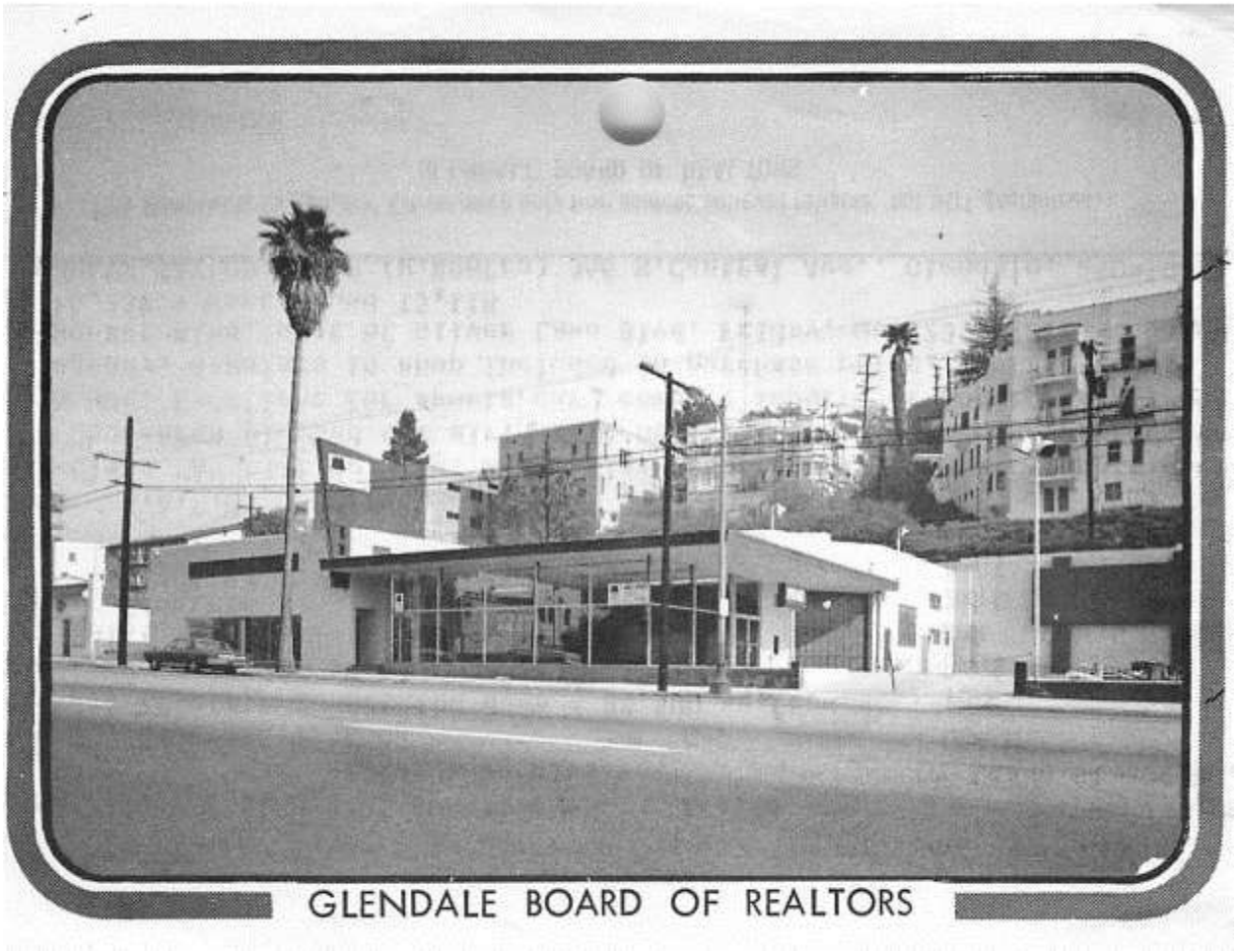


Figure 7. Historic Photograph of 3225 Sunset Boulevard
SOURCE: *Glendale Board of Realtors, circa 1970*

Entrance Detail

There are two entrances to the showroom, one on the primary façade and one on the southerly façade. The primary façade entrance is located towards the northern end of the Mid-Century Modern building and recessed into the building. The entrance doors are paired steel-framed glass doors with a large-fixed transom above. The doors and transom are covered with metal security bars. There is also a set of wide, paired steel-framed glass doors on the southern façade which allow access to the showroom. The doors are wider on this façade as they were constructed for automobile access into the showroom (Figures 8A–B, *Entrance Detail, 3225 Sunset Boulevard*).



Figure 8A. Entrance Detail (Primary Façade), 3225 Sunset Boulevard (view southeast)
SOURCE: *Sapphos Environmental, Inc., 2020*



Figure 8B. Entrance Detail (Southern Façade), 3225 Sunset Boulevard (view north)
SOURCE: *Sapphos Environmental, Inc., 2020*[11]

[11] Note: An interior partition was constructed at an unknown date to create a garage space. It is no longer possible to drive vehicles into the showroom.

There is an additional entrance oriented to the south on the primary façade which allows access to the second floor of the northern bay of the building. The entrance is covered by a metal security gate and is located between the showroom and 2-story bay (Figure 9, *Secondary Entrance Detail, 3225 Sunset Boulevard*).



Figure 9. Secondary Entrance Detail (Primary Façade), 3225 Sunset Boulevard (view southeast)
SOURCE: *Sapphos Environmental, Inc., 2020*

Southern Façade

The southern façade of the building has a service bay with a large metal roll-up door towards the west and steel-framed glass showroom entrance doors at the center. The 2-story garage, clad in stucco, is located at the eastern end of the parcel and accessed through a large loading bay door with a metal roll-up door (Figures 10A–B, *Southern Façade, 3225 Sunset Boulevard*).



Figure 10A. Southern Façade, 3225 Sunset Boulevard (view north)
SOURCE: *Sapphos Environmental, Inc., 2020*



Figure 10B. Southern Façade, 3225 Sunset Boulevard (view northeast)
SOURCE: *Sapphos Environmental, Inc., 2020*

Northern Façade

The northern façade of the building is enclosed with a metal security gate and not accessible. The façade is clad in stucco with two sliding vinyl windows along with second story and a loading bay door oriented towards the west with a metal roll-up door (Figure 11, *Northern Façade, 3225 Sunset Boulevard*).



Figure 11. Northern Façade, 3225 Sunset Boulevard (view southeast)
SOURCE: *Sapphos Environmental, Inc., 2020*

Interior

Showroom

The showroom has high ceilings with plaster walls and ceilings and Pergo laminate flooring. Long narrow florescent lights illuminate the space and two office spaces at the northern end are enclosed with vinyl sliding doors. A reception desk is located at the eastern end of the showroom and a glass block light can be seen high in the wall behind. A wood staircase behind the reception desk leads to the second-floor office spaces (Figures 12A–H, *Interior Showroom, 3225 Sunset Boulevard*).

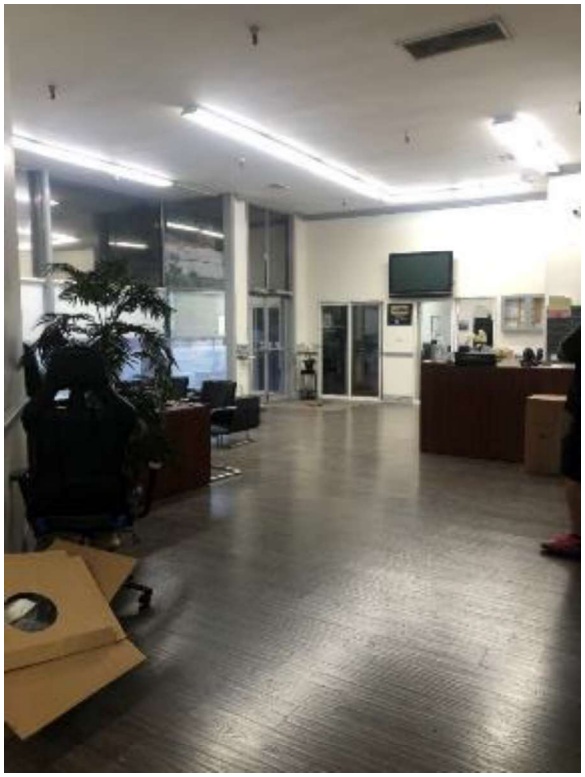


Figure 12A. Interior Showroom, 3225 Sunset Boulevard
SOURCE: *Sapphos Environmental, Inc., 2020*

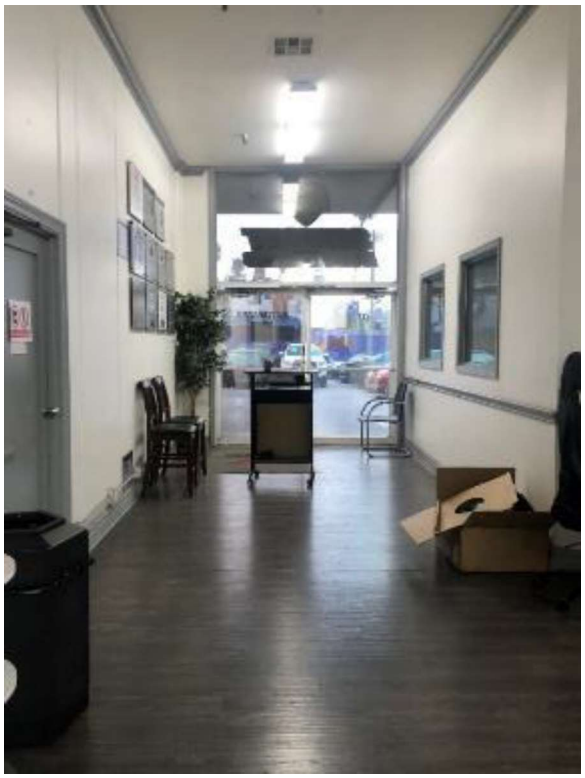


Figure 12B. Interior Showroom, 3225 Sunset Boulevard
SOURCE: *Sapphos Environmental, Inc., 2020*



Figure 12C. Interior Showroom, 3225 Sunset Boulevard
SOURCE: *Sapphos Environmental, Inc., 2020*

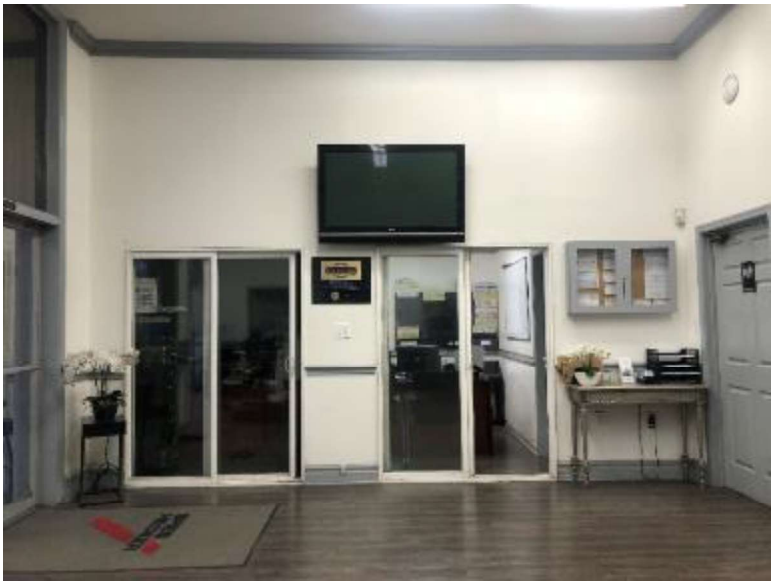


Figure 12D. Interior Showroom, 3225 Sunset Boulevard
SOURCE: *Sapphos Environmental, Inc., 2020*

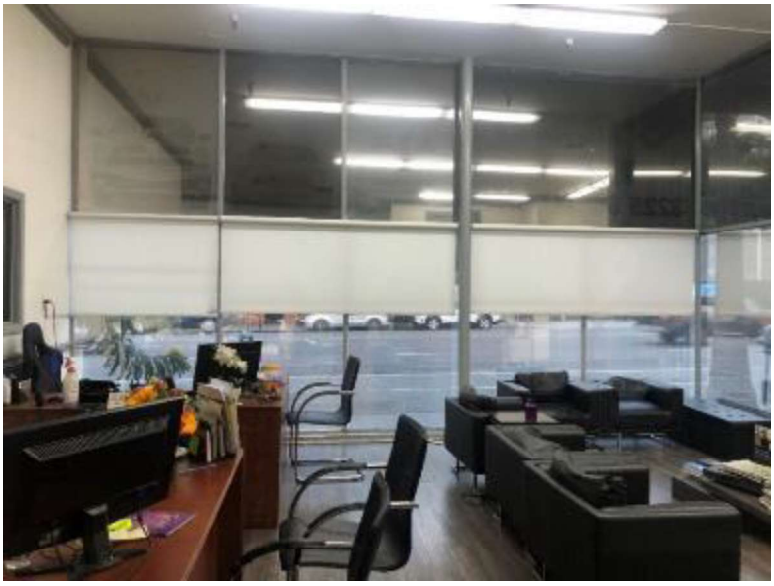


Figure 12E. Interior Showroom, 3225 Sunset Boulevard
SOURCE: *Sapphos Environmental, Inc., 2020*



Figure 12F. Interior Showroom, 3225 Sunset Boulevard
SOURCE: *Sapphos Environmental, Inc., 2020*



Figure 12G. Interior Showroom, 3225 Sunset Boulevard
SOURCE: *Sapphos Environmental, Inc., 2020*



Figure 12H. Interior Showroom, 3225 Sunset Boulevard
SOURCE: *Sapphos Environmental, Inc., 2020*

Second Floor Interior

The second floor is split into offices and a living space. A hallway leading north at the top of the stairs allows access to office space to the east. To the west at the top of the stairs opens into a living space with a contemporary kitchen and bathroom. The walls and ceilings are plaster, and the flooring is a mix of non-original hardwood and ceramic and laminate tiles. An additional staircase at the western end of the building leads to the exterior primary façade on Sunset Boulevard. Some original details include narrow wood closet doors and metal ceiling vents; however, these features are common and mass produced (Figures 13A–G, *Second Floor Interior, 3225 Sunset Boulevard*).



Figure 13A. Second Floor Interior, 3225 Sunset Boulevard
SOURCE: *Sapphos Environmental, Inc., 2020*



Figure 13B. Second Floor Interior, 3225 Sunset Boulevard
SOURCE: *Sapphos Environmental, Inc., 2020*



Figure 13C. Second Floor Interior, 3225 Sunset Boulevard
SOURCE: *Sapphos Environmental, Inc., 2020*



Figure 13D. Second Floor Interior, 3225 Sunset Boulevard
SOURCE: *Sapphos Environmental, Inc., 2020*



Figure 13E. Second Floor Interior, 3225 Sunset Boulevard
SOURCE: *Sapphos Environmental, Inc., 2020*



Figure 13F. Second Floor Interior, 3225 Sunset Boulevard
SOURCE: *Sapphos Environmental, Inc., 2020*

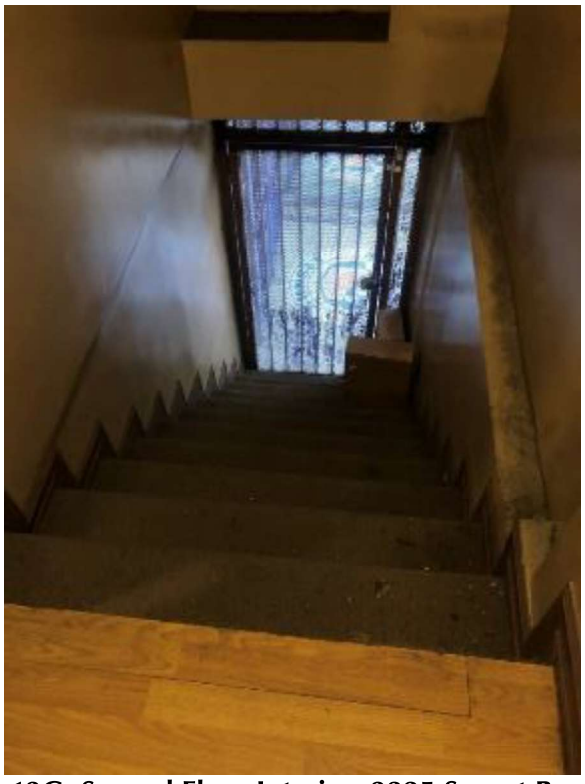


Figure 13G. Second Floor Interior, 3225 Sunset Boulevard
SOURCE: *Sapphos Environmental, Inc., 2020*

Garage Interior

The garage is an open rafter industrial space with a wood and steel truss roof system. The floors are concrete with intermittent drainage wells throughout the space. A space for auto painting with lower ceilings is located along the western side of the garage. A second-floor storage space accessed by wood stairs and an office space are located along the eastern end of the garage (Figures 14A–E, *Garage Interior, 3225 Sunset Boulevard*).

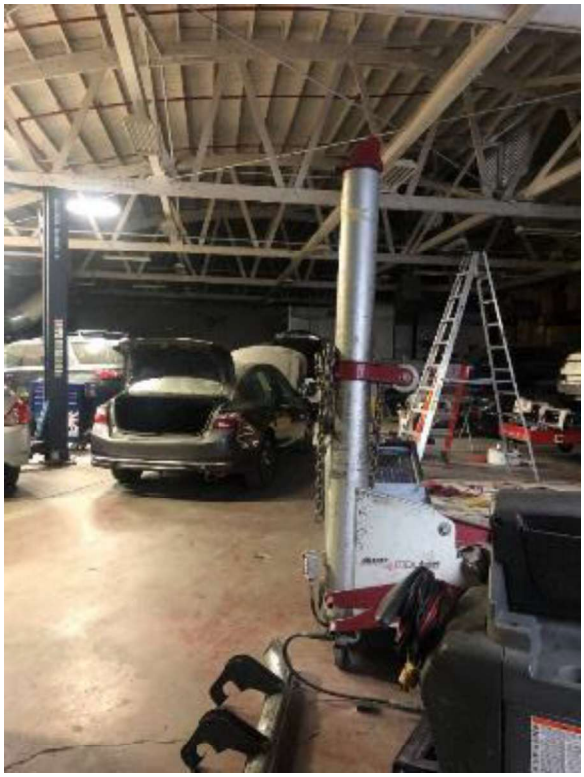


Figure 14A. Garage Interior, 3225 Sunset Boulevard
SOURCE: *Sapphos Environmental, Inc., 2020*

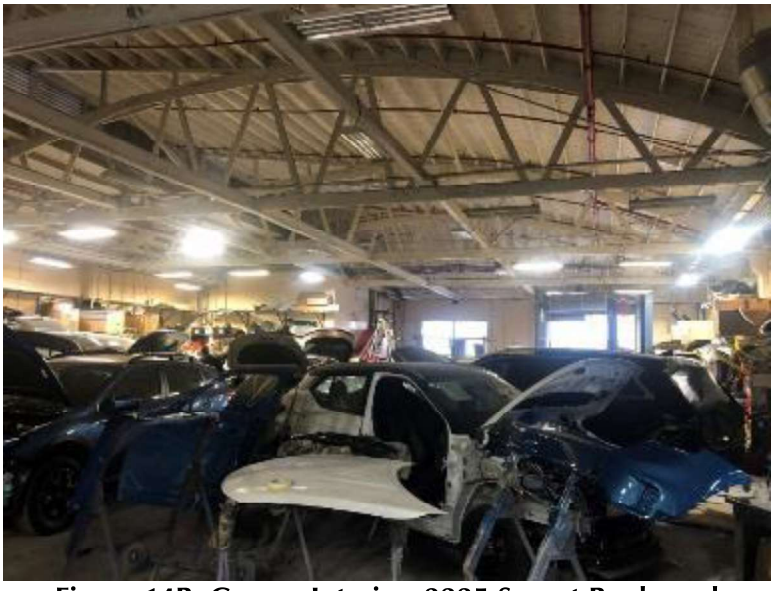


Figure 14B. Garage Interior, 3225 Sunset Boulevard
SOURCE: *Sapphos Environmental, Inc., 2020*

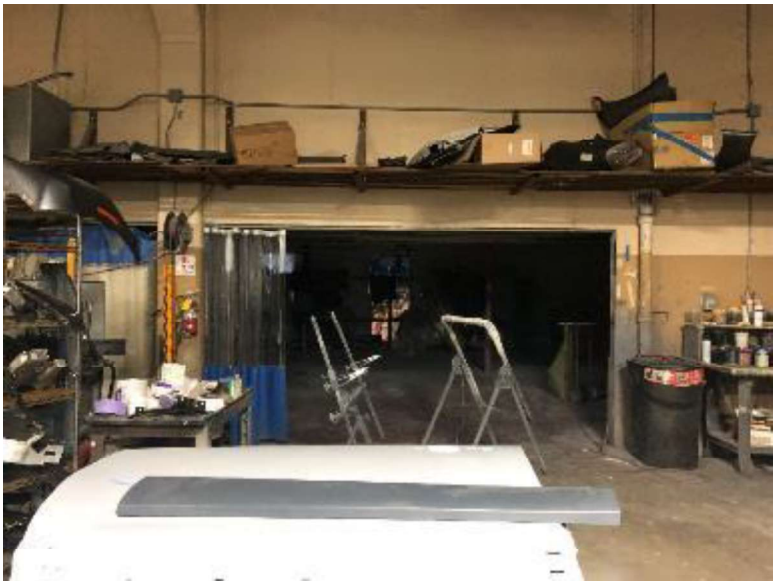


Figure 14C. Garage Interior, 3225 Sunset Boulevard[12]
SOURCE: *Sapphos Environmental, Inc., 2020*



Figure 14D. Garage Interior, 3225 Sunset Boulevard
SOURCE: *Sapphos Environmental, Inc., 2020*

[12] Note: The fixed-pane window that replaces the historic storefront visible in Figure 7. The opening has been reduced to where the sunlight is visible in center of frame.



Figure 14E. Garage Interior, 3225 Sunset Boulevard
SOURCE: *Sapphos Environmental, Inc., 2020*

9.1 CONSTRUCTION HISTORY

The subject property is located in Tract No. 5036 and encompasses Lots 5, 6, 7, 8, 9, and 10. The tract was subdivided in 1922 for the Alfred Beck Chapman Estate.[13] The Sanborn Fire Insurance Maps show that by 1950, Sunset Boulevard was densely developed with commercial buildings with single- and multi-family residential development to the east (Figure 15, *Sanborn Fire Insurance Map, 1919–September 1950*).

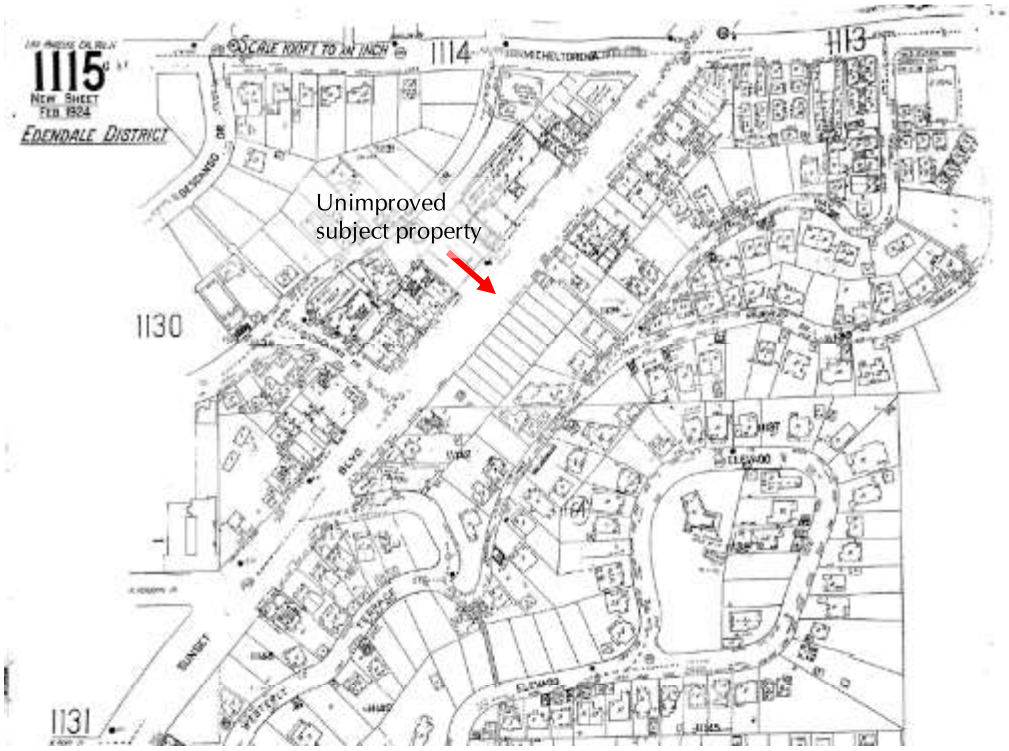


Figure 15. Sanborn Fire Insurance Map, 1919–September 1950 (Volume 11, Sheet 1115)
SOURCE: *Los Angeles Public Library*

The original building permits for the construction of the building were obtained from the City Department of Building and Safety. The building was constructed in 1951 as the Metropolitan Chevrolet dealership with Jack H. MacDonald listed as the architect and Buttress and McClellan listed as the contractor (See 9.2 *Identification of Architects/Builder*). No permitted alterations on the exterior have been issued; however, noted alterations include removal of the blade sign and the westerly bank of storefront windows based upon a review of historic photographs. Additionally, the raised signage for the current business (Figure 5) was installed after circa 1970 (Figure 7).

[13] Los Angeles County Public Works. April 1922. Lands Records Information: MB.53-12-14. Available at: https://pw.lacounty.gov/sur/nas/landrecords/tract/MB0053/TR0053-012.pdf

The building is structurally reinforced with tie-backs which are visible on the exterior façades. A permit was not issued for this alteration. The tie-back structural reinforcement system is common in masonry buildings constructed prior to the 1933 Long Beach Earthquake. The 1933 earthquake collapsed many masonry buildings, especially schools, and the building code was changed in the wake of that tragedy. This building was constructed nearly 20 years after that catastrophic event, and it is more likely the weight load of the hillside for the retaining wall at the rear of the property was miscalculated, shifting the building out of plumb. Additionally, a perimeter wall was constructed at an unknown date which blocks access to the easterly entrance as evidenced by the extant driveway apron.

Interior alterations include new flooring, enclosure of offices/addition of sliding vinyl doors, addition/remodel of bathroom. The second floor has been substantially remodeled on the interior. Historic aerials show the building footprint has not changed since construction and the rear garage is original.

9.2 IDENTIFICATION OF ARCHITECTS/ BUILDERS

Jack H. MacDonald was a locally noted Mid-Century Modern architect who worked on large-scale commercial, industrial, and manufacturing buildings in the Mid-Century Modern style. However, MacDonald is not listed in the 1956 American Institute of Architects (AIA) directory and does not appear to be a 'master' based upon lack of press coverage or awards. He had his own firm until 1953 when he partnered with Cejay Parson to consolidate the two firms. Based upon a review of HistoricPlacesLA, the only building attributed to MacDonald is the Hancock Park Building, built in 1958 and located at 5820 Wilshire Boulevard. The Hancock Park Building was designed in concert with Cejay Parsons and reflects the International style of architecture. In 1936, Buttress and McClellan constructed a foundry supply building located at 2325 E. 28th Street and in 1951, the firm constructed a guided missile factory in Pomona.[14,15] No additional information was found regarding this contracting firm, which does not appear to rise to the level of significance to be considered a 'master.'

9.3 OWNERSHIP/OCCUPANT HISTORY

Due to the closure of public buildings, Assessor research was not completed for the subject property. A history of ownership was compiled from building permits and other resources (Table 1, *3225 Sunset Boulevard Ownership History*).

TABLE 1
3225 SUNSET BOULEVARD
OWNERSHIP HISTORY

Years	Names
1952	Paul and Linda Morlacci
1988	Russell Malanga
1995	William Uhlenhoff
2010	1616 South Bundy, LLC

[14] "Foundry Supply Building to Rise." 24 May 1936. *Los Angeles Times*, p. E1.

[15] "Pomona Plant Work Starts Next Month." 15 July 1951. *Los Angeles Times*, p. 36.

No information pertaining to the life and career was available in the historic issues of the *Los Angeles Times* and *Los Angeles Sentinel*, City directories, or census records for Paul and Linda Morlacci, Russell Malanga, William Uhlenhoff, or 1616 South Bundy LLC.

9.4 USE HISTORY

The property was built as a car dealership and is currently an auto-body repair shop.

The subject properties were evaluated using the Citywide Historic Context Statement developed for SurveyLA; specifically, the Commercial Development, 1850–1980 context and Commercial Development and the Automobile theme, and the Architecture and Engineering context and the Mid-Century Modernism subtheme.[16,17]

10.1 COMMERCIAL DEVELOPMENT, 1850–1980

Context: Commercial Development, 1850–1980

Theme: Commercial Development and the Automobile, 1910–1970

Sub Theme: The Car and Car Services, 1920–1970

Summary Statement of Significance: The showroom is a building type that evolved as a facility for exhibiting, selling, and often servicing automobiles. A car showroom evaluated under this sub-theme is significant in the area of Commerce; most examples are also significant in the area of Architecture. They illustrate the evolution of the car showroom as a significant commercial building type related to the automobile and Los Angeles' flourishing car culture. They show how a building type's design and site layout are shaped by accommodation to the needs of automobile as well as the stylistic and economic trends of the day. Extant, intact examples are now rare.

Period of Significance: 1920–1970

Period of Significance Justification: The 1920s is the date of the earliest extant car showroom in Los Angeles. By this time automobile ownership was great enough to generate specific building types designed around its needs. By the late 1960s the auto showroom underwent a change. They were placed further back on their lots and surrounded by parking lots; the cars themselves became the dominate feature from the street.

Geographic Location: Citywide, along arterial roads and highways

Area(s) of Significance: Commerce

Criterion: NR: A/C **CR:** 1/3 **Local:** 1/3

Associated Property Type: Commercial/Auto-Related – Car Showroom

Property Sub-type Description: Facility for exhibiting, selling, and often servicing automobiles

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[16] City of Los Angeles, Department of City Planning. August 2016. Los Angeles Citywide Historic Context Statement. Context: Commercial Development, 1850–1980 Theme: Commercial Development and the Automobile, 1910–1970. Available at: https://planning.lacity.org/odocument/3007ea6e-c4dd-42ec-bede-b109293f2873/CommercialDevelopmentandtheAutomobile_1910-1970.pdf

[17] City of Los Angeles, Department of City Planning. November 2019. Los Angeles City wide Context Statement. Context: Architecture and Engineering; Sub-Context: L.A. Modernism, 1919–1980. On file with Office of Historic Resources.

Property Sub-type Significance: Extant examples illustrate the evolution of the showroom as a significant building type related to the automobile. They show how a building type's design is shaped by accommodation to the needs of a particular mode of transportation, as well as the stylistic and economic trends of the day.

Eligibility Standards:

- Originally constructed to sell, and often provide servicing for, the automobile
- Demonstrates convenient automobile access from the street
- Is an excellent example of the property type
- Contains design and site layout features that reflect the needs of selling and servicing the automobile
- Was constructed during the period of significance

Character-Defining/Associative Features:

- Retains most of the essential character-defining features of the type
- Of a style or mixture of styles typical of the period of construction such as Spanish Colonial Revival, Streamline Moderne, and Mid-Century Modern styles
- Typically, also significant within a theme under the Architecture and Engineering context
- Of the design and layouts typical of adapting to the needs of selling and servicing the automobile during the period of significance (e.g., showroom close to the street with large expanses of glass, service bays accessible to the customers' cars, and prominent signage)
- Typically reflects corporate design associated with particular car companies and architects/designers

Integrity Considerations:

- Should retain integrity of *Design, Location, Feeling, Association*, and *Materials*
- Should retain as much design integrity as possible, including overall massing, significant features (e.g. showroom with display windows), and identifying details such as trim and signage
- Some original materials may have been altered, removed, or replaced
- Should retain as much of original relationship to the street and to adjacent buildings as possible, so as to establish the importance of accommodating the structure to the spatial needs of the automobile (e.g., service door directly adjacent to street in 1920s structures, front showroom and rear service bays in 1930s–1960s structures)
- If use has changed, adaptation to new use should allow for the maintenance of as much of the original design and site layout as possible
- Site layout should retain original relationship to the street and adjacent structures

10.2 ARCHITECTURE AND ENGINEERING, 1850–1980

Context: Architecture and Engineering, 1850–1980

Theme: Postwar Modernism, 1946–1975

Sub Theme: Mid-Century Modernism, 1945–1970

Summary Statement of Significance: Resources evaluated under this sub-theme are significant in the area of Architecture as excellent examples of the Mid-Century Modern style and exhibit quality of design through distinctive features. Mid-Century Modernism is a broad classification of post-war

modernism and represents one of the largest and most diverse collections of architecture in Los Angeles. The style is generally characterized by its geometric forms, smooth wall surfaces, flat or low-pitched roofs, and absence of exterior ornamentation. While some examples of the style may represent a particular influence—such as Post-and-Beam or Organic architecture—many incorporated elements of the various influences that shaped this style. It was a remarkably versatile style that was applied to almost every type of property: residential, commercial, institutional, and industrial.

Period of Significance: 1945–1975

Period of Significance Justification: Mid-Century Modernism was, in many ways, a continuation of the pre-war Modernism that extended into and evolved for the duration of the post-war period. The period of significance begins in 1945, which signifies the beginning of the post-war period, and ends in the mid-1970s, by which time the style had largely fallen out of favor with architects and the American public.

Geographical Location(s): 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(s) of Significance: Architecture

Criterion: NR: C **CR:** 3 **Local:** 3

Associated Property Types:
- Residential – Single-Family Residence
- Residential – Multi-Family Residence
- Commercial
- Institutional
- Industrial

Note: Groupings of resources designed in the style may comprise historic districts.

Property Type Description:
Mid-Century Modern architecture is expressed in a vast array of residential, commercial, institutional, and industrial property types. The wide variety of properties that are associated with the style are a testament to its versatility and adaptability. It also underscores the immense popularity of the style in the postwar years. Groupings of resources in the style may be evaluated as historic districts.

Property Type Significance:
See Summary Statement of Significance above.

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:

- Must include a majority of building which embody the distinctive characteristics of the Mid-Century Modern style
- 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

SECTION 11
EVALUATION OF ELIGIBILITY

11.1 NATIONAL REGISTER OF HISTORIC PLACES

National Register Criterion A

The subject property is located at 3225 Sunset Boulevard in the Silverlake neighborhood near Angelino Heights. Beginning in the 1880s, early suburban development radiated away from what is now known as downtown Los Angeles. Silverlake and Angelino Heights represent some of the earliest suburban development in the history of Los Angeles. The subject property was developed in 1951 and does not have an association with this early suburban development due to the lapse in time that occurred between these two events. Constructed following World War II, the San Fernando Valley was the focus of suburban development. Car showrooms, such as the Casa de Cadillac in Sherman Oaks, are noted both for a significant association with post-war suburban expansion to meet the critical housing shortage of the 1950s and for the elegant, high-quality Mid-Century Modern design of these showrooms. The subject property is not an excellent example of this property type and has been altered with the removal of a blade sign and a bank of storefront windows. At the time of construction, the subject property was vacant and presented an affordable option for infill construction in a neighborhood that was noted as early as the 1930s as in decline by the Federal Housing Authority.[18] Many of the neighboring buildings predate the development of the subject property and do not share a history of commercial development along this arterial road. Other neighboring buildings have been demolished for surface parking lots and/or modern infill development. The subject property was constructed during the period of significance for this property type; however, its use has changed from selling cars to strictly servicing cars through autobody repair. Access from Sunset Boulevard has been restricted through the construction of a perimeter wall. Additionally, automobile access to the showroom has been eliminated through interior alterations. The access alterations substantially alter the subject property's design and site layout features that reflect the needs of selling and servicing the automobile. The subject property cannot be demonstrated to have a significant association with commercial development and is ineligible for listing in the National Register under Criterion A.

National Register Criterion B

No information was found to suggest that any of the previous owners or residents were historic personages, or that any other individuals of historical significance were associated with the property. Therefore, the subject property is ineligible for listing in the National Register under Criterion B.

National Register Criterion C

Although the building generally retains most of the essential character-defining features of the Mid-Century Modern style and was constructed for the period of significance for this style of architecture, the loss of the blade sign dramatically impacts the appearance of the building from Sunset Boulevard. The modern signage is reversible and is not taken into consideration of integrity for this analysis. Based upon a review of a circa 1970 photograph, the storefront of the 2-story bay of the primary façade was removed and infilled with a single fixed-pane window at grade that is obscured with signage. Additionally, the original storefront had six mullions whereas the current storefront has 10,

[18] University of Richmond. 27 February 1929. "Mapping Inequality." Elysian Park and Dogtown District, Section D35.

meaning, the original storefront was removed at an unknown date and was replaced with a modern storefront, which presumably occurred when the showroom was substantially altered to create modern office spaces. Furthermore, the panel of windows adjacent to the automobile bay was removed and framed out to create the "aluminum room." Therefore, the subject property does not retain integrity of design, materials, craftsman, or feeling. Overall, the building does not reflect the "excellent" quality of the Mid-Century Modern style; the curtain-wall storefront and low-sloped shed roof are common elements of this style of architecture and are not unique or executed in a high-style manner. The building does not exhibit quality of design through distinctive features. The remainder of the building is vernacular and utilitarian; meaning, it does not reflect this style of architecture. The building is not an excellent example of the Mid-Century Modern style. The showroom itself has been carved into office spaces and no longer reads as a showroom. The building has been altered with the removal of the blade sign and a bank of storefront windows, and does not retain integrity of design, materials, workmanship, feeling, and association. Neighboring commercial buildings either predate or postdate the subject property and do not contribute to the setting of the building. Therefore, the subject property is ineligible for listing in the National Register under Criterion C.

National Register Criterion D

Criterion D was not considered in this report as it generally applies to archaeological resources. Additionally, there is no reason to believe the property has the potential to yield important information regarding prehistory or history.

11.2 CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register eligibility criteria mirror those of the National Register. Therefore, the subject property is not eligible for listing in the California Register for the same reasons outlined above.

11.3 CITY OF LOS ANGELES HISTORIC-CULTURAL MONUMENTS

Similarly, the HCM criteria are similar to the National Register and California Register criteria. Therefore, the subject property is not eligible for designation as an HCM for the same reasons outlined above.

11.4 CITY OF LOS ANGELES HISTORIC PRESERVATION OVERLAY ZONE

As described above, neighboring buildings either predate or postdate construction of the subject property, which does not reflect a cohesive pattern of development. Additionally, many of the neighboring buildings have been substantially altered and do not retain integrity of design, materials, or workmanship. Therefore, the 3200 block of Sunset Boulevard does not qualify for designation as an HPOZ.

SECTION 12
CONCLUSIONS

Based upon research and analysis, the subject property located at 3225 Sunset Boulevard does not appear to be individually eligible for listing in the National Register, California Register, or for designation as an HCM. The subject property is not an excellent example of a car dealership or the Mid-Century Modern style of architecture. Additionally, the subject property is not associated with significant events or trends which contributed to the development of the area. Therefore, the subject property is not a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines. Therefore, the proposed project would not result in a substantial adverse change to historical resources pursuant to Section 15064.5(b) of the CEQA Guidelines.

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City of Los Angeles, Department of City Planning. August 2016. Los Angeles Citywide Historic Context Statement. Context: Commercial Development, 1850–1980. Theme: Commercial Development and the Automobile, 1910–1970. Available at: https://planning.lacity.org/odocument/3007ea6e-c4dd-42ec-bede-b109293f2873/CommercialDevelopmentandtheAutomobile_1910-1970.pdf

City of Los Angeles, Department of City Planning. *Historic Resources Survey Report: Silver Lake-Echo Park-Elysian Valley Community Plan Area.* Prepared by GPA Consulting, Inc., El Segundo, CA. May 2014. Available at: https://planning.lacity.org/odocument/1473a5d4-1e90-4000-9b7b-110d08c8488a/SLEPEV_Historic_Resources_Survey_Report_HPLAEdit_0.pdf

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"Pomona Plant Work Starts Next Month." 15 July 1951. *Los Angeles Times*, p. 36.

Tate, Robert. 19 September 2018. "A Brief Illustrated History of Chevrolet 1911–1970." Motorcities.org. Available at: https://www.motorcities.org/story-of-the-week/2018/a-brief-illustrated-history-of-chevrolet-1911-1970

University of Richmond. 27 February 1929. "Mapping Inequality." Elysian Park and Dogtown District, Section D35.

ATTACHMENT A
RESUME OF KEY PERSONNEL

Sapphos environmental inc.

Carrie E. Chasteen, MS

Cultural Resources Manager

Master of Science (Historic Preservation), School of the Art Institute of Chicago, Chicago, Illinois, 2001
Bachelor of Arts (History and Political Science), University of South Florida, Tampa, Florida, 1997

- *Cultural resources management and legal compliance*
- *History of California*
- *Identification and evaluation of the built environment*
- *Archival documentation*
- *Historic preservation consultation*

Years of Experience: 19+

- *Oregon Transportation Investment Act (OTIA) III CS3 Technical Lead*
- *Chair, Historic Preservation Commission, City of Pasadena*
- *Design Commission, City of Pasadena*
- *Phi Alpha Theta*
- *Extensive experience documenting and evaluating parks and recreational facilities*
- *Extensive experience in the City of Riverside*

Ms. Carrie Chasteen has more than 19 years of experience in the field of cultural resources and the built environment, including project management, agency coordination, archival research, managing large surveys, preparation of compliance reports, preparation of Environmental Impact Statement / Environmental Impact Report (EIS/EIR) sections, peer review, and regulatory compliance. She meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History.

On behalf of the County of Los Angeles Department of Parks and Recreation (DPR), Ms. Chasteen managed the documentation and evaluation of 54 parks, golf courses, and arboreta. The historic evaluations assess County facilities that were identified as priorities due to the age of the facility, architect of record, or affiliation with event of importance to the history of development of Los Angeles County. The historic evaluations consider eligibility for listing on the National Register of Historic Places, the California Register of Historical Resources, the County Register of Landmarks and Historic Districts, and standards provided in CEQA. The results were used by the County DPR to address future projects in the facilities, alter plans as needed, and to inform a Cultural Resources Treatment Plan (CRTP) and Worker Environmental Awareness Program (WEAP) training. She also provided consultation services for the Arcadia County Park Pool and Bathhouse Replacement Project, which included documenting and evaluating the park as a historic district for eligibility for inclusion in the National Register of Historic Places and the California Register of Historical Resources. Because the park was found to be eligible for listing in both registers, Ms. Chasteen provided additional consultation services to ensure the replacement pools and bathhouse were incompliance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* in order to minimize potential impacts to the historic district. This project received a Los Angeles Conservancy Preservation Award in 2020.

Additionally, Ms. Chasteen serves as project manager and point of contact for a Master Services Agreement for historic preservation services for Los Angeles County Regional Planning. Task orders completed to date include preparing and peer reviewing Landmark and Mills Act applications; preparation of the Altadena African American Historic Resources Survey, which included preparation of a Historic Context Statement, community-wide survey, extensive public outreach, and presentations to the community, Regional Planning staff, and the County of Los Angeles Historical Landmarks and Records Commission; and coordination with the Regional Planner who administers the program.

ATTACHMENT B
DPR 523 SERIES FORMS

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** 22 ***Resource Name or #** (Assigned by recorder): 3225 Sunset Boulevard
P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Los Angeles **and** (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad:** Hollywood **Date**: 1991 **T**1S; **R**13W; __of__of Sec ; __B.M.
c. Address: 3209-3227 Sunset Boulevard **City:** Los Angeles **Zip:** 90057
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, etc., as appropriate): APNs 5426-005-002; -003; -004; and -005
***P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Exterior

The subject property includes a 1½-story Mid-century Modern car showroom and garage constructed in 1951. The building has a flat roof with wide enclosed eaves and full-façade steel-framed modular display windows on the showroom portion of the building. The remainder of the building is clad in stucco with the garage located at the rear (eastern) and northwest ends of the building. (*See Continuation Sheet page 4*)

***P3b. Resource Attributes** (List attributes and codes): HP6 1-3 story commercial building

***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo (view, date, accession #): Facing north; September 29, 2020; IMG_2639.jpg

***P6. Date Constructed/Age and Source:**
☒Historic ☐Prehistoric ☐Both
1951 LADBS

***P7. Owner and Address:**
RYDA Ventures
1525 S. Broadway
Los Angeles, CA 90015

***P8. Recorded by** (Name, affiliation, and address):
Carrie Chasteen
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:** September 29, 2020

***P10. Survey Type** (Describe): Intensive

***P11. Report Citation** (Cite survey report and other sources, or enter "none"): Sapphos Environmental, Inc. 2021. Historic Resource Assessment Report for 1309-3225 Sunset Boulevard, Los Angeles, California.

Attachments: ☐ NONE ☒ Location Map ☐ Sketch 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):

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder): 3225 Sunset Boulevard ***NRHP Status Code:** 6Z

B1. Historic Name: Metropolitan Chevrolet
B2. Common Name: Sunset Body Works
B3. Original Use: Car Dealership **B4. Present Use:** Automotive Body Shop
***B5. Architectural Style:** Craftsman
***B6. Construction History:** (Construction date, alterations, and date of alterations)

The original building permits for the construction of the building were obtained from the City Department of Building and Safety. The building was constructed in 1951 as the Metropolitan Chevrolet dealership with Jack H. MacDonald listed as the architect and Buttress and McClellan listed as the contractor. No permitted alterations on the exterior have been issued; however, noted alterations include removal of the blade sign and the westerly bank of storefront windows based upon a review of historic photographs. Additionally, the raised signage for the current business was installed after circa 1970.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** N/A
B9a. Architect: Jack H. MacDonald **b. Builder:** Buttress and McClellan
***B10. Significance: Theme:** Mid-Century Modern Architecture **Area:** Los Angeles
Period of Significance: 1951 **Property Type:** Dealership **Applicable Criteria:** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

National Register Criterion A

The subject property is located at 3225 Sunset Boulevard in the Silverlake neighborhood near Angelino Heights. Beginning in the 1880s, early suburban development radiated away from what is now known as downtown Los Angeles. Silverlake and Angelino Heights represent some of the earliest suburban development in the history of Los Angeles. The subject property was developed in 1951 and does not have an association with this early suburban development due to the lapse in time that occurred between these two events. Constructed following World War II, the San Fernando Valley was the focus of suburban development. Car showrooms, such as the Casa de Cadillac in Sherman Oaks, are noted both for a significant association with post-war suburban expansion to meet the critical housing shortage of the 1950s and for the elegant, high-quality Mid-century Modern design of these showrooms. (*See Continuation Sheet page 21*)

B11. Additional Resource Attributes (List attributes and codes): N/A

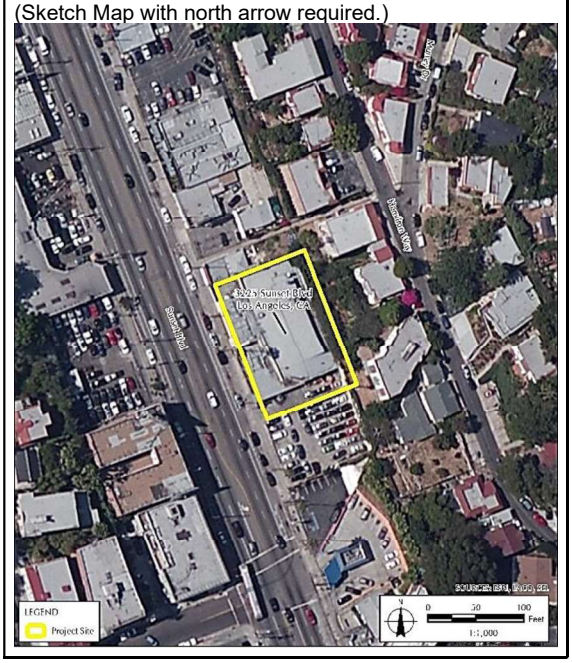
***B12. References:** See Continuation Sheet page 22.

***B13. Remarks:** N/A

***B14. Evaluator:**
Carrie Chasteen
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

***Date of Evaluation:** February 22, 2021

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

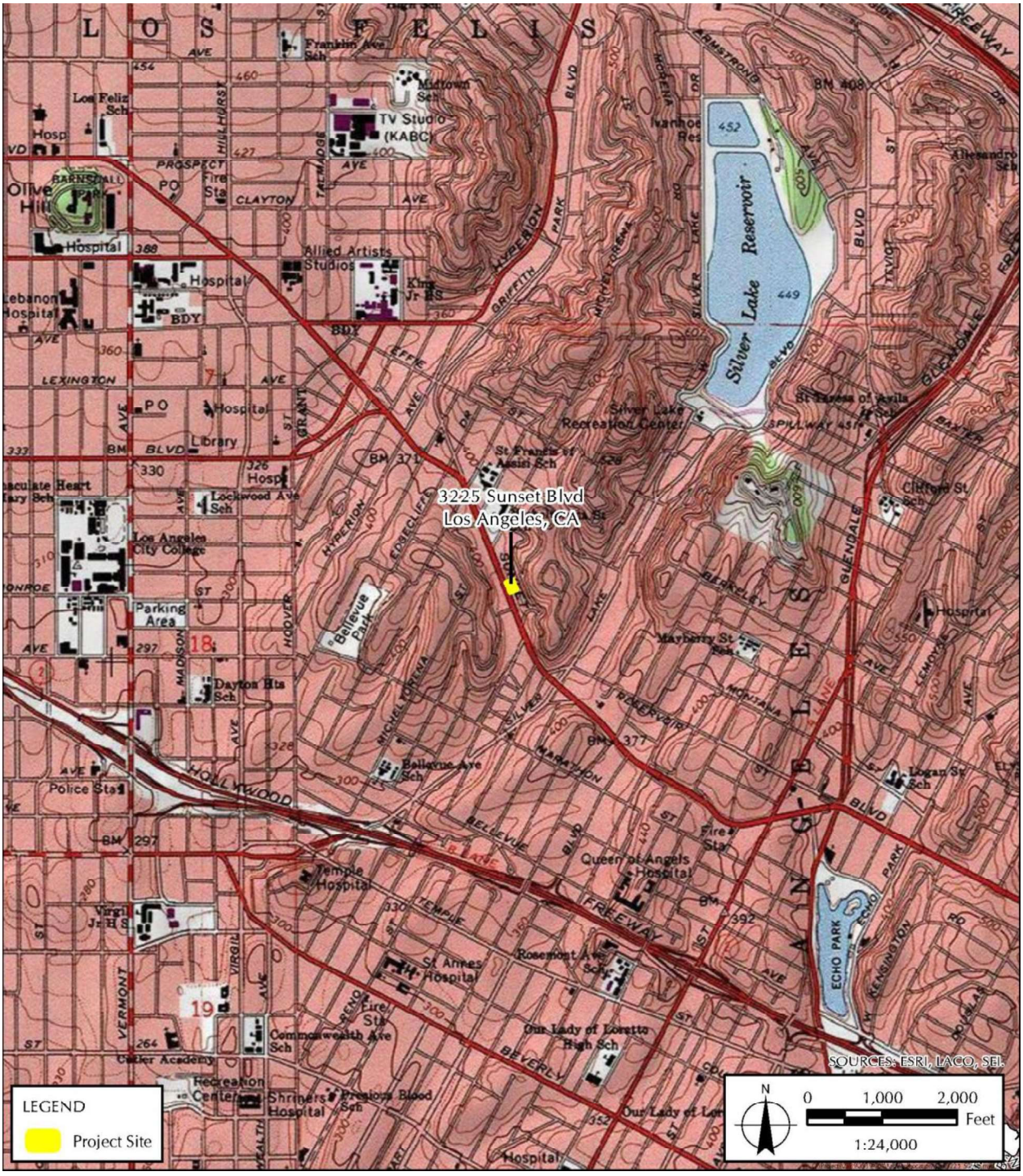
State of California — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI #
Trinomial

***Resource Name or #** (Assigned by recorder): 3225 Sunset Boulevard

***Map Name:** Hollywood ***Scale:** 1:24,000 ***Date of map:** 1991



*Required information

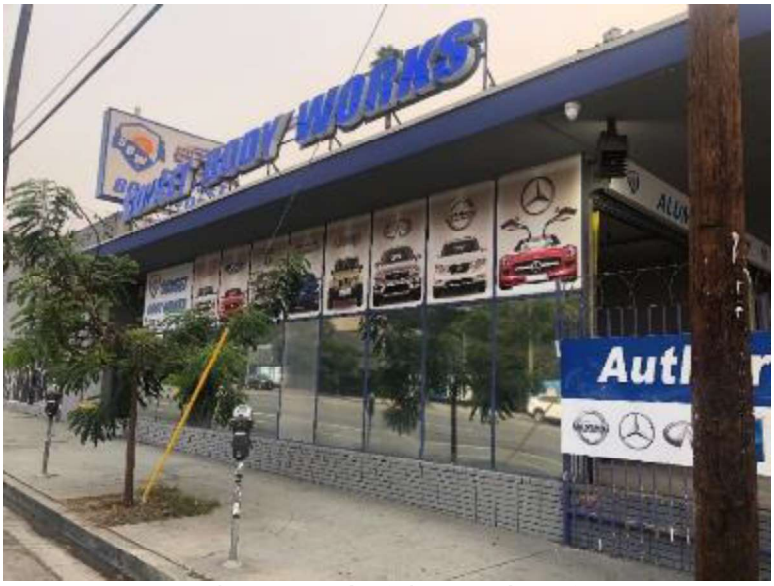
***P3a. Description:** (*Continued from Primary Record page 1*)



3225 Sunset Boulevard (view northeast)

Primary Façade

The primary façade of the building is divided into two distinct volumes, the Mid-century Modern showroom to the southeast and the 2-story garage/office space to the northwest. The southeastern showroom portion of the façade has full-façade steel-framed modular display windows with a low sloping brick bulkhead below. The showroom portion has a flat roof with wide enclosed eaves. The northern garage/office space is two stories and clad in stucco. There is a ribbon of steel-framed single pane display windows with a low sloping brick bulkhead below. Signage conceals an at-grade window accessed from the paint spray room. The second story of the garage/office space has a ribbon of steel-framed multi-light hopper windows.



Primary Façade (view northeast)

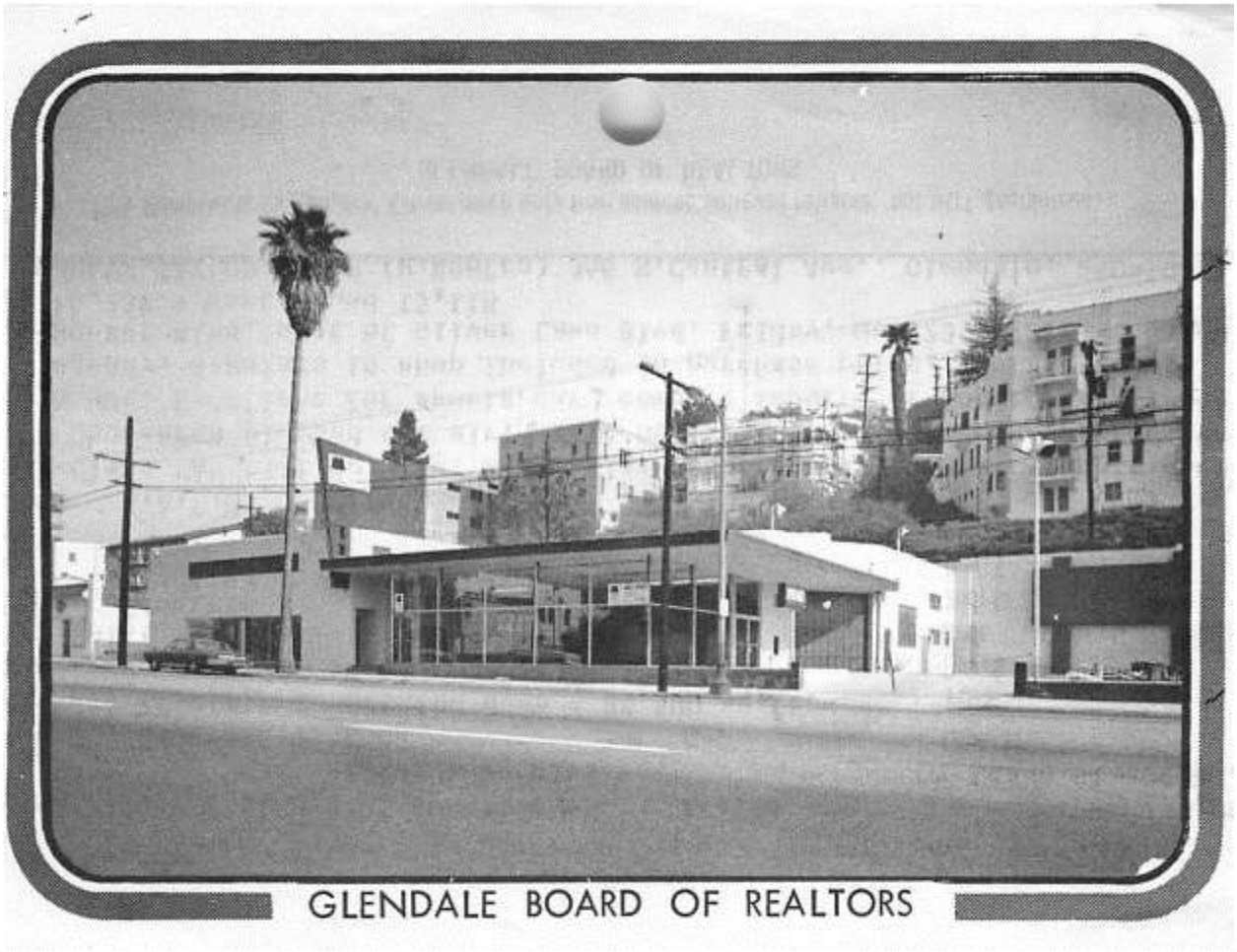
***P3a. Description:** (*Continued from Continuation Sheet page 4*)



Primary Façade (view northeast)

Based upon a review of a circa 1970 photograph, the blade sign was removed at an unknown date; the current auto repair body rooftop signage was installed at an unknown date; and the storefront of the 2-story bay of the primary façade was removed and infilled with a single fixed-pane window at grade that is obscured with signage. Additionally, the original storefront had six mullions whereas the current storefront has 10, meaning, the original storefront was removed at an unknown date and was replaced with a modern storefront, which presumably occurred when the showroom was substantially altered to create modern office spaces. Furthermore, the panel of windows adjacent to the automobile bay was removed and framed out to create the "aluminum room."

***P3a. Description:** (*Continued from Continuation Sheet page 5*)



Historic Photograph of 3225 Sunset Boulevard
SOURCE: *Glendale Board of Realtors, circa 1970*

Entrance Detail

There are two entrances to the showroom, one on the primary façade and one on the southerly façade. The primary façade entrance is located towards the northern end of the Mid-century Modern building and recessed into the building. The entrance doors are paired steel-framed glass doors with a large-fixed transom above. The doors and transom are covered with metal security bars. There is also a set of wide, paired steel-framed glass doors on the southern façade which allow access to the showroom. The doors are wider on this façade as they were constructed for automobile access into the showroom.

***P3a. Description:** (*Continued from Continuation Sheet page 6*)



Entrance Detail (primary façade; view southeast)



Entrance Detail (southern façade; view north)[1]

There is an additional entrance oriented to the south on the primary façade which allows access to the second floor of the northern bay of the building. The entrance is covered by a metal security gate and is located between the showroom and 2-story bay.

1 Note: An interior partition was constructed at an unknown date to create a garage space. It is no longer possible to drive vehicles into the showroom.

***P3a. Description:** (*Continued from Continuation Sheet page 7*)



Secondary Entrance Detail (Primary Façade; view southeast)

Southern Façade

The southern façade of the building has a service bay with a large metal roll-up door towards the west and steel-framed glass showroom entrance doors at the center. The 2-story garage, clad in stucco, is located at the eastern end of the parcel and accessed through a large loading bay door with a metal roll-up door.



Southern Façade (view north)

***P3a. Description:** (*Continued from Continuation Sheet page 8*)



Southern Façade (view northeast)

Northern Façade

The northern façade of the building is enclosed with a metal security gate and not accessible. The façade is clad in stucco with two sliding vinyl windows along with second story and a loading bay door oriented towards the west with a metal roll-up door.



Northern Façade (view southeast)

Interior

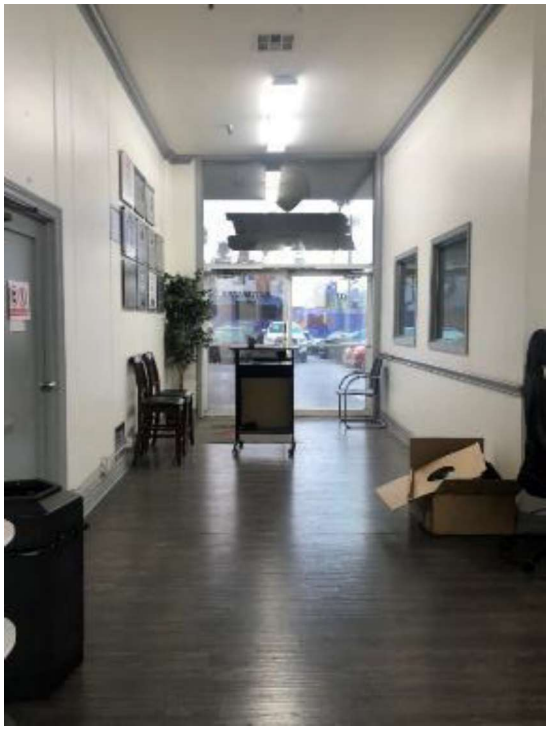
Showroom

The showroom has high ceilings with plaster walls and ceilings and Pergo laminate flooring. Long narrow florescent lights illuminate the space and two office spaces at the northern end are enclosed with vinyl sliding doors. A reception desk is located at the eastern end of the showroom and a glass block light can be seen high in the wall behind. A wood staircase behind the reception desk leads to the second-floor office spaces.

***P3a. Description:** (*Continued from Continuation Sheet page 9*)

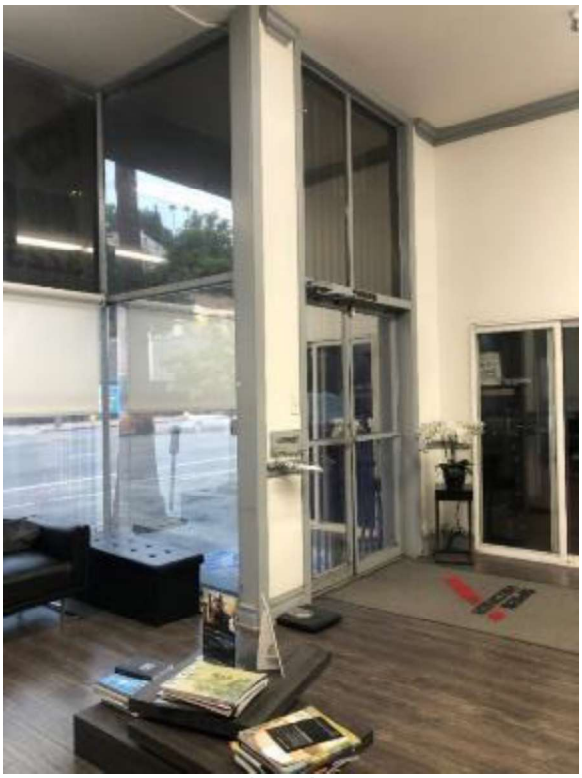


Interior Showroom



Interior Showroom

***P3a. Description:** (*Continued from Continuation Sheet page 10*)

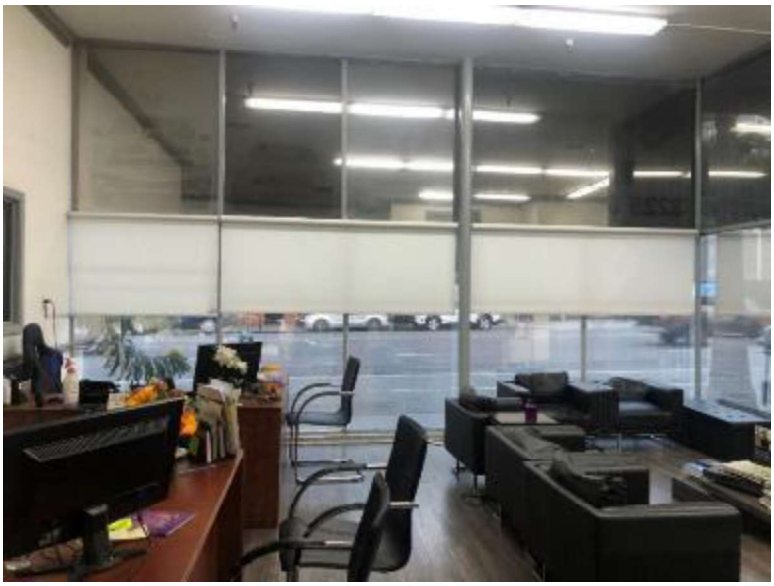


Interior Showroom



Interior Showroom

***P3a. Description:** (*Continued from Continuation Sheet page 11*)



Interior Showroom



Interior Showroom

***P3a. Description:** (*Continued from Continuation Sheet page 12*)



Interior Showroom

***P3a. Description:** (*Continued from Continuation Sheet page 13*)



Interior Showroom

Second Floor Interior

The second floor is split into offices and a living space. A hallway leading north at the top of the stairs allows access to office space to the east. To the west at the top of the stairs opens into a living space with a contemporary kitchen and bathroom. The walls and ceilings are plaster and the flooring is a mix of non-original hardwood and ceramic and laminate tiles. An additional staircase at the western end of the building leads to the exterior primary façade on Sunset Boulevard. Some original details include narrow wood closet doors and metal ceiling vents; however, these features are common and mass produced.

***P3a. Description:** (*Continued from Continuation Sheet page 14*)



Second Floor Interior



Second Floor Interior

***P3a. Description:** (*Continued from Continuation Sheet page 15*)



Second Floor Interior



Second Floor Interior

***P3a. Description:** (*Continued from Continuation Sheet page 16*)

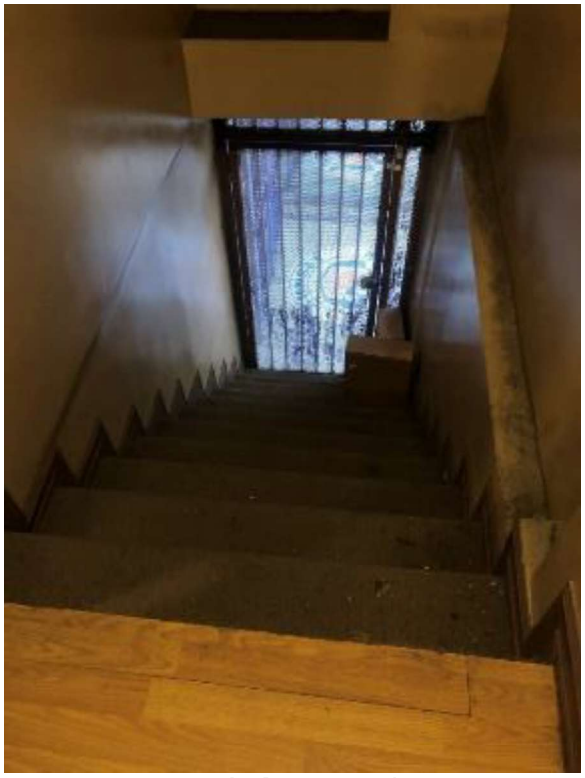


Second Floor Interior



Second Floor Interior

***P3a. Description:** (*Continued from Continuation Sheet page 17*)

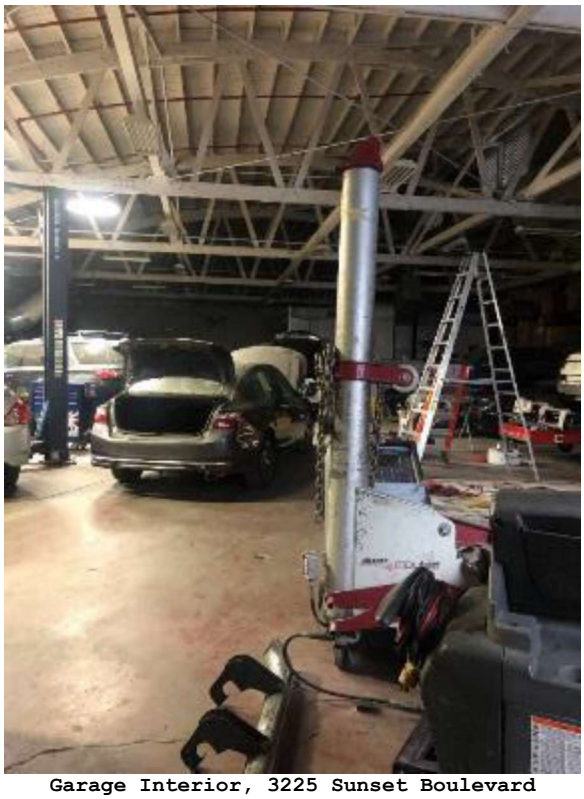


Second Floor Interior

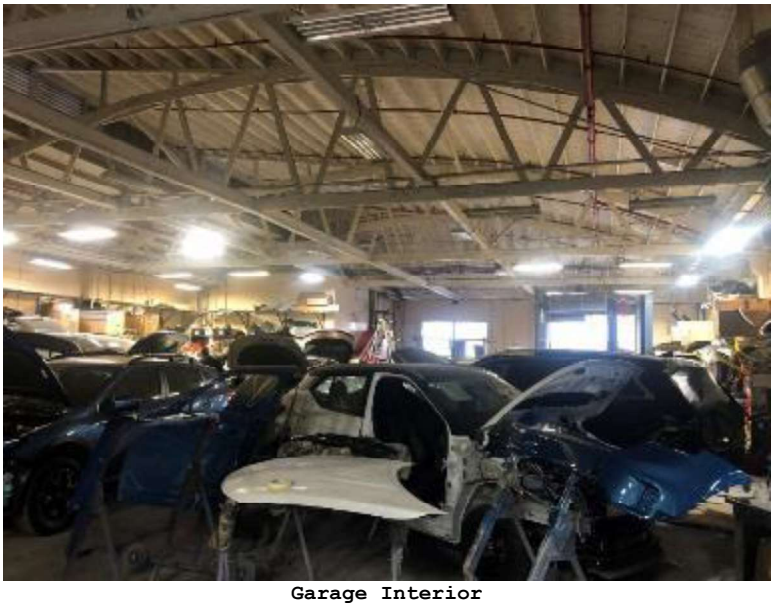
Garage Interior

The garage is an open rafter industrial space with a wood and steel truss roof system. The floors are concrete with intermittent drainage wells throughout the space. A space for auto painting with lower ceilings is located along the western side of the garage. A second-floor storage space accessed by wood stairs and an office space are located along the eastern end of the garage.

***P3a. Description:** (*Continued from Continuation Sheet page 18*)



Garage Interior, 3225 Sunset Boulevard



Garage Interior

***P3a. Description:** (*Continued from Continuation Sheet page 19*)



Garage Interior[2]



Garage Interior

2 Note: The fixed-pane window that replaces the historic storefront visible above. The opening has been reduced to where the sunlight is visible in center of frame.

***P3a. Description:** (*Continued from Continuation Sheet page 20*)



Garage Interior

***B10. Significance:** (*Continued from Building, Structure, and Object Record page 2*)

The subject property is not an excellent example of this property type and has been altered with the removal of a blade sign and a bank of storefront windows. At the time of construction, the subject property was vacant and presented an affordable option for infill construction in a neighborhood that was noted as early as the 1930s as in decline by the Federal Housing Authority. Many of the neighboring buildings predate the development of the subject property and do not share a history of commercial development along this arterial road. Other neighboring buildings have been demolished for surface parking lots and/or modern infill development. The subject property was constructed during the period of significance for this property type; however, its use has changed from selling cars to strictly servicing cars through autobody repair. Access from Sunset Boulevard has been restricted through the construction of a perimeter wall. Additionally, automobile access to the showroom has been eliminated through interior alterations. The access alterations substantially alter the subject property's design and site layout features that reflect the needs of selling and servicing the automobile. The subject property cannot be demonstrated to have a significant association with commercial development and is ineligible for listing in the National Register under Criterion A.

National Register Criterion B

No information was found to suggest that any of the previous owners or residents were historic personages, or that any other individuals of historical significance were associated with the property. Therefore, the subject property is ineligible for listing in the National Register under Criterion B.

National Register Criterion C

Although the building generally retains most of the essential character-defining features of the Mid-century Modern style and was constructed for the period of significance for this style of

***B10. Significance:** (*Continued from Continuation Sheet page 21*)

architecture, the loss of the blade sign dramatically impacts the appearance of the building from Sunset Boulevard. The modern signage is reversible and is not taken into consideration of integrity for this analysis. Based upon a review of a circa 1970 photograph, the storefront of the 2-story bay of the primary façade was removed and infilled with a single fixed-pane window at grade that is obscured with signage. Additionally, the original storefront had six mullions whereas the current storefront has 10, meaning, the original storefront was removed at an unknown date and was replaced with a modern storefront, which presumably occurred when the showroom was substantially altered to create modern office spaces. Furthermore, the panel of windows adjacent to the automobile bay was removed and framed out to create the "aluminum room." Therefore, the subject property does not retain integrity of design, materials, craftsman, or feeling. Overall, the building does not reflect the "excellent" quality of the Mid-century Modern style; the curtain-wall storefront and low-sloped shed roof are common elements of this style of architecture and are not unique or executed in a high-style manner. The building does not exhibit quality of design through distinctive features. The remainder of the building is vernacular and utilitarian; meaning, it does not reflect this style of architecture. The building is not an excellent example of the Mid-century Modern style. The showroom itself has been carved into office spaces and no longer reads as a showroom. The building has been altered with the removal of the blade sign and a bank of storefront windows, and does not retain integrity of design, materials, workmanship, feeling, and association. Neighboring commercial buildings either predate or postdate the subject property and do not contribute to the setting of the building. Therefore, the subject property is ineligible for listing in the National Register under Criterion C.

National Register Criterion D

Criterion D was not considered in this report as it generally applies to archaeological resources. Additionally, there is no reason to believe the property has the potential to yield important information regarding prehistory or history.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register eligibility criteria mirror those of the National Register. Therefore, the subject property is not eligible for listing in the California Register for the same reasons outlined above.

CITY OF LOS ANGELES HISTORIC-CULTURAL MONUMENTS

Similarly, the HCM criteria are similar to the National Register and California Register criteria. Therefore, the subject property is not eligible for designation as an HCM for the same reasons outlined above.

CITY OF LOS ANGELES HISTORIC PRESERVATION OVERLAY ZONE

As described above, neighboring buildings either predate or postdate construction of the subject property, which does not reflect a cohesive pattern of development. Additionally, many of the neighboring buildings have been substantially altered and do not retain integrity of design, materials, or workmanship. Therefore, the 3200 block of Sunset Boulevard does not qualify for designation as an HPOZ.

***B12. References:** (*Continued from Building, Structure, and Object Record page 2*)

"Foundry Supply Building to Rise." 24 May 1936. *Los Angeles Times*, p. E1.

"Pomona Plant Work Starts Next Month." 15 July 1951. *Los Angeles Times*, p. 36.

University of Richmond. 27 February 1929. "Mapping Inequality." Elysian Park and Dogtown District, Section D35.

ATTACHMENT 2
VMT Transportation Assessment for the 3225 Sunset Project,
Crain and Associates,
January 12, 2022

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T: (310) 473-6508 | www.koacorp.com
MONTEREY PARK ORANGE ONTARIO SAN DIEGO LA QUINTA CULVER CITY

TECHNICAL MEMORANDUM

Date: January 12, 2022

To: City Planning Commission – City of Los Angeles

From: Ryan Kelly, Senior Engineer – KOA Corporation

Subject: 3209-3227 W. Sunset Boulevard Residential Mixed-Use Project – Updated VMT Analysis

---

KOA Corporation Culver City (formerly Crain & Associates) has prepared an update to the vehicle miles traveled (VMT) analysis prepared for the residential mixed-use project proposed at 3209-3227 W. Sunset Boulevard (the "Project") in the City of Los Angeles (the "City"). The VMT analysis contained in the Project Transportation Assessment (TA), submitted on May 25, 2021 and approved by the Los Angeles Department of Transportation (LADOT) on July 15, 2021, evaluated the Project per the following proposed land uses:

- 82 multifamily residential dwelling units (8 reserved for affordable housing)
- Up to 2,500 square feet of retail space
- Up to 2,900 square feet of restaurant space
- Up to 4,600 square feet of office space

The results of the previously approved VMT analysis are included in Attachment A.

Since the approval of the TA, the Project description has been refined and the proposed land uses now consist of the following:

- 86 multifamily residential dwelling units (10 reserved for affordable housing)
- 2,446 square feet of retail space
- 2,168 square feet of restaurant space
- 3,739 square feet of office space

Given that one of the land use components (residential) increased in intensity, an updated VMT analysis was performed for the Project. The results of the updated analysis are contained in Attachment B. As shown in the attachments, the refinements to the Project description would result in the following changes to the VMT analysis results for the proposed Project:

- Daily vehicle trips would decrease from 674 to 636
- Daily VMT would decrease from 4,551 to 4,287
- Household VMT per capita would remain at 6.7
- Work VMT per employee would decrease from 8.4 to 8.3

Since the Project is located within the East Los Angeles Area Planning Commission (APC) area, the appropriate thresholds of significance with which to compare the Project's VMT estimates are 7.2 daily household VMT per capita and 12.7 daily work VMT per employee. As such, the refined Project is still not expected to have a significant VMT impact based on its household VMT per capita or work VMT per employee, consistent with the approved Project TA.

ATTACHMENT A

MAY 25, 2021 PROJECT TRANSPORTATION ASSESSMENT VEHICLE MILES TRAVELED ANALYSIS RESULTS

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

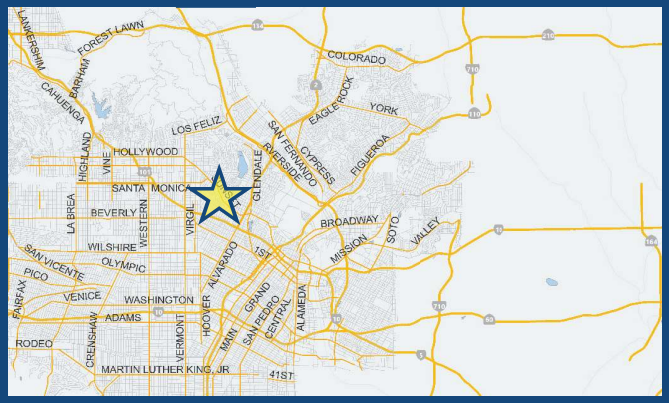
Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project: 3225 Sunset

Scenario: With Project

Address: 3225 W SUNSET BLVD, 90026



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 station?

○ Yes ○ No

Existing Land Use

Land Use Type	Value	Unit
Retail | Auto Repair	13.35	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	8	DU
Housing | Multi-Family	74	DU
Retail | General Retail	2.5	ksf
Retail | High-Turnover Sit-Down Restaurant	2.9	ksf
Office | General Office	4.6	ksf
Housing | Affordable Housing - Family	8	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 Project
323 Daily Vehicle Trips	775 Daily Vehicle Trips
2,182 Daily VMT	5,233 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	452 Net Daily Trips
The net increase in daily VMT ≤ 0	3,051 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	5.400 ksf

The proposed project is required to perform VMT analysis.

Measuring the Miles

5/10/2021

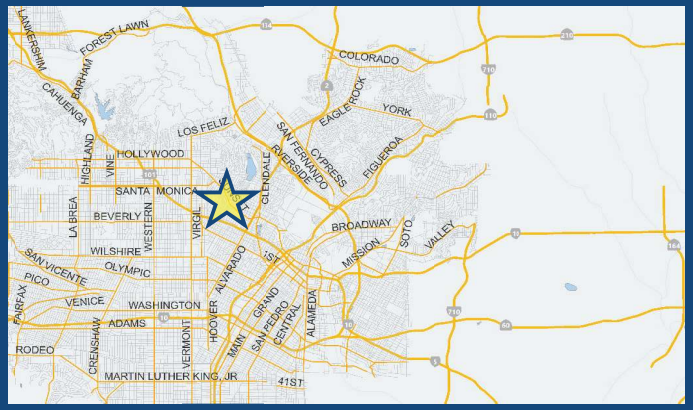
CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

Project Information

Project: 3225 Sunset

Scenario: With Project

Address: 3225 W SUNSET BLVD, 90026



Proposed Project Land Use Type	Value	Unit
Housing		
Retail | G		
Retail | H		
Office | G		

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
174 city code parking provision for the project site
93 actual parking provision for the project site

Unbundle Parking
☐ Proposed Prj ☐ Mitigation
175 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 Mitigation
674 Daily Vehicle Trips	**674** Daily Vehicle Trips
4,551 Daily VMT	**4,551** Daily VMT
6.7 Household VMT per Capita	**6.7** Household VMT per Capita
8.4 Work VMT per Employee	**8.4** Work VMT per Employee

Significant VMT Impact?

Proposed Project	With Mitigation
Household: No Threshold = 7.2 15% Below APC	**Household: No** Threshold = 7.2 15% Below APC
Work: No Threshold = 12.7 15% Below APC	**Work: No** Threshold = 12.7 15% Below APC

Measuring the Miles

5/10/2021

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: May 10, 2021
Project Name: 3225 Sunset
Project Scenario: With Project
Project Address: 3225 W SUNSET BLVD, 90026

Version 1.3

Project Information			
Land Use Type		**Value**	**Units**
Housing	*Single Family*	*0*	*DU*
	Multi Family	74	DU
	Townhouse	*0*	*DU*
	Hotel	*0*	*Rooms*
	Motel	*0*	*Rooms*
Affordable Housing	Family	8	DU
	Senior	*0*	*DU*
	Special Needs	*0*	*DU*
	Permanent Supportive	*0*	*DU*
Retail	General Retail	2.500	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	2.900	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	4.600	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*

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: May 10, 2021
Project Name: 3225 Sunset
Project Scenario: With Project
Project Address: 3225 W SUNSET BLVD, 90026

Version 1.3

Analysis Results			
Total Employees: 35 Total Population: 192			
Proposed Project		***With Mitigation***	
674	**Daily Vehicle Trips**	**674**	**Daily Vehicle Trips**
4,551	**Daily VMT**	**4,551**	**Daily VMT**
6.7	**Household VMT per Capita**	**6.7**	**Household VMT per Capita**
8.4	**Work VMT per Employee**	**8.4**	**Work VMT per Employee**

Significant VMT Impact?			
APC: East Los Angeles			
Impact Threshold: 15% Below APC Average Household = 7.2 Work = 12.7			
Proposed Project		***With Mitigation***	
VMT Threshold	**Impact**	**VMT Threshold**	**Impact**
Household > 7.2	No	Household > 7.2	No
Work > 12.7	No	Work > 12.7	No

TDM Strategy Inputs

Strategy Type		Description	Proposed Project	Mitigations
Parking	Reduce parking supply	City code parking provision (spaces)	174	174
		Actual parking provision (spaces)	93	93
	Unbundle parking	*Monthly cost for parking ($)*	*$0*	*$0*
	Parking cash-out	*Employees eligible (%)*	*0%*	*0%*
	Price workplace parking	*Daily parking charge ($)*	*$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: May 10, 2021
Project Name: 3225 Sunset
Project Scenario: With Project
Project Address: 3225 W SUNSET BLVD, 90026

Version 1.3

TDM Adjustments by Trip Purpose & Strategy

Place type: Compact Infill

		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	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	TDM Strategy Appendix, Parking sections 1 - 5
	Unbundle parking	0%	0%	0%	0%	0%	0%	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: Compact Infill

		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 sections 1 - 2
	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	*13%*	*13%*	*13%*	*13%*	*13%*	*13%*	*13%*	*13%*	*13%*	*13%*	*13%*	*13%*
MAX. TDM EFFECT	*13%*	*13%*	*13%*	*13%*	*13%*	*13%*	*13%*	*13%*	*13%*	*13%*	*13%*	*13%*

= 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: May 10, 2021
Project Name: 3225 Sunset
Project Scenario: With Project
Project Address: 3225 W SUNSET BLVD, 90026

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	73	-21.9%	57	8.0	584	456
Home Based Other Production	202	-17.3%	167	6.1	1,232	1,019
Non-Home Based Other Production	177	-2.3%	173	6.8	1,204	1,176
Home-Based Work Attraction	51	-29.4%	36	9.4	479	338
Home-Based Other Attraction	285	-16.1%	239	6.5	1,853	1,554
Non-Home Based Other Attraction	106	-2.8%	103	6.7	710	690

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	-13.0%	50	397	-13.0%	50	397
Home Based Other Production	-13.0%	145	886	-13.0%	145	886
Non-Home Based Other Production	-13.0%	150	1,023	-13.0%	150	1,023
Home-Based Work Attraction	-13.0%	31	294	-13.0%	31	294
Home-Based Other Attraction	-13.0%	208	1,351	-13.0%	208	1,351
Non-Home Based Other Attraction	-13.0%	90	600	-13.0%	90	600

MXD VMT Methodology Per Capita & Per Employee

Total Population: 192
Total Employees: 35
APC: East Los Angeles

	Proposed Project	*Project with Mitigation Measures*
Total Home Based Production VMT	**1,283**	**1,283**
Total Home Based Work Attraction VMT	**294**	**294**
Total Home Based VMT Per Capita	**6.7**	**6.7**
Total Work Based VMT Per Employee	**8.4**	**8.4**

ATTACHMENT B

JANUARY 12, 2022 UPDATED PROJECT DESCRIPTION
VEHICLE MILES TRAVELED ANALYSIS RESULTS

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

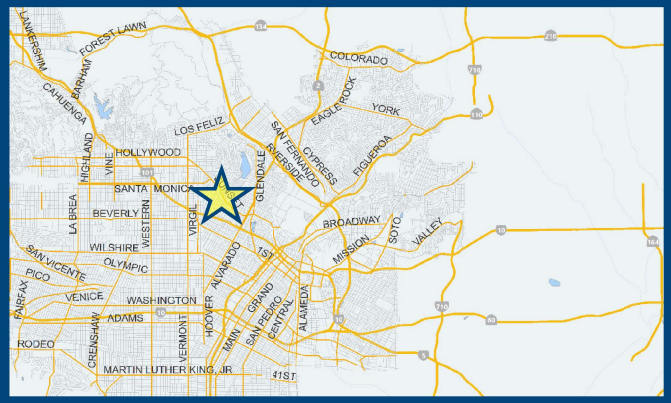
Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project: 3225 Sunset

Scenario: With Project

Address: 3225 W SUNSET BLVD, 90026



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 station?

○ Yes ○ No

Existing Land Use

Land Use Type	Value	Unit
Retail | Auto Repair	13.35	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	8	DU
Retail | General Retail	2.446	ksf
Retail | High-Turnover Sit-Down Restaurant	2.168	ksf
Office | General Office	3.739	ksf
Housing | Multi-Family	76	DU
Housing | Affordable Housing - Family	10	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 Project
323 Daily Vehicle Trips	732 Daily Vehicle Trips
2,182 Daily VMT	4,932 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	409 Net Daily Trips
The net increase in daily VMT ≤ 0	2,750 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	4.614 ksf

The proposed project is required to perform VMT analysis.

Measuring the Miles

1/12/2022

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

Project Information

Project: 3225 Sunset

Scenario: With Project

Address: 3225 W SUNSET BLVD, 90026



Proposed Project Land Use Type	Value	Unit
Retail | General Retail	2.446	ksf
Retail | High-Turnover Sit-Down Restaurant	2.168	ksf
Office | General Office	3.739	ksf
Housing | Multi-Family	76	DU
Housing | Affordable Housing - Family	10	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

173 city code parking provision for the project site

69 actual parking provision for the project site

Unbundle Parking

☐ Proposed Prj ☐ Mitigation

175 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 Mitigation
636 Daily Vehicle Trips	**636** Daily Vehicle Trips
4,287 Daily VMT	**4,287** Daily VMT
6.7 Household VMT per Capita	**6.7** Household VMT per Capita
8.3 Work VMT per Employee	**8.3** Work VMT per Employee

Significant VMT Impact?

Proposed Project	With Mitigation
Household: No Threshold = 7.2 15% Below APC	**Household: No** Threshold = 7.2 15% Below APC
Work: No Threshold = 12.7 15% Below APC	**Work: No** Threshold = 12.7 15% Below APC

Measuring the Miles

1/12/2022

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: January 11, 2022
Project Name: 3225 Sunset
Project Scenario: With Project
Project Address: 3225 W SUNSET BLVD, 90026

Version 1.3

Project Information			
Land Use Type		**Value**	**Units**
Housing	*Single Family*	*0*	*DU*
	Multi Family	76	DU
	Townhouse	*0*	*DU*
	Hotel	*0*	*Rooms*
	Motel	*0*	*Rooms*
Affordable Housing	Family	10	DU
	Senior	*0*	*DU*
	Special Needs	*0*	*DU*
	Permanent Supportive	*0*	*DU*
Retail	General Retail	2.446	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	2.168	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	3.739	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*

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: January 11, 2022
Project Name: 3225 Sunset
Project Scenario: With Project
Project Address: 3225 W SUNSET BLVD, 90026

Version 1.3

Analysis Results			
Total Employees: 29 Total Population: 203			
Proposed Project		***With Mitigation***	
636	**Daily Vehicle Trips**	**636**	**Daily Vehicle Trips**
4,287	**Daily VMT**	**4,287**	**Daily VMT**
6.7	**Household VMT per Capita**	**6.7**	**Household VMT per Capita**
8.3	**Work VMT per Employee**	**8.3**	**Work VMT per Employee**

Significant VMT Impact?			
APC: East Los Angeles			
Impact Threshold: 15% Below APC Average Household = 7.2 Work = 12.7			
Proposed Project		***With Mitigation***	
VMT Threshold	**Impact**	**VMT Threshold**	**Impact**
Household > 7.2	No	Household > 7.2	No
Work > 12.7	No	Work > 12.7	No

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: January 11, 2022
Project Name: 3225 Sunset
Project Scenario: With Project
Project Address: 3225 W SUNSET BLVD, 90026

Version 1.3

TDM Strategy Inputs

Strategy Type		Description	Proposed Project	Mitigations
Parking	Reduce parking supply	City code parking provision (spaces)	173	173
		Actual parking provision (spaces)	69	69
	Unbundle parking	*Monthly cost for parking ($)*	*$0*	*$0*
	Parking cash-out	*Employees eligible (%)*	*0%*	*0%*
	Price workplace parking	*Daily parking charge ($)*	*$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: January 11, 2022
Project Name: 3225 Sunset
Project Scenario: With Project
Project Address: 3225 W SUNSET BLVD, 90026

Version 1.3

TDM Adjustments by Trip Purpose & Strategy

Place type: Compact Infill

		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	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	TDM Strategy Appendix, Parking sections 1 - 5
	Unbundle parking	0%	0%	0%	0%	0%	0%	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%	

CITY OF LOS ANGELES VMT CALCULATOR

Report 3: TDM Outputs

Date: January 11, 2022
Project Name: 3225 Sunset
Project Scenario: With Project
Project Address: 3225 W SUNSET BLVD, 90026

Version 1.3

TDM Adjustments by Trip Purpose & Strategy, Cont.

Place type: Compact Infill

		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 sections 1 - 2
	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	*13%*	*13%*	*13%*	*13%*	*13%*	*13%*	*13%*	*13%*	*13%*	*13%*	*13%*	*13%*
MAX. TDM EFFECT	*13%*	*13%*	*13%*	*13%*	*13%*	*13%*	*13%*	*13%*	*13%*	*13%*	*13%*	*13%*

= 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: January 11, 2022
Project Name: 3225 Sunset
Project Scenario: With Project
Project Address: 3225 W SUNSET BLVD, 90026

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	77	-19.5%	62	8.0	616	496
Home Based Other Production	212	-17.0%	176	6.1	1,293	1,074
Non-Home Based Other Production	167	-2.4%	163	6.8	1,136	1,108
Home-Based Work Attraction	41	-29.3%	29	9.4	385	273
Home-Based Other Attraction	255	-16.5%	213	6.5	1,658	1,385
Non-Home Based Other Attraction	92	-3.3%	89	6.7	616	596

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	-13.0%	54	431	-13.0%	54	431
Home Based Other Production	-13.0%	153	934	-13.0%	153	934
Non-Home Based Other Production	-13.0%	142	963	-13.0%	142	963
Home-Based Work Attraction	-13.0%	25	237	-13.0%	25	237
Home-Based Other Attraction	-13.0%	185	1,204	-13.0%	185	1,204
Non-Home Based Other Attraction	-13.0%	77	518	-13.0%	77	518

MXD VMT Methodology Per Capita & Per Employee

Total Population: 203
Total Employees: 29
APC: East Los Angeles

	Proposed Project	*Project with Mitigation Measures*
Total Home Based Production VMT	**1,365**	**1,365**
Total Home Based Work Attraction VMT	**237**	**237**
Total Home Based VMT Per Capita	**6.7**	**6.7**
Total Work Based VMT Per Employee	**8.3**	**8.3**

ATTACHMENT 3

Noise Calculation Worksheets

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February 5, 2021

PARKER ENVIRONMENTAL CONSULTANTS

Summary

File Name on Meter	831_Data.022.s
Serial Number	0010304
Model	SoundAdvisor™ Model 831C
Firmware Version	04.5.1R0
User	Adrianna Gjonaj
Job Description	3225 Sunset Boulevard Project

Location A: On the east side of Sunset Boulevard

Noise Sources: Heavy vehicle traffic, pedestrian activity, buses, motorcycles



Measurement

Description	
Latitude	GPS Not Synchronized
Longitude	GPS Not Synchronized
Elevation	GPS Not Synchronized
Start	2021-02-05 21:11:22
Stop	2021-02-05 21:26:22
Duration	00:15:00.0
Run Time	00:15:00.0
Pause	00:00:00.0
Pre-Calibration	2021-02-04 10:56:30
Post-Calibration	None
Calibration Deviation	---

Overall Settings

RMS Weight	A Weighting
Peak Weight	Z Weighting
Detector	Slow
Preamplifier	PRM831
Microphone Correction	Off
Integration Method	Linear
Gain	0.0 dB
Overload	144.7 dB

	A	C	Z
Under Range Peak	66.4	67.4	**69.4** dB
Under Range Limit	**25.7**	26.4	37.4 dB
Noise Floor	16.6	17.2	25.0 dB

Results

L_{Aeq}	73.3			
LAE	102.8			
EA	2.124	mPa^2h		
$LZ_{peak\ (max)}$	2021-02-05 21:11:38		111.9	dB
LAS_{max}	2021-02-05 21:11:38		89.8	dB
LAS_{min}	2021-02-05 21:12:41		50.1	dB
SEA	-99.94	dB		
LAFTM5	79.0	dB		
LAS > 65.0 dB (Exceedance Counts / Duration)	18		702.5	s
LAS > 85.0 dB (Exceedance Counts / Duration)	1		2.7	s
LZ_{peak} > 135.0 dB (Exceedance Counts / Duration)	0		0.0	s
LZ_{peak} > 137.0 dB (Exceedance Counts / Duration)	0		0.0	s
LZ_{peak} > 140.0 dB (Exceedance Counts / Duration)	0		0.0	s

Community Noise	**Ldn**	**LDay 07:00-22:00**	**Lden**	**LDay 07:00-19:00**
	73.3	73.3	-99.94	-99.94

L_{Ceq}	79.1	dB
L_{Aeq}	73.3	dB
$L_{Ceq} - L_{Aeq}$	5.8	dB
LA_{leq}	75.9	dB
L_{Aeq}	73.3	dB
$LA_{leq} - L_{Aeq}$	2.7	dB

February 5, 2021

	A	
	dB	Time Stamp
L_{eq}	73.3	
$L_{S(max)}$	89.8	2021/02/05 21:11:38
$L_{F(max)}$	93.0	2021/02/05 21:11:38
$L_{I(max)}$	93.9	2021/02/05 21:11:38
$L_{S(min)}$	50.1	2021/02/05 21:12:41
$L_{F(min)}$	48.8	2021/02/05 21:19:08
$L_{I(min)}$	49.1	2021/02/05 21:19:08
$L_{Peak(max)}$	105.6	2021/02/05 21:11:38

Overload Count	0	
Overload Duration	0.0	s

Statistics		
LAI5.00	78.1	dB
LAI10.00	76.9	dB
LAI33.30	73.2	dB
LAI50.00	70.9	dB
LAI66.60	67.9	dB
LAI90.00	58.3	dB

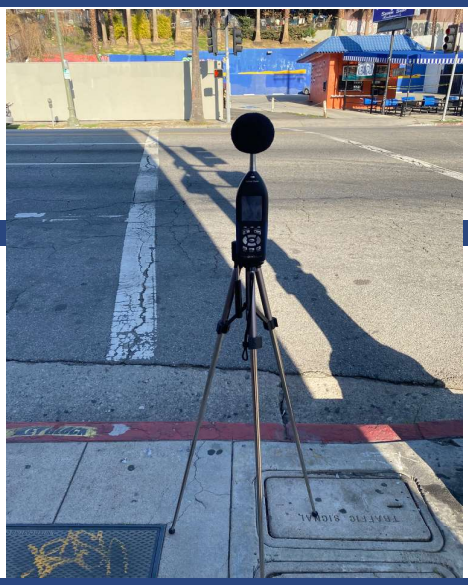
February 5, 2021

PARKER ENVIRONMENTAL CONSULTANTS

Summary

File Name on Meter	831_Data.021.s
Serial Number	0010304
Model	SoundAdvisor™ Model 831C
Firmware Version	04.5.1R0
User	Adrianna Gjonaj
Job Description	3225 Sunset Boulevard Project

Location B: On the northwest corner of the intersection of Sunset Blvd and Descanso Drive
Noise Sources: Heavy vehicle traffic, heavy pedestrian traffic, buses



Measurement

Description	
Latitude	GPS Not Synchronized
Longitude	GPS Not Synchronized
Elevation	GPS Not Synchronized
Start	2021-02-05 20:54:10
Stop	2021-02-05 21:09:10
Duration	00:15:00.0
Run Time	00:15:00.0
Pause	00:00:00.0
Pre-Calibration	2021-02-04 10:56:30
Post-Calibration	None
Calibration Deviation	---

Overall Settings

RMS Weight	A Weighting
Peak Weight	Z Weighting
Detector	Slow
Preamplifier	PRM831
Microphone Correction	Off
Integration Method	Linear
Gain	0.0 dB
Overload	144.7 dB

	A	C	Z
Under Range Peak	66.4	67.4	**69.4** dB
Under Range Limit	**25.7**	26.4	37.4 dB
Noise Floor	16.6	17.2	25.0 dB

Results

LAeq	74.3	
LAE	103.9	
EA	2.699	mPa^2h
LZpeak (max)	2021-02-05 21:04:31	109.1 dB
LASmax	2021-02-05 21:00:20	86.7 dB
LASmin	2021-02-05 21:06:40	50.1 dB
SEA	-99.94	dB
LAFTM5	80.0	dB
LAS > 65.0 dB (Exceedance Counts / Duration)	20	763.0 s
LAS > 85.0 dB (Exceedance Counts / Duration)	2	3.4 s
LZpeak > 135.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZpeak > 137.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZpeak > 140.0 dB (Exceedance Counts / Duration)	0	0.0 s

Community Noise	**Ldn**	**LDay 07:00-22:00**	**Lden**	**LDay 07:00-19:00**
	74.3	74.3	-99.94	-99.94

LCeq	79.4	dB
LAeq	74.3	dB
LCeq - LAeq	5.1	dB
LAleq	76.7	dB
LAeq	74.3	dB
LAleq - LAeq	2.4	dB

	A	
	dB	Time Stamp
L_{eq}	74.3	
$L_{S(max)}$	86.7	2021/02/05 21:00:20
$L_{F(max)}$	89.9	2021/02/05 21:00:20
$L_{I(max)}$	90.8	2021/02/05 21:00:20
$L_{S(min)}$	50.1	2021/02/05 21:06:40
$L_{F(min)}$	47.6	2021/02/05 21:06:37
$L_{I(min)}$	49.7	2021/02/05 21:06:39
$L_{Peak(max)}$	101.7	2021/02/05 21:05:23

Overload Count	0	
Overload Duration	0.0	s

Statistics		
LAI5.00	79.1	dB
LAI10.00	77.9	dB
LAI33.30	74.8	dB
LAI50.00	72.6	dB
LAI66.60	69.0	dB
LAI90.00	61.2	dB

Report date: 5/4/21
Project: 3225 Sunset Boulevard

NOISE LEVELS AT 50 FEET

DEMOLITION PHASE

Description	Impact Device	Usage(%)	Equipment Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Noise Level Without Attenuation: Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Noise Level With Attenuation: Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Concrete Saw	No	20		89.6	50	0	89.6	82.6	12	77.6	70.6
Dozer	No	40		81.7	50	0	81.7	77.7	12	69.7	65.7
Tractor/Loader/Backhoe	No	40		77.6	50	0	77.6	73.6	12	65.6	61.6
Tractor/Loader/Backhoe	No	40		77.6	50	0	77.6	73.6	12	65.6	61.6
								84.6			**72.6**

SITE PREPARATION PHASE

Description	Impact Device	Usage(%)	Equipment Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Noise Level Without Attenuation: Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Noise Level With Attenuation: Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Tractor/Loader/Backhoe	No	40		77.6	50	0	77.6	73.6	12	65.6	61.6
Grader	No	40	85.0		50	0	85.0	81.0	12	73.0	69.0
								81.7			**69.7**

BUILDING CONSTRUCTION PHASE

Description	Impact Device	Usage(%)	Equipment Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Noise Level Without Attenuation: Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Noise Level With Attenuation: Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Cement and Mortar Mixer	No	40		79.0	50	0	79.0	75.0	12	67.0	63.0
Forklift	No	20		75.0	50	0	75.0	68.0	12	63.0	56.0
Forklift	No	20		75.0	50	0	75.0	68.0	12	63.0	56.0
Generator	No	50		81.0	50	0	81.0	78.0	12	69.0	66.0
Paver	No	50		77.0	50	0	77.0	74.0	12	65.0	62.0
Roller	No	20		80	50	0	80.0	73.0	12	68.0	61.0
Tractor/Loader/Backhoe	No	40		77.6	50	0	77.6	73.6	12	65.6	61.6
Tractor/Loader/Backhoe	No	40		77.6	50	0	77.6	73.6	12	65.6	61.6
								83.0			**71.0**

ARCHITECTURAL COATINGS PHASE

Description	Impact Device	Usage(%)	Equipment Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Noise Level Without Attenuation: Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Noise Level With Attenuation: Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Aerial Lift	No	20		75.0	50	0	75.0	68.0	12	63.0	56.0
Aerial Lift	No	20		75.0	50	0	75.0	68.0	12	63.0	56.0
Air Compressor	No	40		78.0	50	0	78.0	74.0	12	66.0	62.0
Air Compressor	No	40		78.0	50	0	78.0	74.0	12	66.0	62.0
Air Compressor	No	40		78.0	50	0	78.0	74.0	12	66.0	62.0
Air Compressor	No	40		78.0	50	0	78.0	74.0	12	66.0	62.0
								80.6			**68.6**

*Calculated Lmax is the Loudest value.
Source: Roadway Construction Noise Model (RCNM),Version 1.1
Notes: An attenuation factor of 12 dBA was conservatively applied for temporary sound barriers.

Construction Noise Impact Summary

Construction Phase	Reference Distance (feet)	Noise Impact W/O Attenuation (dBA Leq)	Noise Impact With Attenuation (dBA Leq)	Construction Significance Criteria (dBA Leq)**	Exceed Significance Criteria? (75 dBA Leq)
Demolition	50	84.6	72.6	75	No
Site Preparation	50	81.7	69.7	75	No
Building Construction	50	83.0	71.0	75	No
Architectural Coating	50	80.6	68.6	75	No

** Significance criteria is based on the LAMC Section 112.05, establishing a 75 dBA noise limitation at a distance of 50 feet within 500 of any residential zone.

Report date: 2/5/21
Project: 3225 Sunset Boulevard
Phase: Demolition

RECEPTOR #1

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential east of the Project Site	Residential	73.3

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	20	70	0	87.1	80.1	5	82.1	75.1
Dozer	No	40	85	82	20	70	0	79.1	75.1	5	77.1	73.1
						Construction Noise Level (dBA Leq)			81.3		Results	77.2
						Noise Level Above Ambient			8.0	Noise Level Above Ambient		3.9

RECEPTOR #2

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential northeast and southeast of the Project Site	Residential	73.3

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	30	150	5	75.5	68.5	5	70.5	63.5
Dozer	No	40	85	82	30	150	5	67.5	63.5	5	65.5	61.5
						Construction Noise Level (dBA Leq)			69.7		Results	65.6
						Noise Level Above Ambient			-3.6	Noise Level Above Ambient		-7.7

RECEPTOR #3

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential north of the Project Site	Residential	73.3

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Distance to Centerline of Project Site (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	35	145	0	80.8	73.8	5	75.8	68.8
Dozer	No	40	85	82	35	145	0	72.8	68.8	5	70.8	66.8
						Construction Noise Level (dBA Leq)			75.0		Results	70.9
						Noise Level Above Ambient			1.7	Noise Level Above Ambient		-2.4

RECEPTOR #4

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential south of the Project Site	Residential	73.3

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Distance to Centerline of Project Site (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	135	250	0	76.0	69.0	5	71.0	64.0
Dozer	No	40	85	82	135	250	0	68.0	64.0	5	66.0	62.0
						Construction Noise Level (dBA Leq)			70.2		Results	66.2
						Noise Level Above Ambient			-3.1	Noise Level Above Ambient		-7.1

RECEPTOR #5

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential west of the Project Site	Residential	74.3

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	100	150	0	80.5	73.5	5	75.5	68.5
Dozer	No	40	85	82	100	150	0	72.5	68.5	5	67.5	63.5
						Construction Noise Level (dBA Leq)			74.7		Results	69.7
						Noise Level Above Ambient			0.4	Noise Level Above Ambient		-4.6

RECEPTOR #6

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential south of the Project Site	Residential	73.3

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	240	355	5	68.0	61.0	5	63.0	56.0
Dozer	No	40	85	82	240	355	5	60.0	56.0	5	58.0	54.0
						Construction Noise Level (dBA Leq)			62.2		Results	58.1
						Noise Level Above Ambient			-11.1	Noise Level Above Ambient		-15.2

RECEPTOR #7

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential east of the Project Site	Residential	73.3

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	120	170	5	74.4	67.4	5	69.4	62.4
Dozer	No	40	85	82	120	170	5	66.4	62.4	5	64.4	60.4
						Construction Noise Level (dBA Leq)			68.6		Results	64.5
						Noise Level Above Ambient			-4.7	Noise Level Above Ambient		-8.8

RECEPTOR #8

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential west of the Project Site	Residential	74.3

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	185	235	5	71.6	64.6	5	66.6	59.6
Dozer	No	40	85	82	185	235	5	63.6	59.6	5	61.6	57.6
						Construction Noise Level (dBA Leq)			65.8		Results	61.7
						Noise Level Above Ambient			-8.5	Noise Level Above Ambient		-12.6

Notes:
1. Daytime noise levels are based on actual noise measurements taken at the Project Site vicinity.
2. An attenuation factor was applied for sensitive receptors where buildings separate the Project Site and the associated senstive receptor.
3. Calculations based on the loudest two pieces of heavy construction equipment specific to each phase.

Source: Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 2/5/21
Project: 3225 Sunset Boulevard
Phase: Site Preparation

RECEPTOR #1

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential east of the Project Site	Residential	73.3

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Grader	No	40	85	NA	20	70	0	82.1	78.1	5	77.1	73.1
Tractor/Loader/Backhoe	No	40	84	78	20	70	0	81.1	77.1	5	76.1	72.1
						Construction Noise Level (dBA Leq)			80.6		Results	75.6
						Noise Level Above Ambient			7.3	Noise Level Above Ambient		2.3

RECEPTOR #2

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential northeast and southeast of the Project Site	Residential	73.3

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Grader	No	40	85	NA	30	150	5	70.5	66.5	5	65.5	61.5
Tractor/Loader/Backhoe	No	40	84	78	30	150	5	69.5	65.5	5	64.5	60.5
						Construction Noise Level (dBA Leq)			69.0		Results	64.0
						Noise Level Above Ambient			-4.3	Noise Level Above Ambient		-9.3

RECEPTOR #3

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential north of the Project Site	Residential	73.3

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Distance to Centerline of Project Site (Feet)	Estimated Shielding Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Grader	No	40	85	NA	35	145	0	75.8	71.8	5	70.8	66.8
Tractor/Loader/Backhoe	No	40	84	78	35	145	0	74.8	70.8	5	69.8	65.8
						Construction Noise Level (dBA Leq)			74.3		Results	67.8
						Noise Level Above Ambient			1.0	Noise Level Above Ambient		-5.7

RECEPTOR #4

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential south of the Project Site	Residential	73.3

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Distance to Centerline of Project Site (Feet)	Estimated Shielding Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Grader	No	40	85	NA	135	250	0	71.0	67.0	5	66.0	62.0
Tractor/Loader/Backhoe	No	40	84	78	135	250	0	70.0	66.0	5	65.0	61.0
						Construction Noise Level (dBA Leq)			69.6		Results	64.6
						Noise Level Above Ambient			-3.7	Noise Level Above Ambient		-8.7

RECEPTOR #5

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential west of the Project Site	Residential	74.3

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Grader	No	40	85	NA	100	150	0	75.5	71.5	5	70.5	66.5
Tractor/Loader/Backhoe	No	40	84	78	100	150	0	74.5	70.5	5	69.5	65.5
						Construction Noise Level (dBA Leq)			74.0		Results	69.0
						Noise Level Above Ambient			-0.3	Noise Level Above Ambient		-5.3

RECEPTOR #6

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential south of the Project Site	Residential	73.3

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Grader	No	40	85	NA	240	355	5	63.0	59.0	5	58.0	54.0
Tractor/Loader/Backhoe	No	40	84	78	240	355	5	62.0	58.0	5	57.0	53.0
						Construction Noise Level (dBA Leq)			61.5		Results	56.5
						Noise Level Above Ambient			-11.8	Noise Level Above Ambient		-16.8

RECEPTOR #7

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential east of the Project Site	Residential	73.3

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Grader	No	40	85	NA	120	170	5	69.4	65.4	5	64.4	60.4
Tractor/Loader/Backhoe	No	40	84	78	120	170	5	68.4	64.4	5	63.4	59.4
						Construction Noise Level (dBA Leq)			67.9		Results	62.9
						Noise Level Above Ambient			-5.4	Noise Level Above Ambient		-10.4

RECEPTOR #8

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential west of the Project Site	Residential	74.3

Equipment							Without Attenuation			With Attenuation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Grader	No	40	85	NA	185	235	5	66.6	62.6	5	61.6	57.6
Tractor/Loader/Backhoe	No	40	84	78	185	235	5	65.6	61.6	5	60.6	56.6
						Construction Noise Level (dBA Leq)			65.1		Results	60.1
						Noise Level Above Ambient			-9.2	Noise Level Above Ambient		-14.2

Notes:
1. Daytime noise levels are based on actual noise measurements taken at the Project Site vicinity.
2. An attenuation factor was applied for sensitive receptors where buildings separate the Project Site and the associated senstive receptor.
3. Calculations based on the loudest two pieces of heavy construction equipment specific to each phase.

Source: Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 2/5/21
Project: 3225 Sunset Boulevard
Phase: Building Construction

RECEPTOR #1

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential east of the Project Site	Residential	73.3

Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Without Attenuation: Estimated Shielding (dBA)	Without Attenuation: Calculated (dBA) *Lmax	Without Attenuation: Calculated (dBA) Leq	With Attenuation: Estimated Shielding (dBA)	With Attenuation: Calculated (dBA) *Lmax	With Attenuation: Calculated (dBA) Leq
Roller	No	20	85	80	20	70	0	77.1	70.1	5	72.1	65.1
Generator	No	50	82	81	20	70	0	78.1	75.1	5	73.1	70.1
							Construction Noise Level (dBA Leq)		76.3		Results	71.3
							Noise Level Above Ambient		3.0		Noise Level Above Ambient	-2.0

RECEPTOR #2

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential northeast and southeast of the Project Site	Residential	73.3

Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Without Attenuation: Estimated Shielding (dBA)	Without Attenuation: Calculated (dBA) *Lmax	Without Attenuation: Calculated (dBA) Leq	With Attenuation: Estimated Shielding (dBA)	With Attenuation: Calculated (dBA) *Lmax	With Attenuation: Calculated (dBA) Leq
Roller	No	20	85	80	30	150	5	65.5	58.5	5	60.5	53.5
Generator	No	50	82	81	30	150	5	66.5	63.4	5	61.5	58.4
							Construction Noise Level (dBA Leq)		64.6		Results	59.6
							Noise Level Above Ambient		-8.7		Noise Level Above Ambient	-13.7

RECEPTOR #3

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential north of the Project Site	Residential	73.3

Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Distance to Centerline of Project Site (Feet)	Without Attenuation: Estimated Shielding (dBA)	Without Attenuation: Calculated (dBA) *Lmax	Without Attenuation: Calculated (dBA) Leq	With Attenuation: Estimated Shielding (dBA)	With Attenuation: Calculated (dBA) *Lmax	With Attenuation: Calculated (dBA) Leq
Roller	No	20	85	80	35	145	0	70.8	63.8	5	65.8	58.8
Generator	No	50	82	81	35	145	0	71.8	68.7	5	66.8	63.7
							Construction Noise Level (dBA Leq)		69.9		Results	64.9
							Noise Level Above Ambient		-3.4		Noise Level Above Ambient	-8.4

RECEPTOR #4

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential south of the Project Site	Residential	73.3

Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Distance to Centerline of Project Site (Feet)	Without Attenuation: Estimated Shielding (dBA)	Without Attenuation: Calculated (dBA) *Lmax	Without Attenuation: Calculated (dBA) Leq	With Attenuation: Estimated Shielding (dBA)	With Attenuation: Calculated (dBA) *Lmax	With Attenuation: Calculated (dBA) Leq
Roller	No	20	85	80	135	250	0	66.0	59.0	5	61.0	54.0
Generator	No	50	82	81	135	250	0	67.0	64.0	5	62.0	59.0
							Construction Noise Level (dBA Leq)		65.2		Results	60.2
							Noise Level Above Ambient		-8.1		Noise Level Above Ambient	-13.1

RECEPTOR #5

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential west of the Project Site	Residential	74.3

Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Without Attenuation: Estimated Shielding (dBA)	Without Attenuation: Calculated (dBA) *Lmax	Without Attenuation: Calculated (dBA) Leq	With Attenuation: Estimated Shielding (dBA)	With Attenuation: Calculated (dBA) *Lmax	With Attenuation: Calculated (dBA) Leq
Roller	No	20	85	80	100	150	0	70.5	63.5	5	65.5	58.5
Generator	No	50	82	81	100	150	0	71.5	68.4	5	66.5	63.4
							Construction Noise Level (dBA Leq)		69.6		Results	64.6
							Noise Level Above Ambient		-4.7		Noise Level Above Ambient	-9.7

RECEPTOR #6

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential south of the Project Site	Residential	73.3

Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Without Attenuation: Estimated Shielding (dBA)	Without Attenuation: Calculated (dBA) *Lmax	Without Attenuation: Calculated (dBA) Leq	With Attenuation: Estimated Shielding (dBA)	With Attenuation: Calculated (dBA) *Lmax	With Attenuation: Calculated (dBA) Leq
Roller	No	20	85	80	240	355	5	58.0	51.0	5	53.0	46.0
Generator	No	50	82	81	240	355	5	59.0	56.0	5	54.0	51.0
							Construction Noise Level (dBA Leq)		57.2		Results	52.2
							Noise Level Above Ambient		-16.1		Noise Level Above Ambient	-21.1

RECEPTOR #7

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential east of the Project Site	Residential	73.3

Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Without Attenuation: Estimated Shielding (dBA)	Without Attenuation: Calculated (dBA) *Lmax	Without Attenuation: Calculated (dBA) Leq	With Attenuation: Estimated Shielding (dBA)	With Attenuation: Calculated (dBA) *Lmax	With Attenuation: Calculated (dBA) Leq
Roller	No	20	85	80	120	170	5	64.4	57.4	5	59.4	52.4
Generator	No	50	82	81	120	170	5	65.4	62.4	5	60.4	57.4
							Construction Noise Level (dBA Leq)		63.6		Results	58.6
							Noise Level Above Ambient		-9.7		Noise Level Above Ambient	-14.7

RECEPTOR #8

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential west of the Project Site	Residential	74.3

Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Without Attenuation: Estimated Shielding (dBA)	Without Attenuation: Calculated (dBA) *Lmax	Without Attenuation: Calculated (dBA) Leq	With Attenuation: Estimated Shielding (dBA)	With Attenuation: Calculated (dBA) *Lmax	With Attenuation: Calculated (dBA) Leq
Roller	No	20	85	80	185	235	5	61.6	54.6	5	56.6	49.6
Generator	No	50	82	81	185	235	5	62.6	59.5	5	57.6	54.5
							Construction Noise Level (dBA Leq)		60.7		Results	55.7
							Noise Level Above Ambient		-13.6		Noise Level Above Ambient	-18.6

Notes:
1. Daytime noise levels are based on actual noise measurements taken at the Project Site vicinity.
2. An attenuation factor was applied for sensitive receptors where buildings separate the Project Site and the associated senstive receptor.
3. Calculations based on the loudest two pieces of heavy construction equipment specific to each phase.

Source: Roadway Construction Noise Model (RCNM),Version 1.1

PARKER ENVIRONMENTAL CONSULTANTS

Report date: 2/5/21
Project: 3225 Sunset Boulevard
Phase: Architectural Coating

RECEPTOR #1

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential east of the Project Site	Residential	73.3

Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Without Attenuation: Estimated Shielding (dBA)	Without Attenuation: Calculated (dBA) *Lmax	Without Attenuation: Calculated (dBA) Leq	With Attenuation: Estimated Shielding (dBA)	With Attenuation: Calculated (dBA) *Lmax	With Attenuation: Calculated (dBA) Leq
Air Compressor	No	50	80	78	20	70	0	75.1	72.1	5	70.1	67.1
Air Compressor	No	50	80	78	20	70	0	75.1	72.1	5	70.1	67.1
							Construction Noise Level (dBA Leq)		75.1		Results	70.1
							Noise Level Above Ambient		1.8	Noise Level Above Ambient		-3.2

RECEPTOR #2

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential northeast and southeast of the Project Site	Residential	73.3

Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Without Attenuation: Estimated Shielding Shielding (dBA)	Without Attenuation: Calculated (dBA) *Lmax	Without Attenuation: Calculated (dBA) Leq	With Attenuation: Estimated Shielding Shielding (dBA)	With Attenuation: Calculated (dBA) *Lmax	With Attenuation: Calculated (dBA) Leq
Air Compressor	No	50	80	78	30	150	5	63.5	60.4	5	58.5	55.4
Air Compressor	No	50	80	78	30	150	5	63.5	60.4	5	58.5	55.4
							Construction Noise Level (dBA Leq)		63.5		Results	58.5
							Noise Level Above Ambient		-9.8	Noise Level Above Ambient		-14.8

RECEPTOR #3

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential north of the Project Site	Residential	73.3

Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Distance to Centerline of Project Site (Feet)	Without Attenuation: Estimated Shielding Shielding (dBA)	Without Attenuation: Calculated (dBA) *Lmax	Without Attenuation: Calculated (dBA) Leq	With Attenuation: Estimated Shielding Shielding (dBA)	With Attenuation: Calculated (dBA) *Lmax	With Attenuation: Calculated (dBA) Leq
Air Compressor	No	50	80	78	35	145	0	68.8	65.7	5	63.8	60.7
Air Compressor	No	50	80	78	35	145	0	68.8	65.7	5	63.8	60.7
							Construction Noise Level (dBA Leq)		68.8		Results	63.8
							Noise Level Above Ambient		-4.5	Noise Level Above Ambient		-9.5

RECEPTOR #4

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential south of the Project Site	Residential	73.3

Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Distance to Centerline of Project Site (Feet)	Without Attenuation: Estimated Shielding Shielding (dBA)	Without Attenuation: Calculated (dBA) *Lmax	Without Attenuation: Calculated (dBA) Leq	With Attenuation: Estimated Shielding Shielding (dBA)	With Attenuation: Calculated (dBA) *Lmax	With Attenuation: Calculated (dBA) Leq
Air Compressor	No	50	80	78	135	250	0	64.0	61.0	5	59.0	56.0
Air Compressor	No	50	80	78	135	250	0	64.0	61.0	5	59.0	56.0
							Construction Noise Level (dBA Leq)		64.0		Results	59.0
							Noise Level Above Ambient		-9.3	Noise Level Above Ambient		-14.3

RECEPTOR #5

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential west of the Project Site	Residential	74.3

Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Without Attenuation: Estimated Shielding Shielding (dBA)	Without Attenuation: Calculated (dBA) *Lmax	Without Attenuation: Calculated (dBA) Leq	With Attenuation: Estimated Shielding Shielding (dBA)	With Attenuation: Calculated (dBA) *Lmax	With Attenuation: Calculated (dBA) Leq
Air Compressor	No	50	80	78	100	150	0	68.5	65.4	5	63.5	60.4
Air Compressor	No	50	80	78	100	150	0	68.5	65.4	5	63.5	60.4
							Construction Noise Level (dBA Leq)		68.5		Results	63.5
							Noise Level Above Ambient		-5.8	Noise Level Above Ambient		-10.8

RECEPTOR #6

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential south of the Project Site	Residential	73.3

Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Without Attenuation: Estimated Shielding Shielding (dBA)	Without Attenuation: Calculated (dBA) *Lmax	Without Attenuation: Calculated (dBA) Leq	With Attenuation: Estimated Shielding Shielding (dBA)	With Attenuation: Calculated (dBA) *Lmax	With Attenuation: Calculated (dBA) Leq
Air Compressor	No	50	80	78	240	355	5	56.0	53.0	5	51.0	48.0
Air Compressor	No	50	80	78	240	355	5	56.0	53.0	5	51.0	48.0
							Construction Noise Level (dBA Leq)		56.0		Results	51.0
							Noise Level Above Ambient		-17.3	Noise Level Above Ambient		-22.3

RECEPTOR #7

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential east of the Project Site	Residential	73.3

Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Without Attenuation: Estimated Shielding Shielding (dBA)	Without Attenuation: Calculated (dBA) *Lmax	Without Attenuation: Calculated (dBA) Leq	With Attenuation: Estimated Shielding Shielding (dBA)	With Attenuation: Calculated (dBA) *Lmax	With Attenuation: Calculated (dBA) Leq
Air Compressor	No	50	80	78	120	170	5	62.4	59.4	5	57.4	54.4
Air Compressor	No	50	80	78	120	170	5	62.4	59.4	5	57.4	54.4
							Construction Noise Level (dBA Leq)		62.4		Results	57.4
							Noise Level Above Ambient		-10.9	Noise Level Above Ambient		-15.9

RECEPTOR #8

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential west of the Project Site	Residential	74.3

Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Without Attenuation: Estimated Shielding Shielding (dBA)	Without Attenuation: Calculated (dBA) *Lmax	Without Attenuation: Calculated (dBA) Leq	With Attenuation: Estimated Shielding Shielding (dBA)	With Attenuation: Calculated (dBA) *Lmax	With Attenuation: Calculated (dBA) Leq
Air Compressor	No	50	80	78	185	235	5	59.6	56.5	5	54.6	51.5
Air Compressor	No	50	80	78	185	235	5	59.6	56.5	5	54.6	51.5
							Construction Noise Level (dBA Leq)		59.6		Results	54.6
							Noise Level Above Ambient		-14.7	Noise Level Above Ambient		-19.7

Notes:
1. Daytime noise levels are based on actual noise measurements taken at the Project Site vicinity.
2. An attenuation factor was applied for sensitive receptors where buildings separate the Project Site and the associated senstive receptor.
3. Calculations based on the loudest two pieces of heavy construction equipment specific to each phase.

Source: Roadway Construction Noise Model (RCNM),Version 1.1

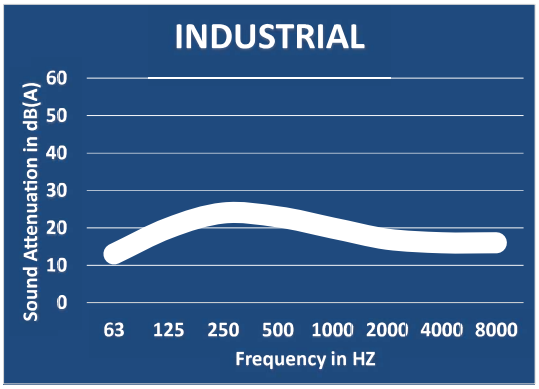
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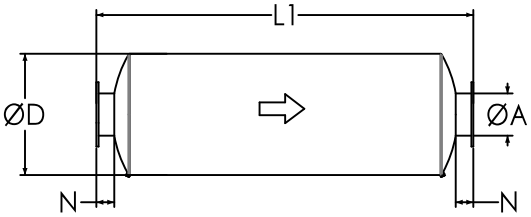
Industrial Grade Silencers

Model NTIN-C (Cylindrical), 15-20 dBA

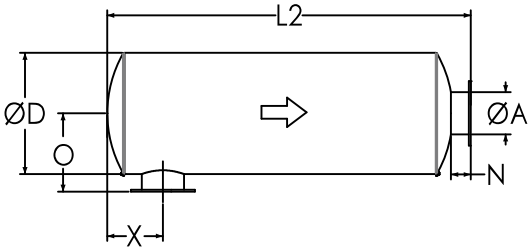
TYPICAL ATTENUATION CURVE



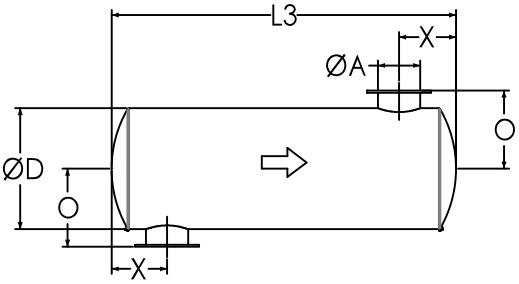
TYPICAL CONFIGURATIONS



END IN END OUT (EI-EO)



SIDE IN END OUT (SI-EO)



SIDE IN SIDE OUT (SI-SO)

Nett Technologies' Industrial Grade Silencers are designed to achieve maximum performance with the least amount of backpressure.
The silencers are Reactive Silencers and are typically used for reciprocating or positive displacement engines where noise level regulations are low.

FEATURES & BENEFITS

- Over 25 years of excellence in manufacturing noise and emission control solutions
- Compact modular designs providing ease of installations, less weight and less foot-print
- Responsive lead time for both standard and custom designs to meet your needs
- Customized engineered systems solutions to meet challenging integration and engine requirements

Contact Nett Technologies with your projects design requirements and specifications for optimized noise control solutions.

OPTIONS

- Versatile connections including ANSI pattern flanges, NPT, slip-on, engine flange, schedule 40 and others
- Aluminized Steel, Stainless Steel 304 or 316 construction
- Horizontal or vertical mounting brackets and lifting lugs

ACCESSORIES

- Hardware Kits
- Flexible connectors and expansion joints
- Elbows
- Thimbles
- Raincaps
- Thermal insulation: integrated or with thermal insulation blankets
- Please see our accessories catalog for a complete listing

PRODUCT DIMENSIONS (in)

Model*	A	D	L1	L2	L3	X**	X	N	O
	Outlet	Dia	EI-EO	SI-EO	SI-SO	Min	Max	Nipple	O
NTIN-C1	1	4	20	18	16	3	7	2	4
NTIN-C1.5	1.5	6	22	20	18	3	8	2	5
NTIN-C2	2	6	22	19	16	3	8	3	6
NTIN-C2.5	2.5	6	24	21	18	4	9	3	6
NTIN-C3	3	8	26	23	20	5	10	3	7
NTIN-C3.5	3.5	9	28	25	22	5	11	3	8
NTIN-C4	4	10	32	29	26	5	12	3	8
NTIN-C5	5	12	36	33	30	6	14	3	9
NTIN-C6	6	14	40	36	32	7	16	4	11
NTIN-C8	8	16	50	46	42	8	21	4	12
NTIN-C10	10	20	52	48	44	11	21	4	14
NTIN-C12	12	24	62	58	54	12	26	4	16
NTIN-C14	14	30	74	69	64	15	31	5	20
NTIN-C16	16	36	82	77	72	18	35	5	23
NTIN-C18	18	40	94	89	84	18	42	5	25
NTIN-C20	20	40	110	105	100	19	52	5	25
NTIN-C22	22	48	118	113	108	22	56	5	29
NTIN-C24	24	48	130	125	120	24	62	5	29

* Other models and custom designs are available upon request. Dimensions subject to change without notice. All silencers are equipped with drain ports on inlet side. The silencer is all welded construction and coated with high heat black paint for maximum durability.

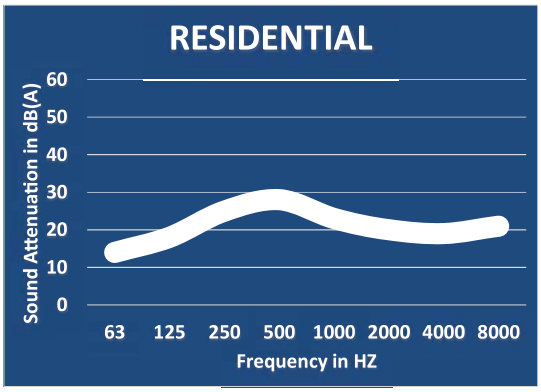
** Standard inlet/outlet position.

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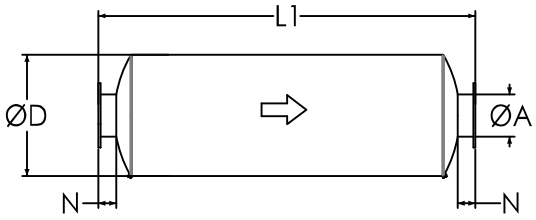
Residential Grade Silencers

Model NTRS-C (Cylindrical), 20-25 dBA

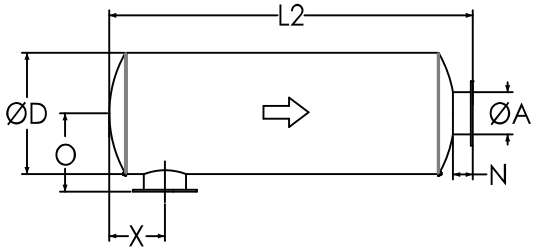
TYPICAL ATTENUATION CURVE



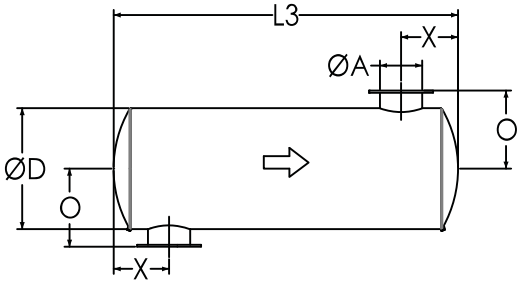
TYPICAL CONFIGURATIONS



END IN END OUT (EI-EO)



SIDE IN END OUT (SI-EO)



SIDE IN SIDE OUT (SI-SO)

Nett Technologies' Residential Grade Silencers are designed to achieve maximum performance with the least amount of backpressure. The silencers are Reactive Silencers and are typically used for reciprocating or positive displacement engines where noise level regulations are medium-low.

FEATURES & BENEFITS

- Over 25 years of excellence in manufacturing noise and emission control solutions
- Compact modular designs providing ease of installations, less weight and less foot-print
- Responsive lead time for both standard and custom designs to meet your needs
- Customized engineered systems solutions to meet challenging integration and engine requirements

Contact Nett Technologies with your projects design requirements and specifications for optimized noise control solutions.

OPTIONS

- Versatile connections including ANSI pattern flanges, NPT, slip-on, engine flange, schedule 40 and others
- Aluminized Steel, Stainless Steel 304 or 316 construction
- Horizontal or vertical mounting brackets and lifting lugs

ACCESSORIES

- Hardware Kits
- Flexible connectors and expansion joints
- Elbows
- Thimbles
- Raincaps
- Thermal insulation: integrated or with thermal insulation blankets
- Please see our accessories catalog for a complete listing

PRODUCT DIMENSIONS (in)

Model*	A	D	L1	L2	L3	X**	X	N	O
	Outlet	Dia	EI-EO	SI-EO	SI-SO	Min	Max	Nipple	O
NTRS-C1	1	4	20	18	16	3	10	2	4
NTRS-C1.5	1.5	6	28	26	24	3	12	2	5
NTRS-C2	2	6	28	25	22	4	12	3	6
NTRS-C2.5	2.5	6	32	29	26	4	14	3	6
NTRS-C3	3	6	34	31	28	5	15	3	6
NTRS-C3.5	3.5	9	36	33	30	5	16	3	8
NTRS-C4	4	10	40	37	34	5	17	3	8
NTRS-C5	5	12	42	39	36	6	18	3	9
NTRS-C6	6	14	44	40	36	7	19	4	11
NTRS-C8	8	16	56	52	48	9	24	4	12
NTRS-C10	10	20	58	54	50	11	24	4	14
NTRS-C12	12	24	70	66	62	13	31	4	16
NTRS-C14	14	30	80	75	70	17	35	5	20
NTRS-C16	16	36	90	85	80	17	40	5	23
NTRS-C18	18	40	102	97	92	18	47	5	25
NTRS-C20	20	42	108	103	98	21	50	5	26
NTRS-C22	22	48	116	111	106	23	54	5	29
NTRS-C24	24	48	130	125	120	26	61	5	29

* Other models and custom designs are available upon request. Dimensions subject to change without notice. All silencers are equipped with drain ports on inlet side. The silencer is all welded construction and coated with high heat black paint for maximum durability.

** Standard inlet/outlet position.

Acoustical Surfaces, Inc.

SOUNDPROOFING, ACOUSTICS, NOISE & VIBRATION CONTROL SPECIALISTS

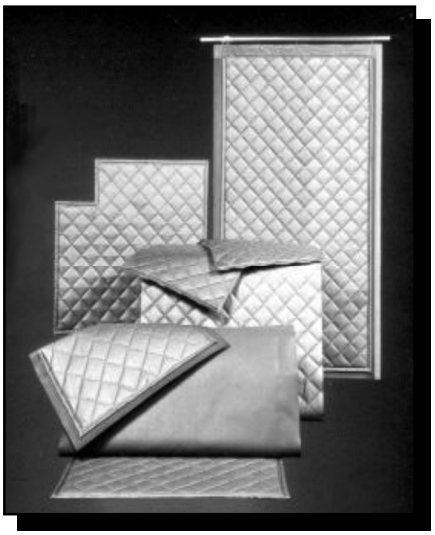
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We Identify and S.T.O.P. Your Noise Problems



QUILTED CURTAIN S.T.O.P.

Absorptive/Noise Barrier Quilted Curtains

- ***For Unusual Conditions***
- ***Cost Effective***
- ***Water & Chemical Resistant***
- ***Exterior Applications***

MATERIAL: Foam or fiberglass core, faced with quilted aluminized fabric.

PATTERN: Quilted pattern.

FEATURES: Effective and durable absorber with mass loaded vinyl barrier option.

APPLICATIONS: Effective solution to a wide range of noise control problems. Machinery and work area enclosures.

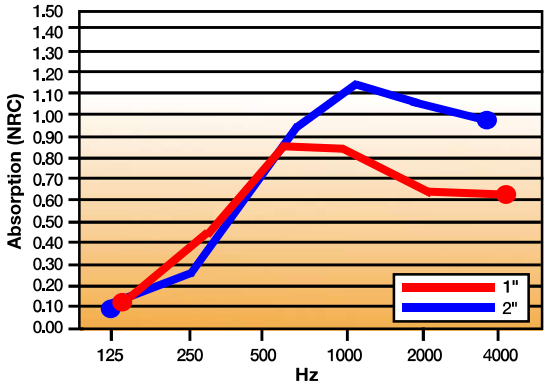
THICKNESS: 1" & 2".

NOM SIZES: BSC-25 Curtain (Quilting on both sides) standard: 48" wide and Lengths up to 25'.
BBC-13 Curtain (Quilting on one side) standard: 54" wide and Lengths up to 25'. Custom sizes also available.

COLOR: Silver (Other colors available upon request).

FLAMMABILITY: ASTM E-84, Class A. Flame Spread: 23, Smoke Developed: 30.

INSTALLATION: Hook and loop fasteners, grommet hangers, curtain support hardware.



CURTAIN S.T.O.P. Sound Transmission Loss - ASTM E90							/a/ /b/
Frequency	**125Hz**	**250Hz**	**500Hz**	**1KHz**	**2KHz**	**4KHz**	**STC**
BSC-25 w/ 1 lb. Barrier	12	10	27	40	44	43	29
BSC-25 w/ 2 lb. Barrier	19	22	28	40	56	61	33
BBC-13 w/ 1 lb. Barrier	11	10	24	30	35	35	27
BBC-13 w/ 2 lb. Barrier	19	22	28	40	56	61	33

CURTAIN S.T.O.P. Sound Absorption Coefficients							
Frequency	**125Hz**	**250Hz**	**500Hz**	**1KHz**	**2KHz**	**4KHz**	**NRC**
1" Fiberglass	.12	.47	.85	.84	.64	.62	.70
2" Fiberglass	.19	.99	.96	.80	.57	.33	.85

/a/ Sound transmission loss is the decibel reduction achieved at different frequencies. Construction noise occurs throughout the frequency spectrum. An example of high frequency noise is the whining sound from a concrete saw or jackhammering, low frequency noise can be usually attributed to equipment such as the humming of a generator.
/b/ Sound Transmission Class (STC) is the integer rating of how well a material attenuates airborne sound. It is however a rough idea of sound reduction versus the transmission loss calculated at different frequencies.

Acoustical Surfaces, Inc.

SOUNDPROOFING, ACOUSTICS, NOISE & VIBRATION CONTROL SPECIALISTS

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We Identify and S.T.O.P. Your Noise Problems



Echo Barrier™

The Industry's First Reusable, Indoor/ Outdoor Noise Barrier/Absorber

- Superior acoustic performance
- Industrial durability
- Simple and quick installation system
- Lightweight for easy handling
- Unique roll-up design for compact storage and transportation
- Double or triple up for noise 'hot spots'
- Ability to add branding or messages
- Range of accessories available
- Weatherproof – absorbs sound but not water
- Fire retardant
- 1 person can do the job of 2 or 3 people



Why is it all too often we see construction sites with fencing but no regard for sound issues created from the construction that is taking place? This is due to the fact that there has not been an efficient means of treating this type of noise that was cost effective ***until now.***

Echo Barrier temporary fencing is a reusable, outdoor noise barrier. Designed to fit on all types of temporary fencing. Echo Barrier absorbs sound while remaining quick to install, light to carry and tough to last.

BENEFITS: Echo Barrier can help reduce noise complaints, enhance your company reputation, extend site operating hours, reduce project timescales & costs, and improve working conditions.

APPLICATIONS: Echo Barrier works great for construction & demolition sites; rail maintenance & replacement; music, sports and other public events; road construction; utility/maintenance sites; loading and unloading areas; outdoor gun ranges.

DIMENSIONS: 6.56' × 4.49'.

WEIGHT: 13 lbs.

ACOUSTIC PERFORMANCE: 10-20dB noise reduction (greater if barrier is doubled up).

INSTALLATION: The Echo Barrier is easily installed using our quick hook system and specially designed elastic ties.

Echo Barrier Transmission Loss Field Data							
	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz	8KHz
Single Layer	6	12	16	23	28	30	30
Double Layer	7	19	24	28	32	31	32

ATTACHMENT 4

Air Quality Modeling Worksheets

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3225 Sunset Boulevard - Existing Conditions - South Coast AQMD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3225 Sunset Boulevard - Existing Conditions

South Coast AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Automobile Care Center	13.35	1000sqft	0.52	13,350.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	11			**Operational Year**	2021
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	691.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Existing Conditions: 13,350 sf auro repair facility

Construction Phase - IGNORE CONSTRUCTION EMISSIONS FOR EXISTING CONDITONS SCENARIO.

Vehicle Trips - Trip rates based on LADOT Calculator and 01.22.2021 MOU

Energy Use - Historical Title24 assumed for Existing Conditions scenario.

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	0.31	0.52
tblVehicleTrips	CC_TL	8.40	6.76
tblVehicleTrips	CC_TTP	48.00	100.00
tblVehicleTrips	CNW_TTP	19.00	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	DV_TP	51.00	0.00
tblVehicleTrips	PB_TP	28.00	0.00
tblVehicleTrips	PR_TP	21.00	100.00
tblVehicleTrips	ST_TR	23.72	24.19
tblVehicleTrips	SU_TR	11.88	24.19
tblVehicleTrips	WD_TR	23.72	24.19

2.0 Emissions Summary

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0250	0.2556	0.2349	3.8000e-004	1.7800e-003	0.0142	0.0159	4.8000e-004	0.0130	0.0135	0.0000	33.8899	33.8899	0.0103	2.1000e-004	34.2087
2022	0.0754	0.1355	0.1402	2.3000e-004	1.0700e-003	7.1100e-003	8.1800e-003	2.9000e-004	6.5600e-003	6.8500e-003	0.0000	20.5392	20.5392	6.0800e-003	1.2000e-004	20.7264
Maximum	**0.0754**	**0.2556**	**0.2349**	**3.8000e-004**	**1.7800e-003**	**0.0142**	**0.0159**	**4.8000e-004**	**0.0130**	**0.0135**	**0.0000**	**33.8899**	**33.8899**	**0.0103**	**2.1000e-004**	**34.2087**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0250	0.2556	0.2349	3.8000e-004	1.7800e-003	0.0142	0.0159	4.8000e-004	0.0130	0.0135	0.0000	33.8899	33.8899	0.0103	2.1000e-004	34.2087
2022	0.0754	0.1355	0.1402	2.3000e-004	1.0700e-003	7.1100e-003	8.1800e-003	2.9000e-004	6.5600e-003	6.8500e-003	0.0000	20.5391	20.5391	6.0800e-003	1.2000e-004	20.7263
Maximum	**0.0754**	**0.2556**	**0.2349**	**3.8000e-004**	**1.7800e-003**	**0.0142**	**0.0159**	**4.8000e-004**	**0.0130**	**0.0135**	**0.0000**	**33.8899**	**33.8899**	**0.0103**	**2.1000e-004**	**34.2087**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**10-6-2021**	**1-5-2022**	0.2908	0.2908
2	**1-6-2022**	**4-5-2022**	0.2003	0.2003
		Highest	0.2908	0.2908

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0544	0.0000	1.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	3.3000e-004	3.3000e-004	0.0000	0.0000	3.5000e-004
Energy	1.4300e-003	0.0130	0.0109	8.0000e-005		9.8000e-004	9.8000e-004		9.8000e-004	9.8000e-004	0.0000	66.6515	66.6515	2.7800e-003	5.6000e-004	66.8885
Mobile	0.1611	0.2146	1.5435	3.1000e-003	0.2992	3.2800e-003	0.3025	0.0799	3.0700e-003	0.0829	0.0000	286.9472	286.9472	0.0210	0.0141	291.6853
Waste						0.0000	0.0000		0.0000	0.0000	10.3525	0.0000	10.3525	0.6118	0.0000	25.6480
Water						0.0000	0.0000		0.0000	0.0000	0.3985	7.8176	8.2161	0.0413	1.0100e-003	9.5500
Total	**0.2170**	**0.2276**	**1.5545**	**3.1800e-003**	**0.2992**	**4.2600e-003**	**0.3035**	**0.0799**	**4.0500e-003**	**0.0839**	**10.7510**	**361.4166**	**372.1676**	**0.6769**	**0.0157**	**393.7721**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0544	0.0000	1.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	3.3000e-004	3.3000e-004	0.0000	0.0000	3.5000e-004
Energy	1.4300e-003	0.0130	0.0109	8.0000e-005		9.8000e-004	9.8000e-004		9.8000e-004	9.8000e-004	0.0000	66.6515	66.6515	2.7800e-003	5.6000e-004	66.8885
Mobile	0.1611	0.2146	1.5435	3.1000e-003	0.2992	3.2800e-003	0.3025	0.0799	3.0700e-003	0.0829	0.0000	286.9472	286.9472	0.0210	0.0141	291.6853
Waste						0.0000	0.0000		0.0000	0.0000	10.3525	0.0000	10.3525	0.6118	0.0000	25.6480
Water						0.0000	0.0000		0.0000	0.0000	0.3985	7.8176	8.2161	0.0413	1.0100e-003	9.5500
Total	**0.2170**	**0.2276**	**1.5545**	**3.1800e-003**	**0.2992**	**4.2600e-003**	**0.3035**	**0.0799**	**4.0500e-003**	**0.0839**	**10.7510**	**361.4166**	**372.1676**	**0.6769**	**0.0157**	**393.7721**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	IGNORE Building Construction	Building Construction	10/6/2021	2/22/2022	5	100	
2	IGNORE Architectural Coating	Architectural Coating	2/23/2022	3/1/2022	5	5	

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Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 20,025; Non-Residential Outdoor: 6,675; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
IGNORE Building Construction	Cranes	1	4.00	231	0.29
IGNORE Building Construction	Forklifts	2	6.00	89	0.20
IGNORE Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
IGNORE Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
IGNORE Building Construction	5	4.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
IGNORE Architectural Coating	1	1.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 IGNORE Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0244	0.2515	0.2288	3.6000e-004		0.0141	0.0141		0.0130	0.0130	0.0000	31.5259	31.5259	0.0102	0.0000	31.7808
Total	**0.0244**	**0.2515**	**0.2288**	**3.6000e-004**		**0.0141**	**0.0141**		**0.0130**	**0.0130**	**0.0000**	**31.5259**	**31.5259**	**0.0102**	**0.0000**	**31.7808**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.6000e-004	3.6500e-003	1.1700e-003	1.0000e-005	4.0000e-004	6.0000e-005	4.5000e-004	1.1000e-004	5.0000e-005	1.7000e-004	0.0000	1.2078	1.2078	4.0000e-005	1.8000e-004	1.2610
Worker	4.6000e-004	3.9000e-004	4.8800e-003	1.0000e-005	1.3800e-003	1.0000e-005	1.3900e-003	3.7000e-004	1.0000e-005	3.8000e-004	0.0000	1.1563	1.1563	3.0000e-005	3.0000e-005	1.1669
Total	**6.2000e-004**	**4.0400e-003**	**6.0500e-003**	**2.0000e-005**	**1.7800e-003**	**7.0000e-005**	**1.8400e-003**	**4.8000e-004**	**6.0000e-005**	**5.5000e-004**	**0.0000**	**2.3641**	**2.3641**	**7.0000e-005**	**2.1000e-004**	**2.4279**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 IGNORE Building Construction - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0244	0.2515	0.2288	3.6000e-004		0.0141	0.0141		0.0130	0.0130	0.0000	31.5258	31.5258	0.0102	0.0000	31.7807
Total	**0.0244**	**0.2515**	**0.2288**	**3.6000e-004**		**0.0141**	**0.0141**		**0.0130**	**0.0130**	**0.0000**	**31.5258**	**31.5258**	**0.0102**	**0.0000**	**31.7807**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.6000e-004	3.6500e-003	1.1700e-003	1.0000e-005	4.0000e-004	6.0000e-005	4.5000e-004	1.1000e-004	5.0000e-005	1.7000e-004	0.0000	1.2078	1.2078	4.0000e-005	1.8000e-004	1.2610
Worker	4.6000e-004	3.9000e-004	4.8800e-003	1.0000e-005	1.3800e-003	1.0000e-005	1.3900e-003	3.7000e-004	1.0000e-005	3.8000e-004	0.0000	1.1563	1.1563	3.0000e-005	3.0000e-005	1.1669
Total	**6.2000e-004**	**4.0400e-003**	**6.0500e-003**	**2.0000e-005**	**1.7800e-003**	**7.0000e-005**	**1.8400e-003**	**4.8000e-004**	**6.0000e-005**	**5.5000e-004**	**0.0000**	**2.3641**	**2.3641**	**7.0000e-005**	**2.1000e-004**	**2.4279**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 IGNORE Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0127	0.1300	0.1323	2.1000e-004		6.8800e-003	6.8800e-003		6.3300e-003	6.3300e-003	0.0000	18.5273	18.5273	5.9900e-003	0.0000	18.6771
Total	**0.0127**	**0.1300**	**0.1323**	**2.1000e-004**		**6.8800e-003**	**6.8800e-003**		**6.3300e-003**	**6.3300e-003**	**0.0000**	**18.5273**	**18.5273**	**5.9900e-003**	**0.0000**	**18.6771**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.0000e-005	1.8100e-003	6.0000e-004	1.0000e-005	2.3000e-004	2.0000e-005	2.5000e-004	7.0000e-005	2.0000e-005	8.0000e-005	0.0000	0.6905	0.6905	2.0000e-005	1.0000e-004	0.7209
Worker	2.5000e-004	2.0000e-004	2.6300e-003	1.0000e-005	8.1000e-004	0.0000	8.2000e-004	2.2000e-004	0.0000	2.2000e-004	0.0000	0.6607	0.6607	2.0000e-005	2.0000e-005	0.6664
Total	**3.2000e-004**	**2.0100e-003**	**3.2300e-003**	**2.0000e-005**	**1.0400e-003**	**2.0000e-005**	**1.0700e-003**	**2.9000e-004**	**2.0000e-005**	**3.0000e-004**	**0.0000**	**1.3512**	**1.3512**	**4.0000e-005**	**1.2000e-004**	**1.3874**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 IGNORE Building Construction - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0127	0.1300	0.1323	2.1000e-004		6.8800e-003	6.8800e-003		6.3300e-003	6.3300e-003	0.0000	18.5273	18.5273	5.9900e-003	0.0000	18.6771
Total	**0.0127**	**0.1300**	**0.1323**	**2.1000e-004**		**6.8800e-003**	**6.8800e-003**		**6.3300e-003**	**6.3300e-003**	**0.0000**	**18.5273**	**18.5273**	**5.9900e-003**	**0.0000**	**18.6771**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.0000e-005	1.8100e-003	6.0000e-004	1.0000e-005	2.3000e-004	2.0000e-005	2.5000e-004	7.0000e-005	2.0000e-005	8.0000e-005	0.0000	0.6905	0.6905	2.0000e-005	1.0000e-004	0.7209
Worker	2.5000e-004	2.0000e-004	2.6300e-003	1.0000e-005	8.1000e-004	0.0000	8.2000e-004	2.2000e-004	0.0000	2.2000e-004	0.0000	0.6607	0.6607	2.0000e-005	2.0000e-005	0.6664
Total	**3.2000e-004**	**2.0100e-003**	**3.2300e-003**	**2.0000e-005**	**1.0400e-003**	**2.0000e-005**	**1.0700e-003**	**2.9000e-004**	**2.0000e-005**	**3.0000e-004**	**0.0000**	**1.3512**	**1.3512**	**4.0000e-005**	**1.2000e-004**	**1.3874**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 IGNORE Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0619					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.1000e-004	3.5200e-003	4.5300e-003	1.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6394
Total	**0.0624**	**3.5200e-003**	**4.5300e-003**	**1.0000e-005**		**2.0000e-004**	**2.0000e-004**		**2.0000e-004**	**2.0000e-004**	**0.0000**	**0.6383**	**0.6383**	**4.0000e-005**	**0.0000**	**0.6394**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	9.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0223	0.0223	0.0000	0.0000	0.0225
Total	**1.0000e-005**	**1.0000e-005**	**9.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0223**	**0.0223**	**0.0000**	**0.0000**	**0.0225**

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3.3 IGNORE Architectural Coating - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0619					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.1000e-004	3.5200e-003	4.5300e-003	1.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6394
Total	**0.0624**	**3.5200e-003**	**4.5300e-003**	**1.0000e-005**		**2.0000e-004**	**2.0000e-004**		**2.0000e-004**	**2.0000e-004**	**0.0000**	**0.6383**	**0.6383**	**4.0000e-005**	**0.0000**	**0.6394**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	9.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0223	0.0223	0.0000	0.0000	0.0225
Total	**1.0000e-005**	**1.0000e-005**	**9.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0223**	**0.0223**	**0.0000**	**0.0000**	**0.0225**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1611	0.2146	1.5435	3.1000e-003	0.2992	3.2800e-003	0.3025	0.0799	3.0700e-003	0.0829	0.0000	286.9472	286.9472	0.0210	0.0141	291.6853
Unmitigated	0.1611	0.2146	1.5435	3.1000e-003	0.2992	3.2800e-003	0.3025	0.0799	3.0700e-003	0.0829	0.0000	286.9472	286.9472	0.0210	0.0141	291.6853

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Automobile Care Center	322.94	322.94	322.94	794,630	794,630
Total	322.94	322.94	322.94	794,630	794,630

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Automobile Care Center	0.00	6.76	6.90	0.00	100.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Automobile Care Center	0.543593	0.059173	0.184074	0.132247	0.023864	0.006129	0.012170	0.009151	0.000841	0.000521	0.023543	0.000746	0.003947

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	52.5458	52.5458	2.5100e-003	3.0000e-004	52.6990
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	52.5458	52.5458	2.5100e-003	3.0000e-004	52.6990
NaturalGas Mitigated	1.4300e-003	0.0130	0.0109	8.0000e-005		9.8000e-004	9.8000e-004		9.8000e-004	9.8000e-004	0.0000	14.1057	14.1057	2.7000e-004	2.6000e-004	14.1895
NaturalGas Unmitigated	1.4300e-003	0.0130	0.0109	8.0000e-005		9.8000e-004	9.8000e-004		9.8000e-004	9.8000e-004	0.0000	14.1057	14.1057	2.7000e-004	2.6000e-004	14.1895

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Automobile Care Center	264330	1.4300e-003	0.0130	0.0109	8.0000e-005		9.8000e-004	9.8000e-004		9.8000e-004	9.8000e-004	0.0000	14.1057	14.1057	2.7000e-004	2.6000e-004	14.1895
Total		**1.4300e-003**	**0.0130**	**0.0109**	**8.0000e-005**		**9.8000e-004**	**9.8000e-004**		**9.8000e-004**	**9.8000e-004**	**0.0000**	**14.1057**	**14.1057**	**2.7000e-004**	**2.6000e-004**	**14.1895**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Automobile Care Center	264330	1.4300e-003	0.0130	0.0109	8.0000e-005		9.8000e-004	9.8000e-004		9.8000e-004	9.8000e-004	0.0000	14.1057	14.1057	2.7000e-004	2.6000e-004	14.1895
Total		**1.4300e-003**	**0.0130**	**0.0109**	**8.0000e-005**		**9.8000e-004**	**9.8000e-004**		**9.8000e-004**	**9.8000e-004**	**0.0000**	**14.1057**	**14.1057**	**2.7000e-004**	**2.6000e-004**	**14.1895**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Automobile Care Center	167409	52.5458	2.5100e-003	3.0000e-004	52.6990
Total		**52.5458**	**2.5100e-003**	**3.0000e-004**	**52.6990**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Automobile Care Center	167409	52.5458	2.5100e-003	3.0000e-004	52.6990
Total		**52.5458**	**2.5100e-003**	**3.0000e-004**	**52.6990**

6.0 Area Detail

6.1 Mitigation Measures Area

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0544	0.0000	1.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	3.3000e-004	3.3000e-004	0.0000	0.0000	3.5000e-004
Unmitigated	0.0544	0.0000	1.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	3.3000e-004	3.3000e-004	0.0000	0.0000	3.5000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	6.1900e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0482					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.0000e-005	0.0000	1.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	3.3000e-004	3.3000e-004	0.0000	0.0000	3.5000e-004
Total	**0.0545**	**0.0000**	**1.7000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**3.3000e-004**	**3.3000e-004**	**0.0000**	**0.0000**	**3.5000e-004**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	6.1900e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0482					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.0000e-005	0.0000	1.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	3.3000e-004	3.3000e-004	0.0000	0.0000	3.5000e-004
Total	**0.0545**	**0.0000**	**1.7000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**3.3000e-004**	**3.3000e-004**	**0.0000**	**0.0000**	**3.5000e-004**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	8.2161	0.0413	1.0100e-003	9.5500
Unmitigated	8.2161	0.0413	1.0100e-003	9.5500

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Automobile Care Center	1.25598 / 0.769796	8.2161	0.0413	1.0100e-003	9.5500
Total		**8.2161**	**0.0413**	**1.0100e-003**	**9.5500**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Automobile Care Center	1.25598 / 0.769796	8.2161	0.0413	1.0100e-003	9.5500
Total		**8.2161**	**0.0413**	**1.0100e-003**	**9.5500**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	10.3525	0.6118	0.0000	25.6480
Unmitigated	10.3525	0.6118	0.0000	25.6480

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Automobile Care Center	51	10.3525	0.6118	0.0000	25.6480
Total		**10.3525**	**0.6118**	**0.0000**	**25.6480**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Automobile Care Center	51	10.3525	0.6118	0.0000	25.6480
Total		**10.3525**	**0.6118**	**0.0000**	**25.6480**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

3225 Sunset Boulevard - Existing Conditions - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3225 Sunset Boulevard - Existing Conditions

South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Automobile Care Center	13.35	1000sqft	0.52	13,350.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	11			**Operational Year**	2021
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	691.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Existing Conditions: 13,350 sf auro repair facility

Construction Phase - IGNORE CONSTRUCTION EMISSIONS FOR EXISTING CONDITONS SCENARIO.

Vehicle Trips - Trip rates based on LADOT Calculator and 01.22.2021 MOU

Energy Use - Historical Title24 assumed for Existing Conditions scenario.

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	0.31	0.52
tblVehicleTrips	CC_TL	8.40	6.76
tblVehicleTrips	CC_TTP	48.00	100.00
tblVehicleTrips	CNW_TTP	19.00	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	DV_TP	51.00	0.00
tblVehicleTrips	PB_TP	28.00	0.00
tblVehicleTrips	PR_TP	21.00	100.00
tblVehicleTrips	ST_TR	23.72	24.19
tblVehicleTrips	SU_TR	11.88	24.19
tblVehicleTrips	WD_TR	23.72	24.19

2.0 Emissions Summary

3225 Sunset Boulevard - Existing Conditions - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.7950	8.1064	7.4669	0.0122	0.0575	0.4496	0.5071	0.0156	0.4137	0.4292	0.0000	1,187.7936	1,187.7936	0.3594	7.1800e-003	1,198.9219
2022	24.9589	7.1285	7.3373	0.0122	0.0575	0.3732	0.4307	0.0156	0.3434	0.3589	0.0000	1,186.2391	1,186.2391	0.3595	6.9400e-003	1,197.2949
Maximum	**24.9589**	**8.1064**	**7.4669**	**0.0122**	**0.0575**	**0.4496**	**0.5071**	**0.0156**	**0.4137**	**0.4292**	**0.0000**	**1,187.7936**	**1,187.7936**	**0.3595**	**7.1800e-003**	**1,198.9219**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.7950	8.1064	7.4669	0.0122	0.0575	0.4496	0.5071	0.0156	0.4137	0.4292	0.0000	1,187.7936	1,187.7936	0.3594	7.1800e-003	1,198.9219
2022	24.9589	7.1285	7.3373	0.0122	0.0575	0.3732	0.4307	0.0156	0.3434	0.3589	0.0000	1,186.2391	1,186.2391	0.3595	6.9400e-003	1,197.2949
Maximum	**24.9589**	**8.1064**	**7.4669**	**0.0122**	**0.0575**	**0.4496**	**0.5071**	**0.0156**	**0.4137**	**0.4292**	**0.0000**	**1,187.7936**	**1,187.7936**	**0.3595**	**7.1800e-003**	**1,198.9219**

3225 Sunset Boulevard - Existing Conditions - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.2984	1.0000e-005	1.3700e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.9200e-003	2.9200e-003	1.0000e-005		3.1200e-003
Energy	7.8100e-003	0.0710	0.0596	4.3000e-004		5.4000e-003	5.4000e-003		5.4000e-003	5.4000e-003		85.1990	85.1990	1.6300e-003	1.5600e-003	85.7053
Mobile	0.9385	1.0877	8.6540	0.0177	1.6745	0.0180	1.6926	0.4463	0.0169	0.4632		1,803.0084	1,803.0084	0.1231	0.0818	1,830.4543
Total	**1.2447**	**1.1587**	**8.7150**	**0.0181**	**1.6745**	**0.0234**	**1.6980**	**0.4463**	**0.0223**	**0.4686**		**1,888.2104**	**1,888.2104**	**0.1248**	**0.0833**	**1,916.1628**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.2984	1.0000e-005	1.3700e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.9200e-003	2.9200e-003	1.0000e-005		3.1200e-003
Energy	7.8100e-003	0.0710	0.0596	4.3000e-004		5.4000e-003	5.4000e-003		5.4000e-003	5.4000e-003		85.1990	85.1990	1.6300e-003	1.5600e-003	85.7053
Mobile	0.9385	1.0877	8.6540	0.0177	1.6745	0.0180	1.6926	0.4463	0.0169	0.4632		1,803.0084	1,803.0084	0.1231	0.0818	1,830.4543
Total	**1.2447**	**1.1587**	**8.7150**	**0.0181**	**1.6745**	**0.0234**	**1.6980**	**0.4463**	**0.0223**	**0.4686**		**1,888.2104**	**1,888.2104**	**0.1248**	**0.0833**	**1,916.1628**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	IGNORE Building Construction	Building Construction	10/6/2021	2/22/2022	5	100	
2	IGNORE Architectural Coating	Architectural Coating	2/23/2022	3/1/2022	5	5	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 20,025; Non-Residential Outdoor: 6,675; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
IGNORE Building Construction	Cranes	1	4.00	231	0.29
IGNORE Building Construction	Forklifts	2	6.00	89	0.20
IGNORE Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
IGNORE Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
IGNORE Building Construction	5	4.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

IGNORE Architectural Coating	1	1.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 IGNORE Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117		1,103.2158	1,103.2158	0.3568		1,112.1358
Total	**0.7750**	**7.9850**	**7.2637**	**0.0114**		**0.4475**	**0.4475**		**0.4117**	**0.4117**		**1,103.2158**	**1,103.2158**	**0.3568**		**1,112.1358**

3225 Sunset Boulevard - Existing Conditions - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 IGNORE Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.1200e-003	0.1104	0.0365	3.9000e-004	0.0128	1.7700e-003	0.0146	3.6900e-003	1.7000e-003	5.3800e-003		42.2633	42.2633	1.4400e-003	6.1200e-003	44.1245
Worker	0.0149	0.0110	0.1667	4.2000e-004	0.0447	2.9000e-004	0.0450	0.0119	2.6000e-004	0.0121		42.3145	42.3145	1.1900e-003	1.0600e-003	42.6616
Total	**0.0200**	**0.1214**	**0.2032**	**8.1000e-004**	**0.0575**	**2.0600e-003**	**0.0596**	**0.0156**	**1.9600e-003**	**0.0175**		**84.5778**	**84.5778**	**2.6300e-003**	**7.1800e-003**	**86.7861**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117	0.0000	1,103.2158	1,103.2158	0.3568		1,112.1358
Total	**0.7750**	**7.9850**	**7.2637**	**0.0114**		**0.4475**	**0.4475**		**0.4117**	**0.4117**	**0.0000**	**1,103.2158**	**1,103.2158**	**0.3568**		**1,112.1358**

3225 Sunset Boulevard - Existing Conditions - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 IGNORE Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.1200e-003	0.1104	0.0365	3.9000e-004	0.0128	1.7700e-003	0.0146	3.6900e-003	1.7000e-003	5.3800e-003		42.2633	42.2633	1.4400e-003	6.1200e-003	44.1245
Worker	0.0149	0.0110	0.1667	4.2000e-004	0.0447	2.9000e-004	0.0450	0.0119	2.6000e-004	0.0121		42.3145	42.3145	1.1900e-003	1.0600e-003	42.6616
Total	**0.0200**	**0.1214**	**0.2032**	**8.1000e-004**	**0.0575**	**2.0600e-003**	**0.0596**	**0.0156**	**1.9600e-003**	**0.0175**		**84.5778**	**84.5778**	**2.6300e-003**	**7.1800e-003**	**86.7861**

3.2 IGNORE Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422		1,103.9393	1,103.9393	0.3570		1,112.8652
Total	**0.6863**	**7.0258**	**7.1527**	**0.0114**		**0.3719**	**0.3719**		**0.3422**	**0.3422**		**1,103.9393**	**1,103.9393**	**0.3570**		**1,112.8652**

3225 Sunset Boulevard - Existing Conditions - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 IGNORE Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.6500e-003	0.0931	0.0319	3.8000e-004	0.0128	9.7000e-004	0.0138	3.6900e-003	9.3000e-004	4.6200e-003		41.1339	41.1339	1.3800e-003	5.9600e-003	42.9455
Worker	0.0138	9.6900e-003	0.1527	4.0000e-004	0.0447	2.7000e-004	0.0450	0.0119	2.5000e-004	0.0121		41.1659	41.1659	1.0700e-003	9.8000e-004	41.4842
Total	**0.0174**	**0.1028**	**0.1846**	**7.8000e-004**	**0.0575**	**1.2400e-003**	**0.0588**	**0.0156**	**1.1800e-003**	**0.0167**		**82.2998**	**82.2998**	**2.4500e-003**	**6.9400e-003**	**84.4297**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422	0.0000	1,103.9393	1,103.9393	0.3570		1,112.8652
Total	**0.6863**	**7.0258**	**7.1527**	**0.0114**		**0.3719**	**0.3719**		**0.3422**	**0.3422**	**0.0000**	**1,103.9393**	**1,103.9393**	**0.3570**		**1,112.8652**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 IGNORE Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.6500e-003	0.0931	0.0319	3.8000e-004	0.0128	9.7000e-004	0.0138	3.6900e-003	9.3000e-004	4.6200e-003		41.1339	41.1339	1.3800e-003	5.9600e-003	42.9455
Worker	0.0138	9.6900e-003	0.1527	4.0000e-004	0.0447	2.7000e-004	0.0450	0.0119	2.5000e-004	0.0121		41.1659	41.1659	1.0700e-003	9.8000e-004	41.4842
Total	**0.0174**	**0.1028**	**0.1846**	**7.8000e-004**	**0.0575**	**1.2400e-003**	**0.0588**	**0.0156**	**1.1800e-003**	**0.0167**		**82.2998**	**82.2998**	**2.4500e-003**	**6.9400e-003**	**84.4297**

3.3 IGNORE Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	24.7509					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062
Total	**24.9554**	**1.4085**	**1.8136**	**2.9700e-003**		**0.0817**	**0.0817**		**0.0817**	**0.0817**		**281.4481**	**281.4481**	**0.0183**		**281.9062**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 IGNORE Architectural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.4400e-003	2.4200e-003	0.0382	1.0000e-004	0.0112	7.0000e-005	0.0112	2.9600e-003	6.0000e-005	3.0300e-003		10.2915	10.2915	2.7000e-004	2.4000e-004	10.3711
Total	**3.4400e-003**	**2.4200e-003**	**0.0382**	**1.0000e-004**	**0.0112**	**7.0000e-005**	**0.0112**	**2.9600e-003**	**6.0000e-005**	**3.0300e-003**		**10.2915**	**10.2915**	**2.7000e-004**	**2.4000e-004**	**10.3711**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	24.7509					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062
Total	**24.9554**	**1.4085**	**1.8136**	**2.9700e-003**		**0.0817**	**0.0817**		**0.0817**	**0.0817**	**0.0000**	**281.4481**	**281.4481**	**0.0183**		**281.9062**

3225 Sunset Boulevard - Existing Conditions - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 IGNORE Architectural Coating - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.4400e-003	2.4200e-003	0.0382	1.0000e-004	0.0112	7.0000e-005	0.0112	2.9600e-003	6.0000e-005	3.0300e-003		10.2915	10.2915	2.7000e-004	2.4000e-004	10.3711
Total	**3.4400e-003**	**2.4200e-003**	**0.0382**	**1.0000e-004**	**0.0112**	**7.0000e-005**	**0.0112**	**2.9600e-003**	**6.0000e-005**	**3.0300e-003**		**10.2915**	**10.2915**	**2.7000e-004**	**2.4000e-004**	**10.3711**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.9385	1.0877	8.6540	0.0177	1.6745	0.0180	1.6926	0.4463	0.0169	0.4632		1,803.0084	1,803.0084	0.1231	0.0818	1,830.4543
Unmitigated	0.9385	1.0877	8.6540	0.0177	1.6745	0.0180	1.6926	0.4463	0.0169	0.4632		1,803.0084	1,803.0084	0.1231	0.0818	1,830.4543

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Automobile Care Center	322.94	322.94	322.94	794,630	794,630
Total	322.94	322.94	322.94	794,630	794,630

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Automobile Care Center	0.00	6.76	6.90	0.00	100.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Automobile Care Center	0.543593	0.059173	0.184074	0.132247	0.023864	0.006129	0.012170	0.009151	0.000841	0.000521	0.023543	0.000746	0.003947

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	7.8100e-003	0.0710	0.0596	4.3000e-004		5.4000e-003	5.4000e-003		5.4000e-003	5.4000e-003		85.1990	85.1990	1.6300e-003	1.5600e-003	85.7053
NaturalGas Unmitigated	7.8100e-003	0.0710	0.0596	4.3000e-004		5.4000e-003	5.4000e-003		5.4000e-003	5.4000e-003		85.1990	85.1990	1.6300e-003	1.5600e-003	85.7053

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Automobile Care Center	724.192	7.8100e-003	0.0710	0.0596	4.3000e-004		5.4000e-003	5.4000e-003		5.4000e-003	5.4000e-003		85.1990	85.1990	1.6300e-003	1.5600e-003	85.7053
Total		**7.8100e-003**	**0.0710**	**0.0596**	**4.3000e-004**		**5.4000e-003**	**5.4000e-003**		**5.4000e-003**	**5.4000e-003**		**85.1990**	**85.1990**	**1.6300e-003**	**1.5600e-003**	**85.7053**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Automobile Care Center	0.724192	7.8100e-003	0.0710	0.0596	4.3000e-004		5.4000e-003	5.4000e-003		5.4000e-003	5.4000e-003		85.1990	85.1990	1.6300e-003	1.5600e-003	85.7053
Total		**7.8100e-003**	**0.0710**	**0.0596**	**4.3000e-004**		**5.4000e-003**	**5.4000e-003**		**5.4000e-003**	**5.4000e-003**		**85.1990**	**85.1990**	**1.6300e-003**	**1.5600e-003**	**85.7053**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.2984	1.0000e-005	1.3700e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.9200e-003	2.9200e-003	1.0000e-005		3.1200e-003
Unmitigated	0.2984	1.0000e-005	1.3700e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.9200e-003	2.9200e-003	1.0000e-005		3.1200e-003

3225 Sunset Boulevard - Existing Conditions - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0339					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2643					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.3000e-004	1.0000e-005	1.3700e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.9200e-003	2.9200e-003	1.0000e-005		3.1200e-003
Total	**0.2984**	**1.0000e-005**	**1.3700e-003**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**2.9200e-003**	**2.9200e-003**	**1.0000e-005**		**3.1200e-003**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0339					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2643					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.3000e-004	1.0000e-005	1.3700e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.9200e-003	2.9200e-003	1.0000e-005		3.1200e-003
Total	**0.2984**	**1.0000e-005**	**1.3700e-003**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**2.9200e-003**	**2.9200e-003**	**1.0000e-005**		**3.1200e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

3225 Sunset Boulevard - Existing Conditions - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3225 Sunset Boulevard - Existing Conditions

South Coast AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Automobile Care Center	13.35	1000sqft	0.52	13,350.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	11			**Operational Year**	2021
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	691.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Existing Conditions: 13,350 sf auro repair facility

Construction Phase - IGNORE CONSTRUCTION EMISSIONS FOR EXISTING CONDITONS SCENARIO.

Vehicle Trips - Trip rates based on LADOT Calculator and 01.22.2021 MOU

Energy Use - Historical Title24 assumed for Existing Conditions scenario.

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	0.31	0.52
tblVehicleTrips	CC_TL	8.40	6.76
tblVehicleTrips	CC_TTP	48.00	100.00
tblVehicleTrips	CNW_TTP	19.00	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	DV_TP	51.00	0.00
tblVehicleTrips	PB_TP	28.00	0.00
tblVehicleTrips	PR_TP	21.00	100.00
tblVehicleTrips	ST_TR	23.72	24.19
tblVehicleTrips	SU_TR	11.88	24.19
tblVehicleTrips	WD_TR	23.72	24.19

2.0 Emissions Summary

3225 Sunset Boulevard - Existing Conditions - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.7957	8.1121	7.4519	0.0122	0.0575	0.4496	0.5071	0.0156	0.4137	0.4292	0.0000	1,185.3337	1,185.3337	0.3595	7.2600e-003	1,196.4835
2022	24.9591	7.1335	7.3238	0.0122	0.0575	0.3732	0.4307	0.0156	0.3434	0.3589	0.0000	1,183.8660	1,183.8660	0.3595	7.0100e-003	1,194.9422
Maximum	**24.9591**	**8.1121**	**7.4519**	**0.0122**	**0.0575**	**0.4496**	**0.5071**	**0.0156**	**0.4137**	**0.4292**	**0.0000**	**1,185.3337**	**1,185.3337**	**0.3595**	**7.2600e-003**	**1,196.4835**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.7957	8.1121	7.4519	0.0122	0.0575	0.4496	0.5071	0.0156	0.4137	0.4292	0.0000	1,185.3337	1,185.3337	0.3595	7.2600e-003	1,196.4835
2022	24.9591	7.1335	7.3238	0.0122	0.0575	0.3732	0.4307	0.0156	0.3434	0.3589	0.0000	1,183.8660	1,183.8660	0.3595	7.0100e-003	1,194.9422
Maximum	**24.9591**	**8.1121**	**7.4519**	**0.0122**	**0.0575**	**0.4496**	**0.5071**	**0.0156**	**0.4137**	**0.4292**	**0.0000**	**1,185.3337**	**1,185.3337**	**0.3595**	**7.2600e-003**	**1,196.4835**

3225 Sunset Boulevard - Existing Conditions - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3225 Sunset Boulevard - Existing Conditions - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.2984	1.0000e-005	1.3700e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.9200e-003	2.9200e-003	1.0000e-005		3.1200e-003
Energy	7.8100e-003	0.0710	0.0596	4.3000e-004		5.4000e-003	5.4000e-003		5.4000e-003	5.4000e-003		85.1990	85.1990	1.6300e-003	1.5600e-003	85.7053
Mobile	0.9012	1.1640	8.3907	0.0168	1.6745	0.0180	1.6926	0.4463	0.0169	0.4632		1,719.2054	1,719.2054	0.1279	0.0852	1,747.7885
Total	**1.2073**	**1.2350**	**8.4517**	**0.0173**	**1.6745**	**0.0234**	**1.6980**	**0.4463**	**0.0223**	**0.4686**		**1,804.4073**	**1,804.4073**	**0.1295**	**0.0868**	**1,833.4969**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.2984	1.0000e-005	1.3700e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.9200e-003	2.9200e-003	1.0000e-005		3.1200e-003
Energy	7.8100e-003	0.0710	0.0596	4.3000e-004		5.4000e-003	5.4000e-003		5.4000e-003	5.4000e-003		85.1990	85.1990	1.6300e-003	1.5600e-003	85.7053
Mobile	0.9012	1.1640	8.3907	0.0168	1.6745	0.0180	1.6926	0.4463	0.0169	0.4632		1,719.2054	1,719.2054	0.1279	0.0852	1,747.7885
Total	**1.2073**	**1.2350**	**8.4517**	**0.0173**	**1.6745**	**0.0234**	**1.6980**	**0.4463**	**0.0223**	**0.4686**		**1,804.4073**	**1,804.4073**	**0.1295**	**0.0868**	**1,833.4969**

3225 Sunset Boulevard - Existing Conditions - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	IGNORE Building Construction	Building Construction	10/6/2021	2/22/2022	5	100	
2	IGNORE Architectural Coating	Architectural Coating	2/23/2022	3/1/2022	5	5	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 20,025; Non-Residential Outdoor: 6,675; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
IGNORE Building Construction	Cranes	1	4.00	231	0.29
IGNORE Building Construction	Forklifts	2	6.00	89	0.20
IGNORE Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
IGNORE Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
IGNORE Building Construction	5	4.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

IGNORE Architectural Coating	1	1.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 IGNORE Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117		1,103.2158	1,103.2158	0.3568		1,112.1358
Total	**0.7750**	**7.9850**	**7.2637**	**0.0114**		**0.4475**	**0.4475**		**0.4117**	**0.4117**		**1,103.2158**	**1,103.2158**	**0.3568**		**1,112.1358**

3225 Sunset Boulevard - Existing Conditions - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 IGNORE Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.0700e-003	0.1151	0.0377	3.9000e-004	0.0128	1.7800e-003	0.0146	3.6900e-003	1.7000e-003	5.3900e-003		42.2692	42.2692	1.4400e-003	6.1300e-003	44.1321
Worker	0.0156	0.0121	0.1505	3.9000e-004	0.0447	2.9000e-004	0.0450	0.0119	2.6000e-004	0.0121		39.8487	39.8487	1.2100e-003	1.1300e-003	40.2156
Total	**0.0207**	**0.1271**	**0.1882**	**7.8000e-004**	**0.0575**	**2.0700e-003**	**0.0596**	**0.0156**	**1.9600e-003**	**0.0175**		**82.1179**	**82.1179**	**2.6500e-003**	**7.2600e-003**	**84.3477**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117	0.0000	1,103.2158	1,103.2158	0.3568		1,112.1358
Total	**0.7750**	**7.9850**	**7.2637**	**0.0114**		**0.4475**	**0.4475**		**0.4117**	**0.4117**	**0.0000**	**1,103.2158**	**1,103.2158**	**0.3568**		**1,112.1358**

3225 Sunset Boulevard - Existing Conditions - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 IGNORE Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.0700e-003	0.1151	0.0377	3.9000e-004	0.0128	1.7800e-003	0.0146	3.6900e-003	1.7000e-003	5.3900e-003		42.2692	42.2692	1.4400e-003	6.1300e-003	44.1321
Worker	0.0156	0.0121	0.1505	3.9000e-004	0.0447	2.9000e-004	0.0450	0.0119	2.6000e-004	0.0121		39.8487	39.8487	1.2100e-003	1.1300e-003	40.2156
Total	**0.0207**	**0.1271**	**0.1882**	**7.8000e-004**	**0.0575**	**2.0700e-003**	**0.0596**	**0.0156**	**1.9600e-003**	**0.0175**		**82.1179**	**82.1179**	**2.6500e-003**	**7.2600e-003**	**84.3477**

3.2 IGNORE Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422		1,103.9393	1,103.9393	0.3570		1,112.8652
Total	**0.6863**	**7.0258**	**7.1527**	**0.0114**		**0.3719**	**0.3719**		**0.3422**	**0.3422**		**1,103.9393**	**1,103.9393**	**0.3570**		**1,112.8652**

3225 Sunset Boulevard - Existing Conditions - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 IGNORE Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.5800e-003	0.0971	0.0331	3.8000e-004	0.0128	9.8000e-004	0.0138	3.6900e-003	9.3000e-004	4.6200e-003		41.1545	41.1545	1.3700e-003	5.9700e-003	42.9683
Worker	0.0145	0.0106	0.1380	3.8000e-004	0.0447	2.7000e-004	0.0450	0.0119	2.5000e-004	0.0121		38.7722	38.7722	1.0800e-003	1.0400e-003	39.1087
Total	**0.0181**	**0.1077**	**0.1711**	**7.6000e-004**	**0.0575**	**1.2500e-003**	**0.0588**	**0.0156**	**1.1800e-003**	**0.0167**		**79.9267**	**79.9267**	**2.4500e-003**	**7.0100e-003**	**82.0769**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422	0.0000	1,103.9393	1,103.9393	0.3570		1,112.8652
Total	**0.6863**	**7.0258**	**7.1527**	**0.0114**		**0.3719**	**0.3719**		**0.3422**	**0.3422**	**0.0000**	**1,103.9393**	**1,103.9393**	**0.3570**		**1,112.8652**

3225 Sunset Boulevard - Existing Conditions - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 IGNORE Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.5800e-003	0.0971	0.0331	3.8000e-004	0.0128	9.8000e-004	0.0138	3.6900e-003	9.3000e-004	4.6200e-003		41.1545	41.1545	1.3700e-003	5.9700e-003	42.9683
Worker	0.0145	0.0106	0.1380	3.8000e-004	0.0447	2.7000e-004	0.0450	0.0119	2.5000e-004	0.0121		38.7722	38.7722	1.0800e-003	1.0400e-003	39.1087
Total	**0.0181**	**0.1077**	**0.1711**	**7.6000e-004**	**0.0575**	**1.2500e-003**	**0.0588**	**0.0156**	**1.1800e-003**	**0.0167**		**79.9267**	**79.9267**	**2.4500e-003**	**7.0100e-003**	**82.0769**

3.3 IGNORE Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	24.7509					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062
Total	**24.9554**	**1.4085**	**1.8136**	**2.9700e-003**		**0.0817**	**0.0817**		**0.0817**	**0.0817**		**281.4481**	**281.4481**	**0.0183**		**281.9062**

3225 Sunset Boulevard - Existing Conditions - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 IGNORE Architectural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.6200e-003	2.6500e-003	0.0345	1.0000e-004	0.0112	7.0000e-005	0.0112	2.9600e-003	6.0000e-005	3.0300e-003		9.6931	9.6931	2.7000e-004	2.6000e-004	9.7772
Total	**3.6200e-003**	**2.6500e-003**	**0.0345**	**1.0000e-004**	**0.0112**	**7.0000e-005**	**0.0112**	**2.9600e-003**	**6.0000e-005**	**3.0300e-003**		**9.6931**	**9.6931**	**2.7000e-004**	**2.6000e-004**	**9.7772**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	24.7509					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062
Total	**24.9554**	**1.4085**	**1.8136**	**2.9700e-003**		**0.0817**	**0.0817**		**0.0817**	**0.0817**	**0.0000**	**281.4481**	**281.4481**	**0.0183**		**281.9062**

3225 Sunset Boulevard - Existing Conditions - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 IGNORE Architectural Coating - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.6200e-003	2.6500e-003	0.0345	1.0000e-004	0.0112	7.0000e-005	0.0112	2.9600e-003	6.0000e-005	3.0300e-003		9.6931	9.6931	2.7000e-004	2.6000e-004	9.7772
Total	**3.6200e-003**	**2.6500e-003**	**0.0345**	**1.0000e-004**	**0.0112**	**7.0000e-005**	**0.0112**	**2.9600e-003**	**6.0000e-005**	**3.0300e-003**		**9.6931**	**9.6931**	**2.7000e-004**	**2.6000e-004**	**9.7772**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.9012	1.1640	8.3907	0.0168	1.6745	0.0180	1.6926	0.4463	0.0169	0.4632		1,719.2054	1,719.2054	0.1279	0.0852	1,747.7885
Unmitigated	0.9012	1.1640	8.3907	0.0168	1.6745	0.0180	1.6926	0.4463	0.0169	0.4632		1,719.2054	1,719.2054	0.1279	0.0852	1,747.7885

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Automobile Care Center	322.94	322.94	322.94	794,630	794,630
Total	322.94	322.94	322.94	794,630	794,630

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Automobile Care Center	0.00	6.76	6.90	0.00	100.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Automobile Care Center	0.543593	0.059173	0.184074	0.132247	0.023864	0.006129	0.012170	0.009151	0.000841	0.000521	0.023543	0.000746	0.003947

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	7.8100e-003	0.0710	0.0596	4.3000e-004		5.4000e-003	5.4000e-003		5.4000e-003	5.4000e-003		85.1990	85.1990	1.6300e-003	1.5600e-003	85.7053
NaturalGas Unmitigated	7.8100e-003	0.0710	0.0596	4.3000e-004		5.4000e-003	5.4000e-003		5.4000e-003	5.4000e-003		85.1990	85.1990	1.6300e-003	1.5600e-003	85.7053

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Automobile Care Center	724.192	7.8100e-003	0.0710	0.0596	4.3000e-004		5.4000e-003	5.4000e-003		5.4000e-003	5.4000e-003		85.1990	85.1990	1.6300e-003	1.5600e-003	85.7053
Total		**7.8100e-003**	**0.0710**	**0.0596**	**4.3000e-004**		**5.4000e-003**	**5.4000e-003**		**5.4000e-003**	**5.4000e-003**		**85.1990**	**85.1990**	**1.6300e-003**	**1.5600e-003**	**85.7053**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Automobile Care Center	0.724192	7.8100e-003	0.0710	0.0596	4.3000e-004		5.4000e-003	5.4000e-003		5.4000e-003	5.4000e-003		85.1990	85.1990	1.6300e-003	1.5600e-003	85.7053
Total		**7.8100e-003**	**0.0710**	**0.0596**	**4.3000e-004**		**5.4000e-003**	**5.4000e-003**		**5.4000e-003**	**5.4000e-003**		**85.1990**	**85.1990**	**1.6300e-003**	**1.5600e-003**	**85.7053**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.2984	1.0000e-005	1.3700e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.9200e-003	2.9200e-003	1.0000e-005		3.1200e-003
Unmitigated	0.2984	1.0000e-005	1.3700e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.9200e-003	2.9200e-003	1.0000e-005		3.1200e-003

3225 Sunset Boulevard - Existing Conditions - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0339					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2643					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.3000e-004	1.0000e-005	1.3700e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.9200e-003	2.9200e-003	1.0000e-005		3.1200e-003
Total	**0.2984**	**1.0000e-005**	**1.3700e-003**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**2.9200e-003**	**2.9200e-003**	**1.0000e-005**		**3.1200e-003**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0339					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2643					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.3000e-004	1.0000e-005	1.3700e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.9200e-003	2.9200e-003	1.0000e-005		3.1200e-003
Total	**0.2984**	**1.0000e-005**	**1.3700e-003**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**2.9200e-003**	**2.9200e-003**	**1.0000e-005**		**3.1200e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

3225 Sunset Boulevard Project - South Coast AQMD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3225 Sunset Boulevard Project

South Coast AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	4.00	1000sqft	0.00	4,000.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
Enclosed Parking with Elevator	69.00	Space	0.62	27,600.00	0
High Turnover (Sit Down Restaurant)	2.90	1000sqft	0.00	2,900.00	0
Apartments Mid Rise	86.00	Dwelling Unit	0.52	76,309.00	203
Regional Shopping Center	2.50	1000sqft	0.00	2,500.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	11			**Operational Year**	2024
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	691.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project data per Modified Project Site Plans, dated 11-23-21

Construction Phase - Assumes 18-month construction timeline.

Off-road Equipment - Equipment use on worst-case day.

Off-road Equipment - Equipment use on worst-case day.

Trips and VMT - Assumes 14 cy haul truck capacity and average 30-mile distance to disposal site (Hanson Aggregates West, Inc., Irwindale)

Demolition - 13,350 sf auto repair facility to be demolished.

3225 Sunset Boulevard Project - South Coast AQMD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Grading - Approximately 7,700 cy of soil export based on Haul Route Application

Architectural Coating -

Vehicle Trips - Trips rates adjusted based on LADOT VMT Calculator for the Modified Project (01.10.2022)

Woodstoves - No woodstoves or fireplaces proposed.

Area Coating -

Energy Use -

Sequestration -

Construction Off-road Equipment Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	4700	5000
tblAreaCoating	Area_Nonresidential_Interior	14100	15000
tblAreaCoating	Area_Parking	922	936
tblAreaCoating	Area_Residential_Exterior	51509	50818
tblAreaCoating	Area_Residential_Interior	154526	152454
tblConstructionPhase	NumDays	5.00	86.00
tblConstructionPhase	NumDays	100.00	261.00
tblConstructionPhase	NumDays	10.00	22.00
tblConstructionPhase	NumDays	1.00	22.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	73.10	0.00

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFireplaces	NumberNoFireplace	8.60	0.00
tblFireplaces	NumberWood	4.30	0.00
tblGrading	MaterialExported	0.00	7,700.00
tblLandUse	LandUseSquareFeet	86,000.00	76,309.00
tblLandUse	LotAcreage	0.09	0.00
tblLandUse	LotAcreage	0.07	0.00
tblLandUse	LotAcreage	2.26	0.52
tblLandUse	LotAcreage	0.06	0.00
tblLandUse	Population	246.00	203.00
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.42	0.42
tblOffRoadEquipment	LoadFactor	0.31	0.31
tblOffRoadEquipment	OffRoadEquipmentType	Cranes	Cement and Mortar Mixers
tblOffRoadEquipment	OffRoadEquipmentType		Generator Sets
tblOffRoadEquipment	OffRoadEquipmentType		Rollers
tblOffRoadEquipment	OffRoadEquipmentType		Pavers
tblOffRoadEquipment	OffRoadEquipmentType		Aerial Lifts
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	4.00
tblSequestration	NumberOfNewTrees	0.00	21.00
tblSolidWaste	SolidWasteGenerationRate	39.56	37.72
tblSolidWaste	SolidWasteGenerationRate	3.72	4.28
tblStationaryGeneratorsPumpsUse	HorsePowerValue	0.00	1,000.00
tblStationaryGeneratorsPumpsUse	HoursPerDay	0.00	0.50
tblStationaryGeneratorsPumpsUse	HoursPerYear	0.00	12.00
tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	1.00
tblTripsAndVMT	HaulingTripLength	20.00	30.00
tblTripsAndVMT	HaulingTripNumber	963.00	1,100.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	6.74
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	72.50	0.00
tblVehicleTrips	CC_TTP	64.70	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	CW_TTP	8.50	0.00
tblVehicleTrips	CW_TTP	16.30	0.00
tblVehicleTrips	DV_TP	11.00	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	DV_TP	20.00	0.00
tblVehicleTrips	DV_TP	35.00	0.00
tblVehicleTrips	HO_TL	8.70	0.00
tblVehicleTrips	HO_TTP	40.60	0.00
tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HS_TTP	19.20	0.00
tblVehicleTrips	HW_TL	14.70	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	HW_TTP	40.20	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PB_TP	43.00	0.00
tblVehicleTrips	PB_TP	11.00	0.00
tblVehicleTrips	PR_TP	86.00	0.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	PR_TP	37.00	0.00
tblVehicleTrips	PR_TP	54.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	4.91	0.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	122.40	0.00
tblVehicleTrips	ST_TR	46.12	0.00
tblVehicleTrips	ST_TR	0.00	792.00
tblVehicleTrips	SU_TR	4.09	0.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	142.64	0.00
tblVehicleTrips	SU_TR	21.10	0.00
tblVehicleTrips	SU_TR	0.00	792.00
tblVehicleTrips	WD_TR	5.44	0.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	112.18	0.00
tblVehicleTrips	WD_TR	37.75	0.00
tblVehicleTrips	WD_TR	0.00	792.00
tblWater	IndoorWaterUseRate	5,603,246.20	5,342,630.10
tblWater	IndoorWaterUseRate	710,934.99	817,575.24
tblWater	OutdoorWaterUseRate	3,532,481.30	3,368,179.85
tblWater	OutdoorWaterUseRate	435,734.35	501,094.50

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblWoodstoves	NumberCatalytic	4.30	0.00
tblWoodstoves	NumberNoncatalytic	4.30	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

3225 Sunset Boulevard Project - South Coast AQMD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.0843	0.8410	0.9273	2.1800e-003	0.0673	0.0361	0.1034	0.0164	0.0340	0.0504	0.0000	198.4213	198.4213	0.0299	0.0104	202.2631
2023	0.4442	1.2903	1.9368	3.5100e-003	0.0825	0.0622	0.1447	0.0221	0.0592	0.0813	0.0000	309.9733	309.9733	0.0504	4.4300e-003	312.5553
Maximum	**0.4442**	**1.2903**	**1.9368**	**3.5100e-003**	**0.0825**	**0.0622**	**0.1447**	**0.0221**	**0.0592**	**0.0813**	**0.0000**	**309.9733**	**309.9733**	**0.0504**	**0.0104**	**312.5553**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.0843	0.8410	0.9273	2.1800e-003	0.0602	0.0361	0.0964	0.0154	0.0340	0.0494	0.0000	198.4212	198.4212	0.0299	0.0104	202.2630
2023	0.4442	1.2903	1.9368	3.5100e-003	0.0825	0.0622	0.1447	0.0221	0.0592	0.0813	0.0000	309.9731	309.9731	0.0504	4.4300e-003	312.5550
Maximum	**0.4442**	**1.2903**	**1.9368**	**3.5100e-003**	**0.0825**	**0.0622**	**0.1447**	**0.0221**	**0.0592**	**0.0813**	**0.0000**	**309.9731**	**309.9731**	**0.0504**	**0.0104**	**312.5550**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	4.72	0.00	2.85	2.42	0.00	0.71	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	7-1-2022	9-30-2022	0.4447	0.4447
2	10-1-2022	12-31-2022	0.4723	0.4723
3	1-1-2023	3-31-2023	0.4220	0.4220
4	4-1-2023	6-30-2023	0.4251	0.4251
5	7-1-2023	9-30-2023	0.4375	0.4375
		Highest	0.4723	0.4723

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3667	0.0102	0.8875	5.0000e-005		4.9200e-003	4.9200e-003		4.9200e-003	4.9200e-003	0.0000	1.4507	1.4507	1.4000e-003	0.0000	1.4856
Energy	8.0200e-003	0.0707	0.0446	4.4000e-004		5.5400e-003	5.5400e-003		5.5400e-003	5.5400e-003	0.0000	295.2795	295.2795	0.0118	2.7000e-003	296.3806
Mobile	0.3435	0.3831	3.2487	6.9000e-003	0.7315	5.1700e-003	0.7367	0.1952	4.8000e-003	0.2000	0.0000	649.1442	649.1442	0.0449	0.0301	659.2440
Stationary	9.8500e-003	0.0440	0.0251	5.0000e-005		1.4500e-003	1.4500e-003		1.4500e-003	1.4500e-003	0.0000	4.5696	4.5696	6.4000e-004	0.0000	4.5856
Waste						0.0000	0.0000		0.0000	0.0000	16.0647	0.0000	16.0647	0.9494	0.0000	39.7996
Water						0.0000	0.0000		0.0000	0.0000	2.2924	43.6156	45.9080	0.2375	5.8100e-003	53.5780
Total	**0.7281**	**0.5080**	**4.2059**	**7.4400e-003**	**0.7315**	**0.0171**	**0.7486**	**0.1952**	**0.0167**	**0.2119**	**18.3571**	**994.0595**	**1,012.4166**	**1.2457**	**0.0386**	**1,055.0734**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3667	0.0102	0.8875	5.0000e-005		4.9200e-003	4.9200e-003		4.9200e-003	4.9200e-003	0.0000	1.4507	1.4507	1.4000e-003	0.0000	1.4856
Energy	7.8300e-003	0.0689	0.0436	4.3000e-004		5.4100e-003	5.4100e-003		5.4100e-003	5.4100e-003	0.0000	286.4702	286.4702	0.0115	2.6300e-003	287.5397
Mobile	0.3435	0.3831	3.2487	6.9000e-003	0.7315	5.1700e-003	0.7367	0.1952	4.8000e-003	0.2000	0.0000	649.1442	649.1442	0.0449	0.0301	659.2440
Stationary	9.8500e-003	0.0440	0.0251	5.0000e-005		1.4500e-003	1.4500e-003		1.4500e-003	1.4500e-003	0.0000	4.5696	4.5696	6.4000e-004	0.0000	4.5856
Waste						0.0000	0.0000		0.0000	0.0000	4.8194	0.0000	4.8194	0.2848	0.0000	11.9399
Water						0.0000	0.0000		0.0000	0.0000	1.8339	34.8925	36.7264	0.1900	4.6500e-003	42.8624
Total	**0.7279**	**0.5062**	**4.2050**	**7.4300e-003**	**0.7315**	**0.0170**	**0.7484**	**0.1952**	**0.0166**	**0.2118**	**6.6533**	**976.5272**	**983.1805**	**0.5332**	**0.0374**	**1,007.6572**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.03**	**0.34**	**0.02**	**0.13**	**0.00**	**0.76**	**0.02**	**0.00**	**0.78**	**0.06**	**63.76**	**1.76**	**2.89**	**57.20**	**3.18**	**4.49**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.3 Vegetation

Vegetation

	CO2e
Category	MT
New Trees	14.8680
Total	**14.8680**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	7/1/2022	8/1/2022	5	22	
2	Site Preparation	Site Preparation	8/2/2022	8/31/2022	5	22	
3	Building Construction	Building Construction	9/1/2022	8/31/2023	5	261	
4	Architectural Coating	Architectural Coating	9/1/2023	12/29/2023	5	86	

Acres of Grading (Site Preparation Phase): 11

Acres of Grading (Grading Phase): 0

Acres of Paving: 0.62

Residential Indoor: 154,526; Residential Outdoor: 51,509; Non-Residential Indoor: 14,100; Non-Residential Outdoor: 4,700; Striped Parking Area: 922 (Architectural Coating – sqft)

OffRoad Equipment

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Rollers	1	8.00	80	0.38
Building Construction	Pavers	1	8.00	130	0.42
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Architectural Coating	Aerial Lifts	2	8.00	63	0.31
Architectural Coating	Air Compressors	4	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	61.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	1,100.00	14.70	6.90	30.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	72.00	13.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	6	14.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					6.5700e-003	0.0000	6.5700e-003	9.9000e-004	0.0000	9.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.8000e-003	0.0706	0.0822	1.3000e-004		3.7100e-003	3.7100e-003		3.5500e-003	3.5500e-003	0.0000	11.4550	11.4550	2.1100e-003	0.0000	11.5078
Total	**7.8000e-003**	**0.0706**	**0.0822**	**1.3000e-004**	**6.5700e-003**	**3.7100e-003**	**0.0103**	**9.9000e-004**	**3.5500e-003**	**4.5400e-003**	**0.0000**	**11.4550**	**11.4550**	**2.1100e-003**	**0.0000**	**11.5078**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.3000e-004	5.0100e-003	1.1500e-003	2.0000e-005	5.2000e-004	4.0000e-005	5.6000e-004	1.4000e-004	4.0000e-005	1.8000e-004	0.0000	1.8371	1.8371	1.0000e-004	2.9000e-004	1.9265
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.7000e-004	3.0000e-004	3.9000e-003	1.0000e-005	1.2100e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9821	0.9821	3.0000e-005	3.0000e-005	0.9906
Total	**5.0000e-004**	**5.3100e-003**	**5.0500e-003**	**3.0000e-005**	**1.7300e-003**	**5.0000e-005**	**1.7700e-003**	**4.6000e-004**	**5.0000e-005**	**5.1000e-004**	**0.0000**	**2.8192**	**2.8192**	**1.3000e-004**	**3.2000e-004**	**2.9171**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.9600e-003	0.0000	2.9600e-003	4.5000e-004	0.0000	4.5000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.8000e-003	0.0706	0.0822	1.3000e-004		3.7100e-003	3.7100e-003		3.5500e-003	3.5500e-003	0.0000	11.4549	11.4549	2.1100e-003	0.0000	11.5078
Total	**7.8000e-003**	**0.0706**	**0.0822**	**1.3000e-004**	**2.9600e-003**	**3.7100e-003**	**6.6700e-003**	**4.5000e-004**	**3.5500e-003**	**4.0000e-003**	**0.0000**	**11.4549**	**11.4549**	**2.1100e-003**	**0.0000**	**11.5078**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.3000e-004	5.0100e-003	1.1500e-003	2.0000e-005	5.2000e-004	4.0000e-005	5.6000e-004	1.4000e-004	4.0000e-005	1.8000e-004	0.0000	1.8371	1.8371	1.0000e-004	2.9000e-004	1.9265
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.7000e-004	3.0000e-004	3.9000e-003	1.0000e-005	1.2100e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9821	0.9821	3.0000e-005	3.0000e-005	0.9906
Total	**5.0000e-004**	**5.3100e-003**	**5.0500e-003**	**3.0000e-005**	**1.7300e-003**	**5.0000e-005**	**1.7700e-003**	**4.6000e-004**	**5.0000e-005**	**5.1000e-004**	**0.0000**	**2.8192**	**2.8192**	**1.3000e-004**	**3.2000e-004**	**2.9171**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					6.2700e-003	0.0000	6.2700e-003	7.0000e-004	0.0000	7.0000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.3800e-003	0.0763	0.0436	1.1000e-004		2.8300e-003	2.8300e-003		2.6000e-003	2.6000e-003	0.0000	9.4054	9.4054	3.0400e-003	0.0000	9.4815
Total	**6.3800e-003**	**0.0763**	**0.0436**	**1.1000e-004**	**6.2700e-003**	**2.8300e-003**	**9.1000e-003**	**7.0000e-004**	**2.6000e-003**	**3.3000e-003**	**0.0000**	**9.4054**	**9.4054**	**3.0400e-003**	**0.0000**	**9.4815**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.1600e-003	0.1302	0.0270	4.9000e-004	0.0142	1.0700e-003	0.0153	3.9000e-003	1.0300e-003	4.9200e-003	0.0000	48.9462	48.9462	2.6500e-003	7.7700e-003	51.3281
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8000e-004	1.5000e-004	1.9500e-003	1.0000e-005	6.0000e-004	0.0000	6.1000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.4911	0.4911	1.0000e-005	1.0000e-005	0.4953
Total	**3.3400e-003**	**0.1304**	**0.0290**	**5.0000e-004**	**0.0148**	**1.0700e-003**	**0.0159**	**4.0600e-003**	**1.0300e-003**	**5.0800e-003**	**0.0000**	**49.4373**	**49.4373**	**2.6600e-003**	**7.7800e-003**	**51.8234**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.8200e-003	0.0000	2.8200e-003	3.1000e-004	0.0000	3.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.3800e-003	0.0763	0.0436	1.1000e-004		2.8300e-003	2.8300e-003		2.6000e-003	2.6000e-003	0.0000	9.4054	9.4054	3.0400e-003	0.0000	9.4815
Total	**6.3800e-003**	**0.0763**	**0.0436**	**1.1000e-004**	**2.8200e-003**	**2.8300e-003**	**5.6500e-003**	**3.1000e-004**	**2.6000e-003**	**2.9100e-003**	**0.0000**	**9.4054**	**9.4054**	**3.0400e-003**	**0.0000**	**9.4815**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.1600e-003	0.1302	0.0270	4.9000e-004	0.0142	1.0700e-003	0.0153	3.9000e-003	1.0300e-003	4.9200e-003	0.0000	48.9462	48.9462	2.6500e-003	7.7700e-003	51.3281
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8000e-004	1.5000e-004	1.9500e-003	1.0000e-005	6.0000e-004	0.0000	6.1000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.4911	0.4911	1.0000e-005	1.0000e-005	0.4953
Total	**3.3400e-003**	**0.1304**	**0.0290**	**5.0000e-004**	**0.0148**	**1.0700e-003**	**0.0159**	**4.0600e-003**	**1.0300e-003**	**5.0800e-003**	**0.0000**	**49.4373**	**49.4373**	**2.6600e-003**	**7.7800e-003**	**51.8234**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0547	0.5224	0.6473	1.0000e-003		0.0280	0.0280		0.0263	0.0263	0.0000	86.7876	86.7876	0.0209	0.0000	87.3088
Total	**0.0547**	**0.5224**	**0.6473**	**1.0000e-003**		**0.0280**	**0.0280**		**0.0263**	**0.0263**	**0.0000**	**86.7876**	**86.7876**	**0.0209**	**0.0000**	**87.3088**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.0200e-003	0.0276	9.1700e-003	1.1000e-004	3.5700e-003	2.8000e-004	3.8400e-003	1.0300e-003	2.6000e-004	1.2900e-003	0.0000	10.5533	10.5533	3.5000e-004	1.5300e-003	11.0185
Worker	0.0105	8.4900e-003	0.1111	3.0000e-004	0.0344	2.1000e-004	0.0346	9.1300e-003	1.9000e-004	9.3200e-003	0.0000	27.9635	27.9635	7.7000e-004	7.5000e-004	28.2061
Total	**0.0115**	**0.0361**	**0.1203**	**4.1000e-004**	**0.0379**	**4.9000e-004**	**0.0384**	**0.0102**	**4.5000e-004**	**0.0106**	**0.0000**	**38.5169**	**38.5169**	**1.1200e-003**	**2.2800e-003**	**39.2246**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Building Construction - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0547	0.5224	0.6473	1.0000e-003		0.0280	0.0280		0.0263	0.0263	0.0000	86.7875	86.7875	0.0209	0.0000	87.3087
Total	**0.0547**	**0.5224**	**0.6473**	**1.0000e-003**		**0.0280**	**0.0280**		**0.0263**	**0.0263**	**0.0000**	**86.7875**	**86.7875**	**0.0209**	**0.0000**	**87.3087**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.0200e-003	0.0276	9.1700e-003	1.1000e-004	3.5700e-003	2.8000e-004	3.8400e-003	1.0300e-003	2.6000e-004	1.2900e-003	0.0000	10.5533	10.5533	3.5000e-004	1.5300e-003	11.0185
Worker	0.0105	8.4900e-003	0.1111	3.0000e-004	0.0344	2.1000e-004	0.0346	9.1300e-003	1.9000e-004	9.3200e-003	0.0000	27.9635	27.9635	7.7000e-004	7.5000e-004	28.2061
Total	**0.0115**	**0.0361**	**0.1203**	**4.1000e-004**	**0.0379**	**4.9000e-004**	**0.0384**	**0.0102**	**4.5000e-004**	**0.0106**	**0.0000**	**38.5169**	**38.5169**	**1.1200e-003**	**2.2800e-003**	**39.2246**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1012	0.9611	1.2909	2.0100e-003		0.0486	0.0486		0.0457	0.0457	0.0000	173.6257	173.6257	0.0415	0.0000	174.6641
Total	**0.1012**	**0.9611**	**1.2909**	**2.0100e-003**		**0.0486**	**0.0486**		**0.0457**	**0.0457**	**0.0000**	**173.6257**	**173.6257**	**0.0415**	**0.0000**	**174.6641**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.2200e-003	0.0431	0.0164	2.1000e-004	7.1300e-003	2.4000e-004	7.3700e-003	2.0600e-003	2.3000e-004	2.2900e-003	0.0000	20.1286	20.1286	6.7000e-004	2.9200e-003	21.0146
Worker	0.0195	0.0150	0.2050	5.9000e-004	0.0687	3.9000e-004	0.0691	0.0183	3.6000e-004	0.0186	0.0000	54.4560	54.4560	1.3800e-003	1.3800e-003	54.9030
Total	**0.0208**	**0.0581**	**0.2214**	**8.0000e-004**	**0.0759**	**6.3000e-004**	**0.0765**	**0.0203**	**5.9000e-004**	**0.0209**	**0.0000**	**74.5846**	**74.5846**	**2.0500e-003**	**4.3000e-003**	**75.9175**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1012	0.9611	1.2909	2.0100e-003		0.0486	0.0486		0.0457	0.0457	0.0000	173.6255	173.6255	0.0415	0.0000	174.6639
Total	**0.1012**	**0.9611**	**1.2909**	**2.0100e-003**		**0.0486**	**0.0486**		**0.0457**	**0.0457**	**0.0000**	**173.6255**	**173.6255**	**0.0415**	**0.0000**	**174.6639**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.2200e-003	0.0431	0.0164	2.1000e-004	7.1300e-003	2.4000e-004	7.3700e-003	2.0600e-003	2.3000e-004	2.2900e-003	0.0000	20.1286	20.1286	6.7000e-004	2.9200e-003	21.0146
Worker	0.0195	0.0150	0.2050	5.9000e-004	0.0687	3.9000e-004	0.0691	0.0183	3.6000e-004	0.0186	0.0000	54.4560	54.4560	1.3800e-003	1.3800e-003	54.9030
Total	**0.0208**	**0.0581**	**0.2214**	**8.0000e-004**	**0.0759**	**6.3000e-004**	**0.0765**	**0.0203**	**5.9000e-004**	**0.0209**	**0.0000**	**74.5846**	**74.5846**	**2.0500e-003**	**4.3000e-003**	**75.9175**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.2845					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0359	0.2697	0.4049	6.5000e-004		0.0130	0.0130		0.0129	0.0129	0.0000	56.5296	56.5296	6.7100e-003	0.0000	56.6972
Total	**0.3204**	**0.2697**	**0.4049**	**6.5000e-004**		**0.0130**	**0.0130**		**0.0129**	**0.0129**	**0.0000**	**56.5296**	**56.5296**	**6.7100e-003**	**0.0000**	**56.6972**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8800e-003	1.4400e-003	0.0197	6.0000e-005	6.6000e-003	4.0000e-005	6.6400e-003	1.7500e-003	3.0000e-005	1.7900e-003	0.0000	5.2335	5.2335	1.3000e-004	1.3000e-004	5.2764
Total	**1.8800e-003**	**1.4400e-003**	**0.0197**	**6.0000e-005**	**6.6000e-003**	**4.0000e-005**	**6.6400e-003**	**1.7500e-003**	**3.0000e-005**	**1.7900e-003**	**0.0000**	**5.2335**	**5.2335**	**1.3000e-004**	**1.3000e-004**	**5.2764**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.2845					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0359	0.2697	0.4049	6.5000e-004		0.0130	0.0130		0.0129	0.0129	0.0000	56.5295	56.5295	6.7100e-003	0.0000	56.6972
Total	**0.3204**	**0.2697**	**0.4049**	**6.5000e-004**		**0.0130**	**0.0130**		**0.0129**	**0.0129**	**0.0000**	**56.5295**	**56.5295**	**6.7100e-003**	**0.0000**	**56.6972**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8800e-003	1.4400e-003	0.0197	6.0000e-005	6.6000e-003	4.0000e-005	6.6400e-003	1.7500e-003	3.0000e-005	1.7900e-003	0.0000	5.2335	5.2335	1.3000e-004	1.3000e-004	5.2764
Total	**1.8800e-003**	**1.4400e-003**	**0.0197**	**6.0000e-005**	**6.6000e-003**	**4.0000e-005**	**6.6400e-003**	**1.7500e-003**	**3.0000e-005**	**1.7900e-003**	**0.0000**	**5.2335**	**5.2335**	**1.3000e-004**	**1.3000e-004**	**5.2764**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3435	0.3831	3.2487	6.9000e-003	0.7315	5.1700e-003	0.7367	0.1952	4.8000e-003	0.2000	0.0000	649.1442	649.1442	0.0449	0.0301	659.2440
Unmitigated	0.3435	0.3831	3.2487	6.9000e-003	0.7315	5.1700e-003	0.7367	0.1952	4.8000e-003	0.2000	0.0000	649.1442	649.1442	0.0449	0.0301	659.2440

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
Regional Shopping Center	0.00	0.00	0.00		
User Defined Commercial	792.00	792.00	792.00	1,943,061	1,943,061
Total	792.00	792.00	792.00	1,943,061	1,943,061

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Regional Shopping Center	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
User Defined Commercial	0.00	6.74	0.00	0.00	100.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Enclosed Parking with Elevator	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
General Office Building	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
High Turnover (Sit Down Restaurant)	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Regional Shopping Center	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
User Defined Commercial	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	209.0167	209.0167	9.9700e-003	1.2100e-003	209.6260
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	215.8634	215.8634	0.0103	1.2500e-003	216.4926
NaturalGas Mitigated	7.8300e-003	0.0689	0.0436	4.3000e-004		5.4100e-003	5.4100e-003		5.4100e-003	5.4100e-003	0.0000	77.4535	77.4535	1.4800e-003	1.4200e-003	77.9138
NaturalGas Unmitigated	8.0200e-003	0.0707	0.0446	4.4000e-004		5.5400e-003	5.5400e-003		5.5400e-003	5.5400e-003	0.0000	79.4161	79.4161	1.5200e-003	1.4600e-003	79.8880

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	774929	4.1800e-003	0.0357	0.0152	2.3000e-004		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	41.3532	41.3532	7.9000e-004	7.6000e-004	41.5989
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	41240	2.2000e-004	2.0200e-003	1.7000e-003	1.0000e-005		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004	0.0000	2.2007	2.2007	4.0000e-005	4.0000e-005	2.2138
High Turnover (Sit Down Restaurant)	667957	3.6000e-003	0.0327	0.0275	2.0000e-004		2.4900e-003	2.4900e-003		2.4900e-003	2.4900e-003	0.0000	35.6447	35.6447	6.8000e-004	6.5000e-004	35.8566
Regional Shopping Center	4075	2.0000e-005	2.0000e-004	1.7000e-004	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.2175	0.2175	0.0000	0.0000	0.2188
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**8.0200e-003**	**0.0707**	**0.0446**	**4.4000e-004**		**5.5500e-003**	**5.5500e-003**		**5.5500e-003**	**5.5500e-003**	**0.0000**	**79.4161**	**79.4161**	**1.5100e-003**	**1.4500e-003**	**79.8880**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	749766	4.0400e-003	0.0346	0.0147	2.2000e-004		2.7900e-003	2.7900e-003		2.7900e-003	2.7900e-003	0.0000	40.0104	40.0104	7.7000e-004	7.3000e-004	40.2482
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	38462.4	2.1000e-004	1.8900e-003	1.5800e-003	1.0000e-005		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004	0.0000	2.0525	2.0525	4.0000e-005	4.0000e-005	2.0647
High Turnover (Sit Down Restaurant)	659319	3.5600e-003	0.0323	0.0272	1.9000e-004		2.4600e-003	2.4600e-003		2.4600e-003	2.4600e-003	0.0000	35.1838	35.1838	6.7000e-004	6.5000e-004	35.3929
Regional Shopping Center	3875.5	2.0000e-005	1.9000e-004	1.6000e-004	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	0.2068	0.2068	0.0000	0.0000	0.2080
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**7.8300e-003**	**0.0690**	**0.0436**	**4.2000e-004**		**5.4000e-003**	**5.4000e-003**		**5.4000e-003**	**5.4000e-003**	**0.0000**	**77.4535**	**77.4535**	**1.4800e-003**	**1.4200e-003**	**77.9138**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	329431	103.4007	4.9300e-003	6.0000e-004	103.7021
Enclosed Parking with Elevator	150144	47.1267	2.2500e-003	2.7000e-004	47.2641
General Office Building	50000	15.6938	7.5000e-004	9.0000e-005	15.7396
High Turnover (Sit Down Restaurant)	125483	39.3862	1.8800e-003	2.3000e-004	39.5010
Regional Shopping Center	32675	10.2559	4.9000e-004	6.0000e-005	10.2858
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		**215.8634**	**0.0103**	**1.2500e-003**	**216.4926**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	324756	101.9335	4.8600e-003	5.9000e-004	102.2306
Enclosed Parking with Elevator	140001	43.9431	2.1000e-003	2.5000e-004	44.0712
General Office Building	47793.6	15.0013	7.2000e-004	9.0000e-005	15.0450
High Turnover (Sit Down Restaurant)	122416	38.4234	1.8300e-003	2.2000e-004	38.5354
Regional Shopping Center	30953	9.7154	4.6000e-004	6.0000e-005	9.7438
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		**209.0167**	**9.9700e-003**	**1.2100e-003**	**209.6260**

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

Use Low VOC Cleaning Supplies

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3667	0.0102	0.8875	5.0000e-005		4.9200e-003	4.9200e-003		4.9200e-003	4.9200e-003	0.0000	1.4507	1.4507	1.4000e-003	0.0000	1.4856
Unmitigated	0.3667	0.0102	0.8875	5.0000e-005		4.9200e-003	4.9200e-003		4.9200e-003	4.9200e-003	0.0000	1.4507	1.4507	1.4000e-003	0.0000	1.4856

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0284					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3115					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0268	0.0102	0.8875	5.0000e-005		4.9200e-003	4.9200e-003		4.9200e-003	4.9200e-003	0.0000	1.4507	1.4507	1.4000e-003	0.0000	1.4856
Total	**0.3667**	**0.0102**	**0.8875**	**5.0000e-005**		**4.9200e-003**	**4.9200e-003**		**4.9200e-003**	**4.9200e-003**	**0.0000**	**1.4507**	**1.4507**	**1.4000e-003**	**0.0000**	**1.4856**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0284					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3115					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0268	0.0102	0.8875	5.0000e-005		4.9200e-003	4.9200e-003		4.9200e-003	4.9200e-003	0.0000	1.4507	1.4507	1.4000e-003	0.0000	1.4856
Total	**0.3667**	**0.0102**	**0.8875**	**5.0000e-005**		**4.9200e-003**	**4.9200e-003**		**4.9200e-003**	**4.9200e-003**	**0.0000**	**1.4507**	**1.4507**	**1.4000e-003**	**0.0000**	**1.4856**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	36.7264	0.1900	4.6500e-003	42.8624
Unmitigated	45.9080	0.2375	5.8100e-003	53.5780

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	5.34263 / 3.36818	35.2757	0.1757	4.3000e-003	40.9508
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	0.817575 / 0.501095	5.3482	0.0269	6.6000e-004	6.2165
High Turnover (Sit Down Restaurant)	0.880248 / 0.056186	4.0728	0.0289	7.0000e-004	5.0027
Regional Shopping Center	0.185181 / 0.113498	1.2114	6.0900e-003	1.5000e-004	1.4080
User Defined Commercial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**45.9080**	**0.2375**	**5.8100e-003**	**53.5780**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	4.2741 / 2.69454	28.2205	0.1406	3.4400e-003	32.7606
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	0.65406 / 0.400876	4.2786	0.0215	5.3000e-004	4.9732
High Turnover (Sit Down Restaurant)	0.704198 / 0.0449488	3.2582	0.0231	5.6000e-004	4.0022
Regional Shopping Center	0.148145 / 0.0907986	0.9691	4.8700e-003	1.2000e-004	1.1264
User Defined Commercial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**36.7264**	**0.1900**	**4.6500e-003**	**42.8624**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

3225 Sunset Boulevard Project - South Coast AQMD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	4.8194	0.2848	0.0000	11.9399
Unmitigated	16.0647	0.9494	0.0000	39.7996

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	37.72	7.6568	0.4525	0.0000	18.9695
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
General Office Building	4.28	0.8688	0.0513	0.0000	2.1524
High Turnover (Sit Down Restaurant)	34.51	7.0052	0.4140	0.0000	17.3551
Regional Shopping Center	2.63	0.5339	0.0316	0.0000	1.3226
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		**16.0647**	**0.9494**	**0.0000**	**39.7996**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	11.316	2.2971	0.1358	0.0000	5.6908
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
General Office Building	1.284	0.2606	0.0154	0.0000	0.6457
High Turnover (Sit Down Restaurant)	10.353	2.1016	0.1242	0.0000	5.2065
Regional Shopping Center	0.789	0.1602	9.4700e-003	0.0000	0.3968
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		**4.8194**	**0.2848**	**0.0000**	**11.9399**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	0.5	12	1000	0.73	Diesel

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	tons/yr										MT/yr					
Emergency Generator - Diesel (750 - 9999 HP)	9.8500e-003	0.0440	0.0251	5.0000e-005		1.4500e-003	1.4500e-003		1.4500e-003	1.4500e-003	0.0000	4.5696	4.5696	6.4000e-004	0.0000	4.5856
Total	**9.8500e-003**	**0.0440**	**0.0251**	**5.0000e-005**		**1.4500e-003**	**1.4500e-003**		**1.4500e-003**	**1.4500e-003**	**0.0000**	**4.5696**	**4.5696**	**6.4000e-004**	**0.0000**	**4.5856**

11.0 Vegetation

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	14.8680	0.0000	0.0000	14.8680

11.2 Net New Trees

Species Class

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			
Miscellaneous	21	14.8680	0.0000	0.0000	14.8680
Total		**14.8680**	**0.0000**	**0.0000**	**14.8680**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3225 Sunset Boulevard Project

South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	4.00	1000sqft	0.00	4,000.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
Enclosed Parking with Elevator	69.00	Space	0.62	27,600.00	0
High Turnover (Sit Down Restaurant)	2.90	1000sqft	0.00	2,900.00	0
Apartments Mid Rise	86.00	Dwelling Unit	0.52	76,309.00	203
Regional Shopping Center	2.50	1000sqft	0.00	2,500.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	11			**Operational Year**	2024
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	691.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project data per Modified Project Site Plans, dated 11-23-21

Construction Phase - Assumes 18-month construction timeline.

Off-road Equipment - Equipment use on worst-case day.

Off-road Equipment - Equipment use on worst-case day.

Trips and VMT - Assumes 14 cy haul truck capacity and average 30-mile distance to disposal site (Hanson Aggregates West, Inc., Irwindale)

Demolition - 13,350 sf auto repair facility to be demolished.

3225 Sunset Boulevard Project - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Grading - Approximately 7,700 cy of soil export based on Haul Route Application

Architectural Coating -

Vehicle Trips - Trips rates adjusted based on LADOT VMT Calculator for the Modified Project (01.10.2022)

Woodstoves - No woodstoves or fireplaces proposed.

Area Coating -

Energy Use -

Sequestration -

Construction Off-road Equipment Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	4700	5000
tblAreaCoating	Area_Nonresidential_Interior	14100	15000
tblAreaCoating	Area_Parking	922	936
tblAreaCoating	Area_Residential_Exterior	51509	50818
tblAreaCoating	Area_Residential_Interior	154526	152454
tblConstructionPhase	NumDays	5.00	86.00
tblConstructionPhase	NumDays	100.00	261.00
tblConstructionPhase	NumDays	10.00	22.00
tblConstructionPhase	NumDays	1.00	22.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	73.10	0.00

3225 Sunset Boulevard Project - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFireplaces	NumberNoFireplace	8.60	0.00
tblFireplaces	NumberWood	4.30	0.00
tblGrading	MaterialExported	0.00	7,700.00
tblLandUse	LandUseSquareFeet	86,000.00	76,309.00
tblLandUse	LotAcreage	0.09	0.00
tblLandUse	LotAcreage	0.07	0.00
tblLandUse	LotAcreage	2.26	0.52
tblLandUse	LotAcreage	0.06	0.00
tblLandUse	Population	246.00	203.00
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.42	0.42
tblOffRoadEquipment	LoadFactor	0.31	0.31
tblOffRoadEquipment	OffRoadEquipmentType	Cranes	Cement and Mortar Mixers
tblOffRoadEquipment	OffRoadEquipmentType		Generator Sets
tblOffRoadEquipment	OffRoadEquipmentType		Rollers
tblOffRoadEquipment	OffRoadEquipmentType		Pavers
tblOffRoadEquipment	OffRoadEquipmentType		Aerial Lifts
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	4.00
tblSequestration	NumberOfNewTrees	0.00	21.00
tblSolidWaste	SolidWasteGenerationRate	39.56	37.72
tblSolidWaste	SolidWasteGenerationRate	3.72	4.28
tblStationaryGeneratorsPumpsUse	HorsePowerValue	0.00	1,000.00
tblStationaryGeneratorsPumpsUse	HoursPerDay	0.00	0.50
tblStationaryGeneratorsPumpsUse	HoursPerYear	0.00	12.00
tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	1.00
tblTripsAndVMT	HaulingTripLength	20.00	30.00
tblTripsAndVMT	HaulingTripNumber	963.00	1,100.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	6.74
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	72.50	0.00
tblVehicleTrips	CC_TTP	64.70	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	CW_TTP	8.50	0.00
tblVehicleTrips	CW_TTP	16.30	0.00
tblVehicleTrips	DV_TP	11.00	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	DV_TP	20.00	0.00
tblVehicleTrips	DV_TP	35.00	0.00
tblVehicleTrips	HO_TL	8.70	0.00
tblVehicleTrips	HO_TTP	40.60	0.00
tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HS_TTP	19.20	0.00
tblVehicleTrips	HW_TL	14.70	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	HW_TTP	40.20	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PB_TP	43.00	0.00
tblVehicleTrips	PB_TP	11.00	0.00
tblVehicleTrips	PR_TP	86.00	0.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	PR_TP	37.00	0.00
tblVehicleTrips	PR_TP	54.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	4.91	0.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	122.40	0.00
tblVehicleTrips	ST_TR	46.12	0.00
tblVehicleTrips	ST_TR	0.00	792.00
tblVehicleTrips	SU_TR	4.09	0.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	142.64	0.00
tblVehicleTrips	SU_TR	21.10	0.00
tblVehicleTrips	SU_TR	0.00	792.00
tblVehicleTrips	WD_TR	5.44	0.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	112.18	0.00
tblVehicleTrips	WD_TR	37.75	0.00
tblVehicleTrips	WD_TR	0.00	792.00
tblWater	IndoorWaterUseRate	5,603,246.20	5,342,630.10
tblWater	IndoorWaterUseRate	710,934.99	817,575.24
tblWater	OutdoorWaterUseRate	3,532,481.30	3,368,179.85
tblWater	OutdoorWaterUseRate	435,734.35	501,094.50

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblWoodstoves	NumberCatalytic	4.30	0.00
tblWoodstoves	NumberNoncatalytic	4.30	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

3225 Sunset Boulevard Project - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	1.5291	18.1689	17.8357	0.0549	1.9371	0.6543	2.2922	0.4375	0.6150	0.8524	0.0000	5,898.3666	5,898.3666	0.5716	0.7798	6,145.0482
2023	7.4953	11.6728	17.5562	0.0325	0.8880	0.5655	1.4535	0.2374	0.5318	0.7692	0.0000	3,176.1592	3,176.1592	0.5521	0.0532	3,205.8063
Maximum	**7.4953**	**18.1689**	**17.8357**	**0.0549**	**1.9371**	**0.6543**	**2.2922**	**0.4375**	**0.6150**	**0.8524**	**0.0000**	**5,898.3666**	**5,898.3666**	**0.5716**	**0.7798**	**6,145.0482**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	1.5291	18.1689	17.8357	0.0549	1.6237	0.6543	1.9788	0.4027	0.6150	0.8524	0.0000	5,898.3666	5,898.3666	0.5716	0.7798	6,145.0482
2023	7.4953	11.6728	17.5562	0.0325	0.8880	0.5655	1.4535	0.2374	0.5318	0.7692	0.0000	3,176.1592	3,176.1592	0.5521	0.0532	3,205.8063
Maximum	**7.4953**	**18.1689**	**17.8357**	**0.0549**	**1.6237**	**0.6543**	**1.9788**	**0.4027**	**0.6150**	**0.8524**	**0.0000**	**5,898.3666**	**5,898.3666**	**0.5716**	**0.7798**	**6,145.0482**

3225 Sunset Boulevard Project - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**11.09**	**0.00**	**8.37**	**5.16**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.0765	0.0818	7.1002	3.8000e-004		0.0393	0.0393		0.0393	0.0393	0.0000	12.7929	12.7929	0.0123	0.0000	13.1005
Energy	0.0440	0.3872	0.2442	2.4000e-003		0.0304	0.0304		0.0304	0.0304		479.6779	479.6779	9.1900e-003	8.7900e-003	482.5284
Mobile	2.0054	1.9382	18.1181	0.0393	4.0941	0.0284	4.1225	1.0910	0.0264	1.1174		4,077.4876	4,077.4876	0.2636	0.1747	4,136.1252
Stationary	0.8205	3.6694	2.0922	3.9400e-003		0.1207	0.1207		0.1207	0.1207		419.7571	419.7571	0.0589		421.2283
Total	**4.9463**	**6.0766**	**27.5547**	**0.0461**	**4.0941**	**0.2188**	**4.3129**	**1.0910**	**0.2168**	**1.3078**	**0.0000**	**4,989.7154**	**4,989.7154**	**0.3440**	**0.1834**	**5,052.9824**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.0765	0.0818	7.1002	3.8000e-004		0.0393	0.0393		0.0393	0.0393	0.0000	12.7929	12.7929	0.0123	0.0000	13.1005
Energy	0.0429	0.3778	0.2389	2.3400e-003		0.0296	0.0296		0.0296	0.0296		467.8239	467.8239	8.9700e-003	8.5800e-003	470.6039
Mobile	2.0054	1.9382	18.1181	0.0393	4.0941	0.0284	4.1225	1.0910	0.0264	1.1174		4,077.4876	4,077.4876	0.2636	0.1747	4,136.1252
Stationary	0.8205	3.6694	2.0922	3.9400e-003		0.1207	0.1207		0.1207	0.1207		419.7571	419.7571	0.0589		421.2283
Total	**4.9452**	**6.0671**	**27.5493**	**0.0460**	**4.0941**	**0.2181**	**4.3122**	**1.0910**	**0.2161**	**1.3071**	**0.0000**	**4,977.8614**	**4,977.8614**	**0.3438**	**0.1832**	**5,041.0579**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.02**	**0.16**	**0.02**	**0.13**	**0.00**	**0.34**	**0.02**	**0.00**	**0.35**	**0.06**	**0.00**	**0.24**	**0.24**	**0.06**	**0.11**	**0.24**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	7/1/2022	8/1/2022	5	22	
2	Site Preparation	Site Preparation	8/2/2022	8/31/2022	5	22	
3	Building Construction	Building Construction	9/1/2022	8/31/2023	5	261	
4	Architectural Coating	Architectural Coating	9/1/2023	12/29/2023	5	86	

3225 Sunset Boulevard Project - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Site Preparation Phase): 11

Acres of Grading (Grading Phase): 0

Acres of Paving: 0.62

Residential Indoor: 154,526; Residential Outdoor: 51,509; Non-Residential Indoor: 14,100; Non-Residential Outdoor: 4,700; Striped Parking Area: 922 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Rollers	1	8.00	80	0.38
Building Construction	Pavers	1	8.00	130	0.42
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Architectural Coating	Aerial Lifts	2	8.00	63	0.31
Architectural Coating	Air Compressors	4	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	61.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	1,100.00	14.70	6.90	30.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	72.00	13.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Architectural Coating		6	14.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5973	0.0000	0.5973	0.0904	0.0000	0.0904			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225		1,147.9025	1,147.9025	0.2119		1,153.2001
Total	**0.7094**	**6.4138**	**7.4693**	**0.0120**	**0.5973**	**0.3375**	**0.9348**	**0.0904**	**0.3225**	**0.4130**		**1,147.9025**	**1,147.9025**	**0.2119**		**1,153.2001**

3225 Sunset Boulevard Project - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0117	0.4326	0.1034	1.6800e-003	0.0485	3.6200e-003	0.0521	0.0133	3.4600e-003	0.0168		184.0649	184.0649	9.8900e-003	0.0292	193.0196
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0344	0.0242	0.3817	1.0100e-003	0.1118	6.7000e-004	0.1124	0.0296	6.1000e-004	0.0303		102.9147	102.9147	2.6700e-003	2.4500e-003	103.7106
Total	**0.0462**	**0.4568**	**0.4851**	**2.6900e-003**	**0.1603**	**4.2900e-003**	**0.1646**	**0.0429**	**4.0700e-003**	**0.0470**		**286.9796**	**286.9796**	**0.0126**	**0.0317**	**296.7302**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2688	0.0000	0.2688	0.0407	0.0000	0.0407			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225	0.0000	1,147.9025	1,147.9025	0.2119		1,153.2001
Total	**0.7094**	**6.4138**	**7.4693**	**0.0120**	**0.2688**	**0.3375**	**0.6063**	**0.0407**	**0.3225**	**0.3632**	**0.0000**	**1,147.9025**	**1,147.9025**	**0.2119**		**1,153.2001**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0117	0.4326	0.1034	1.6800e-003	0.0485	3.6200e-003	0.0521	0.0133	3.4600e-003	0.0168		184.0649	184.0649	9.8900e-003	0.0292	193.0196
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0344	0.0242	0.3817	1.0100e-003	0.1118	6.7000e-004	0.1124	0.0296	6.1000e-004	0.0303		102.9147	102.9147	2.6700e-003	2.4500e-003	103.7106
Total	**0.0462**	**0.4568**	**0.4851**	**2.6900e-003**	**0.1603**	**4.2900e-003**	**0.1646**	**0.0429**	**4.0700e-003**	**0.0470**		**286.9796**	**286.9796**	**0.0126**	**0.0317**	**296.7302**

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5698	0.0000	0.5698	0.0633	0.0000	0.0633			0.0000			0.0000
Off-Road	0.5797	6.9332	3.9597	9.7300e-003		0.2573	0.2573		0.2367	0.2367		942.5179	942.5179	0.3048		950.1386
Total	**0.5797**	**6.9332**	**3.9597**	**9.7300e-003**	**0.5698**	**0.2573**	**0.8272**	**0.0633**	**0.2367**	**0.3000**		**942.5179**	**942.5179**	**0.3048**		**950.1386**

3225 Sunset Boulevard Project - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2893	11.2236	2.4420	0.0447	1.3114	0.0975	1.4089	0.3594	0.0933	0.4527		4,904.3914	4,904.3914	0.2654	0.7786	5,143.0543
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0172	0.0121	0.1909	5.1000e-004	0.0559	3.3000e-004	0.0562	0.0148	3.1000e-004	0.0151		51.4574	51.4574	1.3400e-003	1.2200e-003	51.8553
Total	**0.3065**	**11.2357**	**2.6329**	**0.0452**	**1.3672**	**0.0978**	**1.4651**	**0.3742**	**0.0936**	**0.4678**		**4,955.8487**	**4,955.8487**	**0.2668**	**0.7798**	**5,194.9096**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2564	0.0000	0.2564	0.0285	0.0000	0.0285			0.0000			0.0000
Off-Road	0.5797	6.9332	3.9597	9.7300e-003		0.2573	0.2573		0.2367	0.2367	0.0000	942.5179	942.5179	0.3048		950.1386
Total	**0.5797**	**6.9332**	**3.9597**	**9.7300e-003**	**0.2564**	**0.2573**	**0.5138**	**0.0285**	**0.2367**	**0.2652**	**0.0000**	**942.5179**	**942.5179**	**0.3048**		**950.1386**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2893	11.2236	2.4420	0.0447	1.3114	0.0975	1.4089	0.3594	0.0933	0.4527		4,904.3914	4,904.3914	0.2654	0.7786	5,143.0543
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0172	0.0121	0.1909	5.1000e-004	0.0559	3.3000e-004	0.0562	0.0148	3.1000e-004	0.0151		51.4574	51.4574	1.3400e-003	1.2200e-003	51.8553
Total	**0.3065**	**11.2357**	**2.6329**	**0.0452**	**1.3672**	**0.0978**	**1.4651**	**0.3742**	**0.0936**	**0.4678**		**4,955.8487**	**4,955.8487**	**0.2668**	**0.7798**	**5,194.9096**

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2574	12.0101	14.8801	0.0231		0.6431	0.6431		0.6046	0.6046		2,199.2409	2,199.2409	0.5283		2,212.4480
Total	**1.2574**	**12.0101**	**14.8801**	**0.0231**		**0.6431**	**0.6431**		**0.6046**	**0.6046**		**2,199.2409**	**2,199.2409**	**0.5283**		**2,212.4480**

3225 Sunset Boulevard Project - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0237	0.6049	0.2074	2.4900e-003	0.0832	6.3300e-003	0.0896	0.0240	6.0500e-003	0.0300		267.3702	267.3702	8.9600e-003	0.0388	279.1455
Worker	0.2480	0.1745	2.7483	7.2800e-003	0.8048	4.8100e-003	0.8096	0.2134	4.4300e-003	0.2179		740.9860	740.9860	0.0193	0.0176	746.7161
Total	**0.2717**	**0.7794**	**2.9557**	**9.7700e-003**	**0.8880**	**0.0111**	**0.8992**	**0.2374**	**0.0105**	**0.2479**		**1,008.3561**	**1,008.3561**	**0.0282**	**0.0564**	**1,025.8616**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2574	12.0101	14.8801	0.0231		0.6431	0.6431		0.6046	0.6046	0.0000	2,199.2409	2,199.2409	0.5283		2,212.4480
Total	**1.2574**	**12.0101**	**14.8801**	**0.0231**		**0.6431**	**0.6431**		**0.6046**	**0.6046**	**0.0000**	**2,199.2409**	**2,199.2409**	**0.5283**		**2,212.4480**

3225 Sunset Boulevard Project - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0237	0.6049	0.2074	2.4900e-003	0.0832	6.3300e-003	0.0896	0.0240	6.0500e-003	0.0300		267.3702	267.3702	8.9600e-003	0.0388	279.1455
Worker	0.2480	0.1745	2.7483	7.2800e-003	0.8048	4.8100e-003	0.8096	0.2134	4.4300e-003	0.2179		740.9860	740.9860	0.0193	0.0176	746.7161
Total	**0.2717**	**0.7794**	**2.9557**	**9.7700e-003**	**0.8880**	**0.0111**	**0.8992**	**0.2374**	**0.0105**	**0.2479**		**1,008.3561**	**1,008.3561**	**0.0282**	**0.0564**	**1,025.8616**

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1628	11.0466	14.8380	0.0231		0.5582	0.5582		0.5250	0.5250		2,199.8796	2,199.8796	0.5263		2,213.0371
Total	**1.1628**	**11.0466**	**14.8380**	**0.0231**		**0.5582**	**0.5582**		**0.5250**	**0.5250**		**2,199.8796**	**2,199.8796**	**0.5263**		**2,213.0371**

3225 Sunset Boulevard Project - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0144	0.4719	0.1858	2.3700e-003	0.0832	2.7500e-003	0.0860	0.0240	2.6300e-003	0.0266		254.8402	254.8402	8.5700e-003	0.0369	266.0484
Worker	0.2300	0.1544	2.5325	7.0500e-003	0.8048	4.5300e-003	0.8093	0.2134	4.1700e-003	0.2176		721.4394	721.4394	0.0173	0.0163	726.7208
Total	**0.2444**	**0.6263**	**2.7183**	**9.4200e-003**	**0.8880**	**7.2800e-003**	**0.8953**	**0.2374**	**6.8000e-003**	**0.2442**		**976.2796**	**976.2796**	**0.0258**	**0.0532**	**992.7692**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1628	11.0466	14.8380	0.0231		0.5582	0.5582		0.5250	0.5250	0.0000	2,199.8796	2,199.8796	0.5263		2,213.0371
Total	**1.1628**	**11.0466**	**14.8380**	**0.0231**		**0.5582**	**0.5582**		**0.5250**	**0.5250**	**0.0000**	**2,199.8796**	**2,199.8796**	**0.5263**		**2,213.0371**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0144	0.4719	0.1858	2.3700e-003	0.0832	2.7500e-003	0.0860	0.0240	2.6300e-003	0.0266		254.8402	254.8402	8.5700e-003	0.0369	266.0484
Worker	0.2300	0.1544	2.5325	7.0500e-003	0.8048	4.5300e-003	0.8093	0.2134	4.1700e-003	0.2176		721.4394	721.4394	0.0173	0.0163	726.7208
Total	**0.2444**	**0.6263**	**2.7183**	**9.4200e-003**	**0.8880**	**7.2800e-003**	**0.8953**	**0.2374**	**6.8000e-003**	**0.2442**		**976.2796**	**976.2796**	**0.0258**	**0.0532**	**992.7692**

3.5 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	6.6151					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.8355	6.2723	9.4158	0.0152		0.3016	0.3016		0.3001	0.3001		1,449.1434	1,449.1434	0.1719		1,453.4417
Total	**7.4506**	**6.2723**	**9.4158**	**0.0152**		**0.3016**	**0.3016**		**0.3001**	**0.3001**		**1,449.1434**	**1,449.1434**	**0.1719**		**1,453.4417**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0447	0.0300	0.4924	1.3700e-003	0.1565	8.8000e-004	0.1574	0.0415	8.1000e-004	0.0423		140.2799	140.2799	3.3600e-003	3.1600e-003	141.3068
Total	**0.0447**	**0.0300**	**0.4924**	**1.3700e-003**	**0.1565**	**8.8000e-004**	**0.1574**	**0.0415**	**8.1000e-004**	**0.0423**		**140.2799**	**140.2799**	**3.3600e-003**	**3.1600e-003**	**141.3068**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	6.6151					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.8355	6.2723	9.4158	0.0152		0.3016	0.3016		0.3001	0.3001	0.0000	1,449.1434	1,449.1434	0.1719		1,453.4417
Total	**7.4506**	**6.2723**	**9.4158**	**0.0152**		**0.3016**	**0.3016**		**0.3001**	**0.3001**	**0.0000**	**1,449.1434**	**1,449.1434**	**0.1719**		**1,453.4417**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0447	0.0300	0.4924	1.3700e-003	0.1565	8.8000e-004	0.1574	0.0415	8.1000e-004	0.0423		140.2799	140.2799	3.3600e-003	3.1600e-003	141.3068
Total	**0.0447**	**0.0300**	**0.4924**	**1.3700e-003**	**0.1565**	**8.8000e-004**	**0.1574**	**0.0415**	**8.1000e-004**	**0.0423**		**140.2799**	**140.2799**	**3.3600e-003**	**3.1600e-003**	**141.3068**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.0054	1.9382	18.1181	0.0393	4.0941	0.0284	4.1225	1.0910	0.0264	1.1174		4,077.4876	4,077.4876	0.2636	0.1747	4,136.1252
Unmitigated	2.0054	1.9382	18.1181	0.0393	4.0941	0.0284	4.1225	1.0910	0.0264	1.1174		4,077.4876	4,077.4876	0.2636	0.1747	4,136.1252

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
Regional Shopping Center	0.00	0.00	0.00		
User Defined Commercial	792.00	792.00	792.00	1,943,061	1,943,061
Total	792.00	792.00	792.00	1,943,061	1,943,061

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Regional Shopping Center	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
User Defined Commercial	0.00	6.74	0.00	0.00	100.00	0.00	100	0	0

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Enclosed Parking with Elevator	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
General Office Building	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
High Turnover (Sit Down Restaurant)	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Regional Shopping Center	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
User Defined Commercial	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0429	0.3778	0.2389	2.3400e-003		0.0296	0.0296		0.0296	0.0296		467.8239	467.8239	8.9700e-003	8.5800e-003	470.6039
NaturalGas Unmitigated	0.0440	0.3872	0.2442	2.4000e-003		0.0304	0.0304		0.0304	0.0304		479.6779	479.6779	9.1900e-003	8.7900e-003	482.5284

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	2123.09	0.0229	0.1957	0.0833	1.2500e-003		0.0158	0.0158		0.0158	0.0158		249.7756	249.7756	4.7900e-003	4.5800e-003	251.2599
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	112.986	1.2200e-003	0.0111	9.3000e-003	7.0000e-005		8.4000e-004	8.4000e-004		8.4000e-004	8.4000e-004		13.2925	13.2925	2.5000e-004	2.4000e-004	13.3715
High Turnover (Sit Down Restaurant)	1830.02	0.0197	0.1794	0.1507	1.0800e-003		0.0136	0.0136		0.0136	0.0136		215.2964	215.2964	4.1300e-003	3.9500e-003	216.5758
Regional Shopping Center	11.1644	1.2000e-004	1.0900e-003	9.2000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		1.3135	1.3135	3.0000e-005	2.0000e-005	1.3213
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0440**	**0.3872**	**0.2442**	**2.4100e-003**		**0.0304**	**0.0304**		**0.0304**	**0.0304**		**479.6779**	**479.6779**	**9.2000e-003**	**8.7900e-003**	**482.5284**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	2.05415	0.0222	0.1893	0.0806	1.2100e-003		0.0153	0.0153		0.0153	0.0153		241.6652	241.6652	4.6300e-003	4.4300e-003	243.1013
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	0.105376	1.1400e-003	0.0103	8.6800e-003	6.0000e-005		7.9000e-004	7.9000e-004		7.9000e-004	7.9000e-004		12.3972	12.3972	2.4000e-004	2.3000e-004	12.4709
High Turnover (Sit Down Restaurant)	1.80635	0.0195	0.1771	0.1488	1.0600e-003		0.0135	0.0135		0.0135	0.0135		212.5123	212.5123	4.0700e-003	3.9000e-003	213.7751
Regional Shopping Center	0.0106178	1.1000e-004	1.0400e-003	8.7000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		1.2492	1.2492	2.0000e-005	2.0000e-005	1.2566
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0429**	**0.3778**	**0.2389**	**2.3400e-003**		**0.0296**	**0.0296**		**0.0296**	**0.0296**		**467.8239**	**467.8239**	**8.9600e-003**	**8.5800e-003**	**470.6039**

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

Use Low VOC Cleaning Supplies

3225 Sunset Boulevard Project - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.0765	0.0818	7.1002	3.8000e-004		0.0393	0.0393		0.0393	0.0393	0.0000	12.7929	12.7929	0.0123	0.0000	13.1005
Unmitigated	2.0765	0.0818	7.1002	3.8000e-004		0.0393	0.0393		0.0393	0.0393	0.0000	12.7929	12.7929	0.0123	0.0000	13.1005

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1557					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.7068					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.2140	0.0818	7.1002	3.8000e-004		0.0393	0.0393		0.0393	0.0393		12.7929	12.7929	0.0123		13.1005
Total	**2.0765**	**0.0818**	**7.1002**	**3.8000e-004**		**0.0393**	**0.0393**		**0.0393**	**0.0393**	**0.0000**	**12.7929**	**12.7929**	**0.0123**	**0.0000**	**13.1005**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1557					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.7068					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.2140	0.0818	7.1002	3.8000e-004		0.0393	0.0393		0.0393	0.0393		12.7929	12.7929	0.0123		13.1005
Total	**2.0765**	**0.0818**	**7.1002**	**3.8000e-004**		**0.0393**	**0.0393**		**0.0393**	**0.0393**	**0.0000**	**12.7929**	**12.7929**	**0.0123**	**0.0000**	**13.1005**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	0.5	12	1000	0.73	Diesel

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Emergency Generator - Diesel (750 - 9999 HP)	0.8205	3.6694	2.0922	3.9400e-003		0.1207	0.1207		0.1207	0.1207		419.7571	419.7571	0.0589		421.2283
Total	**0.8205**	**3.6694**	**2.0922**	**3.9400e-003**		**0.1207**	**0.1207**		**0.1207**	**0.1207**		**419.7571**	**419.7571**	**0.0589**		**421.2283**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

11.0 Vegetation

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3225 Sunset Boulevard Project

South Coast AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	4.00	1000sqft	0.00	4,000.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
Enclosed Parking with Elevator	69.00	Space	0.62	27,600.00	0
High Turnover (Sit Down Restaurant)	2.90	1000sqft	0.00	2,900.00	0
Apartments Mid Rise	86.00	Dwelling Unit	0.52	76,309.00	203
Regional Shopping Center	2.50	1000sqft	0.00	2,500.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	11			**Operational Year**	2024
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	691.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project data per Modified Project Site Plans, dated 11-23-21

Construction Phase - Assumes 18-month construction timeline.

Off-road Equipment - Equipment use on worst-case day.

Off-road Equipment - Equipment use on worst-case day.

Trips and VMT - Assumes 14 cy haul truck capacity and average 30-mile distance to disposal site (Hanson Aggregates West, Inc., Irwindale)

Demolition - 13,350 sf auto repair facility to be demolished.

3225 Sunset Boulevard Project - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Grading - Approximately 7,700 cy of soil export based on Haul Route Application

Architectural Coating -

Vehicle Trips - Trips rates adjusted based on LADOT VMT Calculator for the Modified Project (01.10.2022)

Woodstoves - No woodstoves or fireplaces proposed.

Area Coating -

Energy Use -

Sequestration -

Construction Off-road Equipment Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	4700	5000
tblAreaCoating	Area_Nonresidential_Interior	14100	15000
tblAreaCoating	Area_Parking	922	936
tblAreaCoating	Area_Residential_Exterior	51509	50818
tblAreaCoating	Area_Residential_Interior	154526	152454
tblConstructionPhase	NumDays	5.00	86.00
tblConstructionPhase	NumDays	100.00	261.00
tblConstructionPhase	NumDays	10.00	22.00
tblConstructionPhase	NumDays	1.00	22.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	73.10	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFireplaces	NumberNoFireplace	8.60	0.00
tblFireplaces	NumberWood	4.30	0.00
tblGrading	MaterialExported	0.00	7,700.00
tblLandUse	LandUseSquareFeet	86,000.00	76,309.00
tblLandUse	LotAcreage	0.09	0.00
tblLandUse	LotAcreage	0.07	0.00
tblLandUse	LotAcreage	2.26	0.52
tblLandUse	LotAcreage	0.06	0.00
tblLandUse	Population	246.00	203.00
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.42	0.42
tblOffRoadEquipment	LoadFactor	0.31	0.31
tblOffRoadEquipment	OffRoadEquipmentType	Cranes	Cement and Mortar Mixers
tblOffRoadEquipment	OffRoadEquipmentType		Generator Sets
tblOffRoadEquipment	OffRoadEquipmentType		Rollers
tblOffRoadEquipment	OffRoadEquipmentType		Pavers
tblOffRoadEquipment	OffRoadEquipmentType		Aerial Lifts
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	4.00
tblSequestration	NumberOfNewTrees	0.00	21.00
tblSolidWaste	SolidWasteGenerationRate	39.56	37.72
tblSolidWaste	SolidWasteGenerationRate	3.72	4.28
tblStationaryGeneratorsPumpsUse	HorsePowerValue	0.00	1,000.00
tblStationaryGeneratorsPumpsUse	HoursPerDay	0.00	0.50
tblStationaryGeneratorsPumpsUse	HoursPerYear	0.00	12.00
tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	1.00
tblTripsAndVMT	HaulingTripLength	20.00	30.00
tblTripsAndVMT	HaulingTripNumber	963.00	1,100.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	6.74
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	72.50	0.00
tblVehicleTrips	CC_TTP	64.70	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	CW_TTP	8.50	0.00
tblVehicleTrips	CW_TTP	16.30	0.00
tblVehicleTrips	DV_TP	11.00	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	DV_TP	20.00	0.00
tblVehicleTrips	DV_TP	35.00	0.00
tblVehicleTrips	HO_TL	8.70	0.00
tblVehicleTrips	HO_TTP	40.60	0.00
tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HS_TTP	19.20	0.00
tblVehicleTrips	HW_TL	14.70	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	HW_TTP	40.20	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PB_TP	43.00	0.00
tblVehicleTrips	PB_TP	11.00	0.00
tblVehicleTrips	PR_TP	86.00	0.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	PR_TP	37.00	0.00
tblVehicleTrips	PR_TP	54.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	4.91	0.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	122.40	0.00
tblVehicleTrips	ST_TR	46.12	0.00
tblVehicleTrips	ST_TR	0.00	792.00
tblVehicleTrips	SU_TR	4.09	0.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	142.64	0.00
tblVehicleTrips	SU_TR	21.10	0.00
tblVehicleTrips	SU_TR	0.00	792.00
tblVehicleTrips	WD_TR	5.44	0.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	112.18	0.00
tblVehicleTrips	WD_TR	37.75	0.00
tblVehicleTrips	WD_TR	0.00	792.00
tblWater	IndoorWaterUseRate	5,603,246.20	5,342,630.10
tblWater	IndoorWaterUseRate	710,934.99	817,575.24
tblWater	OutdoorWaterUseRate	3,532,481.30	3,368,179.85
tblWater	OutdoorWaterUseRate	435,734.35	501,094.50

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblWoodstoves	NumberCatalytic	4.30	0.00
tblWoodstoves	NumberNoncatalytic	4.30	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

3225 Sunset Boulevard Project - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	1.5415	18.6572	17.5793	0.0549	1.9371	0.6543	2.2924	0.4375	0.6151	0.8525	0.0000	5,896.5961	5,896.5961	0.5713	0.7801	6,143.3559
2023	7.4978	11.7107	17.3216	0.0321	0.8880	0.5655	1.4535	0.2374	0.5318	0.7692	0.0000	3,134.7519	3,134.7519	0.5523	0.0543	3,164.7277
Maximum	**7.4978**	**18.6572**	**17.5793**	**0.0549**	**1.9371**	**0.6543**	**2.2924**	**0.4375**	**0.6151**	**0.8525**	**0.0000**	**5,896.5961**	**5,896.5961**	**0.5713**	**0.7801**	**6,143.3559**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	1.5415	18.6572	17.5793	0.0549	1.6237	0.6543	1.9789	0.4027	0.6151	0.8525	0.0000	5,896.5961	5,896.5961	0.5713	0.7801	6,143.3559
2023	7.4978	11.7107	17.3216	0.0321	0.8880	0.5655	1.4535	0.2374	0.5318	0.7692	0.0000	3,134.7519	3,134.7519	0.5523	0.0543	3,164.7277
Maximum	**7.4978**	**18.6572**	**17.5793**	**0.0549**	**1.6237**	**0.6543**	**1.9789**	**0.4027**	**0.6151**	**0.8525**	**0.0000**	**5,896.5961**	**5,896.5961**	**0.5713**	**0.7801**	**6,143.3559**

3225 Sunset Boulevard Project - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**11.09**	**0.00**	**8.37**	**5.16**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.0765	0.0818	7.1002	3.8000e-004		0.0393	0.0393		0.0393	0.0393	0.0000	12.7929	12.7929	0.0123	0.0000	13.1005
Energy	0.0440	0.3872	0.2442	2.4000e-003		0.0304	0.0304		0.0304	0.0304		479.6779	479.6779	9.1900e-003	8.7900e-003	482.5284
Mobile	1.9199	2.0827	17.6897	0.0375	4.0941	0.0284	4.1225	1.0910	0.0264	1.1174		3,890.0276	3,890.0276	0.2734	0.1817	3,951.0030
Stationary	0.8205	3.6694	2.0922	3.9400e-003		0.1207	0.1207		0.1207	0.1207		419.7571	419.7571	0.0589		421.2283
Total	**4.8608**	**6.2211**	**27.1263**	**0.0442**	**4.0941**	**0.2189**	**4.3130**	**1.0910**	**0.2169**	**1.3079**	**0.0000**	**4,802.2554**	**4,802.2554**	**0.3537**	**0.1905**	**4,867.8602**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.0765	0.0818	7.1002	3.8000e-004		0.0393	0.0393		0.0393	0.0393	0.0000	12.7929	12.7929	0.0123	0.0000	13.1005
Energy	0.0429	0.3778	0.2389	2.3400e-003		0.0296	0.0296		0.0296	0.0296		467.8239	467.8239	8.9700e-003	8.5800e-003	470.6039
Mobile	1.9199	2.0827	17.6897	0.0375	4.0941	0.0284	4.1225	1.0910	0.0264	1.1174		3,890.0276	3,890.0276	0.2734	0.1817	3,951.0030
Stationary	0.8205	3.6694	2.0922	3.9400e-003		0.1207	0.1207		0.1207	0.1207		419.7571	419.7571	0.0589		421.2283
Total	**4.8597**	**6.2116**	**27.1210**	**0.0442**	**4.0941**	**0.2181**	**4.3122**	**1.0910**	**0.2161**	**1.3071**	**0.0000**	**4,790.4014**	**4,790.4014**	**0.3535**	**0.1903**	**4,855.9357**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.02**	**0.15**	**0.02**	**0.14**	**0.00**	**0.34**	**0.02**	**0.00**	**0.35**	**0.06**	**0.00**	**0.25**	**0.25**	**0.06**	**0.11**	**0.24**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	7/1/2022	8/1/2022	5	22	
2	Site Preparation	Site Preparation	8/2/2022	8/31/2022	5	22	
3	Building Construction	Building Construction	9/1/2022	8/31/2023	5	261	
4	Architectural Coating	Architectural Coating	9/1/2023	12/29/2023	5	86	

3225 Sunset Boulevard Project - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Grading (Site Preparation Phase): 11

Acres of Grading (Grading Phase): 0

Acres of Paving: 0.62

Residential Indoor: 154,526; Residential Outdoor: 51,509; Non-Residential Indoor: 14,100; Non-Residential Outdoor: 4,700; Striped Parking Area: 922 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Rollers	1	8.00	80	0.38
Building Construction	Pavers	1	8.00	130	0.42
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Architectural Coating	Aerial Lifts	2	8.00	63	0.31
Architectural Coating	Air Compressors	4	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	61.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	1,100.00	14.70	6.90	30.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	72.00	13.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Architectural Coating		6	14.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5973	0.0000	0.5973	0.0904	0.0000	0.0904			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225		1,147.9025	1,147.9025	0.2119		1,153.2001
Total	**0.7094**	**6.4138**	**7.4693**	**0.0120**	**0.5973**	**0.3375**	**0.9348**	**0.0904**	**0.3225**	**0.4130**		**1,147.9025**	**1,147.9025**	**0.2119**		**1,153.2001**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0114	0.4516	0.1053	1.6800e-003	0.0485	3.6200e-003	0.0521	0.0133	3.4700e-003	0.0168		184.1327	184.1327	9.8700e-003	0.0292	193.0904
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0362	0.0265	0.3451	9.5000e-004	0.1118	6.7000e-004	0.1124	0.0296	6.1000e-004	0.0303		96.9305	96.9305	2.7000e-003	2.6000e-003	97.7717
Total	**0.0476**	**0.4781**	**0.4504**	**2.6300e-003**	**0.1603**	**4.2900e-003**	**0.1646**	**0.0429**	**4.0800e-003**	**0.0470**		**281.0633**	**281.0633**	**0.0126**	**0.0318**	**290.8621**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2688	0.0000	0.2688	0.0407	0.0000	0.0407			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225	0.0000	1,147.9025	1,147.9025	0.2119		1,153.2001
Total	**0.7094**	**6.4138**	**7.4693**	**0.0120**	**0.2688**	**0.3375**	**0.6063**	**0.0407**	**0.3225**	**0.3632**	**0.0000**	**1,147.9025**	**1,147.9025**	**0.2119**		**1,153.2001**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0114	0.4516	0.1053	1.6800e-003	0.0485	3.6200e-003	0.0521	0.0133	3.4700e-003	0.0168		184.1327	184.1327	9.8700e-003	0.0292	193.0904
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0362	0.0265	0.3451	9.5000e-004	0.1118	6.7000e-004	0.1124	0.0296	6.1000e-004	0.0303		96.9305	96.9305	2.7000e-003	2.6000e-003	97.7717
Total	**0.0476**	**0.4781**	**0.4504**	**2.6300e-003**	**0.1603**	**4.2900e-003**	**0.1646**	**0.0429**	**4.0800e-003**	**0.0470**		**281.0633**	**281.0633**	**0.0126**	**0.0318**	**290.8621**

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5698	0.0000	0.5698	0.0633	0.0000	0.0633			0.0000			0.0000
Off-Road	0.5797	6.9332	3.9597	9.7300e-003		0.2573	0.2573		0.2367	0.2367		942.5179	942.5179	0.3048		950.1386
Total	**0.5797**	**6.9332**	**3.9597**	**9.7300e-003**	**0.5698**	**0.2573**	**0.8272**	**0.0633**	**0.2367**	**0.3000**		**942.5179**	**942.5179**	**0.3048**		**950.1386**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2835	11.7107	2.4764	0.0447	1.3114	0.0976	1.4090	0.3594	0.0934	0.4528		4,905.6130	4,905.6130	0.2651	0.7788	5,144.3315
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0181	0.0133	0.1725	4.8000e-004	0.0559	3.3000e-004	0.0562	0.0148	3.1000e-004	0.0151		48.4653	48.4653	1.3500e-003	1.3000e-003	48.8859
Total	**0.3016**	**11.7240**	**2.6490**	**0.0452**	**1.3672**	**0.0980**	**1.4652**	**0.3742**	**0.0937**	**0.4679**		**4,954.0782**	**4,954.0782**	**0.2665**	**0.7801**	**5,193.2173**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2564	0.0000	0.2564	0.0285	0.0000	0.0285			0.0000			0.0000
Off-Road	0.5797	6.9332	3.9597	9.7300e-003		0.2573	0.2573		0.2367	0.2367	0.0000	942.5179	942.5179	0.3048		950.1386
Total	**0.5797**	**6.9332**	**3.9597**	**9.7300e-003**	**0.2564**	**0.2573**	**0.5138**	**0.0285**	**0.2367**	**0.2652**	**0.0000**	**942.5179**	**942.5179**	**0.3048**		**950.1386**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2835	11.7107	2.4764	0.0447	1.3114	0.0976	1.4090	0.3594	0.0934	0.4528		4,905.6130	4,905.6130	0.2651	0.7788	5,144.3315
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0181	0.0133	0.1725	4.8000e-004	0.0559	3.3000e-004	0.0562	0.0148	3.1000e-004	0.0151		48.4653	48.4653	1.3500e-003	1.3000e-003	48.8859
Total	**0.3016**	**11.7240**	**2.6490**	**0.0452**	**1.3672**	**0.0980**	**1.4652**	**0.3742**	**0.0937**	**0.4679**		**4,954.0782**	**4,954.0782**	**0.2665**	**0.7801**	**5,193.2173**

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2574	12.0101	14.8801	0.0231		0.6431	0.6431		0.6046	0.6046		2,199.2409	2,199.2409	0.5283		2,212.4480
Total	**1.2574**	**12.0101**	**14.8801**	**0.0231**		**0.6431**	**0.6431**		**0.6046**	**0.6046**		**2,199.2409**	**2,199.2409**	**0.5283**		**2,212.4480**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0233	0.6313	0.2149	2.4900e-003	0.0832	6.3500e-003	0.0896	0.0240	6.0700e-003	0.0300		267.5040	267.5040	8.9300e-003	0.0388	279.2936
Worker	0.2609	0.1908	2.4844	6.8600e-003	0.8048	4.8100e-003	0.8096	0.2134	4.4300e-003	0.2179		697.8999	697.8999	0.0195	0.0187	703.9565
Total	**0.2842**	**0.8222**	**2.6993**	**9.3500e-003**	**0.8880**	**0.0112**	**0.8992**	**0.2374**	**0.0105**	**0.2479**		**965.4039**	**965.4039**	**0.0284**	**0.0575**	**983.2501**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2574	12.0101	14.8801	0.0231		0.6431	0.6431		0.6046	0.6046	0.0000	2,199.2409	2,199.2409	0.5283		2,212.4480
Total	**1.2574**	**12.0101**	**14.8801**	**0.0231**		**0.6431**	**0.6431**		**0.6046**	**0.6046**	**0.0000**	**2,199.2409**	**2,199.2409**	**0.5283**		**2,212.4480**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0233	0.6313	0.2149	2.4900e-003	0.0832	6.3500e-003	0.0896	0.0240	6.0700e-003	0.0300		267.5040	267.5040	8.9300e-003	0.0388	279.2936
Worker	0.2609	0.1908	2.4844	6.8600e-003	0.8048	4.8100e-003	0.8096	0.2134	4.4300e-003	0.2179		697.8999	697.8999	0.0195	0.0187	703.9565
Total	**0.2842**	**0.8222**	**2.6993**	**9.3500e-003**	**0.8880**	**0.0112**	**0.8992**	**0.2374**	**0.0105**	**0.2479**		**965.4039**	**965.4039**	**0.0284**	**0.0575**	**983.2501**

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1628	11.0466	14.8380	0.0231		0.5582	0.5582		0.5250	0.5250		2,199.8796	2,199.8796	0.5263		2,213.0371
Total	**1.1628**	**11.0466**	**14.8380**	**0.0231**		**0.5582**	**0.5582**		**0.5250**	**0.5250**		**2,199.8796**	**2,199.8796**	**0.5263**		**2,213.0371**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0138	0.4953	0.1918	2.3700e-003	0.0832	2.7600e-003	0.0860	0.0240	2.6400e-003	0.0266		255.3010	255.3010	8.5300e-003	0.0370	266.5377
Worker	0.2428	0.1688	2.2918	6.6400e-003	0.8048	4.5300e-003	0.8093	0.2134	4.1700e-003	0.2176		679.5713	679.5713	0.0175	0.0173	685.1530
Total	**0.2565**	**0.6641**	**2.4836**	**9.0100e-003**	**0.8880**	**7.2900e-003**	**0.8953**	**0.2374**	**6.8100e-003**	**0.2442**		**934.8722**	**934.8722**	**0.0260**	**0.0543**	**951.6906**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1628	11.0466	14.8380	0.0231		0.5582	0.5582		0.5250	0.5250	0.0000	2,199.8796	2,199.8796	0.5263		2,213.0371
Total	**1.1628**	**11.0466**	**14.8380**	**0.0231**		**0.5582**	**0.5582**		**0.5250**	**0.5250**	**0.0000**	**2,199.8796**	**2,199.8796**	**0.5263**		**2,213.0371**

3225 Sunset Boulevard Project - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0138	0.4953	0.1918	2.3700e-003	0.0832	2.7600e-003	0.0860	0.0240	2.6400e-003	0.0266		255.3010	255.3010	8.5300e-003	0.0370	266.5377
Worker	0.2428	0.1688	2.2918	6.6400e-003	0.8048	4.5300e-003	0.8093	0.2134	4.1700e-003	0.2176		679.5713	679.5713	0.0175	0.0173	685.1530
Total	**0.2565**	**0.6641**	**2.4836**	**9.0100e-003**	**0.8880**	**7.2900e-003**	**0.8953**	**0.2374**	**6.8100e-003**	**0.2442**		**934.8722**	**934.8722**	**0.0260**	**0.0543**	**951.6906**

3.5 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	6.6151					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.8355	6.2723	9.4158	0.0152		0.3016	0.3016		0.3001	0.3001		1,449.1434	1,449.1434	0.1719		1,453.4417
Total	**7.4506**	**6.2723**	**9.4158**	**0.0152**		**0.3016**	**0.3016**		**0.3001**	**0.3001**		**1,449.1434**	**1,449.1434**	**0.1719**		**1,453.4417**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0472	0.0328	0.4456	1.2900e-003	0.1565	8.8000e-004	0.1574	0.0415	8.1000e-004	0.0423		132.1389	132.1389	3.4000e-003	3.3600e-003	133.2242
Total	**0.0472**	**0.0328**	**0.4456**	**1.2900e-003**	**0.1565**	**8.8000e-004**	**0.1574**	**0.0415**	**8.1000e-004**	**0.0423**		**132.1389**	**132.1389**	**3.4000e-003**	**3.3600e-003**	**133.2242**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	6.6151					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.8355	6.2723	9.4158	0.0152		0.3016	0.3016		0.3001	0.3001	0.0000	1,449.1434	1,449.1434	0.1719		1,453.4417
Total	**7.4506**	**6.2723**	**9.4158**	**0.0152**		**0.3016**	**0.3016**		**0.3001**	**0.3001**	**0.0000**	**1,449.1434**	**1,449.1434**	**0.1719**		**1,453.4417**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0472	0.0328	0.4456	1.2900e-003	0.1565	8.8000e-004	0.1574	0.0415	8.1000e-004	0.0423		132.1389	132.1389	3.4000e-003	3.3600e-003	133.2242
Total	**0.0472**	**0.0328**	**0.4456**	**1.2900e-003**	**0.1565**	**8.8000e-004**	**0.1574**	**0.0415**	**8.1000e-004**	**0.0423**		**132.1389**	**132.1389**	**3.4000e-003**	**3.3600e-003**	**133.2242**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.9199	2.0827	17.6897	0.0375	4.0941	0.0284	4.1225	1.0910	0.0264	1.1174		3,890.0276	3,890.0276	0.2734	0.1817	3,951.0030
Unmitigated	1.9199	2.0827	17.6897	0.0375	4.0941	0.0284	4.1225	1.0910	0.0264	1.1174		3,890.0276	3,890.0276	0.2734	0.1817	3,951.0030

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
Regional Shopping Center	0.00	0.00	0.00		
User Defined Commercial	792.00	792.00	792.00	1,943,061	1,943,061
Total	792.00	792.00	792.00	1,943,061	1,943,061

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Regional Shopping Center	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
User Defined Commercial	0.00	6.74	0.00	0.00	100.00	0.00	100	0	0

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Enclosed Parking with Elevator	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
General Office Building	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
High Turnover (Sit Down Restaurant)	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Regional Shopping Center	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
User Defined Commercial	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0429	0.3778	0.2389	2.3400e-003		0.0296	0.0296		0.0296	0.0296		467.8239	467.8239	8.9700e-003	8.5800e-003	470.6039
NaturalGas Unmitigated	0.0440	0.3872	0.2442	2.4000e-003		0.0304	0.0304		0.0304	0.0304		479.6779	479.6779	9.1900e-003	8.7900e-003	482.5284

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	2123.09	0.0229	0.1957	0.0833	1.2500e-003		0.0158	0.0158		0.0158	0.0158		249.7756	249.7756	4.7900e-003	4.5800e-003	251.2599
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	112.986	1.2200e-003	0.0111	9.3000e-003	7.0000e-005		8.4000e-004	8.4000e-004		8.4000e-004	8.4000e-004		13.2925	13.2925	2.5000e-004	2.4000e-004	13.3715
High Turnover (Sit Down Restaurant)	1830.02	0.0197	0.1794	0.1507	1.0800e-003		0.0136	0.0136		0.0136	0.0136		215.2964	215.2964	4.1300e-003	3.9500e-003	216.5758
Regional Shopping Center	11.1644	1.2000e-004	1.0900e-003	9.2000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		1.3135	1.3135	3.0000e-005	2.0000e-005	1.3213
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0440**	**0.3872**	**0.2442**	**2.4100e-003**		**0.0304**	**0.0304**		**0.0304**	**0.0304**		**479.6779**	**479.6779**	**9.2000e-003**	**8.7900e-003**	**482.5284**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	2.05415	0.0222	0.1893	0.0806	1.2100e-003		0.0153	0.0153		0.0153	0.0153		241.6652	241.6652	4.6300e-003	4.4300e-003	243.1013
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	0.105376	1.1400e-003	0.0103	8.6800e-003	6.0000e-005		7.9000e-004	7.9000e-004		7.9000e-004	7.9000e-004		12.3972	12.3972	2.4000e-004	2.3000e-004	12.4709
High Turnover (Sit Down Restaurant)	1.80635	0.0195	0.1771	0.1488	1.0600e-003		0.0135	0.0135		0.0135	0.0135		212.5123	212.5123	4.0700e-003	3.9000e-003	213.7751
Regional Shopping Center	0.0106178	1.1000e-004	1.0400e-003	8.7000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		1.2492	1.2492	2.0000e-005	2.0000e-005	1.2566
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0429**	**0.3778**	**0.2389**	**2.3400e-003**		**0.0296**	**0.0296**		**0.0296**	**0.0296**		**467.8239**	**467.8239**	**8.9600e-003**	**8.5800e-003**	**470.6039**

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

Use Low VOC Cleaning Supplies

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.0765	0.0818	7.1002	3.8000e-004		0.0393	0.0393		0.0393	0.0393	0.0000	12.7929	12.7929	0.0123	0.0000	13.1005
Unmitigated	2.0765	0.0818	7.1002	3.8000e-004		0.0393	0.0393		0.0393	0.0393	0.0000	12.7929	12.7929	0.0123	0.0000	13.1005

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1557					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.7068					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.2140	0.0818	7.1002	3.8000e-004		0.0393	0.0393		0.0393	0.0393		12.7929	12.7929	0.0123		13.1005
Total	**2.0765**	**0.0818**	**7.1002**	**3.8000e-004**		**0.0393**	**0.0393**		**0.0393**	**0.0393**	**0.0000**	**12.7929**	**12.7929**	**0.0123**	**0.0000**	**13.1005**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1557					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.7068					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.2140	0.0818	7.1002	3.8000e-004		0.0393	0.0393		0.0393	0.0393		12.7929	12.7929	0.0123		13.1005
Total	**2.0765**	**0.0818**	**7.1002**	**3.8000e-004**		**0.0393**	**0.0393**		**0.0393**	**0.0393**	**0.0000**	**12.7929**	**12.7929**	**0.0123**	**0.0000**	**13.1005**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	0.5	12	1000	0.73	Diesel

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Emergency Generator - Diesel (750 - 9999 HP)	0.8205	3.6694	2.0922	3.9400e-003		0.1207	0.1207		0.1207	0.1207		419.7571	419.7571	0.0589		421.2283
Total	**0.8205**	**3.6694**	**2.0922**	**3.9400e-003**		**0.1207**	**0.1207**		**0.1207**	**0.1207**		**419.7571**	**419.7571**	**0.0589**		**421.2283**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

11.0 Vegetation

ATTACHMENT 5

Threatened & Endangered Species Active Critical Habitat Report

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IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

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Location

Los Angeles County, California



Local office

Carlsbad Fish And Wildlife Office

(760) 431-9440
(760) 431-5901

2177 Salk Avenue - Suite 250
Carlsbad, CA 92008-7385

http://www.fws.gov/carlsbad/

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

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1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Birds

NAME	STATUS

Coastal California Gnatcatcher Polioptila californica californica Threatened

Wherever found

There is **final** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/8178

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your

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list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)
Allen's Hummingbird Selasphorus sasin This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9637	Breeds Feb 1 to Jul 15
California Thrasher Toxostoma redivivum This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Jan 1 to Jul 31
Common Yellowthroat Geothlypis trichas sinuosa This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/2084	Breeds May 20 to Jul 31
Costa's Hummingbird Calypte costae This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9470	Breeds Jan 15 to Jun 10
Lawrence's Goldfinch Carduelis lawrencei This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9464	Breeds Mar 20 to Sep 20

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Lewis's Woodpecker Melanerpes lewis — Breeds Apr 20 to Sep 30
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9408

Nuttall's Woodpecker Picoides nuttallii — Breeds Apr 1 to Jul 20
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/9410

Oak Titmouse Baeolophus inornatus — Breeds Mar 15 to Jul 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9656

Rufous Hummingbird selasphorus rufus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/8002

Song Sparrow Melospiza melodia — Breeds Feb 20 to Sep 5
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Spotted Towhee Pipilo maculatus clementae — Breeds Apr 15 to Jul 20
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/4243

Wrentit Chamaea fasciata — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

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Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

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Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the AKN Phenology Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

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Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

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Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

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ATTACHMENT 6

Phase I ESA Report, Environmental Site Assessment,
ENCON Technologies Inc.,
October 30, 2018.

Phase II ESA Report, Subsurface Soil and Soil Gas Investigation,
ENCON Technologies Inc.,
April 1, 2019.

Further Phase II ESA Report, Subsurface Soil Investigation,
ENCON Technologies Inc.,
June 3, 2019.

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ENCON

PHASE I ESA REPORT
ENVIRONMENTAL SITE ASSESSMENT

Prepared for:

RYDA Ventures, LLC
1525 South Broadway
Los Angeles, California 90015
Attention: Daniel Neman

For Property Located at:

Sunset Body Works Facility
Former Metropolitan Chevrolet Dealership
3225 Sunset Boulevard
(3209-3227 Sunset Boulevard)
Los Angeles, California 90026

Prepared by:

ENCON Technologies, Inc.
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October 30, 2018

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FIGURES:

Figure 1	Site Vicinity Map
Figure 2	Site Property Area Map

ATTACHMENTS:

Attachment A	Site Photos

EXHIBITS:

Exhibit A	Legal and Site Description
Exhibit B	Historical Tenant Report
Exhibit C	Aerial Photographs and Sanborn Map Report
Exhibit D	SCAQMD Air Emission Records, Cal EPA DTSC Hazardous Waste Tracking System Search Results, LA County Department of Building and Safety Permit Records
Exhibit E	EDR Government Radius Record Search

EXECUTIVE SUMMARY

1.0 Phase I Overview and Purpose

The Phase I ESA was requested by RYDA Ventures, LLC, Project Client and Potential Buyer, as it pertains to the potential sale and associated real estate transactions of the subject properties located at 3209-3227 Sunset Boulevard in Los Angeles, California (Subject Site). ENCON Technologies, Inc., Environmental & Engineering Services (ENCON) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E-1527-13 for the subject property. Refer to Figure 1 for Site Vicinity Map. The Subject Site is comprised of four (4) parcels totaling approximately 13,350 square feet of building area located on a total lot size of approximately 22,499 square feet, APNs: 5426-005-002, 5426-005-003, 5426-005-004 and 5426-005-005. Refer to Exhibit A for legal property descriptions.

This Phase I ESA Report presents the review of the historical site and government records and data, historical hazardous material uses by these properties, and site inspections conducted by ENCON environmental staff. This report describes the research and evaluation methods used in the evaluation of the environmental conditions of the subject property and the findings, conclusions and recommendations developed by ENCON are presented in this Phase I ESA Report for planning and real estate transaction purposes. The Phase I environmental site assessment site inspections, record review, and site evaluation were conducted by ENCON staff, under the direction of Mr. G. Joseph Scatoloni, Senior Environmental Professional and Registered Environmental Assessor II, #20150.

The purpose of the Phase I ESA is to assist the Property Owner/Buyer and/or lender to qualify for the innocent landowner or innocent purchaser defense under the federal Superfund statue under CERCLA and it is also intended to provide reliable, early information of the environmental conditions of the subject property and the possible need for additional, more extensive investigation or mitigation, to enable the property to be used for the intended purpose of the potential buyer and minimize any contingent environmental liabilities in the future. Specifically, the Phase I ESA is designed to recognize and catalog those concerns or problems that the environmental and safety professional observe and/or suspect which deserve further investigation or mitigation and are identified as Recognized Environmental Conditions (RECs). Therefore, a major purpose of the Phase I ESA is to evaluate and establish the elements and need for more intrusive investigation, specifically to develop a Phase II ESA Investigation Sampling and Analysis Plan.

2.0 Property Description

The Subject Site is comprised of four (4) parcels totaling approximately 13,350 square feet of building area located on a total lot size of approximately 22,499 square feet, APNs: 5426-005-002, 5426-005-003, 5426-005-004 and 5426-005-005. Refer to Exhibit A for legal property descriptions. The Subject Site is located within a mixed commercial and residential area in the City of Los Angeles, on the north side of Sunset Boulevard between Descanso Drive and Micheltorena Street. The subject property site map is shown in Figure 2. The Subject Site building was constructed in 1951 and is currently operated as an automotive collision repair and body shop facility, from about 2014 through the present time in 2018.

The exterior of the building area is visibly in fair condition with no visible damage from wear, and no recent building upgrades or renovations. The current automotive collision repair and body work operations include the use of two (2) paint spray booths, paint mixing and parts washing stations, hydraulic lifts, one (1) 3-stage clarifier with floor drain, and drum storage. These operations include the use and storage of hazardous materials, which is a considered Recognized Environmental Condition (REC) and requires further investigation at this time.

The Site building structure was originally operated by Metropolitan Chevrolet Dealership from about 1951 through about 1973. Reportedly, the Metropolitan Chevrolet Dealership was closed in 1973 and operated two (2) underground storage tanks that included one (1) 1,100 gallon waste oil storage tank and one (1) 1,100 gasoline fuel tank and dispensing system. These UST tanks were reportedly closed and abandoned in-place in 1973 although no records were found in the Phase I ESA file review on the UST closure or site conditions at the time of closure. These UST tanks are currently under investigation by the Property Owner and the Los Angeles Fire Department CUPA requires these tanks to be removed and properly closed at this time. The Subject Site was subsequently operated as an auto body repair shop tenants from the 1990s by the past tenant, All Magic Paint & Body Shop in early 2000 through about 2010.

Therefore, the Subject Site has historically been operated as an automotive body paint and repair facility by various automotive body work facilities throughout the history of the Subject Site, from about 1973 through the present time and was involved in the storage and use of hazardous materials for automotive service related activities since about 1951. Refer to Section 2.0 of this report, and Exhibit B for City Directory Report.

3.0 Phase I ESA Findings

In conducting the Phase I ESA, ENCON completed the review of local and regional government environmental records, historical tenant survey, site reconnaissance by an environmental professional, and an evaluation of the evidence collected during the site assessment. The Phase I ESA report revealed evidence of current automotive body repair and spray paint booth operations and historical automotive service activities from about 1951 through the present time at the Subject Site address 3225 Sunset Boulevard in Los Angeles, California.

ENCON reviewed permit files were reviewed for the Subject Site through South Coast Air Quality Management District (SCAQMD) Facility Information Detail (FIND) database. From this search, ENCON identified four (4) listings related to the usage of spray paint booths at the Subject Site. These spray booth operations include the use and storage of potentially hazardous materials including general waste oils, auto parts cleanings solvents and spent solvents, chemical wastes and volatile organic compounds from the spray auto paint booth chemical usages. These on-going operations performed at the Subject Site are considered a Recognized Environmental Condition (REC), requiring further investigation at this time. Refer to Exhibit D for SCAQMD permit records.

In addition, ENCON reviewed the EDR Radius Map report for the Subject Site confirmed that the site was listed on government environmental databases associated with reported hazardous chemical material or waste uses or releases to the environment or regulatory corrective actions, specifically 3225 Sunset Boulevard. This site address is listed as a Haznet site, an EMI site, and a FINDS site. EDR describes Haznet sites as facilities where data has been extracted from copies of copies of hazardous waste manifests received each year by DTSC. EMI sites are described as facilities with Emissions Inventory Data, and FINDS sites are described as Facility Index System, which contains facilities updated by the Environmental Protection Agency (EPA). Refer to Exhibit E for the EDR Radius Map Report.

During the recent Site inspection performed by ENCON, the Subject Site was fully operational as an automotive body repair shop facility, including the use of hydraulic lifts in the repair and service operations, the use and storage of automotive waste solvents and waste oil drums, use and storage of automotive paint and solvent mixing operations, one 3-stage waste water treatment clarifier, and the use of two (2) paint spray booths and one paint spray room within the facility. The building is of older construction and is in good condition with no evidence of spills and leaks. The main building floor as well as the vehicle storage yard and access way pavements are generally paved with concrete and asphalt and appear to be in good condition.

Two (2) UST tank direct burial fill ports were observed on the south yard with vent pipes attached to the main building. These UST fill ports and vent lines are indicative of the presence of a former waste oil UST tank and a former gasoline fuel UST tank that have not been removed and are currently present in the south parking lot. As reported by the Los Angeles Fire Department these tanks were abandoned in 1973 and included two (2) 1,100 gallon UST tanks. The waste oil tank was reported to be filled with waste oil materials. Refer to Attachment A for Site Inspection Photographs.

Therefore, the government records suggest that the Subject Site use at 3225 Sunset Boulevard has adversely affected the Subject Site and contingent environmental conditions exist at this time from the past automotive repair and body work operations performed at the Site. These automotive repair activities are of environmental concern since these type operations historically stored, used, and generated hazardous automotive chemical materials and wastes, specifically automotive fuel and motor oil products, motor oil wastes, and spent volatile organic compounds solutions in parts washing and spray painting activities, and further investigation, Phase II ESA.

4.0 Conclusions and Recommendations

In conducting the Phase I ESA, ENCON completed the review of local and regional government environmental records, historical tenant survey, site reconnaissance by an environmental professional, and an evaluation of the evidence collected during the site assessment. ENCON performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 at 3209-3227 Sunset Boulevard in Los Angeles, California (Subject Site). Any exceptions to or deletions from this practice are described in this Phase I ESA Report.

Based on the Phase I ESA file review and field inspections, the following Recognized Environmental Concerns (RECs) and potential areas of environmental concern (AOC) were identified at the Subject Site:

1) REC#01 – Locations of two (2) abandoned UST waste oil and fuel tanks,
2) REC#02 – Locations of operating hydraulic lifts,
3) REC#03 – Waste oil drum storage area,
4) REC#04 – Automotive service chemical and paint-solvent storage work stations,
5) REC#05 – 3-stage waste water treatment clarifier and receptor discharge line,
6) REC#06 – General use and storage of parts washing spent solvent stations, and
7) REC#07 – Two operating spray booths and one (1) paint body parts spray room.

These types of automotive repair operations generate hazardous automotive and hydraulic oils waste streams and spent solvent solutions which can pose a potential risk to the environmental from unauthorized spills and leaks over the past 67 years of automotive service and body repair work. Refer to Exhibit D for hazardous waste disposal records.

These current and historical automotive repair, service, auto body work and painting operations typically involve the use and storage of hazardous materials, and are considered a Recognized Environmental Concerns (RECs) since these types of operations typically store, use and generate hazardous automotive chemical materials and wastes, specifically automotive fuel and motor oil products, motor oil wastes, auto spent volatile organic compounds (VOC) solutions in parts washing activities, and VOC paint solvents. In addition, the presence of the two (2) abandoned UST tanks, reportedly abandoned in-place in 1973, are not in compliance with current State UST tank closure regulations. The Los Angeles City Fire Department (CUPA) will require these tanks to be removed and properly closed in the near future.

Based on ENCON's Phase I ESA findings and recommendations and the seven (7) identified RECs, a Phase II ESA subsurface soil and soil gas investigation is recommended to confirm the presence, or absence, of chemical releases that may have adversely affected the Subject Site from these targeted Recognized Environmental Conditions, RECs, identified at the Subject Site. The proposed Phase II ESA Investigation should address both the threat to State groundwater and the vapor intrusion threat to the workers and public since the Subject Site has been involved with volatile organic automotive chemicals and petroleum hydrocarbons in the waste oil and gasoline hydrocarbon ranges.

Based on the presence of two old UST tanks onsite (one (1) 1,100 gallon waste oil tank and one (1) 1,100 gallon former gasoline fuel tank) that were reportedly abandoned in-place in 1973 by the Los Angeles City Fire Department Inspector and confirmed by both the Department and ENCON Field Inspection Staff., these abandon UST tanks were not properly closed in accordance with State UST Closure Guidelines and are environmental conditions of concern, RECs. Therefore, these UST tank sites on the Subject Property are currently "out of compliance" with the State of California UST Programs and will have to be properly permitted and closed under the direction of the Los Angeles City Fire Department, Environmental Programs, as soon as possible in the near future and prior to the completion of the pending real estate transaction. In addition, it may be warranted to conduct a pre-pull subsurface investigation of the UST tank sites that will provide to the transaction parties preliminary information on whether the use of these tanks have adversely affected the Subject Site and pose a contingent environmental liability at this time.

The lead and asbestos containing material(s) conditions of the properties were limited to general observations of exposed surface interior and exterior conditions and is not considered in this Phase I ESA as LBP or ACM surveys. The ages and conditions of the buildings, however, would suggest the paint surfaces may contain lead-based paint (LBP). Asbestos containing materials (ACM) in the ceiling and floor tiles and other materials may be suspected because of the age of the structures. Any planned major building repair or demo in the future should involve a full LBP and ACM surveys.

Prepared by:

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Environmental & Engineering Services

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REGISTERED ENVIRONMENTAL PROFESSIONAL
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1.0 INTRODUCTION

1.1 Subject Property and Client

The Phase I ESA was requested by RYDA Ventures, LLC, Project Client and Potential Buyer, as it pertains to the potential sale and associated real estate transactions of the subject properties located at 3209-3227 Sunset Boulevard in Los Angeles, California (Subject Site). ENCON Technologies, Inc., Environmental & Engineering Services (ENCON) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E-1527-13 for the subject property. Refer to Figure 1 for Site Vicinity Map. The Subject Site is comprised of four (4) parcels totaling approximately 13,350 square feet of building area located on a total lot size of approximately 22,499 square feet, APNs: 5426-005-002, 5426-005-003, 5426-005-004 and 5426-005-005. Refer to Exhibit A for legal property descriptions.

The Subject Site is located within a mixed commercial and residential area in the City of Los Angeles, on the north side of Sunset Boulevard between Descanso Drive and Micheltorena Street. The subject property site map is shown in Figure 2. The Subject Site building was constructed in 1951, and is currently operated as an automotive collision repair and body shop facility. The exterior of the building area is visibly in fair condition with no visible damage from wear, and no recent building upgrades or renovations. The current automotive collision repair and body work operations include the use of two (2) paint spray booths, paint mixing and parts washing stations, hydraulic lifts, one (1) 3-stage clarifier with floor drain, and drum storage. These operations include the use and storage of hazardous materials, which is a considered Recognized Environmental Condition (REC) and requires further investigation at this time.

The Site building structure was originally operated by Metropolitan Chevrolet Dealership from about 1951 through about 1973. Reportedly, the Metropolitan Chevrolet Dealership was closed in 1973 and operated two (2) underground storage tanks that included one (1) 1,100 gallon waste oil storage tank and one (1) 1,100 gasoline fuel tank and dispensing system. These UST tanks were reportedly closed and abandoned in-place in 1973 although no records were found in the Phase I ESA file review on the UST closure or site conditions at the time of closure. These UST tanks are currently under investigation by the Property Owner and the Los Angeles Fire Department CUPA requires these tanks to be removed and properly closed at this time. The Subject Site was subsequently operated as an auto body repair shop tenants from the 1990s by the past tenant, All Magic Paint & Body Shop in early 2000 through about 2010.

Therefore, the Subject Site has historically been operated as an automotive body paint and repair facility by various automotive body work facilities throughout the history of the Subject Site, from about 1973 through the present time and was involved in the storage and use of hazardous materials for automotive service related activities since about 1951. Refer to Section 2.0 of this report, and Exhibit B for City Directory Report.

1.2 Phase I Environmental Site Assessment Methods

The Client has requested this Phase I Environmental Site Assessment for a real estate transaction purposes. The purpose of the Phase I ESA report is to identify all known and suspected Recognized Environmental Conditions (RECs) in connection with subject property. A REC is defined as the presence, or likely presence, of any hazardous or California regulated substances to include petroleum products in, on, or present at the subject property due to past or present releases into the structures on the property or into the ground, groundwater, or surface water associated with the property under conditions indicative of a past or current unauthorized release to the environment or pose a material threat of a future release to the environment. Hazardous material releases that do not present a material risk to the public or the environment and generally would not be subject to regulatory enforcement or are identified as *de minmis conditions* and not classified as a REC, requiring intrusive further investigation.

The E-1527-13 ASTM Standard has developed various categories of Recognized Environmental Conditions (RECs) in connection with the subject property environmental assessment to include: a) Controlled Recognized Environmental Conditions (CRECs) and b) Historical Recognized Environmental Conditions (HRECs) as well as c) Vapor Intrusion Conditions (VICs) and Vapor Encroachment Conditions (VECs) (ASTM E-2600-08).

a) Controlled Recognized Environmental Conditions (CRECs) is 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 which may have allowed hazardous substances to remain in place subject to the implementation of required institutional or engineering controls or restricted use (NFA with conditions, low-threat site closure, or risk based closures)

b) Historical Recognized Environmental Conditions (HRECs) is 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 without subjecting the property to any controls or limitations or restrictions. (NFA with no conditions, change in regulatory criteria or sampling methods or analysis)

c) Vapor Intrusion Conditions (VICs) and/or Vapor Encroachment Conditions (VECs) is a REC resulting from the presence or likely presence of any chemicals of concern (COCs) in the indoor air environment of an existing or planned building stricture on a property caused by the release of volatile organic compound (VOCs) vapors from contaminated soil or groundwater either on the property (VICs) or within close proximity to the property (VECs), at concentrations that present or may present an unacceptable health risk to the occupants or tenants

1.3 Phase I Environmental Site Assessment Purpose

Under the federal Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, or "Superfund"), owners of property where hazardous substances have been released, including deposited or disposed of, are strictly liable for the costs of response and cleanup. This liability generally extends to landowners who have or received title after the release has occurred, unless the landowner can demonstrate that at the time of acquisition or leasing, he had no knowledge or reason to know of the release or disposal.

Such an "innocent landowner" or "innocent purchaser" must meet certain statutory requirements and bears the burden of proof in establishing this defense. Specifically, the landowner must demonstrate that prior to the sale or acquisition or leasing, he undertook "all appropriate inquiry into the previous ownership and uses of the property consistent with good industrial customary practice in effort to minimize liability".[1] As a result of this potential contingent liability, essentially all non-residential real estate transactions now include a Phase I Environmental Site Assessment and a Phase II Environmental Site Assessment, as needed to complete the environmental site assessment evaluation.

The American Society for Testing and Materials (ASTM) has published a standard defining recommended elements to be included in a Phase I assessment. No legal standard currently exist, however, defining a site assessment. According to the ASTM standard[2], the goal of the Phase I ESA is to identify recognized site environmental conditions which may suggest or indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws.[3]

The purpose of a Phase I ESA is to assist the owner, purchaser or lender qualify for the innocent landowner defense by providing reliable, early information on the environmental condition of the property and the possible need for additional evaluations and investigations, referred to as a Phase II. For reference purposes, Phase I involves non intrusive investigation methods which are designed to identify the most common contamination sources and conditions while the Phase II is designed to verify the presence, or absence of the contamination and characterize the nature and extent of the contamination using the Phase I findings. Phase III covers the actual site mitigation and/or remediation (cleanup) based on the information derived in the Phase II investigation.

A Phase I ESA entails non intrusive research to identify areas of potentially significant liability for the current or prospective owner or operator. The conditions identified in the Phase I which suggest possible onsite contamination are described in the Phase I ESA report and the client is notified that further investigations may be warranted to confirm the existence, or absence, of the suspected contamination. Therefore, one of the primary purposes of the Phase I ESA is to evaluate the need for more intrusive Phase II investigations.

The Phase I findings and recommendations reflect the professional judgments made by the assessment team based on observations of the site and a thorough review of available agency and other historical records. The Phase I Environmental Site Assessment conducted at this property has been performed to meet the ASTM 1527-13 standard.

1.4 Phase I Environmental Site Assessment Major Elements

Phase I ESA Record Research - A Phase I Environmental Site Assessment is comprised of five (5) primary elements: (1) review of available government records and associated databases for evidence of possible environmental contamination; (2) site reconnaissance through a site walk of the property; (3) limited interview with current owners and/or occupants of the property as well as with various appropriate local government agency representatives; (4) review of available historical tenant and aerial maps to define past uses of the site; and (5) an evaluation of the evidence obtained during the site assessment.

A review of the available records was conducted using government databases by Environmental Data Resource, Inc. (EDR) radius maps, historical tenant survey, the Regional water Quality Control Board files, South Coast Air Quality Management District files, and Department of Toxic Substances Control files.

1.5 Special Terms and Conditions

The lead and asbestos containing material(s) conditions of the properties were limited to general observations of exposed surface interior and exterior conditions and is not considered in this Phase I ESA as LBP or ACM surveys. The ages and conditions of the buildings, however, would suggest the paint surfaces may contain lead based paint (LBP). Asbestos containing materials (ACM) in the ceiling and floor tiles and other materials may be suspected because of the age of the structures. Any planned major building repair or demo in the future should involve a full LBP and ACM surveys.

1.6 Environmental Site Assessment Limitations and Exceptions

Consistent with customary Phase I practice and the ASTM 2013 standard, the subject property environmental assessment included a preliminary site walk inspection, but the potential presence of lead or contamination in the groundwater, nor was the quality of the property's drinking water evaluated in this Phase I environmental site assessment. No land survey of the property was made by ENCON or environmental liens or restriction were researched or presented in this Phase I ESA. Any statement of dimensions, capacities, quantities or distances should be considered as approximate in this assessment and the report.

ENCON assumed that there are no hidden, or latent environmental conditions or defects in or of the property, subsoil, structures, other than those noted herein. No responsibility for such conditions or for their repair is assumed by ENCON. In addition, information, estimates, and opinion furnished to ENCON and contained in this report were assumed to be provided from reliable sources believed to be true and correct. Therefore, ENCON assumes no further responsibility for the accuracy of this information since no independent investigation was conducted to substantiate this information.

A Phase I Environmental Site Assessment is not an audit. Although such a compliance audit may sometimes be useful in connection with step-out/step-in or acquisition of a commercial or industrial property, an audit involves an extensive review and scrutiny or current and past records as well as a more expanded agency review effort.

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[1] 42USC9601(35)(B)

[2] ASTM E-1527-13, page 1

[3] op cit., p.6

2.0 EXISITING SITE DESCRIPTION

2.1 Legal Site Descriptions

The Subject Site is comprised of four (4) parcels totaling approximately 13,350 square feet of building area located on a total lot size of approximately 22,499 square feet, APNs: 5426-005-002, 5426-005-003, 5426-005-004 and 5426-005-005. Refer to Exhibit A for legal property descriptions.

The Subject Site is located within a mixed commercial and residential area in the City of Los Angeles, on the north site of Sunset Boulevard between Descanso Drive and Micheltorena Street. The subject property site map is shown in Figure 2. The Subject Site building was constructed in 1951 and is currently operated as an automotive collision repair and body shop facility. The exterior of the building area is visibly in fair condition with no visible damage from wear, and no recent building upgrades or renovations. The current automotive collision repair and body work operations include the use of two (2) paint spray booths, paint mixing and parts washing stations, hydraulic lifts, one (1) 3-stage clarifier with floor drain, and drum storage. These operations include the use and storage of hazardous materials, which is a considered Recognized Environmental Condition (REC) and requires further investigation at this time.

2.2 Subject Site Historical Usage

Based on the EDR City Directory Historical Tenant Report Survey, the Subject Site was reported to operate in the following manner. Refer to Exhibit B for Historical Tenant Reports.

Year	Tenant	Source
2018	Sunset Body Works	ENCON Inspection
2014	First Class Auto Craft	EDR Digital Archive
	LEJ, LLC	EDR Digital Archive
	First Class Auto Craft	EDR Digital Archive
2010	All Magic Paint & Body, Inc.	EDR Digital Archive
	LEJ, LLC	EDR Digital Archive
2006	All Magic Paint	Haines Company, Inc.
2000	M & K Body Shop	Haines & Company
1990	M & K Body Shop	Pacific Bell
1986	M & K Body Shop	Pacific Bell
1981	M & K Body Shop	Pacific Telephone
1976	M & K Body Shop	Pacific Telephone
1973	Reported UST Tanks Closure	LA City Fire Department
1971	Metropolitan Chevrolet Co.	Pacific Telephone
1951	Sunset Blvd Metropolitan Chevrolet	Pacific Telephone & Telegraph

2.3 Site Plan

A site plan of the present general layout of the Subject Site structures is shown in Figure 2.

3.0 ENVIRONMENTAL SETTING

3.1 Physiography

The Subject Site is located near the southern flank of the Santa Monica Mountains, on the Hollywood Piedmont Slope. The Santa Monica Mountains are part of the Transverse Range Geomorphic Province of California, and extend westward from the Elysian Hills in Los Angeles to San MiguelIsl and offshore from Ventura (Norris and Webb, 1976). The Elysian Hills are primarily marine in origin and include massive slates, conglomerates, sandstones, and deep-water shales and turbidite deposits (deep-water debris flows).

The Site is situated within the Hollywood GroundwaterBasin, which extends southward towards the La Brea High, a subsurface structural feature beneath the La Brea Plain. The Basin's western and eastern boundaries are the Inglewood fault and the Elysian Hills; respectively The Hollywood Basin is comprised of approximately 650 feet of sediments containing known aquifers and includes Recent Alluvium, and the Lakewood and San Pedro Formations of Pleistocene Age. Below 650 feet below ground surface (bgs), basement rocks of Pliocene to Miocene age are present.

The soils in the vicinity of the Subject Site are mapped as Recent Alluvium (Qal) with limited sandstone bedrock exposures in outcrops and road cuts. The Qal consists of approximately five to 35 feet of fine-grained sediments infilling former drainages near the base of the Elysian Hills. Semi-perched aquifers have been documented within the Qal; however, they have not been differentiated or named. Beneath the Qal, the Lakewood Formation extends over the entire Hollywood Basin and outcrops in the southern half south of the La Brea High and outcrops on the eastern border of the basin along the base of the Elysian Hills. The Lakewood Formation includes the Bellflower Aquiclude and the Exposition and Gage Aquifers.

3.2 Site Geology

The soils encountered in the vicinity of the Subject Site, along Sunset Boulevard, consist of fine grained, high plasticity, low permeability clays and silts ranging in thickness from 20 to 30 feet overlying highly weathered and weathered sandstone of the Lakewood Formation. The top five feet (7 feet to 12 feet bgs) of bedrock is highly weathered and loosely cemented, while the bedrock below 12 feet bgs grades to slightly weathered and well cemented sandstone bedrock.

Sunset Boulevard loses elevation to the west and is bounded by hills to the north and south. This topography suggests that Sunset Boulevard follows a former drainage channel which has been filled with clay and silt alluvium, and the groundwater exiting the site joins groundwater flowing to the west in the coarser grained sedimentary layers of the in filled channel.

4.0 INFORMATION FROM SITE RECONNAISSANCE

4.1 General Site Walk Description

A site walk was conducted by G. Joseph Scatoloni, REA II and Senior Environmental Engineer, on June 30, 2018. The property was made available by the current tenant, and the Project Client. See Attachment A for photos taken during site walk.

4.2 Environmental Field Reconnaissance

Property Address:	3209-3227 Sunset Boulevard
City:	Los Angeles
County:	Los Angeles
State:	California 90026
Prepared for:	Potential Buyer (RYDA, LLC)

Property Is:	___ vacant land,	___ vacant property,
	_x_ improved,	_x_ occupied
Type Is:	___ Residential,	_x_ Commercial,
	___ Industrial (light),	

GENERAL FIELD OBSERVATIONS

Were there any physical signs of the following observed on the subject property?

Use: yes, no or none, unknown (UK).

Yes Underground Storage Tanks?

Based on ENCON's site inspection, there is evidence of two (2) underground storage tanks (USTs) at the Subject Site. One (1) of the USTs is reportedly a waste oil tank, and one (1) UST is reportedly a gasoline tank. The exact condition and status of the USTs are unknown although the LA City Fire Inspector reported that the tanks were abandoned in 1973 and both the waste oil and gasoline UST tanks were 1,100 gallon. Also, the waste oil UST tank was filled with waste oil material.

Yes Evidence of former USTs?

There were two direct buried UST tank fill ports located on the south portion of the Subject Property that are indicative of the presence of underground storage tanks.

No Above Ground Tanks?

Yes Vent Pipes?

There were two UST vent pipes attached to the main building on the south portion of the Subject Property that are further indicative of the presence of underground storage tanks.

Yes Fill Ports?

There were two direct buried UST tank fill ports located on the south portion of the Subject Property that are indicative of the presence of underground storage tanks.

None Water Wells, Monitoring Wells, or Borings?

Yes 55-Gallon Drums containing hazardous materials?

Based on ENCON's site inspection, waste oil and chemical storage 55-gallon drums were observed in the waste oil drum storage on the south portion of property, outside the main building entrance area at the Subject Site. Waste material 55-gallon drums were observed in the vicinity of the spray booths and the parts paint spray room on the north side of the main building.

Yes Chemical Containers?

Numerous paint and solvent containers were observed in the vicinity of the spray booths and the parts paint spray room on the north side of the main building

Yes Paint Spray Booths or Painting Enclosures

ENCON noted two (2) operating paint spray booths at the Subject Site.

No Open Trash?
No Discarded Batteries?

Yes 3-Stage Clarifier?

ENCON noted one (1) 3-stage clarifier, just outside the paint spray booth area and paint parts washing stations at the Subject Site. The clarifier appeared to be used for collection of floor maintenance and cleaning liquids, parts washing and paint spray rinse water from the spray paint materials.

No Septic Tank?
No Streams, Lakes or Ponds?
No Pits, Ponds or Lagoons for Waste Treatment or Storage
No Oil Stained Soil, Concrete, or Drains?
No Chemically Etched and Damaged Concrete?
No Surface Conditions, Asphalt or Concrete

Yes Chemical Odors Detected?

Paint spray odors were present at mild levels in the main building in the vicinity of the spray booths, paint mixing stations, and auto body parts paint spray room on the north side of the main building

No Vegetation Damage, Showing Distressed or Dying Vegetation?
No Oily Sheen on Water in Sumps,
No Uneven Settling or Unexplainable Grade Changes?
No Abandoned Pits, Ponds, or Lagoons?
No Old Electric Transformers, Electric Devices, Light Ballasts or Hydraulic fixtures
None Pesticide or Herbicide Containers or any noticeable pesticide odors?

Yes Suspected Lead Paint Hazard (LBP)

Age of the building materials (1951) suggests the presence of LBP

Yes Suspected Asbestos Containing Material (ACM)

Age of the building materials (1951) suggests the presence of ACM.

None Visual Signs of Mold and/or Water Damage
NA Radon Screening Been Conducted?

NEIGHBORING ADJACENT PROPERTIES

No Any evidence of neighboring adjacent properties engaged in storing, transporting or producing waste, chemicals or hazardous materials?

No Any activities of adjacent properties may pose potential environmental risks to the subject property?

No Adjoining or close proximity neighboring properties used as a gasoline station, motor repair, commercial printing, dry cleaner, photo developing lab or landfill?

5.0 HISTORICAL SITE RESEARCH AND USAGE

5.1 Historical Site Usage Overview

The State and local CUPA regulatory agency files were reviewed for the subject site from the South Coast Air Quality Management District (SCAQMD), the Department of Toxic Substances Control (DTSC), State Regional Water Quality Control Board (Regional Board), Los Angeles Department of Building and Safety (LA DBS), and Los Angeles Department of Public Works (LA DPW). Refer to Exhibit D for additional detail information.

In addition, public record reports and documents were requested from EDR included: Sanborn Maps and Aerial Photos for review by ENCON. These files and documents are presented in the following sections. Refer to Exhibit C for additional detail information.

5.2 South Coast Air Quality Management District Permit File Review

Permit files were reviewed for the Subject Site through South Coast Air Quality Management District (SCAQMD) Facility Information Detail (FIND) database. There following air emission related permits were identified for the Subject Site address 3225 Sunset Boulevard:

1) **Sunset Body Works** – This facility is listed as active through SCAQMD although no equipment is listed, and there are no notices of violation (NOV) or notices to comply (NC) on file. However, during ENCON's site inspection of the Subject Site, ENCON noted two (2) paint spray booths at the Subject Site. Refer to Attachment A for site photos.
2) **All Magic Paint & Body, Inc.** – This facility is listed as sold through SCAQMD. In 2004 and 2005, this facility had permits to operate a spray booth and solvents as part of their operation. The permit details one (1) of the spray booths as an automotive type, 14 feet by 30 feet by 10.5 feet, with five (5) exhaust filters, one (1) natural gas heater, and one (1) 10 horsepower (HP) exhaust fan. The second spray booth is detailed as 14 feet by 28 feet by 9 feet 6 inches, with a natural gas heater, eighteen (18) exhaust filters, and one (1) 3 HP exhaust fan.
3) **Elite Body Shop, Inc.** – This facility is listed as active, although the permit on file is listed as inactive. In 2002, this facility had a permit to operate a spray booth with solvents as part of their operation. The permit details the spray booth as 14 feet by 9 feet 6 inches by 9 feet 6 inches with eighteen (18) exhaust filters, a natural gas fired heater and one (1) 3 HP exhaust fan.

   In addition, this facility was issued one (1) notice of violation (NOV) and two (2) notices to comply (NC). The NOV was issued in March 2003 for an expired permit, and the NC's were issued in March 2002 and March 2003 for a change in ownership and posting the permit to operate at the facility, respectively. All of the notices were corrected with SCAQMD.

4) **First Class Auto Craft** – This facility is listed as sold. In 2008 through 2010, the facility had three (3) permits to operate a spray booth with solvents as part of their operation. The permit issued in February 2008 details the use of a 14 foot by 30 foot by 10 foot five inch spray booth with five (5) exhaust filters, a natural gas heater and one (1) 10 HP exhaust fan. In February 2010, two (2) permits to operate spray booths were issued with the following specifications: one (1) automotive type spray booth at 17 feet 9 inches by 27 feet four inches by 11 feet with a natural gas heater, four (4) exhaust filters and one (1) 10 HP exhaust fan and one (1) spray booth at 14 feet by 30 feet, by 10 feet 5 inches with a natural gas heater, five (5) exhaust filters and one (1) 10 HP exhaust fan.

   In addition, this facility was issued one (1) notice to comply (NC) in May 2001. The NC was issued for maintaining daily gas usage reports. The notice was corrected with SCAQMD.

These spray booth operations include the use and storage of potentially hazardous materials including general waste oils, auto parts cleanings solvents and spent solvents, chemical wastes and volatile organic compounds from the spray auto paint booth chemical usages. These on-going operations performed at the Subject Site are considered a Recognized Environmental Condition (REC), requiring further investigation at this time. Refer to Exhibit D for SCAQMD permit records.

5.3 Department of Toxic Substances Control Hazardous Waste Disposal

The historical hazardous waste disposal records were requested from the State of California EPA Department of Toxic Substances Control (DTSC) for the Subject Site. Hazardous waste disposal records were found for the subject property address 3225 Sunset Boulevard. See below for descriptions of the DTSC waste profiles and Exhibit D for records.

1) **LEJ LLC doing business as First Class Auto Craft** – This profile is listed as inactive, however, between 2008 and 2016, this facility disposed of varying quantities of hazardous waste, including unspecified solvents, waste oil and mixed oil, and other organic solids.
2) **LEJ LLC doing business as Sunset Auto Crafters** – This facility is listed as inactive. There are no records of hazardous wastes disposed from this facility.
3) **M & K Body Shop** – This profile is listed as inactive, however, between 1993 and 2007, this facility disposed of varying quantities of hazardous waste, including unspecified solvent mixtures and unspecified organic liquid mixtures.
4) **All Magic Paint & Body** – This profile is listed as inactive, however, in 2006, this facility disposed of approximately 0.198 tons of unspecified solvent mixtures.
5) **LETR, Inc. doing business as Sunset Body Works** – This facility is listed as active and has two (2) DTSC profiles. In 2017, the facility disposed of approximately 0.306 tons of unspecified solvent waste.

These hazardous waste disposal records confirm the use and storage of hazardous materials including general waste oils, auto parts cleanings solvents and spent solvents, chemical wastes and volatile organic compounds from the spray auto paint booth chemical usages. These on-going operations performed at the Subject Site are considered a Recognized Environmental Condition (REC), requiring further investigation at this time. Refer to Exhibit D for SCAQMD permit records.

5.4 CalEPA Geotracker and DTSC Envirostor File Review

The Subject Site property was not reported on any State regulatory list as a Leaking Underground Storage Tank (LUST), permitted UST facility, or DTSC Cleanup site on Geotracker or Envirostor public files.

5.5 Los Angeles County Department of Building and Safety

The building and permit records were requested from the Los Angeles County Department of Building and Safety (LA DBS) for the Subject Site. See below for descriptions of permits and Exhibit D for records.

1) In the 1950s, the Subject Site was operated as a used car lot for Metropolitan Chevrolet Company.
2) In 1952, Metropolitan Chevrolet submitted an application to construct a retaining wall to the existing apartment building and commercial store at the Subject Site.
3) In 1972, an application was submitted by the property owner, Jack Bloomrust. Based on the permit, the owner was proposing sand-blasting the interior of the building area.
4) In 1983, the building is detailed as a retail store and the application was to re-roof the building area.

5.6 Los Angeles County Department of Public Works

The underground storage tank (UST) records were requested from the Los Angeles County Department of Public Works (LA DPW) for the Subject Site. No records were available from LA DPW for the Subject Site property.

5.4 Certified Sanborn Map Report Summary

A Certified Sanborn Map Report was prepared on July 9, 2018 by EDR. The Sanborn Library was searched by EDR covering the Subject Site and neighboring properties. Maps were identified for 1919, 1950, 1953, 1957, 1960, 1961, 1966, 1968, 1969 and 1970. The available maps are summarized below and provided in Exhibit C for reference.

1919 – The Subject Site is shown as vacant land, with no details available.

1950 – The Subject Site is vacant land. The adjacent properties are listed as a restaurant, an office, and residential.

1953 to 1970 – The Subject Site is listed as auto sales and auto service.

5.5 Historical Aerial Map Report

The EDR Historical Aerial Photo Package is a screening tool designed to assist the environmental professional in evaluating the targeted and neighboring properties over the period of 1923 through 2016. Refer to Exhibit C for aerial photos for 1923, 1928, 1938, 1948, 1952, 1964, 1977, 1979, 1981, 1989, 1994, 2002, 2005, 2009, 2012 and 2016. The following observations were made from the aerial photos:

1923 to 1928 – The Subject Site appears to be vacant land. The surrounding properties are vacant or residential in nature.

1938 – The Subject Site shows signs of development. The surrounding properties appear to have been developed to mostly residential in nature.

1948 – The Subject Site is vacant land. The surrounding properties appear to be residential and commercial in nature.

1952 – The Subject Site has been developed, most likely to the auto sales and service operation noted in the Sanborn Map ® records above. The surrounding properties remain commercial and residential in nature.

1964 to 2016 – The Subject Site building area remains about the same, and is similar to the building structures currently located at the Site. The surrounding areas remain commercial and residential in nature.

6.0 INTERVIEWS

At the time of the site inspection, the Subject Property tenant would not participate in the interview and did not offer any environmental information about the property history or uses.

7.0 REGULATORY GOVERNMENT AGENCY RESEARCH

7.1 Database Information Research Method and Approach

ENCON contracted with Environmental Data Resources (EDR) to review databases maintained by the federal, state, and local regulatory agencies for the Subject Site located at 3209-3227 Sunset Boulevard in Los Angeles, California. This review was designed to identify facilities and properties recently or currently under investigation for environmental contamination within a specific radius of the subject site. Additionally, this search noted any reported hazardous waste sites, landfills, Superfund sites, or businesses generating or treating hazardous wastes within the radius area. Finally, records of spills and other types of releases of hazardous materials were reviewed for properties within a smaller radius. Refer to Exhibit E for government file research reports.

ENCON does not assert to the completeness or accuracy of the database report. ENCON's review is therefore only as current and accurate as that provided in the database report and this may not cover all known or potential hazardous waste or contaminated sites. Further, there may be errors in the data base information reported for a site resulting from a number of different operations involved in processing the search. These errors could result in a site being included in the database due to a similar street name as a street within the search radius, when in fact the site is outside the search distance for the report. Additionally, a site within the search area may be omitted resulting from errors in the data entry phase of the search process. While ENCON does periodically spot check review the database reports against other available information from other agencies and field inspections to improve quality assurance and control, the accuracy and completeness of each report can not be guaranteed by ENCON.

Therefore, the following information is a tabulation and interpretation of this provided in data, based on a careful evaluation of the database reports, maps, knowledge of the area and region, and professional judgment about the potential environmental conditions. A complete copy of the regulatory agency database search report is provided in this report, refer to Exhibit E. The site information map, contained in the database report, illustrates the location of the Subject Site relative to the listed properties that are discussed and reviewed in the following section.

In each case, the radius distance from the subject site was chosen on the basis of the potential hazard that identified neighboring properties could pose to the subject property, the type of information provided, and the extent of overlap with other, more extensive databases. The resulting database search provided information that meets or exceeds the ASTM requirements. The data of the most recent update for each database is noted parenthetically below, following a description of the database. The name, address, status, and distance from the subject site for each site identified by the database are also given.

This information is presented to aid in the assessment of potential impact to the subject site from groundwater contamination. This groundwater information is based on the best available hydrogeology data and that the direction of groundwater flow in the shallow aquifer generally follows the topography in the general area.

The results are organized by listings cited that were identified on a particular database. Since some of the sites appear on more than one database, these sites may be listed more than once. A summary of the environmental conditions of these sites are described below and in the following manner; according to closest proximity to the subject site and the topographic gradient (upgradient, cross-gradient, and down-gradient). The Subject Site is summarized initially followed by the adjacent sites. The database detailed information is provided in Exhibit E and specific page number is noted in the following summary sheets for reference purposes.

7.2 Subject Site Findings

The government record review for the Subject Site confirmed that the site was listed on government environmental databases associated with reported hazardous chemical material or waste uses or releases to the environment or regulatory corrective actions, specifically at 3225 Sunset Boulevard. This site address is listed on the government files as a Haznet site, an EMI site, and a FINDS site. EDR describes Haznet sites as facilities where data has been extracted from copies of copies of hazardous waste manifests received each year by DTSC confirming that hazardous materials were used and generated on the Subject Site. EMI sites are described as facilities with Emissions Inventory Data usually associated with the use of volatile organic compounds (VOCs) and paint spraying operations, and FINDS sites are described as Facility Index System, which contains facilities updated by the Environmental Protection Agency (EPA). Refer to Exhibit E for the EDR Radius Map Report. The government records did not show the Subject Site as a UST site although the Site was confirmed to contain two (2) abandoned in-place two 1,100 gallon UST tanks at this time.

Therefore, the government records suggest that the Subject Site historical chemical uses at 3225 Sunset Boulevard may have adversely affected the Subject Site and caused contingent environmental conditions at this time from the past automotive repair and body work operations performed at the Subject Site. These automotive repair activities are of environmental concern since these type operations historically stored, used, and generated hazardous automotive chemical materials and wastes, specifically automotive fuel and motor oil products, motor oil wastes, and spent volatile organic compounds solutions in parts washing and spray painting activities.

7.3 Adjacent and Neighboring Properties Summary

Based on a review of the EDR Radius Map for potential environmental risk sites within 1/8 mile of the Subject Site, there are eleven (11) neighboring facilities listed with regulatory cleanup actions resulting from unauthorized releases of hazardous materials that may pose a risk to the subject property. The list includes, but is not limited to, historical dry cleaner facilities, small quantity generators, Leaking Underground Storage Tank (LUST) sites, and historical automotive facilities. Based on the list of neighboring sites, none of the operations are located adjacent to the Subject Site, which limits the potential off-site threat to the subject property. Refer to Exhibit E for Radius Map Report.

Therefore, it is ENCON's professional opinion that these operations within 1/8 of a mile of the subject property, do not pose a potential off-site encroachment concern to the subject site, and does not require further investigation at this time.

8.0 CONCLUSIONS AND RECOMMENDATIONS

In conducting the Phase I ESA, ENCON completed the review of local and regional government environmental records, historical tenant survey, site reconnaissance by an environmental professional, and an evaluation of the evidence collected during the site assessment. ENCON performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 at 3209-3227 Sunset Boulevard in Los Angeles, California. Any exceptions to or deletions from this practice are described in this Phase I ESA Report.

Based on the Phase I ESA file review and field inspections, the following Recognized Environmental Concerns (RECs) and potential areas of environmental concern (AOC) were identified at the Subject Site:

1) REC#01 – Locations of two (2) abandoned UST waste oil and fuel tanks,
2) REC#02 – Locations of operating hydraulic lifts,
3) REC#03 – Waste oil drum storage area,
4) REC#04 – Automotive service chemical and paint-solvent storage work stations,
5) REC#05 – 3-stage waste water treatment clarifier and receptor discharge line,
6) REC#06 – General use and storage of parts washing spent solvent stations, and
7) REC#07 – Two operating spray booths and one (1) paint spray room.

These types of automotive repair operations generate hazardous automotive and hydraulic oils waste streams and spent solvent solutions which can pose a potential risk to the environmental from unauthorized spills and leaks over the past 67 years of automotive service and body repair work. Refer to Exhibit D for hazardous waste disposal records.

These current and historical automotive repair, service, auto body work and painting operations typically involve the use and storage of hazardous materials, and are considered a Recognized Environmental Concerns (RECs) since these types of operations typically store, use and generate hazardous automotive chemical materials and wastes, specifically automotive fuel and motor oil products, motor oil wastes, auto spent volatile organic compounds (VOC) solutions in parts washing activities, and VOC paint solvents. In addition, the presence of the two (2) abandoned UST tanks, reportedly abandoned in-place in 1973, are not in compliance with current State UST tank closure regulations. The Los Angeles City Fire Department (CUPA) will require these tanks to be removed and properly closed in the near future.

Based on ENCON's Phase I ESA findings and recommendations and the seven (7) identified RECs, a Phase II ESA subsurface soil and soil gas investigation is recommended to confirm the presence, or absence, of chemical releases that may have adversely affected the Subject Site from these targeted Recognized Environmental Conditions, RECs, identified at the Subject Site. The proposed Phase II ESA Investigation should address both the threat to State groundwater and the vapor intrusion threat to the workers and public since the Subject Site has been involved with volatile organic automotive chemicals and petroleum hydrocarbons in the waste oil and gasoline hydrocarbon ranges.

Based on the presence of two old UST tanks onsite (one (1) 1,100 gallon waste oil tank and one (1) 1,100 gallon former gasoline fuel tank) that were reportedly abandoned in-place in 1973 by the Los Angeles City Fire Department Inspector and confirmed by both the Department and ENCON Field Inspection Staff., these abandon UST tanks were not properly closed in accordance with State UST Closure Guidelines and are environmental conditions of concern, RECs. Therefore, these UST tank sites on the Subject Property are currently "out of compliance" with the State of California UST Programs and will have to be properly permitted and closed under the direction of the Los Angeles City Fire Department, Environmental Programs, as soon as possible in the near future and prior to the completion of the pending real estate transaction. In addition, it may be warranted to conduct a pre-pull subsurface investigation of the UST tank sites that will provide to the transaction parties preliminary information on whether the use of these tanks have adversely affected the Subject Site and pose a contingent environmental liability at this time.

The lead and asbestos containing material(s) conditions of the properties were limited to general observations of exposed surface interior and exterior conditions and is not considered in this Phase I ESA as LBP or ACM surveys. The ages and conditions of the buildings, however, would suggest the paint surfaces may contain lead-based paint (LBP). Asbestos containing materials (ACM) in the ceiling and floor tiles and other materials may be suspected because of the age of the structures. Any planned major building repair or demo in the future should involve a full LBP and ACM surveys.

9.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Mr. G. Joseph Scatoloni, REA II & Senior Environmental Manager, performed the Phase I Environmental Site Assessment. Mr. Scatoloni has over 24 years background and experience in environmental site assessment and compliance commercial and industrial projects, including environmental CalEPA and ASTM regulations, regulatory review, investigations, and remediation, and site compliance audits. He is a Registered Environmental Assessor II, REA 20150, by the Environmental Assessment Association, Sacramento, California as well as a Registered Environmental Property Assessor and Registered Environmental Professional, REPA 783394.

The ENCON REA Team is comprised of environmental experts in understanding and applying the federal, state, and local regulatory guidelines in California and other western states to commercial and industrial site financial and real estate transactions for both financial institutions and private transactions. The ENCON REA Team is comprised of G. Joseph Scatoloni, Environmental Professional, and environmental research assistant, Elizabeth Bartley. All of the project management was conducted by Mr. Scatoloni.

The ENCON REA Team has managed and participated in numerous projects requiring specific knowledge and interpretation of hazardous waste and chemical material management, chemical process engineering, regulatory compliance, permitting, subsurface soil and groundwater investigation, and remedial actions as well as health and safety codes. Mr. Scatoloni has experience as an environmental compliance evaluator, performing facility industrial and commercial site environmental assessments and audits.

The ENCON REA Team has performed Phase I Environmental Site Assessments for USEPA, CalEPA reporting, waste treatment permitting, EPA Wells Investigation Program, property transfer, site and service station closures, underground storage tank removals, client due diligence, and beneficial use of property.

Prepared by:

ENCON Technologies Inc.
Environmental & Engineering Services

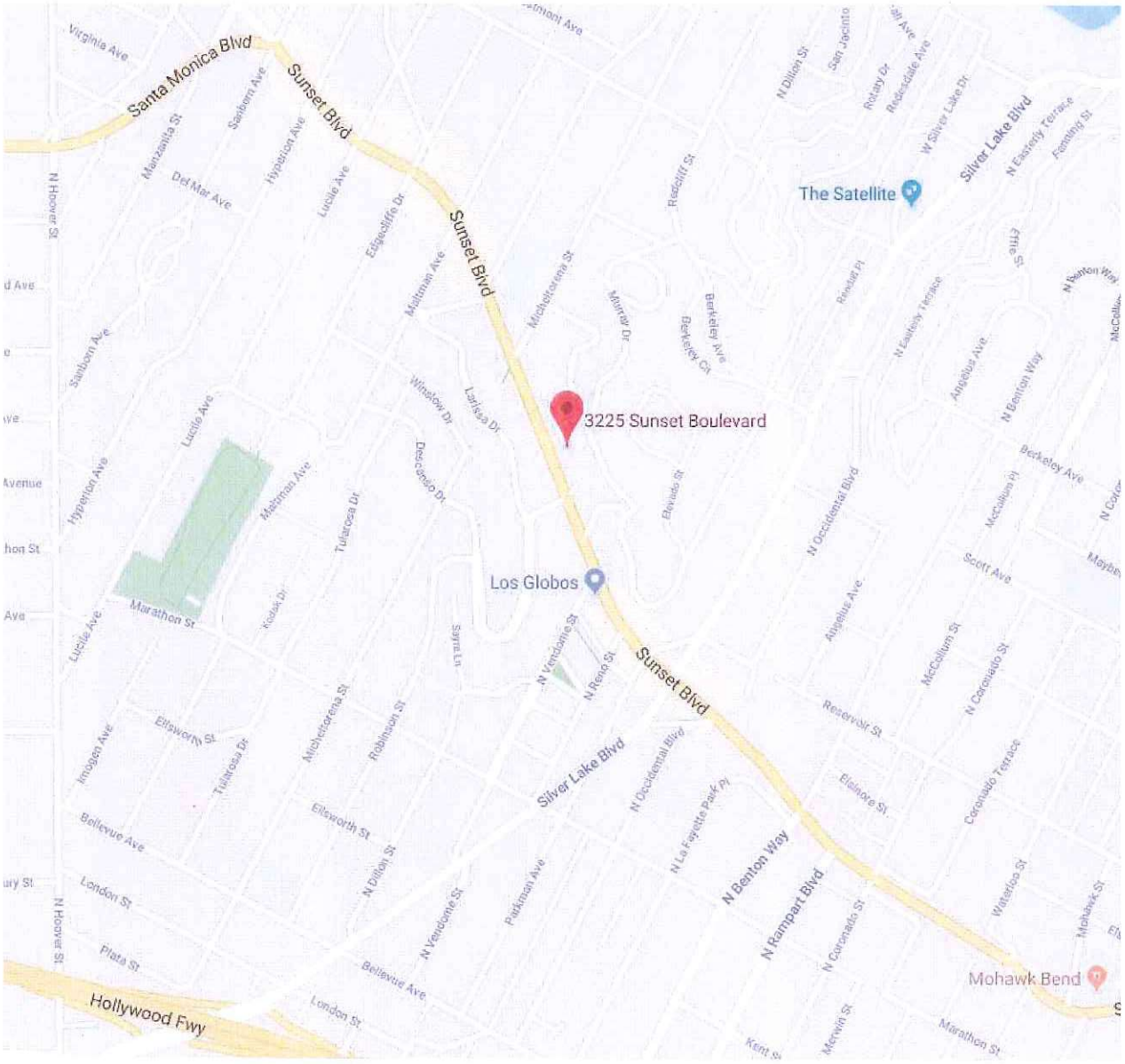
G. Joseph Scatoloni, REPA/REP #783394
ENCON Registered Environmental Professional

REGISTERED ENVIRONMENTAL PROFESSIONAL
G. JOSEPH SCATOLONI REP 783394 NREP

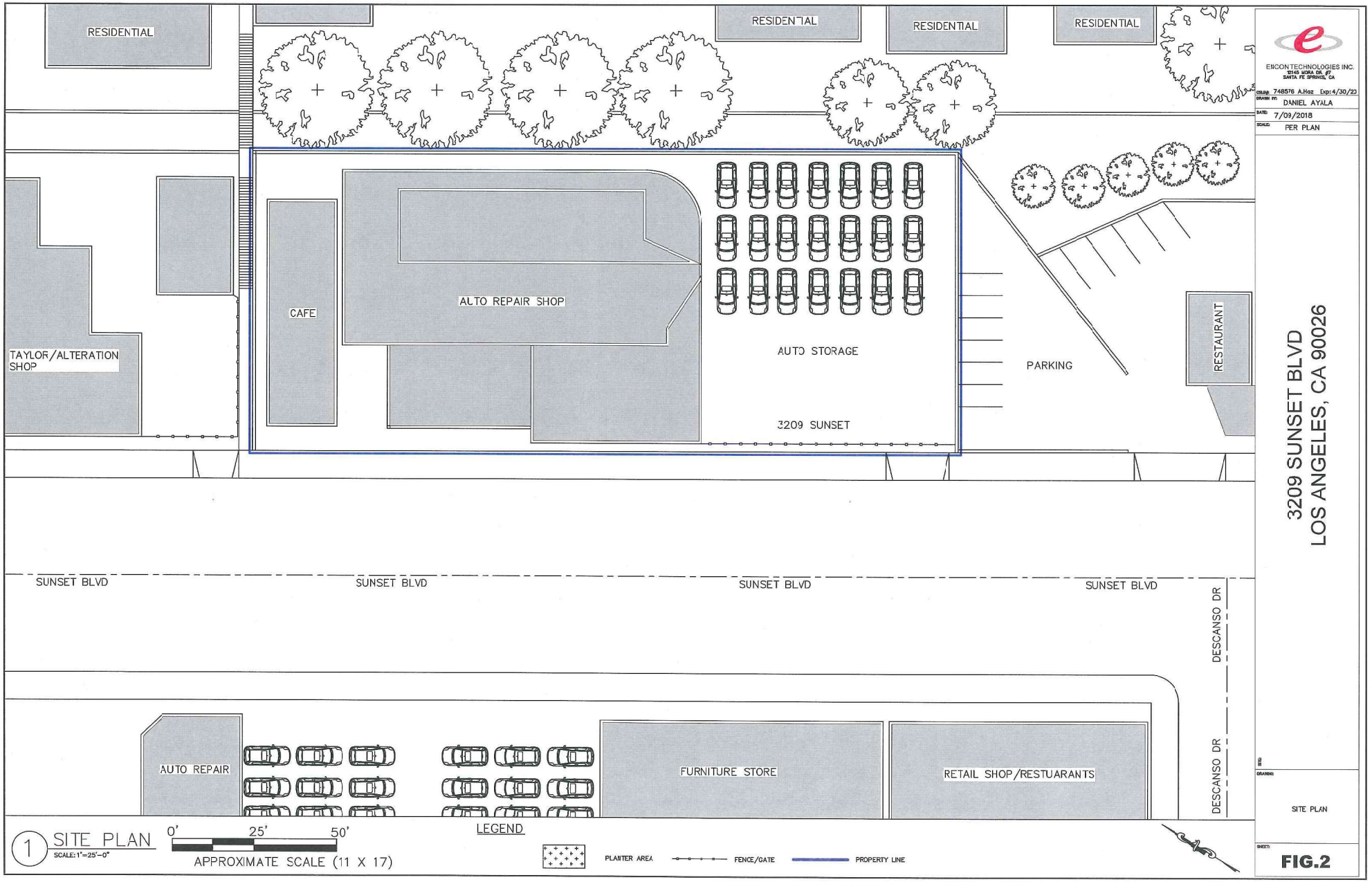
Elizabeth Bartley, Phase I Tech Staff
ENCON REA Technical Assistant

FIGURES:

Figure 1	Site Vicinity Map
Figure 2	Site Property Area Map



ENCON **Technologies, Inc.** *12145 Mora Drive, Suite 7* *Santa Fe Springs, CA 90670*	***Site Vicinity Map*** ***3209-3227 Sunset Boulevard*** ***Los Angeles, California 90026***	**LEGEND** Subject Site Boundary Lines North *Scale: NA* **October 29, 2018** **FIGURE 1**


RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
TAYLOR/ALTERATION SHOP
CAFE
ALTO REPAIR SHOP
AUTO STORAGE
3209 SUNSET
PARKING
RESTAURANT
SUNSET BLVD
SUNSET BLVD
SUNSET BLVD
SUNSET BLVD
DESCANSO DR
DESCANSO DR
AUTO REPAIR
FURNITURE STORE
RETAIL SHOP/RESTUARANTS
LEGEND
PLANTER AREA
FENCE/GATE
PROPERTY LINE
1 SITE PLAN
SCALE: 1"=25'-0"
0'
25'
50'
APPROXIMATE SCALE (11 X 17)
ENCONTECHNOLOGIES INC.
12145 MORA DR. #7
SANTA FE SPRINGS, CA
LICENSE 748576 A.Haz Exp: 4/30/23
DRAWN BY: DANIEL AYALA
DATE: 7/09/2018
SCALE: PER PLAN
3209 SUNSET BLVD
LOS ANGELES, CA 90026
DRAWING: SITE PLAN
SHEET: FIG.2

ATTACHMENTS:

Attachment A Site Photos



Photo #1: Exterior of Subject Site building area.



Photo #4: Entrance to body work area at Subject Site.



Photo #2: Entrance to yard area at Subject Site.



Photo #5: Office area at Subject Site.



Photo #3: Vehicle storage at Subject Site.



Photo #6: Automotive work at Site.



Photo #7: Automotive parts and work stations at Site.



Photo #10: Automotive spend waste oil at work station at Site.



Photo #8: Automotive hydraulic lifts in shop area at Site.



Photo #11: 3-stage clarifier at Site.



Photo #9: Automotive hydraulic lifts in shop area at Site.



Photo #12: One (1) of two (2) paint spray booths at Site.



Photo #13: One (1) of two (2) paint spray booths at Site.



Photo #16: Fill port to UST located at the Subject Site.



Photo #14: Automotive body parts prepped for painting in paint booth.



Photo #17: Fill port to UST located at the Subject Site.



Photo #15: Drum storage area at Subject Site.



Photo #18: Fill port to UST located at the Subject Site.

Exhibit A

Legal and Site Description

Property Address:

3225 W Sunset Blvd
Los Angeles, CA 90026

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First American

myFirstAm® **Property Profile** **3225 W Sunset Blvd, Los Angeles, CA 90026**

Property Information

Owner(s):	Blair Investment	**Mailing Address:**	Po Box 293, Somers, MT 59932
Owner Phone:	Unknown	**Property Address:**	3225 W Sunset Blvd, Los Angeles, CA 90026
Vesting Type:	N/A	**Alt. APN:**	
County:	Los Angeles	**APN:**	5426-005-005
Map Coord:	35-B5	**Census Tract:**	195400
Lot#:	5-10	**Block:**	
Subdivision:	5036	**Tract:**	5036
Legal:	Tract # 5036 Lots 5,6,7,8,9 And Lot 10		

Property Characteristics

Use:	Auto Repair	**Year Built / Eff. :**	1951 / 1951	**Sq. Ft. :**	13350
Zoning:	LAC2	**Lot Size Ac / Sq Ft:**	0.345 / 15014	**# of Units:**	
Stories:	1	**Improvements:**		**Parking / #:**	/
Gross Area:	13350	**Garage Area :**		**Basement Area:**	

Sale and Loan Information

Sale / Rec Date:	/ 02/02/1972	***$/Sq. Ft.:**	$14.98	**2nd Mtg.:**	
Sale Price:	$200,002	**1st Loan:**		**Prior Sale Amt:**	$200,002
Doc No.:	0000000455	**Loan Type:**		**Prior Sale Date:**	
Doc Type:	Deed	**Transfer Date:**	02/02/1972	**Prior Doc No.:**	0000000455
Seller:	Owner Name Unavailable	**Lender:**		**Prior Doc Type:**	Deed

*$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information

Imp Value:	$168,038	**Exemption Type:**	
Land Value:	$99,523	**Tax Year / Area:**	2018 / 0-013
Total Value:	$267,561	**Tax Value:**	
Total Tax Amt:	$4,788.71	**Improved:**	63%

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myFirstAm® **Transaction History** **3225 W Sunset Blvd, Los Angeles, CA 90026**

Transaction History provides records for the past ten years. To request additional information, please contact your local Sales Representative, Customer Service Department, or for an additional fee you may **click here** .

History Record # 1 : SALE/TRANSFER

Buyer:	Blair,Michael B Et Al	**Seller:**	
Transaction Date:	01/18/1995	**Sale Price:**	
Recording Date:	01/25/1995	**Sale Price Type:**	
Recorded Doc #:	0000125840	**Title Company:**	
Document Type:	Deed Transfer	**Vesting Type:**	N/A

History Record # 2 : SALE/TRANSFER

Buyer:	Blair,Robert T And Erolyn F	**Seller:**	
Transaction Date:	12/05/1994	**Sale Price:**	
Recording Date:	12/12/1994	**Sale Price Type:**	
Recorded Doc #:	0002198865	**Title Company:**	
Document Type:	Deed Transfer	**Vesting Type:**	N/A

History Record # 3 : SALE/TRANSFER

Buyer:	Blair Investment	**Seller:**	Owner Name Unavailable
Transaction Date:		**Sale Price:**	$200,002
Recording Date:	02/02/1972	**Sale Price Type:**	
Recorded Doc #:	0000000455	**Title Company:**	
Document Type:	Deed Transfer	**Vesting Type:**	N/A

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myFirstAm® **Comparable Sales** 3225 W Sunset Blvd, Los Angeles, CA 90026

Subject Property

	APN	Property Address	Sale Price	Year Built	Sq. Ft.	Rec. Date	Dist. from Subj.
	5426-005-005	3225 W Sunset Blvd, Los Angeles, CA 90026	$200,002	1951	13350		

Comparable Sales

A.	5427-026-008	3424 W Sunset BLVD , Los Angeles, CA 90026	$400,000	1999	13000	10/27/1987	0.16 mi
B.	5501-014-013	150 Bimini PL , Los Angeles, CA 90004	$102,000	1922	11890	11/04/1997	1.33 mi
C.	5154-032-006	515 S Lake ST , Los Angeles, CA 90057	$1,127,000	1910	12700	08/31/1983	1.75 mi
D.	5535-012-024	831 N Western AVE , Los Angeles, CA 90029	$4,400,000	1963	13102	02/21/2013	1.99 mi
E.	5437-029-029	3021 Gilroy ST , Los Angeles, CA 90039	$10,000,000	1965	12136	12/14/2017	2.04 mi
F.	5544-028-007	5639 W Sunset BLVD , Los Angeles, CA 90028	$775,000	1927	12775	04/15/1988	2.34 mi
G.	5640-030-027	322 El Bonito AVE , Glendale, CA 91204	$1,075,000	1980	13880	12/17/2010	2.87 mi
H.	5409-003-028	201 Sotello ST , Los Angeles, CA 90012	$4,850,000	1998	13873	07/06/2005	2.88 mi

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Comparable Statistics

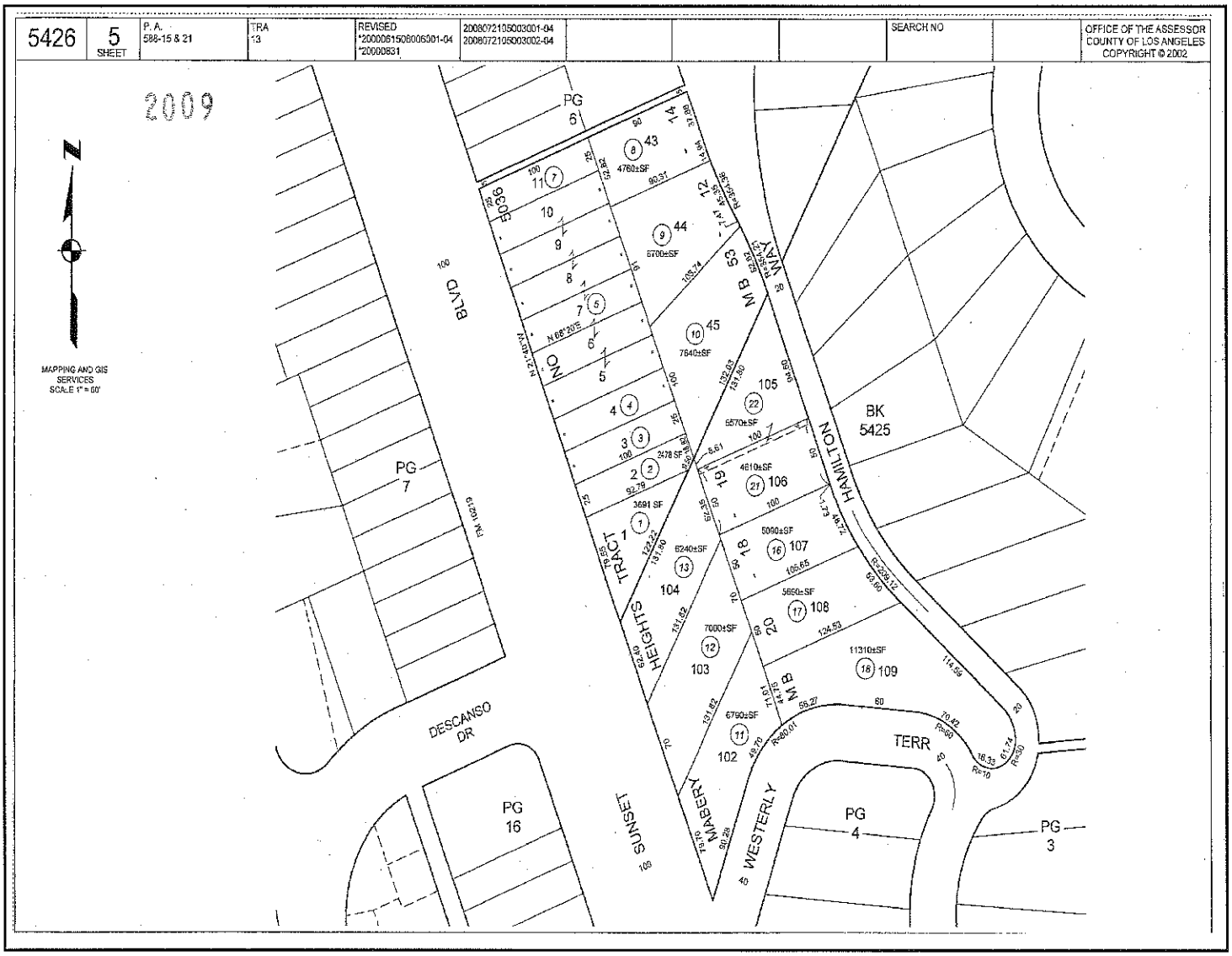
	Average :	Low :	High :
Sale Price:	$2,841,125	$102,000	$10,000,000
Loan Amount:	$1,743,217	$475,000	$3,750,000
Sq. Ft.:	12920	11890	13880
Sale $ / Sq. Ft.*:	$220	$9	$720

*$/Sq.Ft. is a calculation of Sale Price divided by Sq.Ft.

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myFirstAm® **Tax Map** **3225 W Sunset Blvd, Los Angeles, CA 90026**



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Property Address:

, CA

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myFirstAm® Property Profile

, , CA

Property Information

Owner(s):	Blair Investment	Mailing Address:	Po Box 293, Somers, MT 59932
Owner Phone:	Unknown	Property Address:	, , CA
Vesting Type:	N/A	Alt. APN:	
County:	Los Angeles	APN:	5426-005-003
Map Coord:	35-B5	Census Tract:	
Lot#:	3	Block:	
Subdivision:	5036	Tract:	5036
Legal:	Tract # 5036 Lot 3		

Property Characteristics

Use:	Parking Lot	Year Built / Eff. :	1951 / 1951	Sq. Ft. :	2370
Zoning:	LAC2	Lot Size Ac / Sq Ft:	0.57 / 2502	# of Units:	
Stories:	1	Improvements:		Parking / #:	Shared/Common / 8
Gross Area:	2370	Garage Area :		Basement Area:	

Sale and Loan Information

Sale / Rec Date:	*$/Sq. Ft.:	2nd Mtg.:
Sale Price:	1st Loan:	Prior Sale Amt:
Doc No.:	Loan Type:	Prior Sale Date:
Doc Type:	Transfer Date:	Prior Doc No.:
Seller:	Lender:	Prior Doc Type:

*$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information

Imp Value:	$2,559	Exemption Type:	
Land Value:	$16,570	Tax Year / Area:	2018 / 0-013
Total Value:	$19,129	Tax Value:	
Total Tax Amt:	$366.94	Improved:	13%

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myFirstAm® Transaction History , , CA

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History Record # 1 : SALE/TRANSFER

Buyer:	Blair,Michael B Et Al	Seller:	
Transaction Date:	01/18/1995	Sale Price:	
Recording Date:	01/25/1995	Sale Price Type:	
Recorded Doc #:	0000125840	Title Company:	
Document Type:	Deed Transfer	Vesting Type:	N/A

History Record # 2 : SALE/TRANSFER

Buyer:	Blair,Robert T And Erolyn F	Seller:	
Transaction Date:	12/05/1994	Sale Price:	
Recording Date:	12/12/1994	Sale Price Type:	
Recorded Doc #:	0002198865	Title Company:	
Document Type:	Deed Transfer	Vesting Type:	N/A

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myFirstAm® Comparable Sales , , CA

Subject Property

	APN	Property Address	Sale Price	Year Built	Sq. Ft.	Rec. Date	Dist. from Subj.
	5426-005-003	, , CA		1951	2370		

Comparable Sales

A.	5427-024-023	, , CA	$1,000,000	1952	2400	12/22/1998	0.29 mi
B.	5429-013-004	3925 Sunset DR , Los Angeles, CA 90027	$1,745,000		2630	04/12/2017	0.55 mi
C.	5427-001-008	4222 Santa Monica BLVD , Los Angeles, CA 90029	$220,000	1968	2025	03/18/1997	0.65 mi
D.	5542-026-042	4545 Santa Monica BLVD , Los Angeles, CA 90029	$1,960,000	2004	2500	06/09/2017	0.82 mi
E.	5501-007-026	, , CA	$1,165,000		2550	06/30/2005	1.06 mi
F.	5537-019-033	1060 N Kingsley DR , Los Angeles, CA 90029	$3,440,000	1980	2550	12/06/2013	1.66 mi
G.	5406-015-003	1261 W Sunset BLVD , Los Angeles, CA 90026	$655,000	1971	2500	12/18/2009	1.78 mi
H.	5437-033-012	, , CA	$780,000	1955	2400	06/14/2001	1.87 mi
I.	5437-033-013	, , CA	$780,000	1955	2400	06/14/2001	1.88 mi
J.	5405-028-003	1130 W Sunset BLVD , Los Angeles, CA 90012	$160,000	1989	2400	01/24/1985	1.92 mi
K.	5536-010-028	, , CA	$3,986,000	1969	2600	05/29/2014	1.97 mi
L.	5442-009-013	, , CA	$4,800,000	1960	2500	09/24/2014	2.07 mi
M.	5536-003-003	5509 Lexington AVE , Los Angeles, CA 90038	$600,006	1975	2200	06/11/1982	2.07 mi
N.	5435-028-026	, , CA	$775,000		2500	09/28/2012	2.10 mi
O.	5435-028-025	, , CA	$775,000	1964	2500	09/28/2012	2.10 mi
P.	5406-030-021	1026 Bartlett ST , Los Angeles, CA 90012	$1,950,000		2413	04/07/1988	2.12 mi

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Subject Property

	APN	Property Address	Sale Price	Year Built	Sq. Ft.	Rec. Date	Dist. from Subj.
	5426-005-003	, , CA		1951	2370		

Comparable Sales

Q.	5544-022-029	1530 N Western AVE , Los Angeles, CA 90027	$941,500	1996	2500	01/31/2000	2.16 mi
R.	5522-007-012	649 N Gramercy PL , Los Angeles, CA 90004	$205,000	1920	2050	02/03/1999	2.19 mi
S.	5435-027-015	, , CA	$1,000,000	1963	2500	10/13/2006	2.24 mi
T.	5142-021-018	, , CA	$725,000	1982	2500	11/27/2002	2.38 mi
U.	5143-021-014	1136 Ingraham ST , Los Angeles, CA 90017	$10,000,000	1984	2584	09/01/2010	2.40 mi
V.	5137-010-006	1014 Blaine ST , Los Angeles, CA 90015	$600,000	1964	2025	06/12/1985	2.70 mi
W.	5435-017-018	3070 Los Feliz BLVD , Los Angeles, CA 90039	$460,000	1950	2500	12/31/1997	2.71 mi
X.	5409-006-023	126 W Elmyra ST , Los Angeles, CA 90012	$625,000	1940	2700	09/25/2013	2.80 mi
Y.	5137-023-003	1324 W 11Th PL , Los Angeles, CA 90015	$780,000	1905	2681	04/18/2008	2.80 mi

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Comparable Statistics

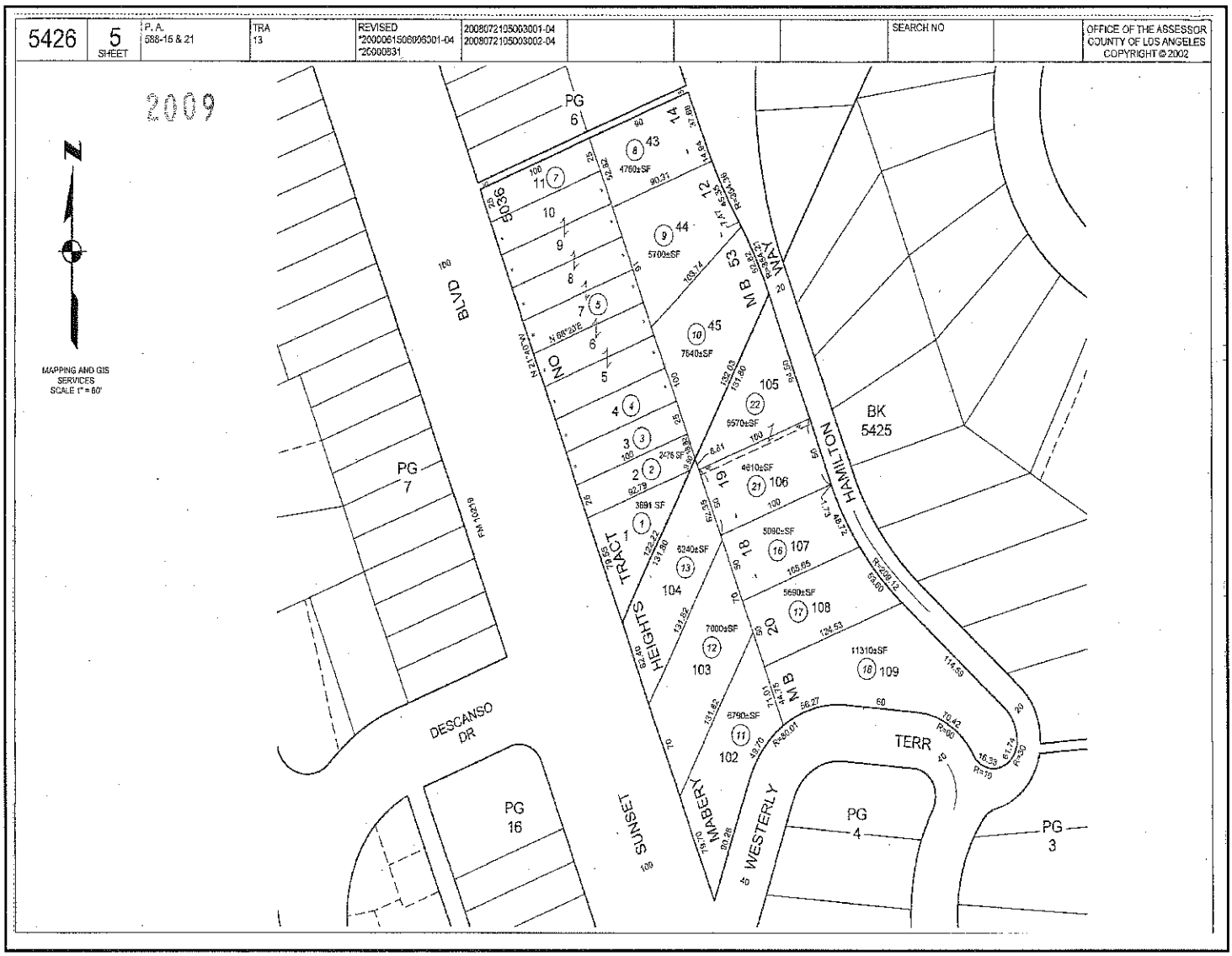
	Average :	Low :	High :
Sale Price:	$1,605,100	$160,000	$10,000,000
Loan Amount:	$1,300,000	$140,000	$5,000,000
Sq. Ft.:	2444	2025	2700
Sale $ / Sq. Ft.*:	$657	$79	$3,704

*$/Sq.Ft. is a calculation of Sale Price divided by Sq.Ft.

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Property Address:

, CA

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First American

myFirstAm® Property Profile

, , CA

Property Information

Owner(s):	Blair Investment	Mailing Address:	Po Box 293, Somers, MT 59932
Owner Phone:	Unknown	Property Address:	, , CA
Vesting Type:	N/A	Alt. APN:	
County:	Los Angeles	APN:	5426-005-002
Map Coord:	35-B5	Census Tract:	
Lot#:	2	Block:	
Subdivision:	5036	Tract:	5036
Legal:	Tract # 5036 Lot 2		

Property Characteristics

Use:	Parking Lot	Year Built / Eff. :	1951 / 1951	Sq. Ft. :	2000
Zoning:	LAC2	Lot Size Ac / Sq Ft:	0.57 / 2481	# of Units:	
Stories:	1	Improvements:		Parking / #:	Shared/Common / 7
Gross Area:	2000	Garage Area :		Basement Area:	

Sale and Loan Information

Sale / Rec Date:	*$/Sq. Ft.:	2nd Mtg.:
Sale Price:	1st Loan:	Prior Sale Amt:
Doc No.:	Loan Type:	Prior Sale Date:
Doc Type:	Transfer Date:	Prior Doc No.:
Seller:	Lender:	Prior Doc Type:

*$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information

Imp Value:	$3,420	Exemption Type:	
Land Value:	$16,131	Tax Year / Area:	2018 / 0-013
Total Value:	$19,551	Tax Value:	
Total Tax Amt:	$370.34	Improved:	17%

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History Record # 1 : SALE/TRANSFER

Buyer:	Blair,Michael B Et Al	Seller:	
Transaction Date:	01/18/1995	Sale Price:	
Recording Date:	01/25/1995	Sale Price Type:	
Recorded Doc #:	0000125840	Title Company:	
Document Type:	Deed Transfer	Vesting Type:	N/A

History Record # 2 : SALE/TRANSFER

Buyer:	Blair,Robert T And Erolyn F	Seller:	
Transaction Date:	12/05/1994	Sale Price:	
Recording Date:	12/12/1994	Sale Price Type:	
Recorded Doc #:	0002198865	Title Company:	
Document Type:	Deed Transfer	Vesting Type:	N/A

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First American

myFirstAm® Comparable Sales , , CA

Subject Property

	APN	Property Address	Sale Price	Year Built	Sq. Ft.	Rec. Date	Dist. from Subj.
	5426-005-002	, , CA		1951	2000		

Comparable Sales

A.	5424-005-909	2414 Mayberry ST , Los Angeles, CA 90026	$179,500	1960	1880	06/03/1988	0.55 mi
B.	5427-001-008	4222 Santa Monica BLVD , Los Angeles, CA 90029	$220,000	1968	2025	03/18/1997	0.65 mi
C.	5539-005-005	959 N Virgil AVE , Los Angeles, CA 90029	$68,750	1986	1750	10/17/1983	0.75 mi
D.	5154-002-011	, , CA	$600,000	1952	1875	01/31/2000	1.44 mi
E.	5406-015-017	1252 Innes AVE , Los Angeles, CA 90026	$1,485,000	1978	1900	08/04/2008	1.74 mi
F.	5536-003-003	5509 Lexington AVE , Los Angeles, CA 90038	$600,006	1975	2200	06/11/1982	2.07 mi
G.	5406-030-022	1030 Bartlett ST , Los Angeles, CA 90012	$1,950,000	1972	1900	04/07/1988	2.11 mi
H.	5522-007-012	649 N Gramercy PL , Los Angeles, CA 90004	$205,000	1920	2050	02/03/1999	2.20 mi
I.	5436-014-029	3540 La Clede AVE , Los Angeles, CA 90039	$920,000	2017	1959	08/11/2017	2.53 mi
J.	5436-014-031	3544 La Clede AVE , Los Angeles, CA 90039	$920,000	2017	1959	08/21/2017	2.53 mi
K.	5436-014-033	3548 La Clede AVE , Los Angeles, CA 90039	$899,000	2017	1959	07/14/2017	2.54 mi
L.	5137-016-017	1024 Beacon AVE , Los Angeles, CA 90015	$11,000	1977	1700	07/18/1997	2.54 mi
M.	5137-010-006	1014 Blaine ST , Los Angeles, CA 90015	$600,000	1964	2025	06/12/1985	2.70 mi
N.	5409-006-043	, , CA	$24,000,000	1950	1925	10/19/2017	2.76 mi
O.	5640-034-012	3714 San Fernando RD , Glendale, CA 91204	$515,000	1946	1800	03/12/2004	2.90 mi
P.	5640-029-002	309 El Bonito AVE , Glendale, CA 91204	$1,150,000	1985	2300	12/17/2010	2.93 mi
Q.	5453-020-025	, , CA	$135,000	1940	1700	05/24/2005	2.97 mi

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Subject Property

	APN	Property Address	Sale Price	Year Built	Sq. Ft.	Rec. Date	Dist. from Subj.
	5426-005-002	, , CA		1951	2000		

Comparable Sales

	APN	Property Address	Sale Price	Year Built	Sq. Ft.	Rec. Date	Dist. from Subj.
R.	5546-027-003	, , CA	$9,500,000	1928	1800	05/13/2016	2.98 mi

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Comparable Statistics

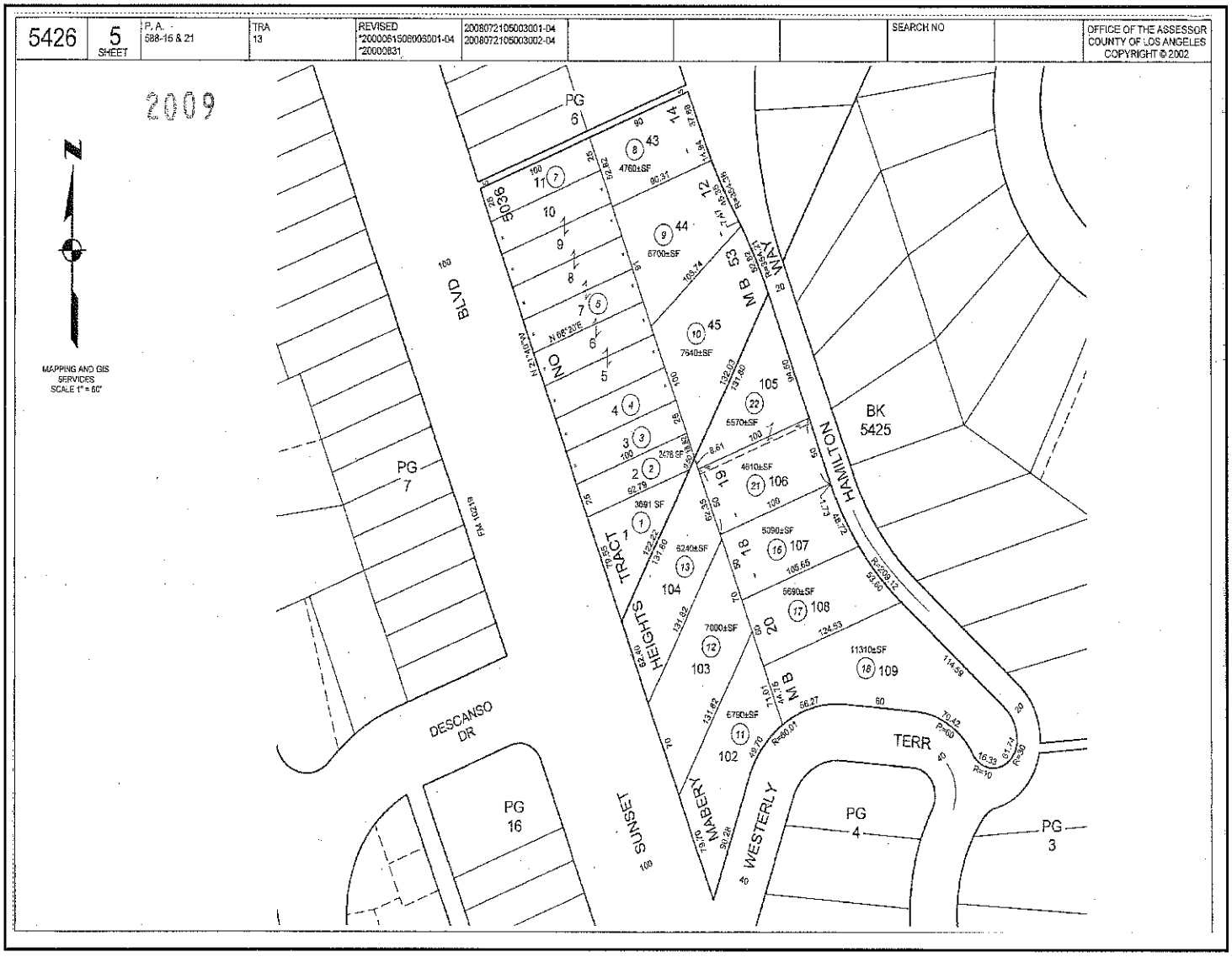
	Average :	Low :	High :
Sale Price:	$2,442,125	$11,000	$24,000,000
Loan Amount:	$979,384	$140,000	$4,000,000
Sq. Ft.:	1928	1700	2300
Sale $ / Sq. Ft.*:	$1,267	$6	$10,435

*$/Sq.Ft. is a calculation of Sale Price divided by Sq.Ft.

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Property Address:

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First American

myFirstAm® Property Profile , , CA

Property Information

Owner(s):	Blair Investment	Mailing Address:	Po Box 293, Somers, MT 59932
Owner Phone:	Unknown	Property Address:	, , CA
Vesting Type:	N/A	Alt. APN:	
County:	Los Angeles	APN:	5426-005-004
Map Coord:	35-B5	Census Tract:	
Lot#:	4	Block:	
Subdivision:	5036	Tract:	5036
Legal:	Tract # 5036 Lot 4		

Property Characteristics

Use:	Parking Lot	Year Built / Eff. :	1951 / 1951	Sq. Ft. :	2370
Zoning:	LAC2	Lot Size Ac / Sq Ft:	0.57 / 2502	# of Units:	
Stories:	1	Improvements:		Parking / #:	Shared/Common / 8
Gross Area:	2370	Garage Area :		Basement Area:	

Sale and Loan Information

Sale / Rec Date:	*$/Sq. Ft.:	2nd Mtg.:
Sale Price:	1st Loan:	Prior Sale Amt:
Doc No.:	Loan Type:	Prior Sale Date:
Doc Type:	Transfer Date:	Prior Doc No.:
Seller:	Lender:	Prior Doc Type:

*$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information

Imp Value:	$2,130	Exemption Type:	
Land Value:	$16,570	Tax Year / Area:	2018 / 0-013
Total Value:	$18,700	Tax Value:	
Total Tax Amt:	$361.81	Improved:	11%

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First American

myFirstAm® Comparable Sales , , CA

Subject Property

	APN	Property Address	Sale Price	Year Built	Sq. Ft.	Rec. Date	Dist. from Subj.
	5426-005-004	, , CA		1951	2370		

Comparable Sales

A.	5427-024-023	, , CA	$1,000,000	1952	2400	12/22/1998	0.29 mi
B.	5429-013-004	3925 Sunset DR , Los Angeles, CA 90027	$1,745,000		2630	04/12/2017	0.55 mi
C.	5427-001-008	4222 Santa Monica BLVD , Los Angeles, CA 90029	$220,000	1968	2025	03/18/1997	0.64 mi
D.	5542-026-042	4545 Santa Monica BLVD , Los Angeles, CA 90029	$1,960,000	2004	2500	06/09/2017	0.82 mi
E.	5501-007-026	, , CA	$1,165,000		2550	06/30/2005	1.06 mi
F.	5537-019-033	1060 N Kingsley DR , Los Angeles, CA 90029	$3,440,000	1980	2550	12/06/2013	1.65 mi
G.	5406-015-003	1261 W Sunset BLVD , Los Angeles, CA 90026	$655,000	1971	2500	12/18/2009	1.79 mi
H.	5437-033-012	, , CA	$780,000	1955	2400	06/14/2001	1.87 mi
I.	5437-033-013	, , CA	$780,000	1955	2400	06/14/2001	1.87 mi
J.	5405-028-003	1130 W Sunset BLVD , Los Angeles, CA 90012	$160,000	1989	2400	01/24/1985	1.93 mi
K.	5536-010-028	, , CA	$3,986,000	1969	2600	05/29/2014	1.97 mi
L.	5536-003-003	5509 Lexington AVE , Los Angeles, CA 90038	$600,006	1975	2200	06/11/1982	2.07 mi
M.	5442-009-013	, , CA	$4,800,000	1960	2500	09/24/2014	2.07 mi
N.	5435-028-026	, , CA	$775,000		2500	09/28/2012	2.10 mi
O.	5435-028-025	, , CA	$775,000	1964	2500	09/28/2012	2.10 mi
P.	5406-030-021	1026 Bartlett ST , Los Angeles, CA 90012	$1,950,000		2413	04/07/1988	2.12 mi

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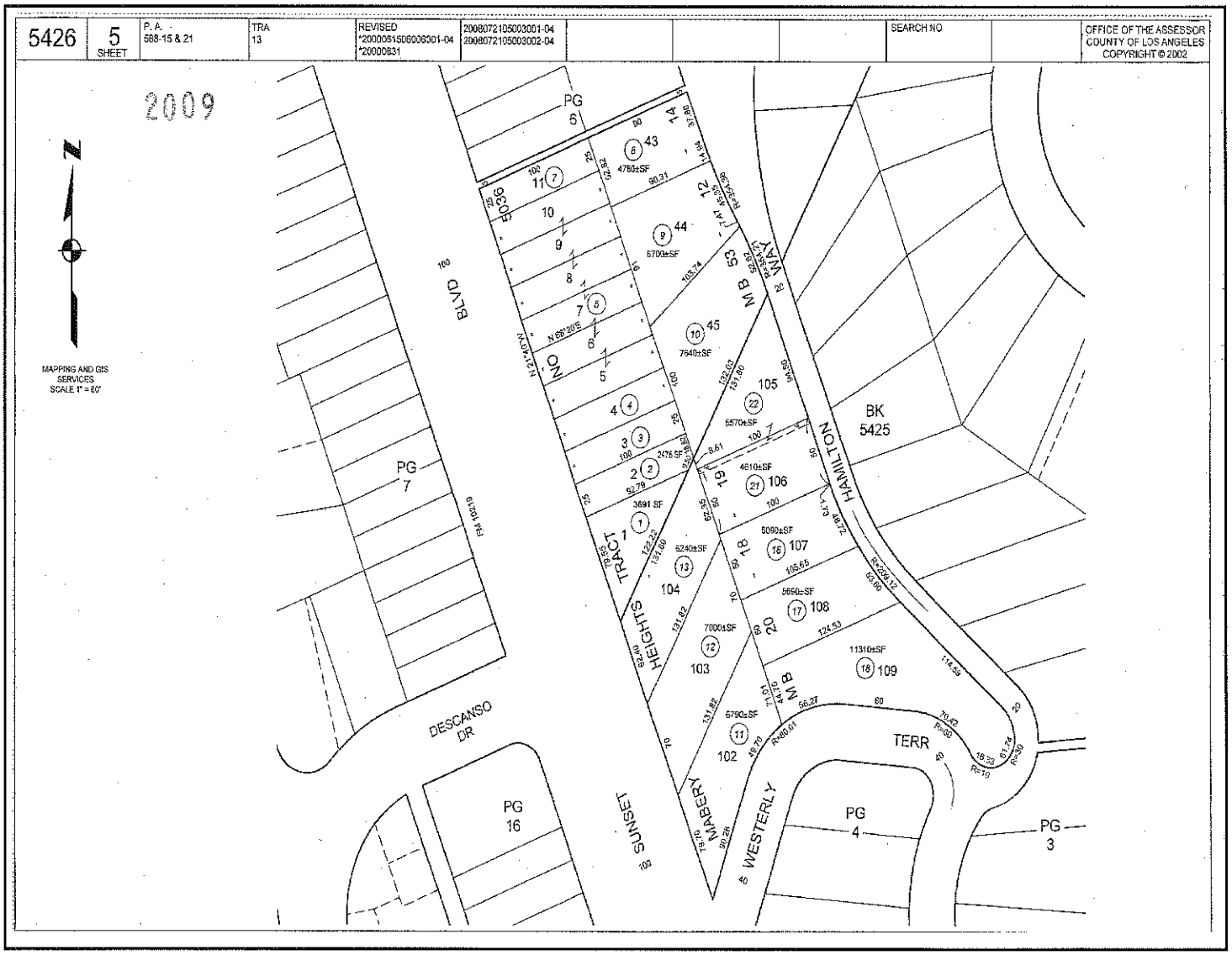
	Average :	Low :	High :
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Loan Amount:	$1,300,000	$140,000	$5,000,000
Sq. Ft.:	2444	2025	2700
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Exhibit B

Historical Tenant Report

3209-3227 Sunset Blvd
3209 Sunset Blvd
Los Angeles, CA 90026

Inquiry Number: 5354429.5
July 09, 2018

The EDR-City Directory Abstract

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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SECTION

Executive Summary

Findings

City Directory Images

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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

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Year	Source	TP	Adjoining	Text Abstract	Source Image
2014	EDR Digital Archive	-	X	X	-
2010	EDR Digital Archive	-	X	X	-
2006	Haines Company, Inc.	-	X	X	-
	Haines Company, Inc.	X	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	-	-	-	-
1995	Pacific Bell	-	-	-	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1992	PACIFIC BELL WHITE PAGES	-	-	-	-
1991	Pacific Bell	-	-	-	-
1990	Pacific Bell	-	X	X	-
	Pacific Bell	X	X	X	-
1986	Pacific Bell	-	X	X	-
	Pacific Bell	X	X	X	-
1985	Pacific Bell	-	-	-	-
1981	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1980	Pacific Telephone	-	X	X	-
1976	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1975	Pacific Telephone	-	-	-	-
1972	R. L. Polk & Co.	-	-	-	-
1971	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1970	Pacific Telephone	-	-	-	-
1969	Pacific Telephone	-	-	-	-
1967	Pacific Telephone	-	X	X	-
1966	Pacific Telephone	-	-	-	-
1965	GTE	-	-	-	-
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	-	-	-	-
1956	Pacific Telephone	-	-	-	-
1955	R. L. Polk & Co.	-	-	-	-
1954	R. L. Polk & Co.	-	-	-	-
1952	Los Angeles Directory Co.	-	-	-	-
1951	Pacific Telephone & Telegraph Co.	-	X	X	-
	Pacific Telephone & Telegraph Co.	X	X	X	-
1950	Pacific Telephone	-	-	-	-
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	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1940	Los Angeles Directory Co.	-	-	-	-
1939	Los Angeles Directory Co.	-	-	-	-
1938	Los Angeles Directory Company Publishers	-	-	-	-
1937	Los Angeles Directory Co.	-	X	X	-
1936	Los Angeles Directory Co.	-	-	-	-
1935	Los Angeles Directory Co.	-	-	-	-
1934	Los Angeles Directory Co.	-	-	-	-
1933	Los Angeles Directory Co.	-	X	X	-
1932	Los Angeles Directory Co.	-	-	-	-
1931	TRIBUNE-NEWS PUBLISHING CO.	-	-	-	-
1930	Los Angeles Directory Co.	-	-	-	-
1929	Los Angeles Directory Co.	-	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	-
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*
3225 Sunset Blvd	Client Entered	X
3227 Sunset Blvd	Client Entered	

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

3209 Sunset Blvd
Los Angeles, CA 90026

FINDINGS DETAIL

Target Property research detail.

Sunset Blvd

3225 Sunset Blvd

Year	*Uses*	*Source*
2006	ALL MAGIC PAINT	Haines Company, Inc.
2000	M & K BODY SHOP	Haines & Company
1990	M & K BODY SHOP	Pacific Bell
1986	M & K BODY SHOP	Pacific Bell
1981	M & K BODY SHOP	Pacific Telephone
1976	M & K Body Shop	Pacific Telephone
1971	Metropolitan Chevrolet Co	Pacific Telephone
1951	Sunst Bl Metropolitan Chevrolet Co	Pacific Telephone & Telegraph Co.

3227 Sunset Blvd

Year	*Uses*	*Source*

FINDINGS

3216 SUNSET BLVD W

Year	Uses	Source
2000	CHAVEZ MARKET	Haines & Company

3218 SUNSET BLVD W

Year	Uses	Source
2000	TORRES Alejandra	Haines & Company
	PADIILA Lucio	Haines & Company
	MILLER David	Haines & Company
	MCGRATH Knsten	Haines & Company
	HERNANDEZ Francisco	Haines & Company
	APARTMENTS DORADO Laura	Haines & Company
1951	Sunst Bl Gain Jas	Pacific Telephone & Telegraph Co.
	Headrick W J	Pacific Telephone & Telegraph Co.
	Reesor Geo R r	Pacific Telephone & Telegraph Co.
	Kibrick Pearl r	Pacific Telephone & Telegraph Co.
	Tumarkin I	Pacific Telephone & Telegraph Co.
	Sunset Ansley Apts	Pacific Telephone & Telegraph Co.

3219 SUNSET BLVD W

Year	Uses	Source
2000	XXXX	Haines & Company

3224 SUNSET BLVD W

Year	Uses	Source
2000	SUNSET AUTO MART	Haines & Company

3225 SUNSET BLVD W

Year	Uses	Source
2000	M & K BODY SHOP	Haines & Company
1951	Sunst Bl Metropolitan Chevrolet Co	Pacific Telephone & Telegraph Co.

3229 SUNSET BLVD W

Year	Uses	Source
2000	COUGHLIN Ivah	Haines & Company
1951	W Sunset Georges Steak & Chop House	Pacific Telephone & Telegraph Co.

3230 SUNSET BLVD W

Year	Uses	Source
1951	W Sunst Bl Sunset House of Carpets The	Pacific Telephone & Telegraph Co.

FINDINGS

W Sunset Blvd

3225 W Sunset Blvd

Year	Uses	Source
2014	FIRST CLASS AUTO CRAFT	EDR Digital Archive
	LEJ LLC	EDR Digital Archive
	LEJ LLC	EDR Digital Archive
	FIRST CLASS AUTO CRAFT	EDR Digital Archive
2010	ALL MAGIC PAINT & BODY INC	EDR Digital Archive
	LEJ LLC	EDR Digital Archive
	LEJ LLC	EDR Digital Archive
	ALL MAGIC PAINT & BODY INC	EDR Digital Archive

W SUNSET BLVD

3225 W SUNSET BLVD

Year	Uses	Source
2006	ALL MAGIC PAINT	Haines Company, Inc.
1990	M & K BODY SHOP	Pacific Bell
1986	M & K BODY SHOP	Pacific Bell
1981	M & K BODY SHOP	Pacific Telephone
1976	M & K Body Shop	Pacific Telephone
1971	Metropolitan Chevrolet Co	Pacific Telephone

W Sunset Blvd

3229 W Sunset Blvd

Year	Uses	Source
2014	ALI MIMI CAFE	EDR Digital Archive
	ALI MIMI CAFE	EDR Digital Archive
2010	ALI MIMI CAFE	EDR Digital Archive
	ALI MIMI CAFE	EDR Digital Archive

W SUNSET BLVD

3229 W SUNSET BLVD

Year	Uses	Source
1990	AMELIA S FLOWERS & GIFT SHOP	Pacific Bell
1986	AMELIA S FLOWERS & GIFT SHOP	Pacific Bell
1981	BLANCO TAX SERVICE	Pacific Telephone
	L C REAL ESTATE	Pacific Telephone

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

DESCANSO DR

3200 DESCANSO DR

Year	Uses	Source
1942	RICHARDSON L R	Los Angeles Directory Co.
	COPE Harry T studiowkr	Los Angeles Directory Co.

3203 DESCANSO DR

Year	Uses	Source
1967	Barnes Maiberry	Pacific Telephone
1933	MILLER Walter J Eliz real est	Los Angeles Directory Co.

3204 DESCANSO DR

Year	Uses	Source
1986	RIVERA A	Pacific Bell

Descanso Dr

3205 Descanso Dr

Year	Uses	Source
2014	DYP ENTERPRISE INC	EDR Digital Archive
	DYP ENTERPRISE INC	EDR Digital Archive
2010	DYP ENTERPRISE INC	EDR Digital Archive
	DYP ENTERPRISE INC	EDR Digital Archive

DESCANSO DR

3205 DESCANSO DR

Year	Uses	Source
2006	APARTMENTS	Haines Company, Inc.
	ANDERSON N	Haines Company, Inc.
	CONNELLHeather E	Haines Company, Inc.
	CRAGG Nelson	Haines Company, Inc.
	HAYES Erin	Haines Company, Inc.
	KNEELER Robed	Haines Company, Inc.
	KUTSKO Benjamin	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2006	LAO I Ching	Haines Company, Inc.
	MENOU Frederic Y	Haines Company, Inc.
	OBRIEN Michael J 323 6f	Haines Company, Inc.
	WILLENS	Haines Company, Inc.
	WILLIAMS Sandi	Haines Company, Inc.
2000	APARTMENTS ASMODEO James	Haines & Company
	ATKISON Julius J	Haines & Company
	BERLIN Mark C	Haines & Company
	BUOL John H	Haines & Company
	DESCANSO Artiste	Haines & Company
	HERMAN Adam P	Haines & Company
	KNEEDLER Robert L 3D	Haines & Company
	LAUFER Amnon Z	Haines & Company
	MCCOY Isaac A	Haines & Company
	MCGINLEY Sheena	Haines & Company
	NOWELL Lee	Haines & Company
	ROSBURG Kathryn	Haines & Company
	TENORIO Ana Victoria	Haines & Company
	TOTH Joe	Haines & Company
	ZIMMERMAN Michael	Haines & Company
	ZWIEZEN Scott	Haines & Company
1990	CANALES ANTONIO	Pacific Bell
	GARCIA HILARIO	Pacific Bell
	MARQUEZ RAQUEL	Pacific Bell
1986	CERVANTES MARIA ISABEL	Pacific Bell
	MARTINEZ MARIO	Pacific Bell
	OROZCO ERMINIO	Pacific Bell
	TICAS ROBERTO	Pacific Bell
1981	ENRIQUEZ MIGUEL	Pacific Telephone
	FRIAS GUSTAVO	Pacific Telephone
	FRIAS MANUEL	Pacific Telephone
	GARAY JOSE	Pacific Telephone
	GODINEZ MATILDA	Pacific Telephone
	HERNANDEZ FERNANDO	Pacific Telephone
	MONTIEL MARIA	Pacific Telephone
	ORTEGA MARIA L	Pacific Telephone
	SANCHEZ MARIA	Pacific Telephone
	VILLALPANDO MARIA	Pacific Telephone

FINDINGS

Year	Uses	Source
1976	Baltazar Javier	Pacific Telephone
	Garcia Juan J	Pacific Telephone
	Griffin John H	Pacific Telephone
	Hurtado Alfredo R	Pacific Telephone
	Romero Joyce	Pacific Telephone
	Sandoval Jose	Pacific Telephone
1971	Bond Vernon	Pacific Telephone
	Lynch Glenn	Pacific Telephone
	Sorathia Ahmed K	Pacific Telephone
	Stoddard Lillian	Pacific Telephone
1967	Dahl L O	Pacific Telephone
	Leach Mary Gail	Pacific Telephone
	Silver Ann B	Pacific Telephone
	Stagno Mary J	Pacific Telephone
	Stoddard Lillian	Pacific Telephone
	Washinski Thos	Pacific Telephone
1962	Alfred Lee Apts ofc	Pacific Telephone
	Cline Wm	Pacific Telephone
	Epps Adella	Pacific Telephone
	Hummel Helen	Pacific Telephone
	Leach Mary Gail	Pacific Telephone
	Locke Mildred B	Pacific Telephone
	Murphy Tom E	Pacific Telephone
	Ortega Clara	Pacific Telephone
	Ostrander Richard	Pacific Telephone
	Richardson Mabel	Pacific Telephone
	Silver Ann B	Pacific Telephone
	Stagno Mary J	Pacific Telephone
1958	Alfred Lee Apts ofc	Pacific Telephone
	Brooks Geo L	Pacific Telephone
	Edwards Helen	Pacific Telephone
	Edwards Ralph	Pacific Telephone
	Epps Adella	Pacific Telephone
	King Cora E Mrs	Pacific Telephone
	Richardson Mabel	Pacific Telephone
	Silver Ann B	Pacific Telephone
	Stagno Mary J	Pacific Telephone
	Turner I B	Pacific Telephone

FINDINGS

Year	Uses	Source
1951	Descnso Dr Alfred Lee Apts ofc	Pacific Telephone & Telegraph Co.
	Turner I B r	Pacific Telephone & Telegraph Co.
	Richardson Mabel r	Pacific Telephone & Telegraph Co.
	Gorrell Billie r	Pacific Telephone & Telegraph Co.
	Durkee Ethel r	Pacific Telephone & Telegraph Co.
	Perryman Lois r	Pacific Telephone & Telegraph Co.
	Epps Adella r	Pacific Telephone & Telegraph Co.
	Irwin Wm L r	Pacific Telephone & Telegraph Co.
	Campbell Don	Pacific Telephone & Telegraph Co.
1942	Waite Alice sten New Hampshire Fire Ins Co	Los Angeles Directory Co.
	WOOD Mason mech	Los Angeles Directory Co.
	Alfred Lee Apartments	Los Angeles Directory Co.
	CHRISTENSEN Benten clk	Los Angeles Directory Co.
	Felt Eleanor Mrs mlnr	Los Angeles Directory Co.
	LANE Mary L sten Postal Union Life Ins Co	Los Angeles Directory Co.
1937	ALFRED Lee Apartments	Los Angeles Directory Co.
	BROWN Richd	Los Angeles Directory Co.
	Bruckner L	Los Angeles Directory Co.
	Burmek Clifford	Los Angeles Directory Co.
	Burmek Jos	Los Angeles Directory Co.
	CHRISTENSEN Burton with Mode O Day Corp	Los Angeles Directory Co.
	CLARKE G Mrs	Los Angeles Directory Co.
	CLEAVER Ruby T tet opr	Los Angeles Directory Co.
	CLEAVER Wm G	Los Angeles Directory Co.
	De Lorimier Karl I Lillian sls supvr Loose Wiles Biscunt Co	Los Angeles Directory Co.
	DILLARD Henry Nan L mortician	Los Angeles Directory Co.
	FINIGAN Hal G Margt serv sta atdt	Los Angeles Directory Co.
	Gustafson Wallace H clk S FN Bnnk	Los Angeles Directory Co.
	HENDRIX C	Los Angeles Directory Co.
	Hickman Lester	Los Angeles Directory Co.
	Huggins Geo M cash receiver PE	Los Angeles Directory Co.
	JOHNSON Barbara nurse	Los Angeles Directory Co.
	La Montagne Emil P Della restr	Los Angeles Directory Co.
	MEYERS Layton C Madge slsmn J L Schlosser	Los Angeles Directory Co.
	Myers Madge M Mrs mgr Alfred Lee Apts	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1937	NORRIS Jos	Los Angeles Directory Co.
	POPE Lester L asst br mgr Pign Whistle Corp	Los Angeles Directory Co.
	Quinton Bee	Los Angeles Directory Co.
	ROSS Barbara slswn	Los Angeles Directory Co.
	ROSS Beth B emp Mode O Day Corp	Los Angeles Directory Co.
	ROSS Eliz	Los Angeles Directory Co.
	Ross Matilda B Mrs	Los Angeles Directory Co.
	Ruff John H pres Calif Carbon Paper Co	Los Angeles Directory Co.
	SCHWARTZ Esther M sten Superior Court	Los Angeles Directory Co.
	Tomalino Anselino barber	Los Angeles Directory Co.
	Vai Cesare	Los Angeles Directory Co.
	Willingham D busmn	Los Angeles Directory Co.
	Willingham Elsie clk	Los Angeles Directory Co.
1933	BEEMAN Marshall clk	Los Angeles Directory Co.
	DALE Myrtle N slswn	Los Angeles Directory Co.
	De Lorimier Kenneth I slsmn Loose Wiles Biscuit Co	Los Angeles Directory Co.
	FULLER Dufay D lawyer	Los Angeles Directory Co.
	FULLER Mildred W Mrs mgr Alfred Lee Apts	Los Angeles Directory Co.
	Haverly Merton housemn	Los Angeles Directory Co.
	HIATT Alice M clk	Los Angeles Directory Co.
	HIATT Earl W	Los Angeles Directory Co.
	HUGGINS Geo M clk	Los Angeles Directory Co.
	Kellner Geo G carrier PO	Los Angeles Directory Co.
	KOENIG Frank mattresswkr	Los Angeles Directory Co.
	La Frienier E E dentist	Los Angeles Directory Co.
	Lane Clara Mrs clk	Los Angeles Directory Co.
	LEWIS Cordelia beauty opr	Los Angeles Directory Co.
	Lortie Jos C Ada A clk	Los Angeles Directory Co.
	Alfred Lee Apartments	Los Angeles Directory Co.
	BAILEY Elmo A slswn	Los Angeles Directory Co.
	Mc CRACKEN Marguerite studiowkr	Los Angeles Directory Co.
	MOORE Esther clk	Los Angeles Directory Co.
	OCONNELL Thurma L Compt opr	Los Angeles Directory Co.
	Pinnard A E	Los Angeles Directory Co.
	Quist Loretta nurse	Los Angeles Directory Co.
	Schrack Edith E tel opr	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1933	Schreck Marie manicurist	Los Angeles Directory Co.
	Schreck Michl P studiowkr	Los Angeles Directory Co.
	STEVENS Helen manicurist	Los Angeles Directory Co.
	Tooker Harry E cond	Los Angeles Directory Co.
	Tribble Thos D	Los Angeles Directory Co.
	Way Jos C Dorothy batterymn	Los Angeles Directory Co.

3208 DESCANSO DR

Year	Uses	Source
1958	Gurriere Geo S	Pacific Telephone
1951	Descnso Dr Cosner Frank J r	Pacific Telephone & Telegraph Co.
1942	Cosner Frank J	Los Angeles Directory Co.
1937	Cosner Frank J photo developing	Los Angeles Directory Co.
	De Fevere Chas slsmn M J Sperling	Los Angeles Directory Co.

3209 DESCANSO DR

Year	Uses	Source
2006	APARTMENTS	Haines Company, Inc.
	CANNYJoshua	Haines Company, Inc.
	CRIQUISteven	Haines Company, Inc.
	HERNANDEZHIlario	Haines Company, Inc.
	RUIZEvella	Haines Company, Inc.
	STARRETT Gary	Haines Company, Inc.
2000	APARTMENTS	Haines & Company
	ARAVA Asa	Haines & Company
	FORES Martha	Haines & Company
	GARCIA Javier Pedro	Haines & Company
	HERNANDEZ Hilano	Haines & Company
	NUNEZMENA David	Haines & Company
	PATTERSON Mary D	Haines & Company
	VALLIANT Anne L	Haines & Company
1990	DIAZ ONESIMA	Pacific Bell
	GARCIA MARTINA	Pacific Bell
	GIL NINFA	Pacific Bell
	ORELLANA RAQUEL	Pacific Bell
	VALLES MARTIN	Pacific Bell
1986	GODINEZ MATILDA	Pacific Bell
	MORALES MARIA	Pacific Bell
	RODRIQUEZ REINA	Pacific Bell

FINDINGS

Year	Uses	Source
1981	BARRAGAN AVELINO	Pacific Telephone
	BUDD DORIS	Pacific Telephone
	GUIDO LIDIA L	Pacific Telephone
	MORALES MARIA D	Pacific Telephone
	RODRIGUEZ JESUS	Pacific Telephone
	RUEDAS FIDEL	Pacific Telephone
1976	Carlson Jeanne	Pacific Telephone
	Escobar Blanca Rosa	Pacific Telephone
	Kamura Jas F	Pacific Telephone
	Luan Shu Wel	Pacific Telephone
	Melendez Manuel	Pacific Telephone
	Tso Teresa	Pacific Telephone
1971	Carlson Jeanne	Pacific Telephone
	Chtching Fai	Pacific Telephone
	Corrao Francesca F	Pacific Telephone
	Foreman J E	Pacific Telephone
	Fu Homer	Pacific Telephone
	Liu Margaret S	Pacific Telephone
	Parker Evelyn D	Pacific Telephone
1967	Cushman Dale J	Pacific Telephone
	Cushman Margaret	Pacific Telephone
	Gonzalez Maria Aurelia	Pacific Telephone
	Parker Evelyn D	Pacific Telephone
	Stephenson M L	Pacific Telephone
	Wagnon Fay	Pacific Telephone
1962	Catalano Wayne	Pacific Telephone
	Marconi Sal	Pacific Telephone
	Rasputin Maria	Pacific Telephone
	Rivera Mary F	Pacific Telephone
1958	Ching Clarence	Pacific Telephone
	Graeber Clara	Pacific Telephone
	Hirano Takaji	Pacific Telephone
	Mueller Patricia G	Pacific Telephone
	Naito Peter Y	Pacific Telephone
	Nakata Sue	Pacific Telephone
	Rasputin Maria G	Pacific Telephone
	Regenor J Victor	Pacific Telephone
	Stoehr V C	Pacific Telephone

FINDINGS

Year	Uses	Source
1958	Tabata Katsutoshi	Pacific Telephone
1951	Descnso Dr Descanso Arms	Pacific Telephone & Telegraph Co.
	Cizmar Steve r	Pacific Telephone & Telegraph Co.
	Yanovecz John M r	Pacific Telephone & Telegraph Co.
	Mumey Margaret L r	Pacific Telephone & Telegraph Co.
	Rasputin Maria G r	Pacific Telephone & Telegraph Co.
	Welsh E W r	Pacific Telephone & Telegraph Co.
	Zipser David W r	Pacific Telephone & Telegraph Co.
	Szekely Ethel r	Pacific Telephone & Telegraph Co.
	Page Dawn W r	Pacific Telephone & Telegraph Co.
	Grimm L E Dr r	Pacific Telephone & Telegraph Co.
	Descanso Dr Hyde Louise E r	Pacific Telephone & Telegraph Co.
1942	Albrecht Robt L aircrftwkr	Los Angeles Directory Co.
	Axman Patk	Los Angeles Directory Co.
	BARNES M L	Los Angeles Directory Co.
	Barnhouse L Helen	Los Angeles Directory Co.
	Bartula Adam P Eula with UB & T Co	Los Angeles Directory Co.
	BITNER Chas	Los Angeles Directory Co.
	Caston Fritz Dorothy aircrftwkr	Los Angeles Directory Co.
	Chepke Chas Marine aircrftwkr	Los Angeles Directory Co.
	CHRISTIANSON Bert	Los Angeles Directory Co.
	Dares Walter	Los Angeles Directory Co.
	dela Plate Chas musician	Los Angeles Directory Co.
	De Nike Jas R acct	Los Angeles Directory Co.
	Descanso Arms Apartments	Los Angeles Directory Co.
	Dietrick Walter waiter	Los Angeles Directory Co.
	Dukelow Robt aircrftwkr	Los Angeles Directory Co.
	Dukelow Thos H bkpr	Los Angeles Directory Co.
	Epps Adella wid P H	Los Angeles Directory Co.
	FERGUSON Theo L	Los Angeles Directory Co.
	Gee E D aircrftwkr	Los Angeles Directory Co.
	GILBERT Geo A slsmn UH & M Co	Los Angeles Directory Co.
	Gorrell Virginia Mrs waiter	Los Angeles Directory Co.
	GRANT Frances Mrs	Los Angeles Directory Co.
	Grusenmyer Barbara	Los Angeles Directory Co.
	Guiver C E	Los Angeles Directory Co.
	HALVERSON Frank clk	Los Angeles Directory Co.
	HELLER Richd L	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1942	IRWIN Wm L Julia statistician G Brashears & Co	Los Angeles Directory Co.
	JENSEN Danl clk	Los Angeles Directory Co.
	Kays Beatrice sten	Los Angeles Directory Co.
	LANE Edith Mrs mgr Alfred Lee Apts	Los Angeles Directory Co.
	LANE Walter	Los Angeles Directory Co.
	LANE Walter W Edith mechl eng	Los Angeles Directory Co.
	Lightley W B	Los Angeles Directory Co.
	MILLER Irene	Los Angeles Directory Co.
	OLSEN Karl W	Los Angeles Directory Co.
	Presher Herman E	Los Angeles Directory Co.
	RICE Edwin A Lois studiowkr	Los Angeles Directory Co.
	SCHMIT Alice Mrs sten	Los Angeles Directory Co.
	SIMS Wm T slsmn J J Haggarty Stores	Los Angeles Directory Co.
	SLATEN Laura Mrs beauty shop	Los Angeles Directory Co.
	Tankersley S Beulah Mrs	Los Angeles Directory Co.
	Tischer Dennis E Belle	Los Angeles Directory Co.
	TODD Mary A Wid J C	Los Angeles Directory Co.
	VERNON Wm T Mildred	Los Angeles Directory Co.
	WAGNER Richd driver	Los Angeles Directory Co.
	WAITE Ralph Alice mach	Los Angeles Directory Co.
	Wise Blanche E emp C & E Marshall Co	Los Angeles Directory Co.
	WISE Sarah Mrs	Los Angeles Directory Co.
	WOOD Henry Thelma mech	Los Angeles Directory Co.
1937	BARTON Ralph F	Los Angeles Directory Co.
	Brillhart Louise C sten Halsco Land Yacht Co	Los Angeles Directory Co.
	BURRIS Doris	Los Angeles Directory Co.
	BURRIS Lloyd W slsmn Loose Wiles Biscuit Co	Los Angeles Directory Co.
	Descanso Arms Apartments	Los Angeles Directory Co.
	Ellis Fred L Ruth slsmn	Los Angeles Directory Co.
	Garcia Joe Rose slsmn	Los Angeles Directory Co.
	Goldie Lou slsmn	Los Angeles Directory Co.
	Hedges Jack J slsmn Clayburgh Bros	Los Angeles Directory Co.
	Land Florence Mrs mgr Descanso Anrs Apts	Los Angeles Directory Co.
	Monroe Ann dep collr US Int Rev	Los Angeles Directory Co.
	NELSON Helen clk	Los Angeles Directory Co.
	NELSON Mary H	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1937	RHOADES Esther	Los Angeles Directory Co.
	STEVENS Cloisea B slswn Owl Drug Co	Los Angeles Directory Co.
	Storm Brodrero	Los Angeles Directory Co.
	Storm Edna slswn Owl Drug Co	Los Angeles Directory Co.
	WALTERS Theo	Los Angeles Directory Co.
	Wunderlich Geo	Los Angeles Directory Co.
	Yost Ada C slswn	Los Angeles Directory Co.
	Zenor G Clenn	Los Angeles Directory Co.
	Zenor Violette	Los Angeles Directory Co.
1933	ARMSTRONG Melvin Leona mgr Descanso Arms Apts	Los Angeles Directory Co.
	Bushman Geo J Helen M firemn LAFD	Los Angeles Directory Co.
	Descanso Arms Apartments	Los Angeles Directory Co.
	Drury Kenneth W slsmn Shell Oil Co	Los Angeles Directory Co.
	Dureigh Kenneth slsmn	Los Angeles Directory Co.
	Gettes Margt artist	Los Angeles Directory Co.
	HANSEN Dora M photog	Los Angeles Directory Co.
	HOGAN Alfd slsmn	Los Angeles Directory Co.
	PRICE Carol D Mrs clk	Los Angeles Directory Co.
	PRICE Herbt musician	Los Angeles Directory Co.
	Sherwood Dorothy studio wkr	Los Angeles Directory Co.
	Walley Emma maid	Los Angeles Directory Co.
1929	Brehm Howard T slsmn Pioneer Wall Paper Co	Los Angeles Directory Co.
	Descanso Apartments	Los Angeles Directory Co.
	Descanso Arms Apartments	Los Angeles Directory Co.
	Fife Jas E clk	Los Angeles Directory Co.
	FORBES F W plstr	Los Angeles Directory Co.
	GUSTAFSON Paul O	Los Angeles Directory Co.
	HOWELL Florence br mgr Society Cleaners	Los Angeles Directory Co.
	Lavender Isabel slsldy	Los Angeles Directory Co.
	Lavender Myrtle L clk	Los Angeles Directory Co.
	LINN Kise Wilma mgr Descanso Arms Apts	Los Angeles Directory Co.
	PERKINS Geo	Los Angeles Directory Co.
	Peterman John F	Los Angeles Directory Co.
	SCHMIDT O R h	Los Angeles Directory Co.
	Van Anna Velva machine opr h	Los Angeles Directory Co.
	WEAVER Blanche Mrs milnr r	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1929	WEAVER Edwin L Blanche slsmn h	Los Angeles Directory Co.
	WHEELER Geo L chef h	Los Angeles Directory Co.
	WRIGHT Elmer E h	Los Angeles Directory Co.

3210 DESCANSO DR

Year	Uses	Source
2006	SEGURAMaria T	Haines Company, Inc.
	JOVEL Roxana	Haines Company, Inc.
2000	LIANG Martin	Haines & Company
1986	NGUYEN HONG THI	Pacific Bell
1981	BLOW P	Pacific Telephone
1976	Lone M B	Pacific Telephone
1967	Dyer Helen	Pacific Telephone
1962	Avery Helen	Pacific Telephone
1942	WALLACE Ann I clk	Los Angeles Directory Co.
1937	Livingston D R	Los Angeles Directory Co.
1933	BROWN John Lillian G mtrmn	Los Angeles Directory Co.
1929	CANFIELD John M Edith B driver	Los Angeles Directory Co.
1924	SNYDER Eva h	Los Angeles Directory Co.
	SNYDER A J r	Los Angeles Directory Co.

3212 DESCANSO DR

Year	Uses	Source
2000	JOVEL Oscar	Haines & Company
1990	JOHNSON MARIE H MRS	Pacific Bell
1986	JOHNSON MARIE H MRS	Pacific Bell
1981	JOHNSON MARIE H MRS	Pacific Telephone
1976	Johnson Marie H Mrs	Pacific Telephone
1971	Johnson Marie H Mrs	Pacific Telephone
1967	Johnson Marie H Mrs J	Pacific Telephone
1962	Johnson Marie H Mrs	Pacific Telephone
1958	Beaupre A R	Pacific Telephone
1951	Descanso Dr Stilgenbauer Robt r	Pacific Telephone & Telegraph Co.
1942	Cowell John M uphol	Los Angeles Directory Co.
1933	ROBINSON Emma H	Los Angeles Directory Co.
1929	JOHNSON Howard H Ruth carp	Los Angeles Directory Co.
1924	THOMAS Margt Mrs clk h	Los Angeles Directory Co.

FINDINGS

3214 DESCANSO DR

Year	Uses	Source
2006	LANGFIELD Deston	Haines Company, Inc.
2000	LANGFIELD Deston	Haines & Company
1990	TREJO JESUS E	Pacific Bell
1986	CAMPOS FRANCISCO	Pacific Bell
1981	CONDE CELEDONIO	Pacific Telephone
1976	Conde Celedonio	Pacific Telephone
1971	Conde Celedonio	Pacific Telephone
1967	Conde Celdonio	Pacific Telephone
1962	Milburn Lloyd	Pacific Telephone
1958	Milburn Lloyd	Pacific Telephone
1933	POLLACK Floyd slsmn	Los Angeles Directory Co.
1924	Galper Willard slsmn r	Los Angeles Directory Co.
	YATES Robt A slsmn Libby Mc Neill & Libby h	Los Angeles Directory Co.

3215 DESCANSO DR

Year	Uses	Source
2006	DRAEGER Russell	Haines Company, Inc.
2000	DRAEGER Russell	Haines & Company
1990	DANNY J L	Pacific Bell
1986	DANNY J L	Pacific Bell
1981	DANNY J L	Pacific Telephone
1976	Danny J L	Pacific Telephone
1971	Danny J L	Pacific Telephone
1967	Danny J L	Pacific Telephone
1962	Danny J L	Pacific Telephone
1958	Danny J L	Pacific Telephone
1951	Descnso Dr Danny J L r	Pacific Telephone & Telegraph Co.
1942	BAYLY Chas P acct Bennett Appliance Co	Los Angeles Directory Co.
1937	Dalrymple Geo E Clctilde P slsmn	Los Angeles Directory Co.
1933	Dalrymple Geo E Clotilde P slsmn	Los Angeles Directory Co.
1929	Dalrymple Geo E Clotilde slsmn	Los Angeles Directory Co.

HAMILTON WAY

3103 HAMILTON WAY

Year	Uses	Source
1951	Hamiltn Wy Oberhelman C r	Pacific Telephone & Telegraph Co.

Year	Uses	Source
1942	THOMPSON Dorothy Mrs slswn	Los Angeles Directory Co.
	Stella Mary Mrs caretkr	Los Angeles Directory Co.
	THOMPSON Dorothy M Mrs slwn	Los Angeles Directory Co.
1937	THOMPSON Dorothy M Mrs slswn	Los Angeles Directory Co.
	HALL Raymond M	Los Angeles Directory Co.
1933	GRIER Norma L clk	Los Angeles Directory Co.
	HALL Marshall	Los Angeles Directory Co.
	PETERSON Fred E Emma K pntr	Los Angeles Directory Co.
	PETERSON Norma L waiter	Los Angeles Directory Co.
	THOMPSON Dorothy M Mrs slswn	Los Angeles Directory Co.
1929	BARKER Haldie Mrs demonstrater	Los Angeles Directory Co.
1924	Beer Frances L r	Los Angeles Directory Co.
	Beer Lille M h	Los Angeles Directory Co.

3107 HAMILTON WAY

Year	Uses	Source
1924	LOWE Mildred clk r	Los Angeles Directory Co.

3110 HAMILTON WAY

Year	Uses	Source
1929	SCHWARTZ Eliz sten r	Los Angeles Directory Co.

Hamilton Way

3121 Hamilton Way

Year	Uses	Source
2014	CREATIVE LEARNING THERAPY	EDR Digital Archive
	CREATIVE LEARNING THERAPY	EDR Digital Archive

HAMILTON WAY

3124 HAMILTON WAY

Year	Uses	Source
2006	COOPER Jessie	Haines Company, Inc.
	CORADO Viclor	Haines Company, Inc.
2000	CORADO Victor	Haines & Company
1986	HARDEN L	Pacific Bell
	FLICK M K	Pacific Bell
1958	Isais Edw	Pacific Telephone
1937	Mc KEE Jas miner	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1937	Mc KEE W Edgar Marion struc eng	Los Angeles Directory Co.
1929	HAAS Kurt supt Cast Stone Products Co	Los Angeles Directory Co.
	Fanning Mildred A bdnrwkr	Los Angeles Directory Co.
	Fanning Mary A Mrs	Los Angeles Directory Co.

3126 HAMILTON WAY

Year	Uses	Source
2006	o CORADO Christian D	Haines Company, Inc.
2000	PFEUFFER Alexander	Haines & Company
	VONMOLL Maximilian	Haines & Company
1986	RIGATONI MIKE	Pacific Bell
1958	Isais Ruben	Pacific Telephone
1951	Hamiltn Wy Dominguez Danl r	Pacific Telephone & Telegraph Co.
1942	Chilson Geo Maretha electn	Los Angeles Directory Co.
1937	Wall Edith	Los Angeles Directory Co.
	Wall May H wid H L	Los Angeles Directory Co.
1933	ROSEN Max palmist	Los Angeles Directory Co.

3130 HAMILTON WAY

Year	Uses	Source
2006	ADAMMad	Haines Company, Inc.
2000	ADAM Malt	Haines & Company
1981	LAUGAVITZ NORMAN	Pacific Telephone
1958	Mercado Louis	Pacific Telephone
1951	Hamiltn Wy Oglesby Mary Beth r	Pacific Telephone & Telegraph Co.
1942	Terrosa Louis	Los Angeles Directory Co.
	Terrosa Rosario Mamie liquors	Los Angeles Directory Co.
	Checketts Don H Norma meat ctr	Los Angeles Directory Co.
1929	SCHWARTZ Rose sten r	Los Angeles Directory Co.
	SCHWARTZ Harry clk r	Los Angeles Directory Co.
	SCHWARTZ Nathan N Anna shoe repr	Los Angeles Directory Co.
	h	Los Angeles Directory Co.
1924	WALSH Sidney J jr dftsmn A R Kelly h	Los Angeles Directory Co.
	WALSH Sidney J eng r	Los Angeles Directory Co.

3131 HAMILTON WAY

Year	Uses	Source
2006	CAMPOS Mary	Haines Company, Inc.
	CARROLL Peter	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2006	DOUGH John	Haines Company, Inc.
2000	WINTNER Lee	Haines & Company
1990	WINTNER LEE	Pacific Bell
1986	WINTNER LEE	Pacific Bell
1981	WINTNER LEE	Pacific Telephone
	LESLIE FRANK M	Pacific Telephone
1976	Wintner Lee	Pacific Telephone
	Leslie Frank M	Pacific Telephone
1958	Wintner Lee	Pacific Telephone
1951	Hamiltn Wy Wintner Lee r	Pacific Telephone & Telegraph Co.
1942	Saricheff Paul T Violet K mach	Los Angeles Directory Co.
1937	Justin Alice sheet music	Los Angeles Directory Co.
1933	Marren Thaddius A Sarah	Los Angeles Directory Co.
1929	Aubolee Maxine sten	Los Angeles Directory Co.
	Aubolee Anna M sten	Los Angeles Directory Co.
1924	Rodwell Thos h	Los Angeles Directory Co.
	GILMORE Martin mech eng r	Los Angeles Directory Co.
	GILMORE Gordon M supt Rich Steel Products Co r	Los Angeles Directory Co.

Hamilton Way

3135 Hamilton Way

Year	Uses	Source
2014	CREDITORS LAW GROUP	EDR Digital Archive
	RICHARDSON D J PHOTOGRAPHY	EDR Digital Archive
	RICHARDSON D J PHOTOGRAPHY	EDR Digital Archive
	CREDITORS LAW GROUP	EDR Digital Archive
2010	CREDITORS LAW GROUP A PROF	EDR Digital Archive
	RICHARDSON D J PHOTOGRAPHY	EDR Digital Archive
	RICHARDSON D J PHOTOGRAPHY	EDR Digital Archive
	CREDITORS LAW GROUP A PROF	EDR Digital Archive

HAMILTON WAY

3135 HAMILTON WAY

Year	Uses	Source
2006	o RICHARDSON DJ	Haines Company, Inc.
2000	GUSTAFSON Frans	Haines & Company
	SEMRAU Jeannine	Haines & Company

FINDINGS

Year	Uses	Source
1990	GUSTAFSON FRANS	Pacific Bell
1986	GUSTAFSON FRANS	Pacific Bell
1958	Robertson Stewart	Pacific Telephone
	Robertson Eve	Pacific Telephone
1951	Hamiltn Wy Robertson Stewart r	Pacific Telephone & Telegraph Co.
	Hamiltn Wy Robertson Eve r	Pacific Telephone & Telegraph Co.
1942	ROBERTSON Eva Mrs	Los Angeles Directory Co.
1933	GREENBAUM Jacob	Los Angeles Directory Co.
1929	Greenbaum Jos artist	Los Angeles Directory Co.

3140 HAMILTON WAY

Year	Uses	Source
1924	Oberbeck Harry A office mgr Norton Bros & Morris h	Los Angeles Directory Co.

3200 HAMILTON WAY

Year	Uses	Source
2006	No Current Listing	Haines Company, Inc.
2000	STONE Patrick	Haines & Company
1986	DOLLINS STEPHEN M	Pacific Bell
1958	Hauser John P	Pacific Telephone
1951	Hamiltn Wy Hauser John P r	Pacific Telephone & Telegraph Co.
1942	Doffin Marie Mrs	Los Angeles Directory Co.
1937	Mc Near Norton	Los Angeles Directory Co.
	HAUSER Anna typist Bd of Edno	Los Angeles Directory Co.
	Galloway Wm P cond Pullman Co	Los Angeles Directory Co.
1933	HAUSER Anna clk City Bd of Educ	Los Angeles Directory Co.
	Mengel Raymond L Martha br mgr Shell Service Inc	Los Angeles Directory Co.
	STEWART Jack J police	Los Angeles Directory Co.
1929	Ducasse Eug L jr clk	Los Angeles Directory Co.
	Ducasse Eug L Rella clk	Los Angeles Directory Co.
	STEWART John J Anna police h	Los Angeles Directory Co.

3201 HAMILTON WAY

Year	Uses	Source
2006	No Current Listing	Haines Company, Inc.
2000	SYKES Peter	Haines & Company
1990	SUCHER ROBERT	Pacific Bell
	DRINKOVICH JAS	Pacific Bell

FINDINGS

Year	Uses	Source
1986	PETTET DEREK	Pacific Bell
1981	KIRSCH ANNE WRIGHT	Pacific Telephone
	LUNDY BRENT	Pacific Telephone
	PARKER FREDRICK	Pacific Telephone
1976	Griffin Margaret	Pacific Telephone
1951	Hansen M Donald r	Pacific Telephone & Telegraph Co.
	Hamiltn Wy	Pacific Telephone & Telegraph Co.
	Mefford Vivian r	Pacific Telephone & Telegraph Co.
	Mefford Donna r	Pacific Telephone & Telegraph Co.
	Wells Francis M r	Pacific Telephone & Telegraph Co.
1942	Rochester Noble C Hazel E watchmkr SJ Co	Los Angeles Directory Co.
1937	BROWN Irvin A Nellie bldg contr	Los Angeles Directory Co.
	Hatten Morris	Los Angeles Directory Co.
	MALONE Kath waiter	Los Angeles Directory Co.
1933	BROWN Irvin A Nellie E carp	Los Angeles Directory Co.
	COX Julia Mrs smstrs	Los Angeles Directory Co.
	DUNLAP Carol manicure	Los Angeles Directory Co.
	Monteith Edythe M clk	Los Angeles Directory Co.
1929	ANDERSON Czerney chainmn TI & TCo	Los Angeles Directory Co.
	BROWN Erwin A Nellie carp	Los Angeles Directory Co.

3202 HAMILTON WAY

Year	Uses	Source
2006	SCHWARTZ A Dylan	Haines Company, Inc.
2000	HAMILTON Rebecca	Haines & Company
1990	WILDER HARRY M	Pacific Bell
1958	Benedick B D	Pacific Telephone
1942	Jacobs Clara clk	Los Angeles Directory Co.
	Eborall Ronald Helen aircrftwkr	Los Angeles Directory Co.
1937	SMITH Eug S Jessie studio wkr	Los Angeles Directory Co.

3203 HAMILTON WAY

Year	Uses	Source
1937	Duffern Marie sten	Los Angeles Directory Co.
	Duffern Marie sten	Los Angeles Directory Co.
1933	BAXTER Margt Mrs waiter	Los Angeles Directory Co.
	GRIFFIN Hazel G clk	Los Angeles Directory Co.
1929	Mc LANE Donald Marie mach	Los Angeles Directory Co.

FINDINGS

Hamilton Way

3204 Hamilton Way

Year	Uses	Source
2010	LEAH PETERSON	EDR Digital Archive
	LEAH PETERSON	EDR Digital Archive

HAMILTON WAY

3204 HAMILTON WAY

Year	Uses	Source
1976	Amthauer Warren	Pacific Telephone
1958	Bowman Raymond D	Pacific Telephone
1942	Christ Jack radio techn	Los Angeles Directory Co.
	HAUSER John P Francis E plmbr	Los Angeles Directory Co.
1937	STEWART John J Anna police	Los Angeles Directory Co.

3207 HAMILTON WAY

Year	Uses	Source
2006	MYRDAHLKris Un	Haines Company, Inc.
2000	MYRDAHL Kristin K	Haines & Company
1990	RADINSKI ADAM	Pacific Bell
1951	Hamiltn Wy Schramel John E Dr r	Pacific Telephone & Telegraph Co.
	Hamiltn Wy Miller Dean Warren Mrs r	Pacific Telephone & Telegraph Co.
1942	BARNES Jas F Mildred F slsmn	Los Angeles Directory Co.
	BARNES Mildred F priv sec Cal Western States Life Ins Co	Los Angeles Directory Co.
1937	Kratzer Margt sten	Los Angeles Directory Co.
	Mountain Gwynne sten	Los Angeles Directory Co.
	Kensmuir Jas Dean	Los Angeles Directory Co.
1933	ROBERTS Lucile waiter	Los Angeles Directory Co.
	ROBERTS Ralph M Lucille slsmn Olsons Bakery	Los Angeles Directory Co.
	Kinion John clk	Los Angeles Directory Co.
	Kinion Karl A Eunice searcher Cal Title Ins Co	Los Angeles Directory Co.

3209 HAMILTON WAY

Year	Uses	Source
2006	KAMLAGER Sydney	Haines Company, Inc.
2000	XXXX	Haines & Company
1990	ARENAZ JESS	Pacific Bell

FINDINGS

Year	Uses	Source
1990	SPONZA DONALD	Pacific Bell
1986	ARENAZ JESS	Pacific Bell
	SPONZA DONALD	Pacific Bell
1981	SPONZA DONALD	Pacific Telephone
1976	Sponza Donald	Pacific Telephone
1958	Yates Harley O	Pacific Telephone
1951	Hamiltn Wy Galloway Wm P r	Pacific Telephone & Telegraph Co.
1942	GALLOWAY Wm P Erma F cond Pullman Co	Los Angeles Directory Co.
1937	Gallaway Wm P Irma carp	Los Angeles Directory Co.
1933	GALLOWAY Wm P Erma S Stickney & Galloway	Los Angeles Directory Co.
1929	Mc DONNELL Arth Ruth drftsmn	Los Angeles Directory Co.
	GALLOWAY Wm P cond	Los Angeles Directory Co.
	Mc DONNELL Agnes E sten	Los Angeles Directory Co.

3211 HAMILTON WAY

Year	Uses	Source
2006	DULU Gre Tor E	Haines Company, Inc.
2000	OTOOLE Fergal	Haines & Company
1976	Samuelson Carlos	Pacific Telephone
1958	Glass Marjorie S F	Pacific Telephone
1951	Hamiltn Wy Plancia Gene r	Pacific Telephone & Telegraph Co.
1942	Camblin Arth L tchn	Los Angeles Directory Co.
1937	Camblin Arth L reprmn SCTCo	Los Angeles Directory Co.

3212 HAMILTON WAY

Year	Uses	Source
2006	A TMENTS	Haines Company, Inc.
	MARTINEZElias	Haines Company, Inc.
	MARTULA Rose	Haines Company, Inc.
	PALMER Eric	Haines Company, Inc.
	RODRIGUEZRodney	Haines Company, Inc.
	TRAMMELLM	Haines Company, Inc.
2000	HAMILTON WAY 90026 CONT	Haines & Company
	BACKES Calrus J	Haines & Company
	REIVYDAS Edward	Haines & Company
1990	EMERSON H H	Pacific Bell
	GRANT ALBERT	Pacific Bell
	LEWIS THOMAS S	Pacific Bell

FINDINGS

Year	Uses	Source
1990	MOSES JUVENTINA MEZA	Pacific Bell
	VEARY RON	Pacific Bell
1986	BERNSTEIN ERICK	Pacific Bell
	BOGUSCH L	Pacific Bell
	MOSES JUVENTINA MEZA	Pacific Bell
	SADLER SIM	Pacific Bell
	SMITH DOUGLAS	Pacific Bell
1981	HENKEL KIM	Pacific Telephone
	KERN RENE J	Pacific Telephone
	SCHWEIGER BRUCE	Pacific Telephone
	TJOMSLAND LYNNE	Pacific Telephone
	TRAGAR STEVE	Pacific Telephone
	TRUITT L	Pacific Telephone
	WALLACE R	Pacific Telephone
1976	Benair Jonathan	Pacific Telephone
	Comeford Thos	Pacific Telephone
	Ducale R V	Pacific Telephone
	Russell Linda	Pacific Telephone
	Saint Gelais Josselynne	Pacific Telephone
	Yoepp S	Pacific Telephone
1958	Bateman Hope	Pacific Telephone
	Buharov Geo	Pacific Telephone
	Hoepner Alex	Pacific Telephone
	Kinsella Richard	Pacific Telephone
	Martinez Alex	Pacific Telephone
	Ramirez Jesus	Pacific Telephone
	White Emma	Pacific Telephone
1951	Hamiltn Wy	Pacific Telephone & Telegraph Co.
	Whiteley Marie r	Pacific Telephone & Telegraph Co.
	Aeils Albert r	Pacific Telephone & Telegraph Co.
	Schrack Boyce K	Pacific Telephone & Telegraph Co.
	Flowers Jewel r	Pacific Telephone & Telegraph Co.
	Boyd Evelyn	Pacific Telephone & Telegraph Co.
	Morrison Ruth B	Pacific Telephone & Telegraph Co.
1942	Cardoza Alf Shirley shtmltwkr	Los Angeles Directory Co.
	Herbison Jas W Dorothy formn O J Endres	Los Angeles Directory Co.
	KEENE Viola clk	Los Angeles Directory Co.
	Leary Apartments	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1942	OLIVER Elmo auto trmr A B Johnson	Los Angeles Directory Co.
	OLIVER Polly L sten HDS	Los Angeles Directory Co.
	OLIVER Villanova Mrs	Los Angeles Directory Co.
	Reeve K Duane Patricia acct	Los Angeles Directory Co.
	Reeve Harold A Zella F clk	Los Angeles Directory Co.
	SHAW John W with Plomb Tool Co	Los Angeles Directory Co.
1937	Armistead Geo F Marie slsmn	Los Angeles Directory Co.
	Galli Yola	Los Angeles Directory Co.
	Gillen Edw waiter	Los Angeles Directory Co.
	Gregory Margt waiter	Los Angeles Directory Co.
	HENDERSON Wm B Daisy and	Los Angeles Directory Co.
	King Agnes wid A G	Los Angeles Directory Co.
	Leary Apartments	Los Angeles Directory Co.
	La Bleu Helen Mrs clk County Charities	Los Angeles Directory Co.
	MILLER Ralph E slsmn	Los Angeles Directory Co.
	Norris A B slsmn	Los Angeles Directory Co.
	Prutsman Henry L Viola clk	Los Angeles Directory Co.
	Santo Harry D slsmn	Los Angeles Directory Co.
	Santo Nana sten Internat Circulation Co	Los Angeles Directory Co.
1933	Buckwalter John Helen slsmn	Los Angeles Directory Co.
	CUNNINGHAM Ruth E bkpr H E Burt	Los Angeles Directory Co.
	Hackamack Herbt D Hazel sta mgr Richfield Stations Inc	Los Angeles Directory Co.
	Hartman Helen clk	Los Angeles Directory Co.
	LEWIS John mech	Los Angeles Directory Co.
	LEWIS L C surveyor Dept Water & Power	Los Angeles Directory Co.
	Raub Aubrey M Mrs sten	Los Angeles Directory Co.
	WILSON Jas clk	Los Angeles Directory Co.

3218 HAMILTON WAY

Year	Uses	Source
2006	No Current Listing	Haines Company, Inc.
2000	GLENN Angie 323 666 N	Haines & Company
	REIVYDAS Edward	Haines & Company
1986	STINE ARTHUR A	Pacific Bell
1981	STINE ARTHUR A	Pacific Telephone
1958	Stine Arthur A	Pacific Telephone
1951	Hamiltn Wy Shapiro Beryl r	Pacific Telephone & Telegraph Co.
	Hamltn Wy Stine Arthur A	Pacific Telephone & Telegraph Co.

FINDINGS

Year	Uses	Source
1942	Ebby A Z Mrs	Los Angeles Directory Co.
	KLEIN Arth J Helen	Los Angeles Directory Co.
	PRICE Cora Mrs	Los Angeles Directory Co.
1937	Huff Chauncey E Dorothy advmn	Los Angeles Directory Co.
	Leary Mayme Mrs	Los Angeles Directory Co.
1933	KRAMER Frank X Mabel E	Los Angeles Directory Co.
	KRAMER Mildred clk	Los Angeles Directory Co.
	Leary M Dorothy tchr City Schs	Los Angeles Directory Co.
	Leary Mary E Mrs	Los Angeles Directory Co.
1929	Harris Anne dental asst	Los Angeles Directory Co.
	Leary Dorothy Sten	Los Angeles Directory Co.
	Leary Mary wid J B	Los Angeles Directory Co.

3220 HAMILTON WAY

Year	Uses	Source
2006	o SULLIVAN John F	Haines Company, Inc.
2000	GESHURI Oren	Haines & Company
1986	GREGORY WM J	Pacific Bell
1976	Cimino Richard D	Pacific Telephone
	Anderson David L	Pacific Telephone
1958	Vamado Frank	Pacific Telephone
	Martin Jimmy	Pacific Telephone
1951	Hamiltn Wy Henaman Myrna M	Pacific Telephone & Telegraph Co.
	Hamiltn Wy Deane Peggy E	Pacific Telephone & Telegraph Co.
1942	Del Dotto Edw J restrwkr	Los Angeles Directory Co.
	CUMMINGS Carl H Alice imptr	Los Angeles Directory Co.
	CUMMINGS Alice compt opr	Los Angeles Directory Co.
1933	CALLAHAN Eug J Dorothy slsmn	Los Angeles Directory Co.

3224 HAMILTON WAY

Year	Uses	Source
2006	SANCHEZDionicio	Haines Company, Inc.
2000	BROWN Jerome M	Haines & Company
	CHOI Henry	Haines & Company
	LAM Dave	Haines & Company
1990	DE LAAT GERALD	Pacific Bell
1986	DE LAAT GERALD	Pacific Bell
	RODRIGUES ESTHER	Pacific Bell
1981	DE LAAT GERALD	Pacific Telephone

FINDINGS

Year	Uses	Source
1976	Dyer Don E	Pacific Telephone
	Garibay Anthony	Pacific Telephone
	De Laat Gerald	Pacific Telephone
1958	Nofziger Evlyn	Pacific Telephone
	Crisler Harry Mrs	Pacific Telephone
	Covello Lee B	Pacific Telephone
	Buchanan Walter	Pacific Telephone
1951	Hamiltn Wy	Pacific Telephone & Telegraph Co.
	Carpyna John	Pacific Telephone & Telegraph Co.
	Stearns Stanley D r	Pacific Telephone & Telegraph Co.
	Williams Vernon B	Pacific Telephone & Telegraph Co.
	McCoy Geo A r	Pacific Telephone & Telegraph Co.
1942	BUCHANAN Walter aircrftwkr	Los Angeles Directory Co.
	FULLER Helen K Mrs	Los Angeles Directory Co.
	Mc BRIDE Robt Y pres Mc Bride Printing Co	Los Angeles Directory Co.
1937	MILLER Elvina Mrs	Los Angeles Directory Co.
	Posella Leonard musician	Los Angeles Directory Co.
	Ronka Wayne musician	Los Angeles Directory Co.
	Barks Carl artist	Los Angeles Directory Co.
	GRAY Clara tel opr	Los Angeles Directory Co.
	Jenner Dorothy L Mrs clk	Los Angeles Directory Co.
	Jenner V Sigrid clk	Los Angeles Directory Co.
	Knocke Edna	Los Angeles Directory Co.
1933	CHAPMAN Geo clk	Los Angeles Directory Co.
	Falcon Chas clk	Los Angeles Directory Co.
	Grady C B mlnr	Los Angeles Directory Co.
	MILLER Elvina Mrs	Los Angeles Directory Co.
	WALDEN Larry musician	Los Angeles Directory Co.

3231 HAMILTON WAY

Year	Uses	Source
2000	XXXX	Haines & Company

3303 HAMILTON WAY

Year	Uses	Source
2000	ROMERO Richard	Haines & Company
1981	SMITH ALAN WESLEY	Pacific Telephone
1976	Olwine Debora	Pacific Telephone

FINDINGS

Year	Uses	Source
1958	Larson Earl W	Pacific Telephone
1951	Hamiltn Wy De Vine Norma r	Pacific Telephone & Telegraph Co.
1942	Mc CULLOUGH Milton J	Los Angeles Directory Co.
	RAINES Carrol aircrftwkr	Los Angeles Directory Co.
	RAINES Don V aircrftwkr	Los Angeles Directory Co.
1937	HURST Juett A Marie sergt USMC	Los Angeles Directory Co.

3305 HAMILTON WAY

Year	Uses	Source
2000	XXXX	Haines & Company
1981	HIGHTOWER RAYMOND W	Pacific Telephone
1976	Hightower Raymond W	Pacific Telephone
1951	Hamiltn Wy Graves Alma Ann r	Pacific Telephone & Telegraph Co.
1942	Obermeier Bertha A Mrs sten Leon Finch	Los Angeles Directory Co.
	Pitts Donald Marguerite aircrftwkr	Los Angeles Directory Co.
1937	JAMIESON Robt W Belle B	Los Angeles Directory Co.
1933	Jamieson Robt W Bel	Los Angeles Directory Co.

3307 HAMILTON WAY

Year	Uses	Source
2006	o STEPHENS Mark	Haines Company, Inc.
	Edgar	Haines Company, Inc.
2000	XXXX	Haines & Company
1942	Du Puis Geraldine	Los Angeles Directory Co.
1937	DUNCAN Robt	Los Angeles Directory Co.
	DUNCAN Stanley R Harriett clk	Los Angeles Directory Co.
1933	HINES Louis M Vernett tel repr	Los Angeles Directory Co.

3309 HAMILTON WAY

Year	Uses	Source
2006	No Current Listing	Haines Company, Inc.
2000	CASILLAS Isabella	Haines & Company
1981	FARBER D	Pacific Telephone
1976	Murdock Alec	Pacific Telephone
	Roberts Alec	Pacific Telephone
	Shivers Candace	Pacific Telephone
1958	Harris Edw R	Pacific Telephone
1951	Hamiltn Wy Endsley Avery D r	Pacific Telephone & Telegraph Co.
1942	Springer Grace C sten Graybar Elec Co	Los Angeles Directory Co.

Year	Uses	Source
1937	Mudgett Margt Mrs	Los Angeles Directory Co.
1933	Mudgett Margt Mrs	Los Angeles Directory Co.

3311 HAMILTON WAY

Year	Uses	Source
2006	o POLISKY Sc 06t	Haines Company, Inc.
2000	POLISKY S D	Haines & Company
1958	Duff Bertha I	Pacific Telephone
1951	Hamiltn Wy Maher Margaret C r	Pacific Telephone & Telegraph Co.
1942	Adams Constance D Mrs sten Alvo Nut & Bolt Co	Los Angeles Directory Co.
1937	YOUNG Jas H Evelyn clk	Los Angeles Directory Co.
1933	Windgard Lona R sten	Los Angeles Directory Co.
	Wingard Lona	Los Angeles Directory Co.

3111 1/2 HAMILTON WAY

Year	Uses	Source
1990	HUANG JIA NUAN	Pacific Bell

3204 1/4 HAMILTON WAY

Year	Uses	Source
1986	COOPER GARY	Pacific Bell

3207 1/2 HAMILTON WAY

Year	Uses	Source
1981	HILL KEN	Pacific Telephone

LARISSA DR

3200 LARISSA DR

Year	Uses	Source
2000	LUI Jack	Haines & Company
1990	CAO XIHAN	Pacific Bell
1986	LEE SING HOB	Pacific Bell
1971	Carr Pamela	Pacific Telephone
1958	Atlas Edith	Pacific Telephone
1951	Larissa Dr Atlas Edith r	Pacific Telephone & Telegraph Co.
1942	Rhodehamel Chas M Isabell eng	Los Angeles Directory Co.
1937	GORDON Theresa S Mrs slswn	Los Angeles Directory Co.
1933	MALONE Donald J Dallas B acct City Dept of Pensions	Los Angeles Directory Co.

Year	Uses	Source
1929	Langenberg Russell W Albertine acct Anderson Clayton & Co	Los Angeles Directory Co.

3202 LARISSA DR

Year	Uses	Source
2006	KAJONBORIRUKW	Haines Company, Inc.
2000	XXXX	Haines & Company
1990	VU TUAN	Pacific Bell
1981	PHOUNG TU	Pacific Telephone
1967	Miller John	Pacific Telephone
1962	Andrews John	Pacific Telephone
1951	Larissa Dr Schiller Mary r	Pacific Telephone & Telegraph Co.
1942	COWAN Mina maid	Los Angeles Directory Co.
	Hellenthall Deana	Los Angeles Directory Co.
1937	Strohmeyer Louis V Nellie slsmn	Los Angeles Directory Co.
1933	Strohmeyer Louis W Nellie mgr J L Mc Logan	Los Angeles Directory Co.
1929	WILLIAMS Evelyn slsldy r	Los Angeles Directory Co.
	Freeze Jas A barber	Los Angeles Directory Co.
	BELL Roy serv sta opr	Los Angeles Directory Co.

3204 LARISSA DR

Year	Uses	Source
2006	No Current Listing	Haines Company, Inc.
2000	XXXX	Haines & Company
1981	HUNG VAN	Pacific Telephone
1958	Franco Michael	Pacific Telephone
1951	Larissa Dr Taylor Hazelle L r	Pacific Telephone & Telegraph Co.
1942	POULSEN Kendall Beulah aircraftwkr	Los Angeles Directory Co.
1937	Hellenthal Alberdina	Los Angeles Directory Co.
	COWAN Wilhelmina	Los Angeles Directory Co.
1929	OSBORNE Clarice bkpr	Los Angeles Directory Co.
	OSBORN Bettie bkpr	Los Angeles Directory Co.

3206 LARISSA DR

Year	Uses	Source
2000	XXXX	Haines & Company
1981	CHAVEZ MARIA	Pacific Telephone
1971	Vogt Lawrence R	Pacific Telephone
1951	Larissa Dr Horbach Robert r	Pacific Telephone & Telegraph Co.

Year	Uses	Source
1942	Horbach Robt Ethel	Los Angeles Directory Co.
	Horbach Ethel F dep Co Recorder	Los Angeles Directory Co.
1937	Horbach Robt Ethel	Los Angeles Directory Co.
1929	DUNLAP Chas H Florence slsmn R P Hoffman	Los Angeles Directory Co.
	DUNLAP Florence L sten	Los Angeles Directory Co.

3207 LARISSA DR

Year	Uses	Source
1924	ROTH Inez Mrs h	Los Angeles Directory Co.

3208 LARISSA DR

Year	Uses	Source
2006	GARCIALorena	Haines Company, Inc.
2000	DUARTE Armando	Haines & Company
	VASQUEZ Julian	Haines & Company
1981	HORNSTEIN FRANCES	Pacific Telephone
1976	Liang Martin	Pacific Telephone
	Soo Man Kwong	Pacific Telephone
1971	Tsen Freddy	Pacific Telephone
	Soo Man Kwong	Pacific Telephone
1967	Lokvig Tor	Pacific Telephone

3210 LARISSA DR

Year	Uses	Source
2006	CASTANONSotero	Haines Company, Inc.
2000	XXXX	Haines & Company
1990	KLEIN JACOB	Pacific Bell
1986	KLEIN JACOB	Pacific Bell
1976	Pih Ya Chen	Pacific Telephone
1971	Pih Ya Chen	Pacific Telephone
1967	Pih Ya Chen	Pacific Telephone

3212 LARISSA DR

Year	Uses	Source
2006	FLANIGAN Damian	Haines Company, Inc.
	JUON Marc	Haines Company, Inc.
2000	LEVIN Cameron M	Haines & Company
	MENDOZA Martha	Haines & Company
1990	GARRETT JOHN	Pacific Bell

Year	Uses	Source
1986	GARRETT JOHN	Pacific Bell
1967	Keilen Ralph M	Pacific Telephone
1962	Barton Stella V	Pacific Telephone
1958	Barton Ralph T	Pacific Telephone
1951	Larissa Dr Spencer R W r	Pacific Telephone & Telegraph Co.
1942	HERSH Morris M Dorothy slsmn ODCo	Los Angeles Directory Co.
1937	ROBERTSON Frank Zada mech	Los Angeles Directory Co.
	LONG Robt T awning rprmn	Los Angeles Directory Co.
1933	ODonnell Kathryn wid Danl	Los Angeles Directory Co.
1929	ODONNELL Kath Mrs	Los Angeles Directory Co.

3214 LARISSA DR

Year	Uses	Source
2006	No Current Listing	Haines Company, Inc.
2000	XXXX	Haines & Company
1986	POWERS CHAS E	Pacific Bell
1976	Luna Frances	Pacific Telephone
1971	Luna Frances	Pacific Telephone
1962	Keilen Ralph M	Pacific Telephone
1958	Keilen Ralph M	Pacific Telephone
1951	Larissa Dr Wells Harrison A r	Pacific Telephone & Telegraph Co.
1933	Bertsch Louis J Evalyn circulator L A Record	Los Angeles Directory Co.
1929	EVANS Thos L Alice M clk	Los Angeles Directory Co.

3215 LARISSA DR

Year	Uses	Source
1924	Miller Harry B condr h	Los Angeles Directory Co.

3217 LARISSA DR

Year	Uses	Source
2006	METCALF Crlitna	Haines Company, Inc.
	PENNAMadca	Haines Company, Inc.
	PRINCE Adam	Haines Company, Inc.
	WRIGHTPehra	Haines Company, Inc.
2000	APARTMENTS BLAKELEY Karina E	Haines & Company
	ETHERIDGE Ouzis Paul	Haines & Company
	KRATT Brenton	Haines & Company
	MULFLUR Edward	Haines & Company
	PENDLETON David W	Haines & Company

FINDINGS

Year	Uses	Source
2000	ROGERS Theresa E	Haines & Company
1990	ANDRADE ANGELA M	Pacific Bell
	CISNEROS MARTHA	Pacific Bell
	IBARRA JOSE	Pacific Bell
	MORALES SANTOS	Pacific Bell
	OREJEL IRMA	Pacific Bell
	ORELLANA ALFONSO	Pacific Bell
1986	OSELAND JAMES	Pacific Bell
	STEWART MARY	Pacific Bell
1981	RODRIQUEZ MARIA ELLENA	Pacific Telephone
1976	Inigio Carlos E	Pacific Telephone
	Sanchez Maria Alicia	Pacific Telephone
1971	Brandeis Jonatnan	Pacific Telephone
	Coggan Harold	Pacific Telephone
	Mc Cain Kathleen	Pacific Telephone
	Siekmann Frances S	Pacific Telephone
1967	Bissinger Pamela	Pacific Telephone
	Elliott Wm D	Pacific Telephone
	Keeler Frank D	Pacific Telephone
	Nisly Norman	Pacific Telephone
1962	Armistead H H	Pacific Telephone
	Gibbs Arnold	Pacific Telephone
	Reynolds Rodney S	Pacific Telephone
1958	Anduiza Jean	Pacific Telephone
	Armistead H H	Pacific Telephone
	Jackson Jas R	Pacific Telephone
	Marseillan Beatriz J	Pacific Telephone
	Mc Clintock Earl	Pacific Telephone
1951	Connor Georgia	Pacific Telephone & Telegraph Co.
	Hutchison Paul F r	Pacific Telephone & Telegraph Co.
	Rosenberg Ralph r	Pacific Telephone & Telegraph Co.
	Callison Marjorie r	Pacific Telephone & Telegraph Co.
	Boland Raymond J r	Pacific Telephone & Telegraph Co.
	Larissa Dr	Pacific Telephone & Telegraph Co.
	Grant Nell C r	Pacific Telephone & Telegraph Co.
	Wilson Alvina M	Pacific Telephone & Telegraph Co.
1942	BARUCH Herbt Minna wood carver	Los Angeles Directory Co.
	GALLOWAY Clyde studiowkr	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1942	GIBBS Edw Anne studiowkr	Los Angeles Directory Co.
	GILLIS Fred clk	Los Angeles Directory Co.
	Gladstone Ruth typist SCIC	Los Angeles Directory Co.
	HARE Junnita Mrs	Los Angeles Directory Co.
	HILL Brigham mech	Los Angeles Directory Co.
	MONROE Helen Mrs waiter	Los Angeles Directory Co.
	MORGAN Donald R Jean field rep GMAC	Los Angeles Directory Co.
	Nicholes John slsmn	Los Angeles Directory Co.
	NICHOLS Sheldon E slsmn Grafton Jones	Los Angeles Directory Co.
	ROSS John	Los Angeles Directory Co.
1937	Bandy Arth J Mariam slsmn Kendall Thompson Co	Los Angeles Directory Co.
	BARBOUR Jack E adv Globe Grain & Milling Co	Los Angeles Directory Co.
	BAUMGARTNER John Alma	Los Angeles Directory Co.
	Etzel Jack gdnr	Los Angeles Directory Co.
	Halpal Arms Apartments	Los Angeles Directory Co.
	Jarrett Wm Mary slsmn	Los Angeles Directory Co.
	KLINE Irene Mrs	Los Angeles Directory Co.
	MOORE Edw Ruth studio wkr	Los Angeles Directory Co.
	Palston Jessie Mrs	Los Angeles Directory Co.
	PATRICK Thos Dianne	Los Angeles Directory Co.
	Pecher R J slsmn Crum & Lynn Inc	Los Angeles Directory Co.
	Quinn Anthony studiowkr	Los Angeles Directory Co.
	TAYLOR Chas H jr jan	Los Angeles Directory Co.
1933	Bahnmiller Chas Evangeline vocalist	Los Angeles Directory Co.
	Beebe Alta wid Wesley	Los Angeles Directory Co.
	Bergstrom Edith N clk US Int Rev	Los Angeles Directory Co.
	COULSON Ione sten	Los Angeles Directory Co.
	Crandell Frances sten	Los Angeles Directory Co.
	Etzel John gdnr	Los Angeles Directory Co.
	Gerace Pauline clk	Los Angeles Directory Co.
	GUSTAFSON Rudy tilewkr	Los Angeles Directory Co.
	Hague J Brock miner	Los Angeles Directory Co.
	JOHNSON Edw Venbla floor layer	Los Angeles Directory Co.
	LAMONT Kittie B bkpr	Los Angeles Directory Co.
	La Vista Apartments	Los Angeles Directory Co.
	LAWRENCE Philip chemist	Los Angeles Directory Co.
	SCOTT Roy slsmn	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1933	Skousgaard Beda H Mrs mgr La Vista apts	Los Angeles Directory Co.
	Wohlleben Clara step	Los Angeles Directory Co.
	Wolleben Clara clk	Los Angeles Directory Co.
1929	Boebe Alta Mrs	Los Angeles Directory Co.
	Buddenberg Walter	Los Angeles Directory Co.
	COOPER Edw	Los Angeles Directory Co.
	Groniga Edith M clk	Los Angeles Directory Co.
	Groniga P slsmn	Los Angeles Directory Co.
	Hofflander Edw lab	Los Angeles Directory Co.
	JOHNSON Edw flrlyr	Los Angeles Directory Co.
	Lamont Kittie B clk	Los Angeles Directory Co.
	LARSON Harold flrlyr	Los Angeles Directory Co.
	Lundgren Alf Hedvig mach hd	Los Angeles Directory Co.
	Rusting W C r	Los Angeles Directory Co.
1924	Jimison Floyd S h	Los Angeles Directory Co.

3218 LARISSA DR

Year	Uses	Source
2006	ALLENAlelthea	Haines Company, Inc.
2000	THOMAS Barbara	Haines & Company
1976	Burgess Jas P	Pacific Telephone
1967	Schaffer Chas M	Pacific Telephone
1962	Johnston David	Pacific Telephone
1951	Larissa Dr Hodges Robt S r	Pacific Telephone & Telegraph Co.
1937	KENNEDY Frank J Sylvia custodian Bd of Educ	Los Angeles Directory Co.
1929	Bomberger Margt M tchr City Sch	Los Angeles Directory Co.
1924	Espy Judson clk r	Los Angeles Directory Co.
	Gottlieb Florence apts	Los Angeles Directory Co.
	La Vista Apartments	Los Angeles Directory Co.
	NEUMAN Sidney M jewlr Broadway Dept Store r	Los Angeles Directory Co.
	SIEBERT L Whilney solr r	Los Angeles Directory Co.

3220 LARISSA DR

Year	Uses	Source
2006	No Current Listing	Haines Company, Inc.
2000	XXXX	Haines & Company
1976	Groper John	Pacific Telephone

FINDINGS

Year	Uses	Source
1976	Geffen L	Pacific Telephone
1967	Dessert W Phillip	Pacific Telephone
1962	Fascio Giovanni H Mrs	Pacific Telephone
1958	Scott G Ronald	Pacific Telephone
1951	Larissa Dr Scott G Ronald r	Pacific Telephone & Telegraph Co.
1942	Nutzmann Edith V bkpr CDG Co	Los Angeles Directory Co.
	Nutzmann Kenny W Edith slsmn Metropolitan Chevroelt	Los Angeles Directory Co.
1937	COONRADT FRED Reporter Illustrated Daily New	Los Angeles Directory Co.
1933	POWERS Julia D adv Broadway Dept Store	Los Angeles Directory Co.
	MEYERS Mary asst buyer Broadway Dept Store	Los Angeles Directory Co.
	Brittain J Harold slsmn Barker Bros	Los Angeles Directory Co.
1929	PETERS Walter J Emily slsmn	Los Angeles Directory Co.
	PETERS Marie Mrs	Los Angeles Directory Co.

3221 LARISSA DR

Year	Uses	Source
1924	Mc Call Hazel M solr r	Los Angeles Directory Co.

3222 LARISSA DR

Year	Uses	Source
2006	GEORGEAnthony P	Haines Company, Inc.
2000	GEORGE Anthony P	Haines & Company
1976	Mc Elroy Jas N	Pacific Telephone
1971	Mc Elroy Jas N	Pacific Telephone
1962	Bullard Chester D	Pacific Telephone
1958	Mc Carthy John G	Pacific Telephone
1951	Larissa Dr McCarthy John G r	Pacific Telephone & Telegraph Co.

3223 LARISSA DR

Year	Uses	Source
2006	WICK Meredith	Haines Company, Inc.
2000	WADDILL Lyle	Haines & Company
1990	RYAN DONALD P	Pacific Bell
1986	RYAN DONALD P	Pacific Bell
1976	Ryan Donald P	Pacific Telephone
	Battle G M	Pacific Telephone
1971	Waddill Kent	Pacific Telephone

Year	Uses	Source
1967	Shepard Frank R	Pacific Telephone
1962	Shepard Frank R	Pacific Telephone
1958	Shepard Frank R	Pacific Telephone

3224 LARISSA DR

Year	Uses	Source
1942	Papurt Arnold	Los Angeles Directory Co.

3229 LARISSA DR

Year	Uses	Source
2006	BENDER Hans	Haines Company, Inc.
2000	BENDER Haris	Haines & Company
1981	WEISMAN JOS	Pacific Telephone
1976	Weisman Jos	Pacific Telephone
1971	Weisman Jos	Pacific Telephone
1967	Weisman Jos	Pacific Telephone
1958	Sorensen E W	Pacific Telephone
1951	Larissa Dr Shafer Geo M r	Pacific Telephone & Telegraph Co.
1942	SHAFER Geo M admin rep LACWF	Los Angeles Directory Co.
1937	SHAFER Geo M Maude M collr L A Community Walfare Federation	Los Angeles Directory Co.
	SHAFER Maudie W manicurist	Los Angeles Directory Co.
1933	Samut Maurice Eleanor cosmetologist	Los Angeles Directory Co.
1929	Mc FARLANE Vesta M Mrs	Los Angeles Directory Co.

3230 LARISSA DR

Year	Uses	Source
2006	MURPHY Stephanie	Haines Company, Inc.
2000	SMYTH Jadalon	Haines & Company
1990	BARTLETT M D	Pacific Bell
1976	Romero Chas E	Pacific Telephone
	Parsons Ronald S	Pacific Telephone

3231 LARISSA DR

Year	Uses	Source
1971	Fitzpatrick Michael	Pacific Telephone
	Schrader Rand	Pacific Telephone
1967	Nelson Karla	Pacific Telephone
1942	Stutz Wm Z Sophie slsmn	Los Angeles Directory Co.
1937	Stutz Wm Doris pntr	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1933	Mc FARLANE Vesta M	Los Angeles Directory Co.
1929	PARSONS Irene sec CNT & SBank	Los Angeles Directory Co.
	PARSONS Ruth A tchr	Los Angeles Directory Co.

3232 LARISSA DR

Year	Uses	Source
2006	No Current Listing	Haines Company, Inc.
2000	KERSHMAN Rebecca	Haines & Company
1986	COBERLY S	Pacific Bell
	DOLAK MIRKO J	Pacific Bell
1981	MIRKO J	Pacific Telephone

3234 LARISSA DR

Year	Uses	Source
2006	GINOZA Ha Ty	Haines Company, Inc.
2000	GINOZA Harry	Haines & Company
1981	VANDYK SIMON J	Pacific Telephone
1976	Vandyk Simon J	Pacific Telephone
1971	White Peter R	Pacific Telephone

3236 LARISSA DR

Year	Uses	Source
2000	XXXX	Haines & Company
1990	GINOZA HARRY	Pacific Bell
1986	GINOZA HARRY	Pacific Bell
1981	GINOZA HARRY	Pacific Telephone
1976	Ginoza Harry	Pacific Telephone
1971	Oliver Nicholas E	Pacific Telephone
1967	Scheines A A	Pacific Telephone
1962	Scheines A A	Pacific Telephone

3208 1/2 LARISSA DR

Year	Uses	Source
1986	JOHN C	Pacific Bell
	JOHN C	Pacific Bell

Murray Dr

1400 Murray Dr

Year	Uses	Source
2014	ODDBALL ENTERTAINMENT	EDR Digital Archive
	ODDBALL ENTERTAINMENT	EDR Digital Archive
2010	ODDBALL ENTERTAINMENT	EDR Digital Archive
	ODDBALL ENTERTAINMENT	EDR Digital Archive

MURRAY DR

1400 MURRAY DR

Year	Uses	Source
2006	TUNYAPOLPARAKO	Haines Company, Inc.
2000	TUNYAPOLPARA P	Haines & Company
1976	Mc Cormick S A	Pacific Telephone
1971	Alsobrook J	Pacific Telephone
1967	Shimada Hiromi	Pacific Telephone
1962	Diamond Leonard	Pacific Telephone
1958	Teske Edmund	Pacific Telephone
1942	Garwig Opal clk	Los Angeles Directory Co.
	Gossard Weston D Dorothy clk OLI Co	Los Angeles Directory Co.
1937	SMITH Elmer L Elsie clk	Los Angeles Directory Co.
	SMITH Harold	Los Angeles Directory Co.
1933	CRAMER Richd Hilda	Los Angeles Directory Co.
	Lang Carl J Anna	Los Angeles Directory Co.
	Latier Jean clk	Los Angeles Directory Co.
	NELSON Nels P	Los Angeles Directory Co.
1924	Lange Carl bldg contr	Los Angeles Directory Co.

1402 MURRAY DR

Year	Uses	Source
2006	GOLONKATaylor	Haines Company, Inc.
2000	XXXX	Haines & Company
1981	JARANI FREDERICA	Pacific Telephone
	WYATT KEITH	Pacific Telephone
1976	Matthei Dorothy Mae	Pacific Telephone
1971	Matthei Dorothy Mae	Pacific Telephone
	Postar Stanley	Pacific Telephone
1967	Wade John	Pacific Telephone

Year	Uses	Source
1951	Murray Dr Koff Howard F r	Pacific Telephone & Telegraph Co.
1942	Crooks Wm cable splicer	Los Angeles Directory Co.
	MILLER John B Marion chf clk OLI Co	Los Angeles Directory Co.
	POWERS Ray slsmn	Los Angeles Directory Co.

Murray Dr

1404 Murray Dr

Year	Uses	Source
2010	DOT ORG POWER	EDR Digital Archive
	DOT ORG POWER	EDR Digital Archive

MURRAY DR

1404 MURRAY DR

Year	Uses	Source
2006	BAKER Nicholas	Haines Company, Inc.
2000	BAKER Nicholas	Haines & Company
1976	Watson Geo R	Pacific Telephone
1971	Watson Geo R	Pacific Telephone
1958	Watson Geo R	Pacific Telephone
1951	Murry Dr Watson Geo R r	Pacific Telephone & Telegraph Co.
1942	POWELL Wm E jwlr	Los Angeles Directory Co.
	POWELL Edw watch repr	Los Angeles Directory Co.
	LEHMANN C Leon Veta dep Sleriff	Los Angeles Directory Co.
1937	Powell Edw watch repr	Los Angeles Directory Co.
	LEHMANN Chester L dep sheriff	Los Angeles Directory Co.
	Cavett Jas I Nellie	Los Angeles Directory Co.
1933	NELSON Harold meat ctr	Los Angeles Directory Co.
	NELSON Sylvester Thelma M M	Los Angeles Directory Co.
1929	h	Los Angeles Directory Co.
	Wapner Jos M Fanny lawyer	Los Angeles Directory Co.
1924	Wesley Ben H aud Western Auto Supply Co h	Los Angeles Directory Co.

1405 MURRAY DR

Year	Uses	Source
1990	HIGHTOWER RAYMOND W	Pacific Bell
1986	HIGHTOWER RAYMOND W	Pacific Bell
1976	Wayne Jas	Pacific Telephone

Year	Uses	Source
1971	Wang Jos M T	Pacific Telephone
1958	Diaz Raul	Pacific Telephone
1942	Mc MAHON Loy Maxine slsmn GSCo	Los Angeles Directory Co.
1937	KING Marie tel opr Independent Refiners Assn	Los Angeles Directory Co.

1409 MURRAY DR

Year	Uses	Source
2006	o CRUZKirk	Haines Company, Inc.
2000	XXXX	Haines & Company
1986	MICZEK R	Pacific Bell
1981	BECK MICHAEL C	Pacific Telephone
1971	Beck Michael C	Pacific Telephone
1962	Snider Charlotte	Pacific Telephone
1958	Snider Charlotte	Pacific Telephone
1951	Murry Dr Ryan Arthur T r	Pacific Telephone & Telegraph Co.
1942	SHEARER Royal W Jean L sta mgr UOCo	Los Angeles Directory Co.
1937	Demmons Wesley	Los Angeles Directory Co.
	Demmons Alice Mrs slsmgr Dermetics Inc	Los Angeles Directory Co.
1933	Warnisch John slsmn	Los Angeles Directory Co.

1410 MURRAY DR

Year	Uses	Source
2006	VALENTINE E	Haines Company, Inc.
2000	TAKEI Shinichi	Haines & Company
	a 1/2 VALENTINE E	Haines & Company
1958	Murphy Edgar B	Pacific Telephone
1951	Murry Dr Murphy Edgar B r	Pacific Telephone & Telegraph Co.
1942	FOSTER Warren artist LSP	Los Angeles Directory Co.
1933	CHANEY Saml E Beulah L v pres United Exploration Co Ltd	Los Angeles Directory Co.
1929	CHANEY Saml E Beulah mining eng	Los Angeles Directory Co.

1411 MURRAY DR

Year	Uses	Source
2006	WADAChristine	Haines Company, Inc.
	HALLENKarln	Haines Company, Inc.
2000	EISENBERG Alice	Haines & Company
1971	Kinney Ronald F	Pacific Telephone
1967	Ginevra Michael L	Pacific Telephone

Year	Uses	Source
1958	Sando John	Pacific Telephone
	Butterfield Queen	Pacific Telephone
1951	Murry Dr Sando John r	Pacific Telephone & Telegraph Co.
	Murray Dr Stowell Raymond J Jr r	Pacific Telephone & Telegraph Co.
1942	HUBER Jos acct	Los Angeles Directory Co.
	Baltz Ruth Mrs	Los Angeles Directory Co.
1937	GORDON Jean clk	Los Angeles Directory Co.
	Baltz Paul clk	Los Angeles Directory Co.
	Baltz Paul clk	Los Angeles Directory Co.

1412 MURRAY DR

Year	Uses	Source
2006	o POGOSTIN Stephen	Haines Company, Inc.
2000	POGOSTIEN Stephen	Haines & Company
1976	Ault Dale B	Pacific Telephone
1971	Appel Mark	Pacific Telephone
1951	Murray Dr Christos Peter r	Pacific Telephone & Telegraph Co.
1942	WATSON Geo R Mamie E	Los Angeles Directory Co.
1937	WATSON Geo H Mamie mgr Acme Newspictures Inc	Los Angeles Directory Co.
1933	WATSON Herbt P	Los Angeles Directory Co.
	WATSON Geo R Mamie E mgr Acme Newspictures Inc	Los Angeles Directory Co.
1929	WATSON Geo R Mamie photog h	Los Angeles Directory Co.
1924	WATSON GEO B Photographer Los Angeles Times h	Los Angeles Directory Co.

1413 MURRAY DR

Year	Uses	Source
2006	No Current Listing	Haines Company, Inc.
2000	XXXX	Haines & Company
1951	Murry Dr Hine Alexander Thelma r	Pacific Telephone & Telegraph Co.
	Murry Dr Mautz Gerald R r	Pacific Telephone & Telegraph Co.
1942	Canfield Claude E slsmn GSCo	Los Angeles Directory Co.
1937	Resch Julia M sten Buddy Seat Cover Co	Los Angeles Directory Co.
	BERNSTEIN Harry Rose gro	Los Angeles Directory Co.

1415 MURRAY DR

Year	Uses	Source
2006	MAMIng	Haines Company, Inc.
2000	MA Ming	Haines & Company

Year	Uses	Source
1981	FRIEDLAND J	Pacific Telephone
1976	Tschudin C A	Pacific Telephone
1971	Tschudin CA	Pacific Telephone
1958	Tschudin C A	Pacific Telephone
1951	Murry Dr Tschudin C A r	Pacific Telephone & Telegraph Co.
1942	Tschudin Ceaser A Ann slsmn	Los Angeles Directory Co.
1937	Genhart Arnold Mary waiter	Los Angeles Directory Co.
1933	Mooney Clement F Loretta br mgr Personal Finance Co Ltd	Los Angeles Directory Co.
1929	Bell Amos P Martha slsmn	Los Angeles Directory Co.

1402 1/2 MURRAY DR

Year	Uses	Source
1981	JOCHEIM R	Pacific Telephone

1411 1/2 MURRAY DR

Year	Uses	Source
1981	FRIEDRICHS CURTIS L	Pacific Telephone

1413 1/2 MURRAY DR

Year	Uses	Source
1990	BARKER WM III	Pacific Bell

SUNSET BLVD

3300 SUNSET BLVD

Year	Uses	Source
1981	RAUL S BODY SHOP	Pacific Telephone
1942	CRUM Jos W Gretchen L gas sta	Los Angeles Directory Co.
1937	Go Gas Gasoline Co J De Bell exec v pres office	Los Angeles Directory Co.
1933	Go Gas Super Service Co Jos De Bell mgr	Los Angeles Directory Co.

SUNSET BLVD W

3200 SUNSET BLVD W

Year	Uses	Source
2000	NATNAN Chaim	Haines & Company

FINDINGS

3201 SUNSET BLVD W

Year	Uses	Source
1951	W Sunset Abco Incinerator Co	Pacific Telephone & Telegraph Co.

3202 SUNSET BLVD W

Year	Uses	Source
2000	FRANKS DISCOUNT STORE	Haines & Company
	a 1/2 DEMATA Agustin	Haines & Company
	FECSKE Edward	Haines & Company
	QUINTANILLA Ana M	Haines & Company
	GALLEGOS Rafael	Haines & Company

3204 SUNSET BLVD W

Year	Uses	Source
2000	COMPUTERS LA	Haines & Company

3206 SUNSET BLVD W

Year	Uses	Source
2000	CARLAS BEAUTY STUDIO	Haines & Company
1951	W Sunset Aunt Mollys Delicatessen	Pacific Telephone & Telegraph Co.

3208 SUNSET BLVD W

Year	Uses	Source
2000	BOTANICA THAI ONI	Haines & Company
1951	W Sunst Bl Wright M E Lumbr Co whsle	Pacific Telephone & Telegraph Co.

3210 SUNSET BLVD W

Year	Uses	Source
2000	a 1/2 EL TORITO THRIFT SH	Haines & Company
	SAN DIEGO GLASS	Haines & Company
1951	Sunset Vasconcellos Jos Inc	Pacific Telephone & Telegraph Co.
	W Sunst Bl Frigidcold Co coml refrigtn eq	Pacific Telephone & Telegraph Co.

3212 SUNSET BLVD W

Year	Uses	Source
2000	JONES DECORATING CO	Haines & Company

3214 SUNSET BLVD W

Year	Uses	Source
2000	XXXX	Haines & Company

FINDINGS

3233 SUNSET BLVD W

Year	Uses	Source
2000	XXXX	Haines & Company

3235 SUNSET BLVD W

Year	Uses	Source
2000	ABAYA ALTERATIONS & CLOTHINGS	Haines & Company
1951	Sunset Ward Hugh H Co rl est	Pacific Telephone & Telegraph Co.

3237 SUNSET BLVD W

Year	Uses	Source
2000	MCGARRY H PATK ATTY	Haines & Company
	SUAZO GLORIA G	Haines & Company

3268 SUNSET BLVD W

Year	Uses	Source
2000	a 1/2 FLAMINGO MEDICAL SUPPLY	Haines & Company

3300 SUNSET BLVD W

Year	Uses	Source
2000	ROAD AND FREEWAY TOWING	Haines & Company
	RAULS AUTO REPAIR & BODY SHOP	Haines & Company
	MOCEROS AUTO CENTER	Haines & Company

3301 SUNSET BLVD W

Year	Uses	Source
2000	XXXX	Haines & Company

3303 SUNSET BLVD W

Year	Uses	Source
2000	LATIN EVANGELICAL IMMGRTN SVS	Haines & Company
1951	Sunset Sunset Poultry Mkt	Pacific Telephone & Telegraph Co.

3312 SUNSET BLVD W

Year	Uses	Source
2000	MARTINO ED PHYSIC BOOKS	Haines & Company

3313 SUNSET BLVD W

Year	Uses	Source
2000	XXXX	Haines & Company

FINDINGS

3314 SUNSET BLVD W

Year	Uses	Source
2000	LETELIER CHRISTINA	Haines & Company

3315 SUNSET BLVD W

Year	Uses	Source
1951	Sunst Bl Warner Luggage & Leather Goods Mfg Co	Pacific Telephone & Telegraph Co.

3316 SUNSET BLVD W

Year	Uses	Source
2000	GEE Harry	Haines & Company
1951	Sunset Harmon Bryant M r	Pacific Telephone & Telegraph Co.
	Sunset Farmers Insurance Group district offices Silver Lake Ofc	Pacific Telephone & Telegraph Co.
	Sunset Harmon Bryant M Farmers Ins Group	Pacific Telephone & Telegraph Co.
	Sunst Bl Television Warranties of U S Inc	Pacific Telephone & Telegraph Co.

3318 SUNSET BLVD W

Year	Uses	Source
2000	GARCIA Walter	Haines & Company

3320 SUNSET BLVD W

Year	Uses	Source
2000	XXXX	Haines & Company
1951	Sunset Jones Grafton rl est	Pacific Telephone & Telegraph Co.
	Sunset Ace Hi Floor Serv	Pacific Telephone & Telegraph Co.

3321 SUNSET BLVD W

Year	Uses	Source
2000	LATIN EVANGELICAL IMMGRTN SRVS	Haines & Company
1951	Sunset Sunset Fireplace Screen Co	Pacific Telephone & Telegraph Co.
	Sunset Sunset Screen Fireplace Co	Pacific Telephone & Telegraph Co.

3322 SUNSET BLVD W

Year	Uses	Source
2000	ZAMORA BROS MEATS	Haines & Company
1951	Sunset King Cole Mkts Inc general offices	Pacific Telephone & Telegraph Co.

3323 SUNSET BLVD W

Year	Uses	Source
2000	XXXX	Haines & Company

3324 SUNSET BLVD W

Year	Uses	Source
2000	L C A	Haines & Company
	HOLLYWD SUNSET CLNC	Haines & Company
	FREE CLINICS THE	Haines & Company
	CARA A CARA LATINO AIDS PRJCT	Haines & Company
1951	Sunset Calif State of mental hygiene clinic	Pacific Telephone & Telegraph Co.
	Sunset L A State Mental Hygiene Clinic	Pacific Telephone & Telegraph Co.

3325 SUNSET BLVD W

Year	Uses	Source
2000	NEW HARVEST CHRISTIAN FELLWSHP	Haines & Company

3327 SUNSET BLVD W

Year	Uses	Source
1951	W Sunst Bl Safety Incinerator Co Inc	Pacific Telephone & Telegraph Co.

W SUNSET BLVD

3110 W SUNSET BLVD

Year	Uses	Source
1990	JOE S AUTO ELECTRIC	Pacific Bell
1976	Manuel & Leos Mechanic Shop	Pacific Telephone
1971	Manuel & Leos Mechanic Shop	Pacific Telephone
1967	Erv Inn	Pacific Telephone

3112 W SUNSET BLVD

Year	Uses	Source
2006	SPEEDWORKZ	Haines Company, Inc.
1990	FABRA CARMEN	Pacific Bell
1971	Silverlake Chinese Hand Laundry	Pacific Telephone

3114 W SUNSET BLVD

Year	Uses	Source
1986	CASCO LUIS ANTONIO	Pacific Bell
	GUERRERO FERNANDO	Pacific Bell
1981	CONDE DOMLNGO	Pacific Telephone
	MORENO LEANDRO	Pacific Telephone
1976	Leon Francisca	Pacific Telephone
1971	Betancourt Leo	Pacific Telephone
1962	Howard Catherine Mrs	Pacific Telephone

Year	Uses	Source
1958	Howard Catherine Mrs	Pacific Telephone
	Albanese Alfonzina	Pacific Telephone

W Sunset Blvd

3116 W Sunset Blvd

Year	Uses	Source
2014	LETICIAS MINI MARKET	EDR Digital Archive
	MOOSHOES LA	EDR Digital Archive
	LETICIAS MINI MARKET	EDR Digital Archive
	MOOSHOES LA	EDR Digital Archive
2010	LETICIAS MINI MARKET	EDR Digital Archive
	BELTRAN MARIO	EDR Digital Archive
	BELTRAN MARIO	EDR Digital Archive
	LETICIAS MINI MARKET	EDR Digital Archive

W SUNSET BLVD

3116 W SUNSET BLVD

Year	Uses	Source
2006	LEONJEWELRY	Haines Company, Inc.
	AND DIAMONDS	Haines Company, Inc.
	LETICIASMINI	Haines Company, Inc.
	MARKET	Haines Company, Inc.
1990	PACK JEWELRY	Pacific Bell
1986	PACK JEWELRY	Pacific Bell
1981	PACK JEWELRY	Pacific Telephone
1976	Pack Jewelry	Pacific Telephone
1967	Industrial Arts Painting Decorating Corp	Pacific Telephone
1962	Canyon Upholstery	Pacific Telephone
1958	WILSHIRE RUG CLEANING CO	Pacific Telephone

3118 W SUNSET BLVD

Year	Uses	Source
1990	EL BATEY	Pacific Bell
1986	EL BATEY	Pacific Bell
1981	EL BATEY	Pacific Telephone
1976	El Batey	Pacific Telephone
1971	Batey E L	Pacific Telephone
1967	Batey E L	Pacific Telephone

Year	Uses	Source
1962	Feeney Realty Co	Pacific Telephone

W Sunset Blvd

3120 W Sunset Blvd

Year	Uses	Source
2010	VENUS II	EDR Digital Archive
	VENUS II	EDR Digital Archive

W SUNSET BLVD

3120 W SUNSET BLVD

Year	Uses	Source
2006	VENUSIIBTYSLN	Haines Company, Inc.
1990	VENUS II BTY SLN	Pacific Bell
1986	VENUS II BTY SLN	Pacific Bell
1981	VENUS II BTY SLN	Pacific Telephone
1976	Lotus Beauty Salon	Pacific Telephone
1971	Lotus Beauty Salon	Pacific Telephone
1967	Lotus Beauty Salon	Pacific Telephone
1962	Winifreds Beauty Salon	Pacific Telephone
1958	Winifreds Beauty Salon	Pacific Telephone

3123 W SUNSET BLVD

Year	Uses	Source
1981	IGLESIA DE DIOS	Pacific Telephone
1976	News Advertiser	Pacific Telephone
	Emanuel Realty Co	Pacific Telephone
1967	Ellis Richard H	Pacific Telephone
	Ellis Jocelyn R	Pacific Telephone

W Sunset Blvd

3124 W Sunset Blvd

Year	Uses	Source
2014	EXPRESS ELECTRIC SERVICE CO	EDR Digital Archive
	EXPRESS ELECTRIC SERVICE CO	EDR Digital Archive
2010	EXPRESS ELECTRIC SERVICE CO	EDR Digital Archive
	EXPRESS ELECTRIC SERVICE CO	EDR Digital Archive

FINDINGS

W SUNSET BLVD

3124 W SUNSET BLVD

Year	Uses	Source
2006	EXPRESS ELECTRIC 323 666 ON	Haines Company, Inc.
1986	ZAPATA UPHOLSTERY	Pacific Bell
1981	ZAPATA UPHOLSTERY	Pacific Telephone
1976	Cardine S	Pacific Telephone
1971	SILVERLAKE TERMITE CONTROL	Pacific Telephone
	Keene Robt L Silverlake Termite Control	Pacific Telephone

3128 W SUNSET BLVD

Year	Uses	Source
2006	COIN OP CARWASH	Haines Company, Inc.
1990	COIN-OP CAR WASH	Pacific Bell
1986	COIN-OP CAR WASH	Pacific Bell
1981	COIN OP CAR WASH	Pacific Telephone
1976	UNITED UPHOLSTERING CO	Pacific Telephone

W Sunset Blvd

3129 W Sunset Blvd

Year	Uses	Source
2014	WESTERLY COFFEE SHOP	EDR Digital Archive
	DIABLO TACO	EDR Digital Archive
	PLAYAS DE ROSARITO	EDR Digital Archive
	DIABLO TACO	EDR Digital Archive
	WESTERLY COFFEE SHOP	EDR Digital Archive
	PLAYAS DE ROSARITO	EDR Digital Archive
2010	PLAYAS DE ROSARITO	EDR Digital Archive
	LA PARRILLA ENTERPRISES INC	EDR Digital Archive
	LA PARRILLA ENTERPRISES INC	EDR Digital Archive
	PLAYAS DE ROSARITO	EDR Digital Archive

W SUNSET BLVD

3129 W SUNSET BLVD

Year	Uses	Source
2006	PLAYAS DE	Haines Company, Inc.
	ROSARITO	Haines Company, Inc.
1990	PLAYAS DE ROSARITO	Pacific Bell

W Sunset Blvd

3131 W Sunset Blvd

Year	Uses	Source
2014	EL SIETE MARES	EDR Digital Archive
	DURO	EDR Digital Archive
	EL SIETE MARES	EDR Digital Archive
	DURO	EDR Digital Archive
2010	EL SIETE MARES	EDR Digital Archive
	EL SIETE MARES	EDR Digital Archive

W SUNSET BLVD

3131 W SUNSET BLVD

Year	Uses	Source
2006	EL SIETE MARES	Haines Company, Inc.
1986	EL 7 MARES SEAFOOD RESTRNT	Pacific Bell
1981	EL 7 MARES SEAFOOD RESTRNT	Pacific Telephone
1976	Meza Jose L	Pacific Telephone
	Casa De Ybarra	Pacific Telephone
1971	Cass Ybarra restrnt	Pacific Telephone
1967	Ybarra Casa De restrnt	Pacific Telephone
	CASA DE YBARRA restrnt	Pacific Telephone
1962	CASA DE YBARRA restrnt	Pacific Telephone
	Ybarra Casa de restrnt	Pacific Telephone
1958	Casa de Ybarra restrnt	Pacific Telephone
	Casa Ybarra Be restrnt	Pacific Telephone
	Ybarra Casa de restrnt	Pacific Telephone

3132 W SUNSET BLVD

Year	Uses	Source
1962	China Hut	Pacific Telephone

3133 W SUNSET BLVD

Year	Uses	Source
1981	MEZA JOSE L	Pacific Telephone

3134 W SUNSET BLVD

Year	Uses	Source
1967	Chopsticks The restrnt	Pacific Telephone

FINDINGS

W Sunset Blvd

3140 W Sunset Blvd

Year	Uses	Source
2010	AUTO PLUS	EDR Digital Archive
	AUTO PLUS	EDR Digital Archive

W SUNSET BLVD

3140 W SUNSET BLVD

Year	Uses	Source
2006	AUTO PLUS	Haines Company, Inc.
1990	THRIFTY DRIVE IN MARKET	Pacific Bell
1986	LOTTERY CALIFORNIA STATE AGENCIES INSTANT TICKET GAMES	Pacific Bell
1981	THRIFTY MARKET	Pacific Telephone
1976	Rockview Drive In Dairy	Pacific Telephone
	Thrifty Drive In Dairy	Pacific Telephone
1962	Matsushita Ray Richfield Serv Stn	Pacific Telephone
	Richfield Serv Stn	Pacific Telephone
1958	Williams Russ Richfield Serv Stn	Pacific Telephone
	Richfield Serv Stn	Pacific Telephone

3141 W SUNSET BLVD

Year	Uses	Source
1990	HINES MABEL PET SHOPPE	Pacific Bell
1986	HINES MABEL PET SHOPPE	Pacific Bell
1981	HINES MABEL PET SHOPPE	Pacific Telephone
1976	Hines Mabel Pet Shoppe	Pacific Telephone
1971	Hines Mabel Pet Shoppe	Pacific Telephone
1967	Hines Mabel Pet Shoppe	Pacific Telephone
1962	Hines Mabel Pet Shopee	Pacific Telephone
1958	Hines Proof Tested Pet Foods Inc	Pacific Telephone

W Sunset Blvd

3143 W Sunset Blvd

Year	Uses	Source
2014	LAPAYITA SIETE MARES	EDR Digital Archive
	LAPAYITA SIETE MARES	EDR Digital Archive
2010	LAPAYITA SIETE MARES	EDR Digital Archive

Year	Uses	Source
2010	LAPAYITA SIETE MARES	EDR Digital Archive

W SUNSET BLVD

3143 W SUNSET BLVD

Year	Uses	Source
2006	MARES	Haines Company, Inc.
	LAPAYITASIETE	Haines Company, Inc.
1967	Rue De La Paix Poodie Salon	Pacific Telephone
1962	GASPER TILE CO	Pacific Telephone
	Davies Frank	Pacific Telephone
1958	Wayne Tile Co	Pacific Telephone

W Sunset Blvd

3200 W Sunset Blvd

Year	Uses	Source
2014	SAMOSA HOUSE NORTH	EDR Digital Archive
	SAMOSA HOUSE NORTH	EDR Digital Archive
2010	DISALVIO S INC	EDR Digital Archive
	DISALVIO S INC	EDR Digital Archive

W SUNSET BLVD

3200 W SUNSET BLVD

Year	Uses	Source
2006	DUSTYS	Haines Company, Inc.
1990	LA AMERICA RESTAURANT	Pacific Bell
1986	LA AMERICA RESTAURANT	Pacific Bell
1981	RICE C L DR	Pacific Telephone
	LASROCAS RESTAURANT	Pacific Telephone
	LAS ROCAS	Pacific Telephone
1971	Condos Restaurant	Pacific Telephone
1967	Condes Restaurant	Pacific Telephone
1958	Sunset Sundries	Pacific Telephone

3201 W SUNSET BLVD

Year	Uses	Source
1958	Davies Frank Bakern Pest Control Co	Pacific Telephone
	Craft Tile Co	Pacific Telephone

Year	Uses	Source
1958	BAKERN PEST CONTROL CO	Pacific Telephone

W Sunset Blvd

3202 W Sunset Blvd

Year	Uses	Source
2014	SPANK & SPIKE	EDR Digital Archive
	SPANK & SPIKE	EDR Digital Archive
2010	SPANK & SPIKE	EDR Digital Archive
	SPANK & SPIKE	EDR Digital Archive

W SUNSET BLVD

3202 W SUNSET BLVD

Year	Uses	Source
2006	DEMATAAgustin	Haines Company, Inc.
	FECSKE Edward	Haines Company, Inc.
	LABAUT P	Haines Company, Inc.
	SPANK& SPIKE	Haines Company, Inc.
1990	LUI JACK MIN ARCHITECT & ASSOCIATES	Pacific Bell
1986	LUI JACK MIN ARCHITECT & ASSOCIATES	Pacific Bell
1981	IMPERIAL DRESS SHOP	Pacific Telephone
1976	Almazan Francisco	Pacific Telephone
	Imperial Dress Shop	Pacific Telephone
1971	Conde Domingo	Pacific Telephone
	Hernandez Martha	Pacific Telephone
	Mejia Juan	Pacific Telephone
1967	Overstreet Howard	Pacific Telephone
1962	Benoit Barbara	Pacific Telephone
	Montgomery Gail	Pacific Telephone
	Sams Dry Cleaners & Laundry	Pacific Telephone
1958	Blum M	Pacific Telephone
	Fuji Dry Clnrs	Pacific Telephone
	Reitzen Milton H	Pacific Telephone
	Roewer Ed	Pacific Telephone
	Roewer Ruth	Pacific Telephone

FINDINGS

W Sunset Blvd

3204 W Sunset Blvd

Year	Uses	Source
2014	DUST MUFFIN	EDR Digital Archive
	DUST MUFFIN	EDR Digital Archive
2010	SUMIS	EDR Digital Archive
	PEPES THRIFT SHOP	EDR Digital Archive
	SUMIS	EDR Digital Archive
	PEPES THRIFT SHOP	EDR Digital Archive

W SUNSET BLVD

3204 W SUNSET BLVD

Year	Uses	Source
2006	SUMIS	Haines Company, Inc.
1986	EDGAR FASHIONS	Pacific Bell
1981	EDGAR FASHIONS	Pacific Telephone

W Sunset Blvd

3206 W Sunset Blvd

Year	Uses	Source
2014	FOOD LAB CAFE SILVERLAKE	EDR Digital Archive
	FOOD LAB CAFE SILVERLAKE	EDR Digital Archive
2010	CARDONES ITALIAN DELI	EDR Digital Archive
	FOOD LAB CAFE SILVERLAKE	EDR Digital Archive
	RADOVANOVITCH SARA	EDR Digital Archive
	CARDONES ITALIAN DELI	EDR Digital Archive
	RADOVANOVITCH SARA	EDR Digital Archive
	FOOD LAB CAFE SILVERLAKE	EDR Digital Archive

W SUNSET BLVD

3206 W SUNSET BLVD

Year	Uses	Source
2006	MI ALMA	Haines Company, Inc.
1976	T & C Dressmakers	Pacific Telephone
1971	Gian Fashion	Pacific Telephone
1958	Mollys Delicatessen	Pacific Telephone

FINDINGS

W Sunset Blvd

3208 W Sunset Blvd

Year	Uses	Source
2010	MESH AND LACE INC	EDR Digital Archive
	MESH AND LACE INC	EDR Digital Archive

W SUNSET BLVD

3208 W SUNSET BLVD

Year	Uses	Source
2006	MADNESS IS WSDM	Haines Company, Inc.
	SOMETIMES	Haines Company, Inc.
	PLETHORIC	Haines Company, Inc.
1990	MOLINA CARMEN	Pacific Bell
1986	MOLINA CARMEN	Pacific Bell
1981	MOLINA CARMEN	Pacific Telephone
1976	Orozcos Upholstery Shop	Pacific Telephone
	Big Daddys	Pacific Telephone
1971	Enchanted Soap Bubble The	Pacific Telephone
	Big Daddys	Pacific Telephone
1967	Big Daddys Bar	Pacific Telephone
1962	Big Daddys Bar	Pacific Telephone
	Associated Cabinet & Fixture Co	Pacific Telephone
	Display Dept	Pacific Telephone

W Sunset Blvd

3210 W Sunset Blvd

Year	Uses	Source
2014	IT SERVICE LLC	EDR Digital Archive
	SAN DIEGO GLASS	EDR Digital Archive
	EL TORITO THRIFT SHOP	EDR Digital Archive
	EL TORITO THRIFT SHOP	EDR Digital Archive
	SAN DIEGO GLASS	EDR Digital Archive
	IT SERVICE LLC	EDR Digital Archive
2010	SAN DIEGO GLASS	EDR Digital Archive
	EL TORITO THRIFT SHOP	EDR Digital Archive
	EL TORITO THRIFT SHOP	EDR Digital Archive
	SAN DIEGO GLASS	EDR Digital Archive

FINDINGS

W SUNSET BLVD

3210 W SUNSET BLVD

Year	Uses	Source
2006	SAN DIEGO GLASS	Haines Company, Inc.
	EL TORITO THRIFT	Haines Company, Inc.
1986	CHAVEZ FOOD MARKET	Pacific Bell
1976	Margarets Dress Shop	Pacific Telephone
1971	Angeles Leather & Findings Co	Pacific Telephone

W Sunset Blvd

3212 W Sunset Blvd

Year	Uses	Source
2014	CASA VICTORIA FURNITURE	EDR Digital Archive
	CASA VICTORIA FURNITURE	EDR Digital Archive
2010	CASA VICTORIA FURNITURE	EDR Digital Archive
	CASA VICTORIA FURNITURE	EDR Digital Archive

W SUNSET BLVD

3212 W SUNSET BLVD

Year	Uses	Source
2006	FURNITURE	Haines Company, Inc.
	CASAVICTORIA	Haines Company, Inc.
1990	DISTRIBUIDORA EL MONTE	Pacific Bell
1986	BOTANICA EL MONTE	Pacific Bell
1981	FASHION	Pacific Telephone
1976	Sunrise womens apprl retl	Pacific Telephone

3214 W SUNSET BLVD

Year	Uses	Source
1986	MEDINA S CUSTOM WOODSHOP	Pacific Bell
1981	MEDINA S CUSTOM WOODSHOP	Pacific Telephone
1976	Holden Elba	Pacific Telephone
1971	Grazziani Rebecca G drsmkng	Pacific Telephone
1967	Anthony Enterprises	Pacific Telephone
1962	K R Sales	Pacific Telephone
1958	K R Sales	Pacific Telephone

FINDINGS

W Sunset Blvd

3216 W Sunset Blvd

Year	Uses	Source
2014	DAISYS MARKET	EDR Digital Archive
	DAISYS MARKET	EDR Digital Archive
2010	DAISYS MARKET	EDR Digital Archive
	DAISYS MARKET	EDR Digital Archive

W SUNSET BLVD

3216 W SUNSET BLVD

Year	Uses	Source
2006	DAISYS MARKET	Haines Company, Inc.
1990	J S GROCERY MARKET	Pacific Bell
1986	J S GROCERY MARKET	Pacific Bell
1976	Institutional Equip Co	Pacific Telephone
	Matthay John Sr Institutional Equip Co	Pacific Telephone
1971	Costellos Used Furniture	Pacific Telephone
1967	Globe Parcel Serv Inc	Pacific Telephone
1962	Globe Parcel Serv Inc	Pacific Telephone
1958	Aarons Portrait Serv Inc photgrphy	Pacific Telephone

3218 W SUNSET BLVD

Year	Uses	Source
2006	VALLADARESJuan	Haines Company, Inc.
	APARTMENTS	Haines Company, Inc.
	RIVAS OUlia	Haines Company, Inc.
	REYES Jorge	Haines Company, Inc.
	RENDONMario	Haines Company, Inc.
	LUNA Luis	Haines Company, Inc.
	LUGO Lillian	Haines Company, Inc.
	GUTIERREZCarlos	Haines Company, Inc.
	I GONZALEZ Cecilia	Haines Company, Inc.
	GONZALEZA	Haines Company, Inc.
	FELIZ Ezequiel	Haines Company, Inc.
	CRUZ Victor	Haines Company, Inc.
	CHAVEZ Jorge	Haines Company, Inc.
	ARTEAGA Ingrid	Haines Company, Inc.
1990	REYES CARMEN	Pacific Bell

FINDINGS

Year	Uses	Source
1986	GUERRA JULIO	Pacific Bell
	GUEVARA FRANCISCO	Pacific Bell
	TAPIA GLAFIRA	Pacific Bell
	RODRIGUEZ GABRIEL	Pacific Bell
1981	BETENCOURT GONZALO	Pacific Telephone
	GONZALEZ CRISTINA	Pacific Telephone
	LOPEZ OLGA	Pacific Telephone
	MARTINEZ MARGIE	Pacific Telephone
	OLIVA LUIS G	Pacific Telephone
	REYES ADOLFO A	Pacific Telephone
	TAYLOR MARY FRANCES	Pacific Telephone
	ULLOA RAMIRO	Pacific Telephone
1976	Reyes Adolfo A	Pacific Telephone
	Trowe Lillian	Pacific Telephone
	Villegas Virginia	Pacific Telephone
1962	Bullock Jean	Pacific Telephone
1958	Othen Laura	Pacific Telephone
	Reece Mary	Pacific Telephone
	Sarni Mary P	Pacific Telephone
	Wilds J M	Pacific Telephone

W Sunset Blvd

3224 W Sunset Blvd

Year	Uses	Source
2014	SILVER LAKE LUXURY CAR RENTAL	EDR Digital Archive
	ATE RENT A CAR LLC	EDR Digital Archive
	SILVER LAKE LUXURY CAR RENTAL	EDR Digital Archive
	ATE RENT A CAR LLC	EDR Digital Archive
2010	SILVER LAKE LUXURY CAR RENTAL	EDR Digital Archive
	SILVER LAKE LUXURY CAR RENTAL	EDR Digital Archive

W SUNSET BLVD

3224 W SUNSET BLVD

Year	Uses	Source
2006	SYSTEMS INC	Haines Company, Inc.
	WESTSi DE MOTORS	Haines Company, Inc.
1990	PHIL-INT L CAR SALES & LEASING	Pacific Bell

Year	Uses	Source
1971	Legal Switchboard	Pacific Telephone
	Search Bookstore	Pacific Telephone
	Search Center	Pacific Telephone
	Search Foundation	Pacific Telephone
	Search Foundation	Pacific Telephone
	Search Foundation Church	Pacific Telephone
	Search Foundation Church Inc	Pacific Telephone

3230 W SUNSET BLVD

Year	Uses	Source
1990	PAT S DENTAL LABORATORY	Pacific Bell

3231 W SUNSET BLVD

Year	Uses	Source
2006	HASROUTI Therese	Haines Company, Inc.
	Dino A	Haines Company, Inc.
	CASTROMORALES	Haines Company, Inc.
1986	HAYES JOY	Pacific Bell
1981	HAYES JOY	Pacific Telephone
1971	Hayes Joy	Pacific Telephone
1962	Franklin B	Pacific Telephone
1958	Bebout Josephine A	Pacific Telephone

3233 W SUNSET BLVD

Year	Uses	Source
1971	Tiras wigs	Pacific Telephone

3235 W SUNSET BLVD

Year	Uses	Source
2006	ABAYA	Haines Company, Inc.
	ALTERATIONS	Haines Company, Inc.
	ABAYA	Haines Company, Inc.
1990	FERNANDO S PHOTOGRAPHY & VIDEO	Pacific Bell
	FERNANDO S PHOTOGRAPHY	Pacific Bell
1986	FERNANDO S PHOTOGRAPHY	Pacific Bell
	FERNANDO S PHOTOGRAPHY	Pacific Bell
1981	FERNANDO S PHOTOGRAPHY	Pacific Telephone
	FERNANDO S PHOTOGRAPHY	Pacific Telephone
1976	Fernandos Photography	Pacific Telephone

Year	Uses	Source
1976	Fernandos Photography	Pacific Telephone
1967	Von Pumm Enterprise sgns	Pacific Telephone
	Premier Sales Co	Pacific Telephone
1962	Goodwil Termite Control	Pacific Telephone
1958	Goodwil Termite Control	Pacific Telephone

W Sunset Blvd

3237 W Sunset Blvd

Year	Uses	Source
2014	SUAZO GLORIA G	EDR Digital Archive
	LAW OFFICES RANDY ALEXANDER	EDR Digital Archive
	SUAZOS SECRETARY SERVICE	EDR Digital Archive
	LAW OFFICES RANDY ALEXANDER	EDR Digital Archive
	SUAZOS SECRETARY SERVICE	EDR Digital Archive
	SUAZO GLORIA G	EDR Digital Archive
2010	CONFEDERATION CENTRO AMERICANA	EDR Digital Archive
	LAW OFFICES RANDY ALEXANDER	EDR Digital Archive
	LAW OFFICES RANDY ALEXANDER	EDR Digital Archive
	CONFEDERATION CENTRO AMERICANA	EDR Digital Archive

W SUNSET BLVD

3237 W SUNSET BLVD

Year	Uses	Source
2006	ALEXANDER RANDY	Haines Company, Inc.
	SUAZO GLORIAG	Haines Company, Inc.
	RANDY ALEXANDER	Haines Company, Inc.
	LAW OFFICES OF	Haines Company, Inc.
	SOUVENIRS	Haines Company, Inc.
	HONDURAS	Haines Company, Inc.
	SUAZO GLORIA G	Haines Company, Inc.
1981	SONIC TELEVISION	Pacific Telephone
1976	A & A ART & DRAFTING EQUIP REPAIR	Pacific Telephone

3260 W SUNSET BLVD

Year	Uses	Source
1967	Love Seat The gifts	Pacific Telephone

W Sunset Blvd

3300 W Sunset Blvd

Year	Uses	Source
2014	RONY TIRE CENTER	EDR Digital Archive
	RONY TIRE CENTER	EDR Digital Archive
2010	JAY MOTORS	EDR Digital Archive
	MOCERO S AUTO CENTER	EDR Digital Archive
	C & G AUTO BODY SHOP INC	EDR Digital Archive
	RAUL S BODY SHOP INC	EDR Digital Archive
	JAY MOTORS	EDR Digital Archive
	MOCERO S AUTO CENTER	EDR Digital Archive
	C & G AUTO BODY SHOP INC	EDR Digital Archive
	RAUL S BODY SHOP INC	EDR Digital Archive

W SUNSET BLVD

3300 W SUNSET BLVD

Year	Uses	Source
2006	JAYMOTORS	Haines Company, Inc.
	SUNSETMOTOR	Haines Company, Inc.
	RAULS AUTO BODY	Haines Company, Inc.
1990	ANZ AUTO BODY	Pacific Bell
	SAN VICENTE AUTO CENTER	Pacific Bell
	RAUL S AUTO REPAIR AND BODY SHOP	Pacific Bell
1986	RAUL S AUTO REPAIR AND BODY SHOP	Pacific Bell
	ANZ AUTO BODY	Pacific Bell
1981	MANUEL S AUTO REPAIR	Pacific Telephone
	CHARLES AUTO BODY	Pacific Telephone
1976	Wolin Joseph M	Pacific Telephone
	Tonys Auto Sates	Pacific Telephone
	R & M Automotive	Pacific Telephone
	Jerrys Auto Body Shop	Pacific Telephone

3312 W SUNSET BLVD

Year	Uses	Source
1981	FLORES TOM VALJE DRUMS	Pacific Telephone
	VALJE DRUMS	Pacific Telephone
1976	Flores Tom Valje Drums	Pacific Telephone

Year	Uses	Source
1976	VALJE DRUMS	Pacific Telephone
1971	Abacus Bookkeeping Service	Pacific Telephone
	Houston Advertising Service Co	Pacific Telephone
1967	Houston Advertising Serv Co	Pacific Telephone
1962	Houston Advertising Serv Co	Pacific Telephone
1958	Houston Advertising Serv Co	Pacific Telephone

3314 W SUNSET BLVD

Year	Uses	Source
2006	LETEUER	Haines Company, Inc.
	CHRISTINA	Haines Company, Inc.
	MARIO EL GUERO	Haines Company, Inc.
	TAX SERVICE	Haines Company, Inc.
1981	LIGHTNING COPIES	Pacific Telephone
1971	Flores Tom Valje Drums	Pacific Telephone
	VALJE DRUMS	Pacific Telephone
1967	Flores Tam Valje Drums	Pacific Telephone
	VALJE DRUMS	Pacific Telephone
1962	Flores Tom Valje Drums	Pacific Telephone
	VALJE DRUMS	Pacific Telephone
1958	Daugherty Norma Valje Drums	Pacific Telephone
	Valje Drums	Pacific Telephone

3316 W SUNSET BLVD

Year	Uses	Source
1990	REDDI CUTS HAIR SALON	Pacific Bell
1986	REDDI CUTS HAIR SALON	Pacific Bell
	THRIFTY ROOTER	Pacific Bell
1976	DAVIS DONN P ins	Pacific Telephone
	DAVIS HARMON & LIPPE ins	Pacific Telephone
	Harmon Bryant M ins	Pacific Telephone
	Legman Insurance Division Of Donn P Davis Agcy	Pacific Telephone
1971	Davis Donn P	Pacific Telephone
	Harmon Bryant M	Pacific Telephone
	Harmon Bryant M ins	Pacific Telephone
	Kinley Martin H Agcy ins	Pacific Telephone
	Martin H Kinley Agency Ins	Pacific Telephone
	Martin H Kinley Agency ins	Pacific Telephone

Exhibit C

Aerial Photographs and Sanborn Map Report

3209-3227 Sunset Blvd

3209 Sunset Blvd

Los Angeles, CA 90026

Inquiry Number: 5354429.8

July 09, 2018

The EDR Aerial Photo Decade Package

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

EDR Aerial Photo Decade Package

07/09/18

Site Name:

3209-3227 Sunset Blvd
3209 Sunset Blvd
Los Angeles, CA 90026
EDR Inquiry # 5354429.8

Client Name:

ENCON Technologies Inc.
12145 Mora Drive
Santa Fe, CA 90670
Contact: Elizabeth Bartley

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
2002	1"=500'	Flight Date: June 10, 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: July 28, 1964	USGS
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
1923	1"=500'	Flight Date: January 01, 1923	FAIR

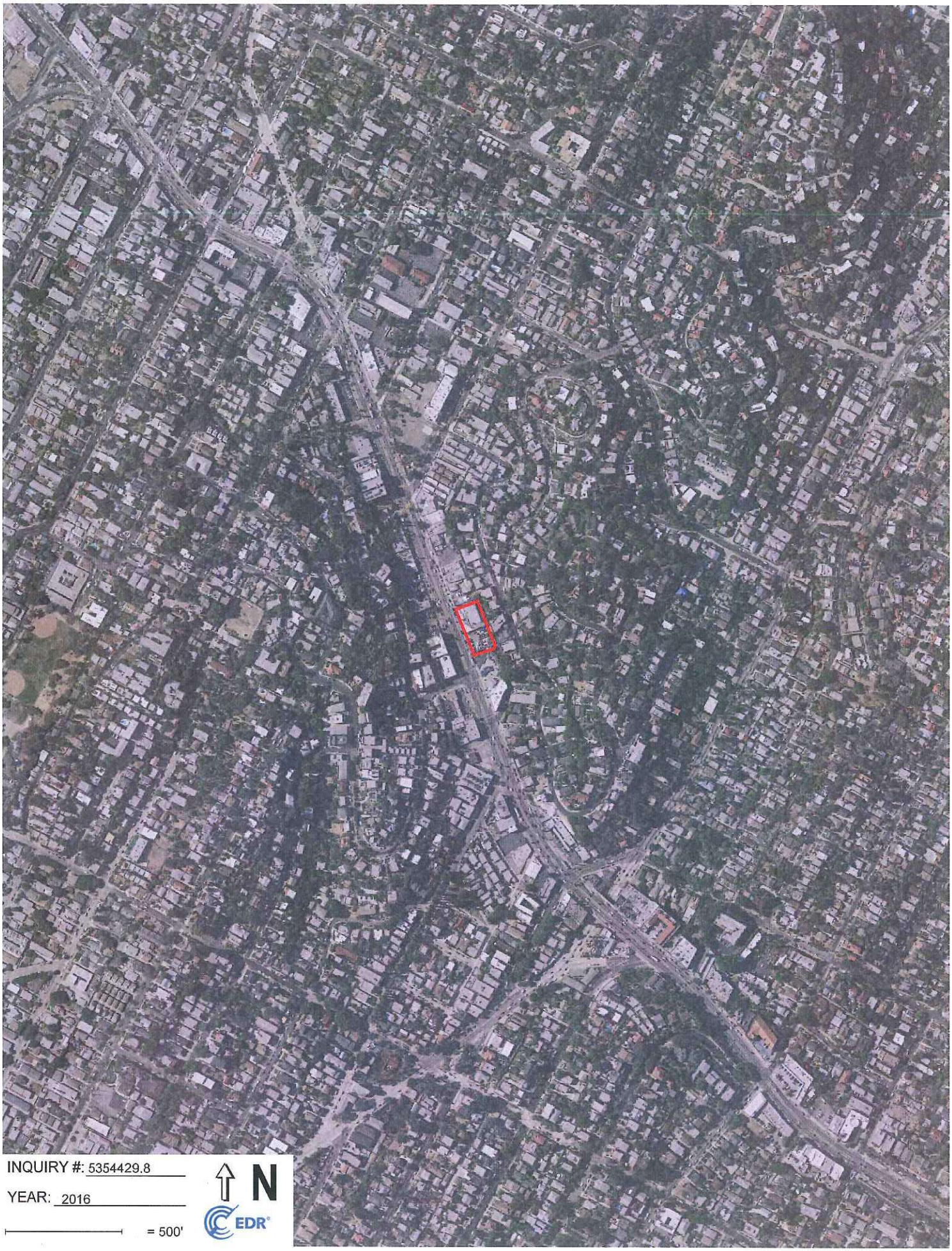
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INQUIRY #: 5354429.8

YEAR: 2016

= 500'

N

EDR



INQUIRY #: 5354429.8

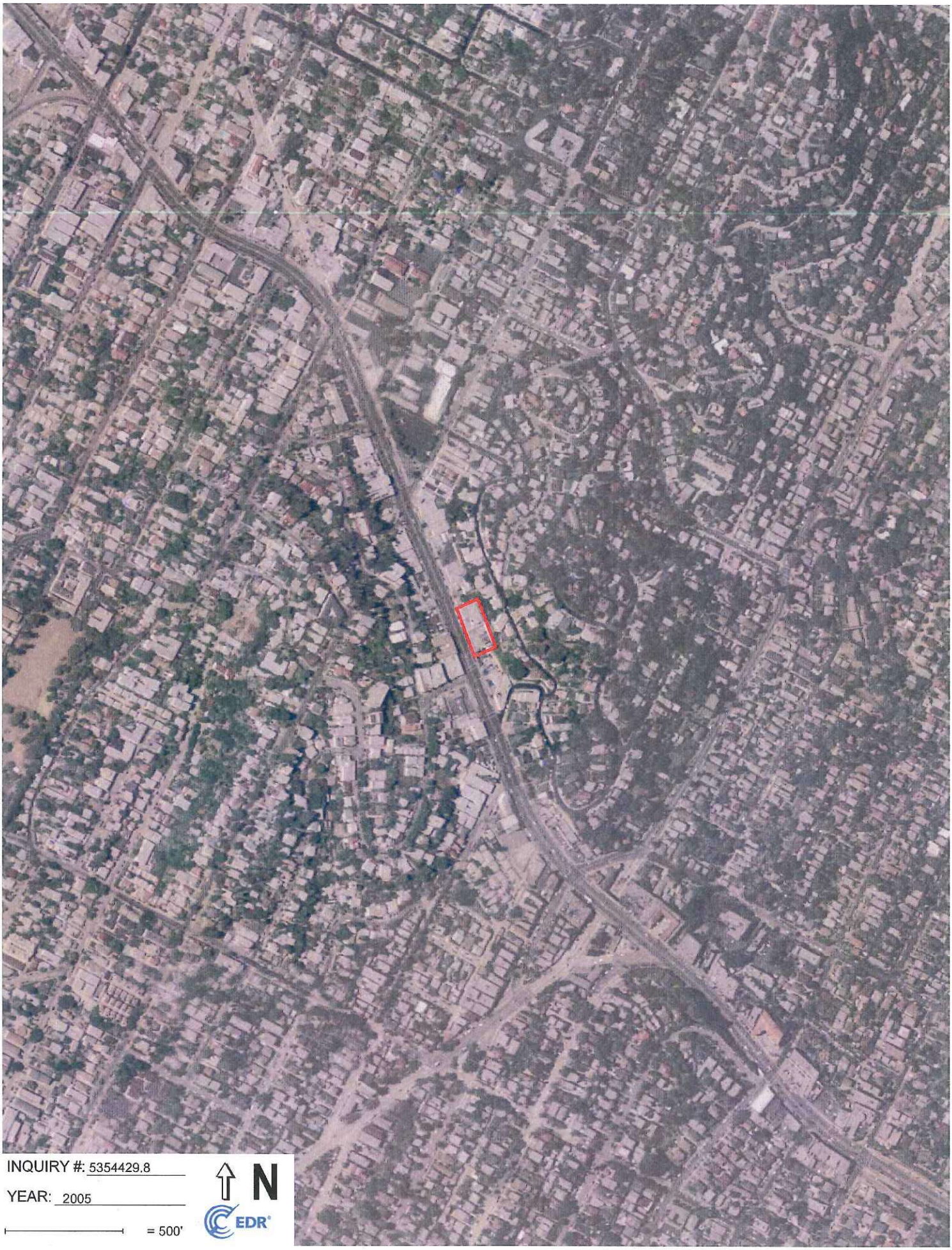
YEAR: 2012

= 500'

N

EDR


INQUIRY #: 5354429.8
YEAR: 2009
= 500'
N
EDR



INQUIRY #: 5354429.8

YEAR: 2005

= 500'

N

EDR



INQUIRY #: 5354429.8

YEAR: 2002

= 500'

N

EDR



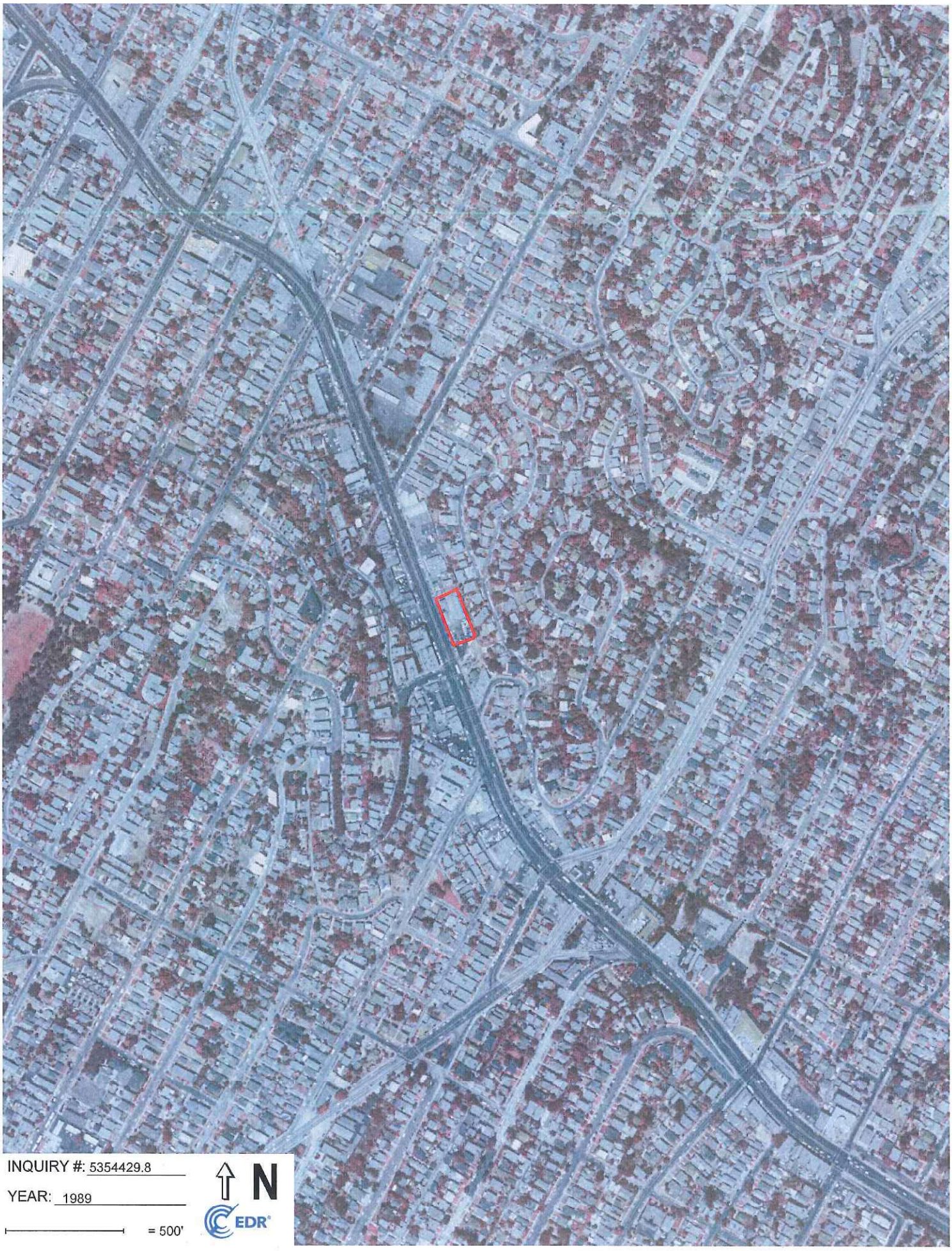
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YEAR: 1994

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EDR



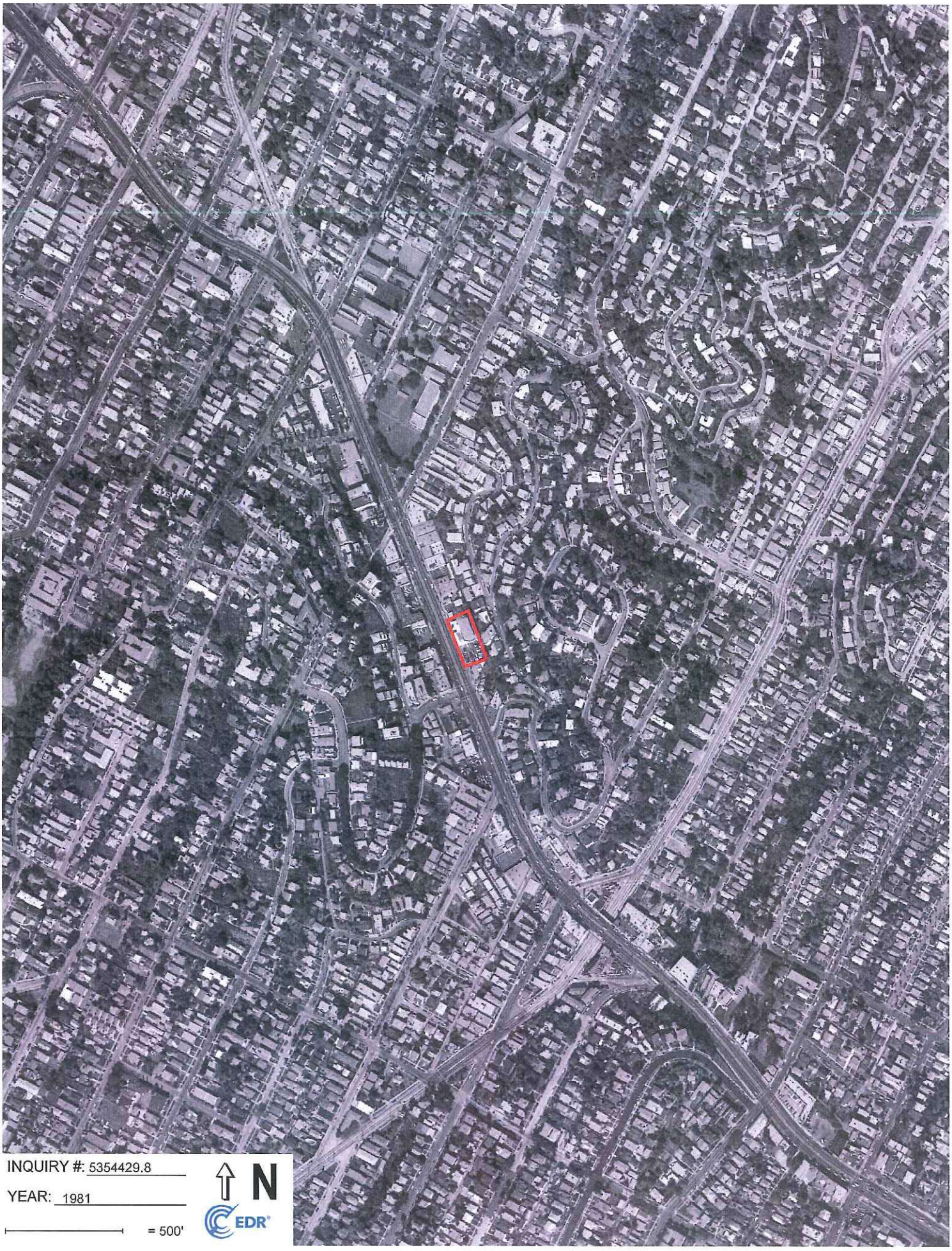
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YEAR: 1989

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EDR


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YEAR: 1981
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N
EDR



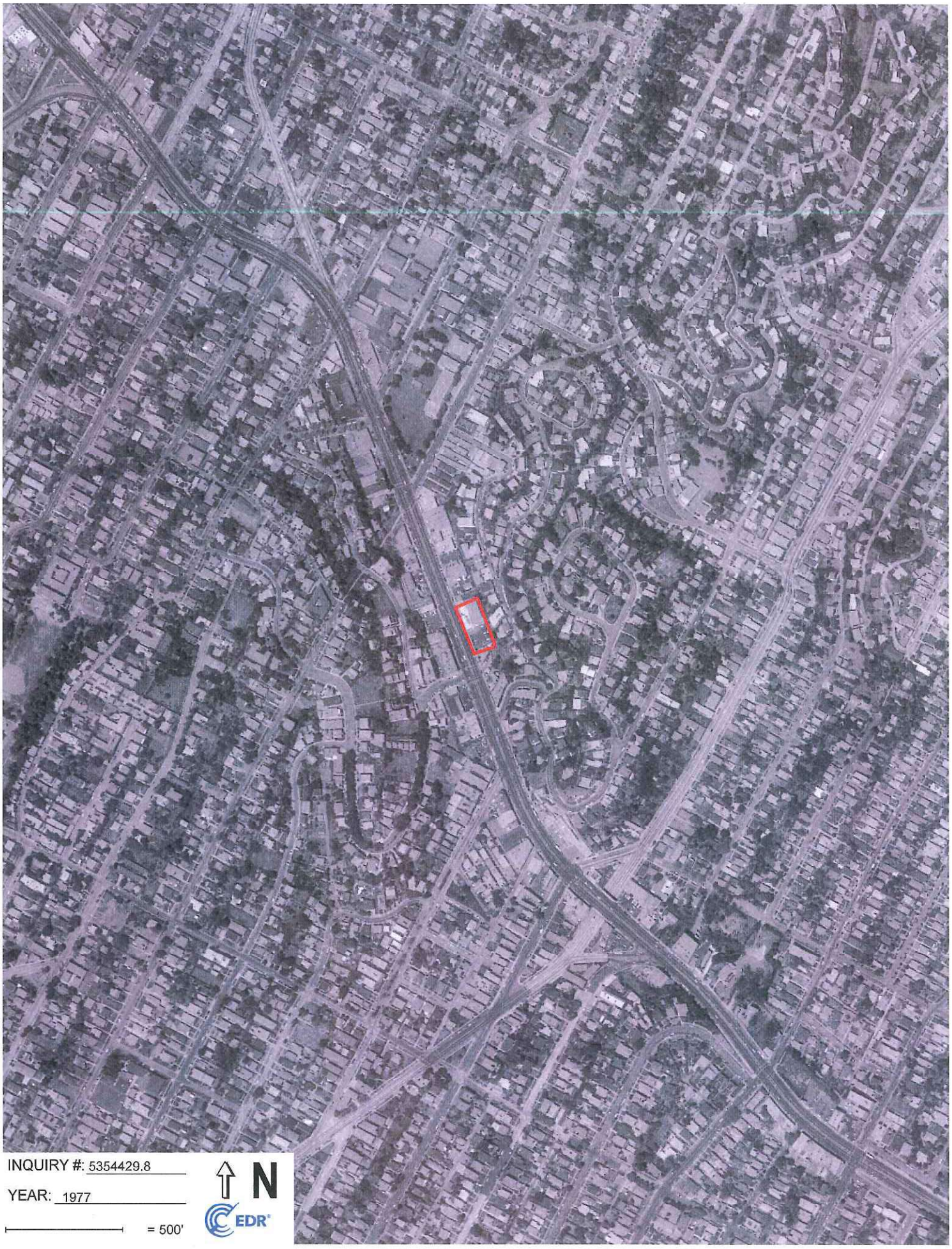
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YEAR: 1979

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EDR



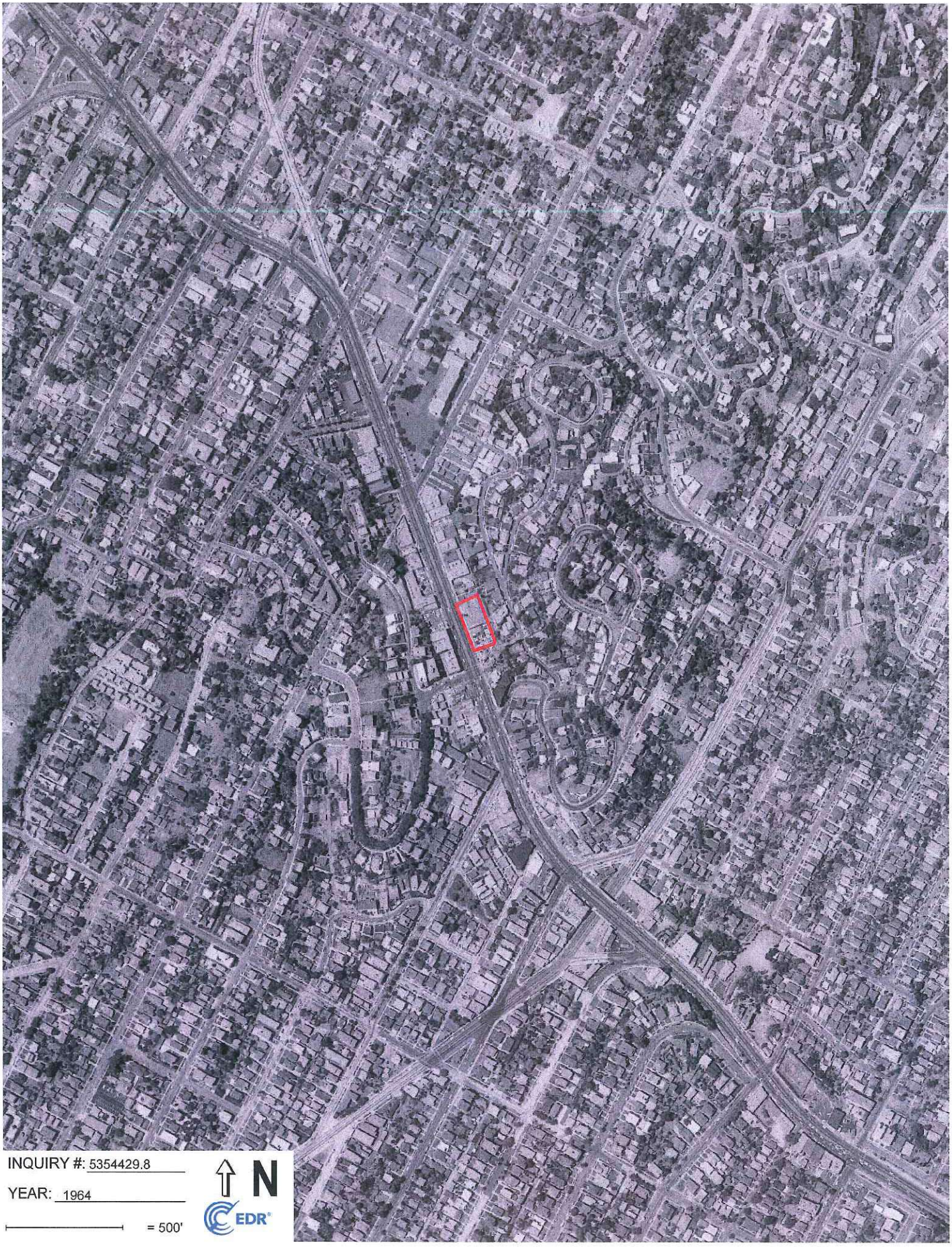
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YEAR: 1977

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EDR



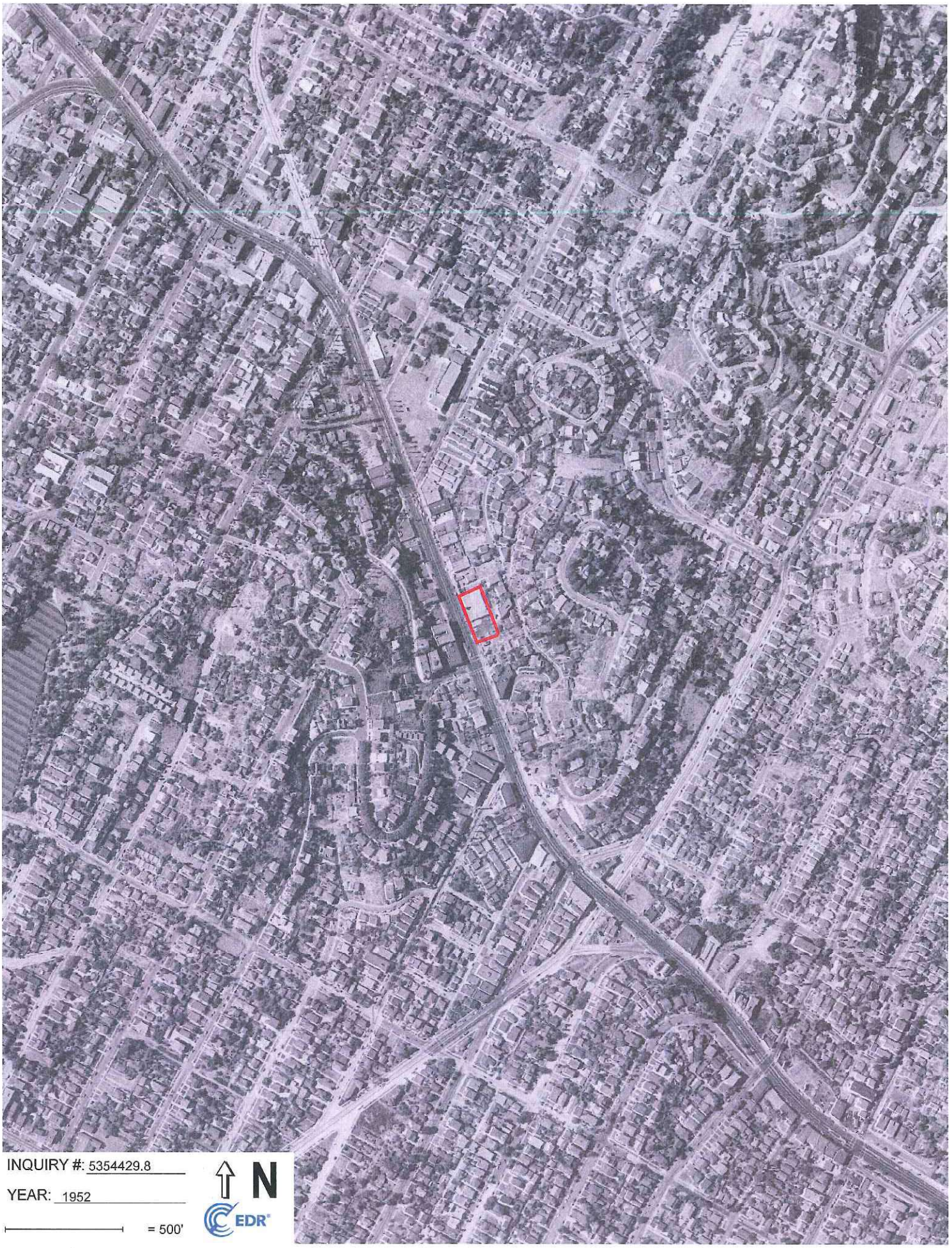
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YEAR: 1964

= 500'

N

EDR



INQUIRY #: 5354429.8

YEAR: 1952

= 500'

N

EDR



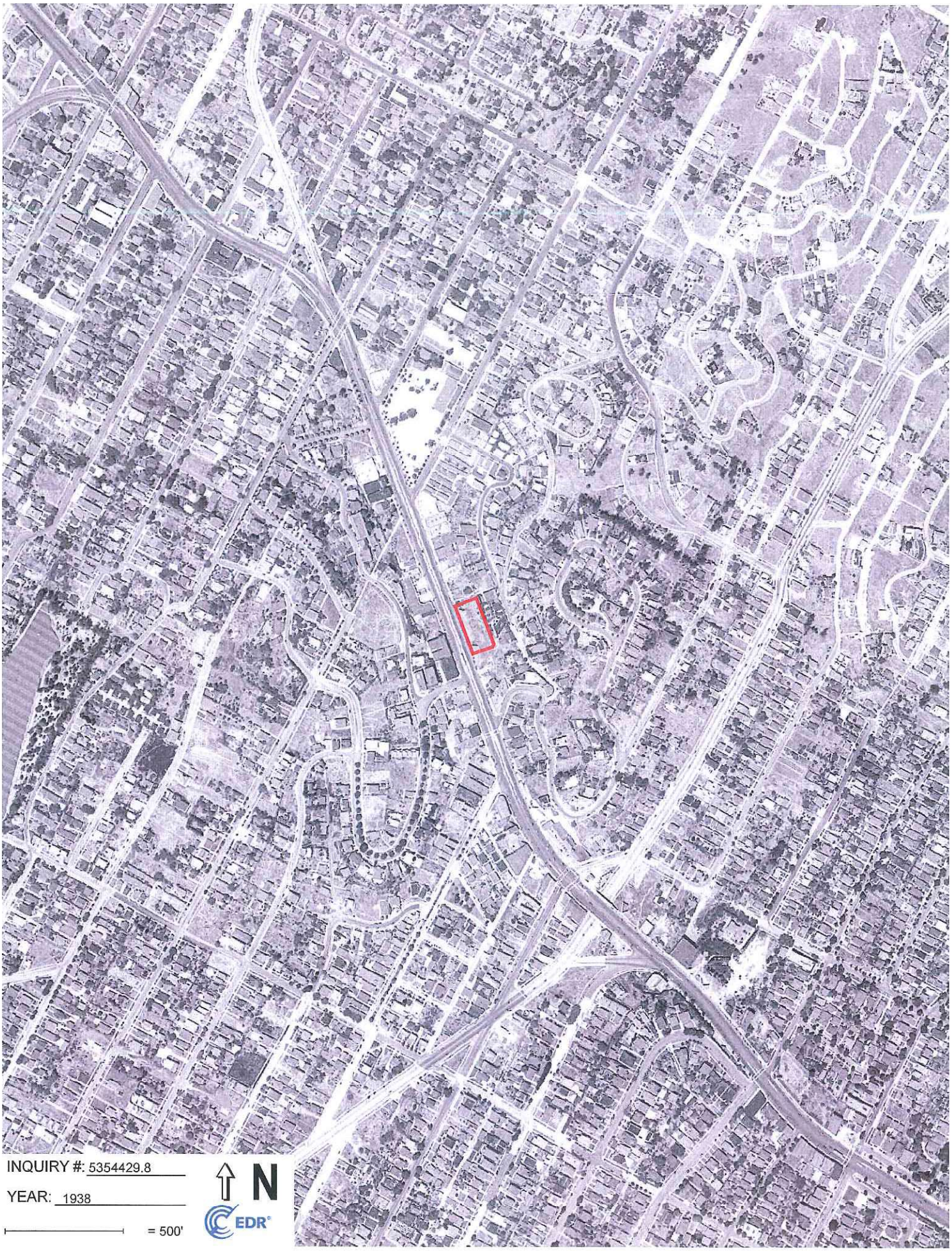
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YEAR: 1948

= 500'

N

EDR



INQUIRY #: 5354429.8

YEAR: 1938

= 500'

N

EDR



INQUIRY #: 5354429.8

YEAR: 1928

= 500'

N

EDR

[redacted]



INQUIRY #: 5354429.8

YEAR: 1923

= 500'

N

EDR

3209-3227 Sunset Blvd

3209 Sunset Blvd

Los Angeles, CA 90026

Inquiry Number: 5354429.3

July 09, 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

07/09/18

Site Name:

3209-3227 Sunset Blvd
3209 Sunset Blvd
Los Angeles, CA 90026
EDR Inquiry # 5354429.3

Client Name:

ENCON Technologies Inc.
12145 Mora Drive
Santa Fe, CA 90670
Contact: Elizabeth Bartley

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by ENCON Technologies 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 # B278-41FE-AD16

PO # NA

Project 3209-3227 Sunset Blvd

Maps Provided:

1970	1950
1969	1919
1968	
1966	
1961	
1960	
1957	
1953	

Sanborn® Library search results

Certification #: B278-41FE-AD16

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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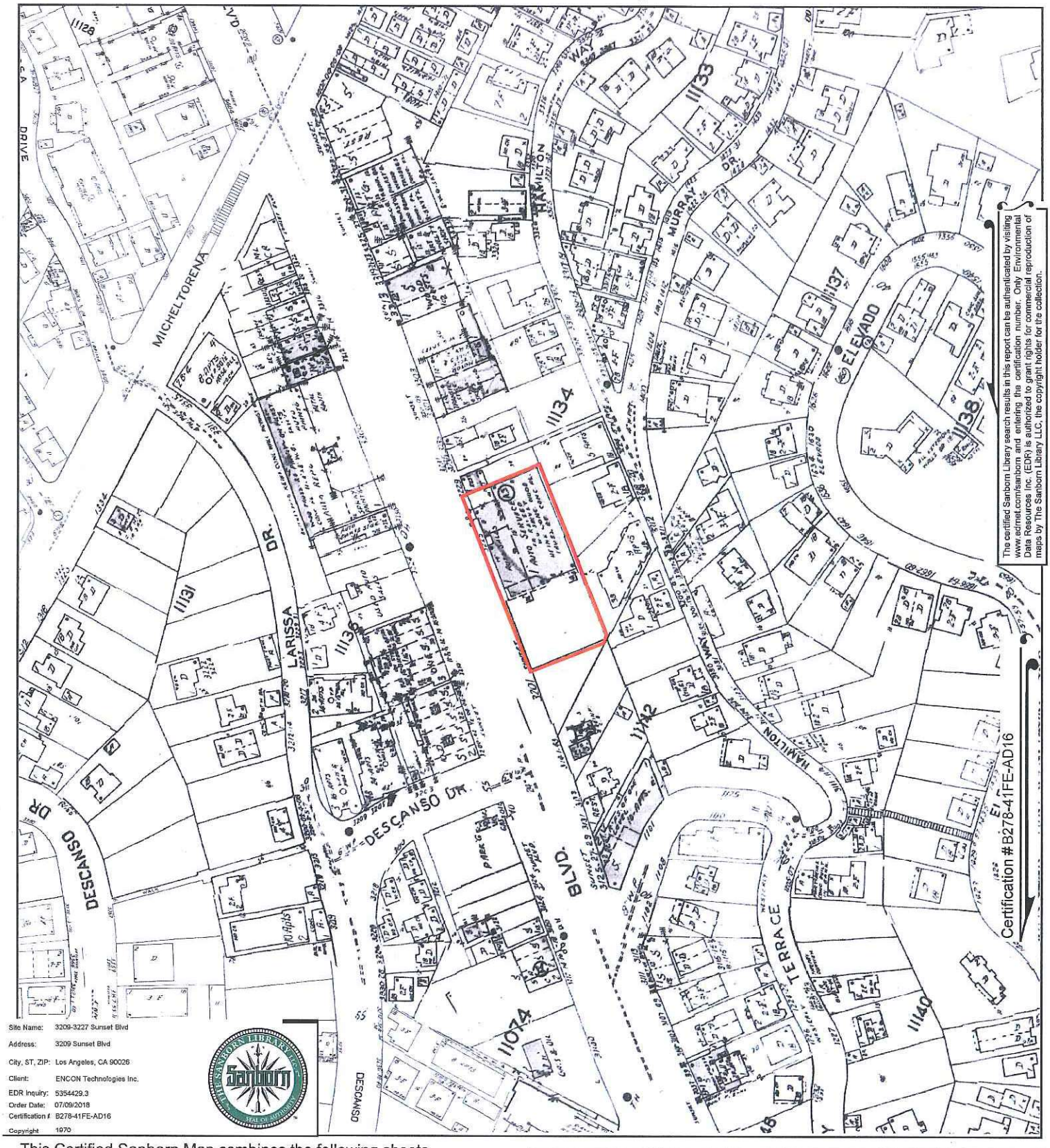
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Certified Sanborn® Map

1970



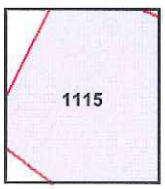
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City, ST, ZIP: Los Angeles, CA 90026
Client: ENCON Technologies Inc.
EDR Inquiry: 5354429.3
Order Date: 07/09/2018
Certification #: B278-41FE-AD16
Copyright: 1970

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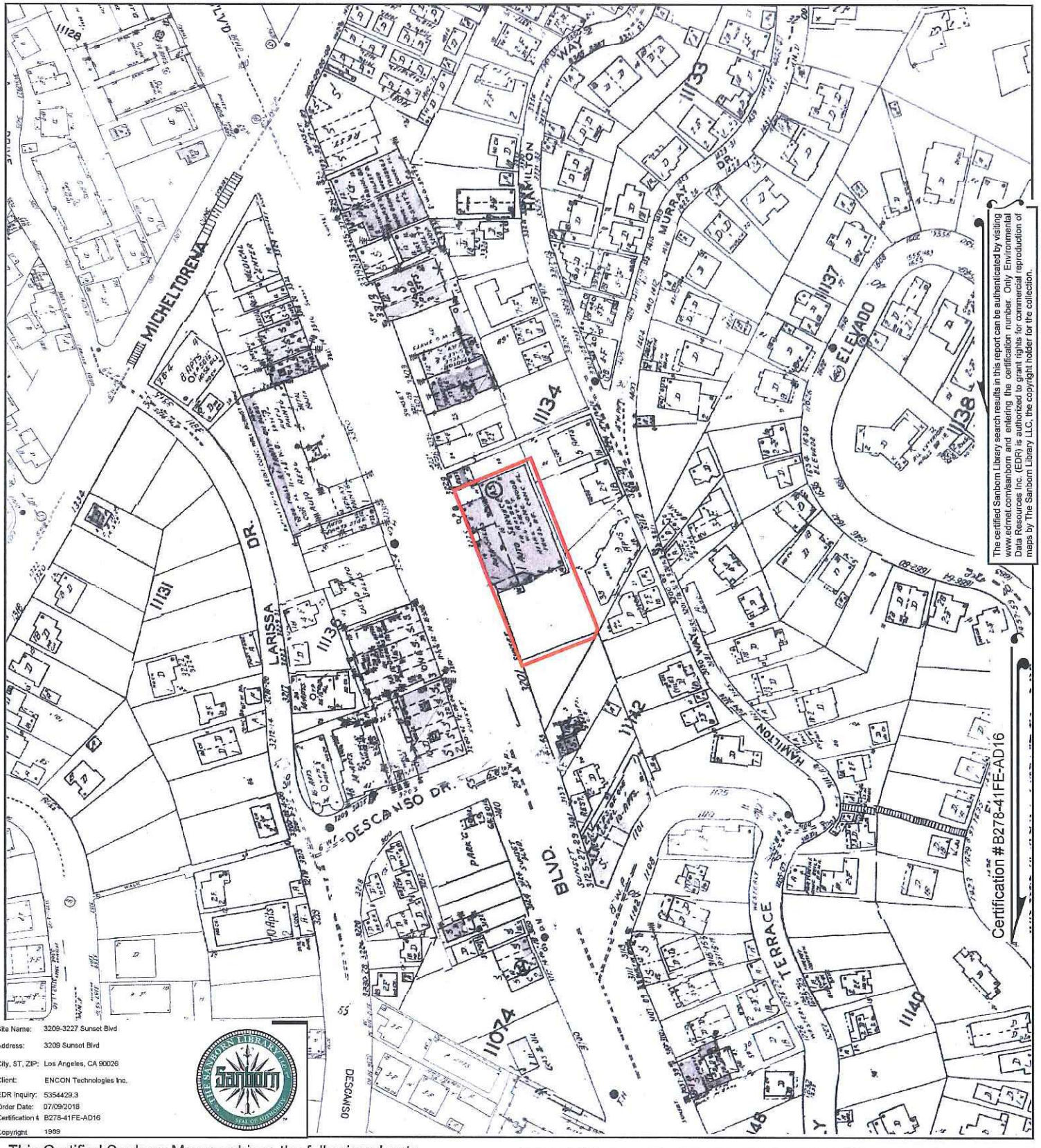


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N

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1969



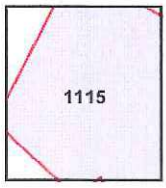
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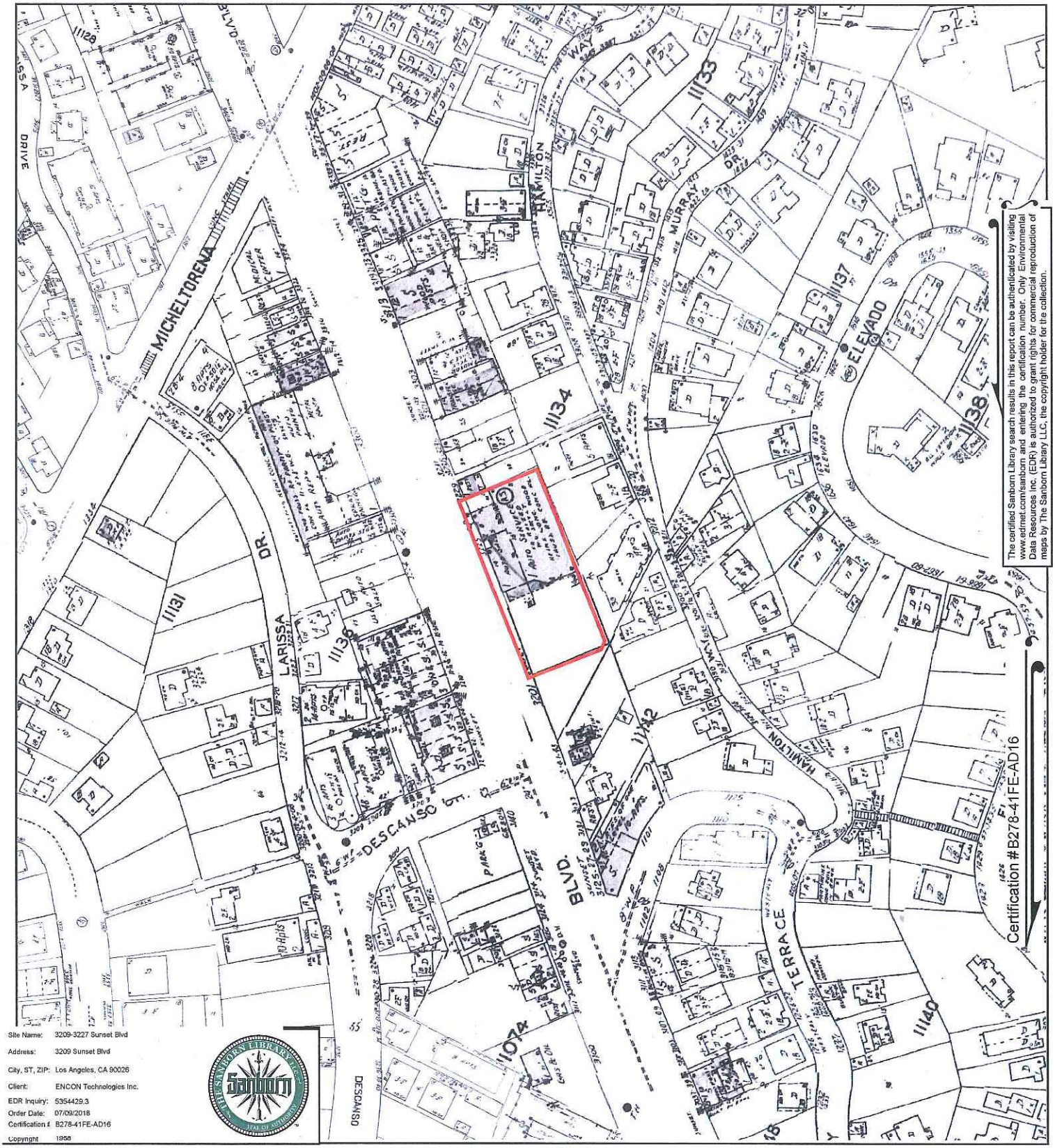


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1968



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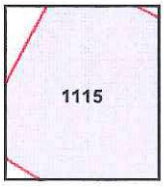
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1966



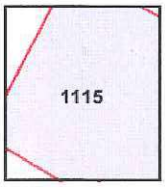
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Copyright: 1966

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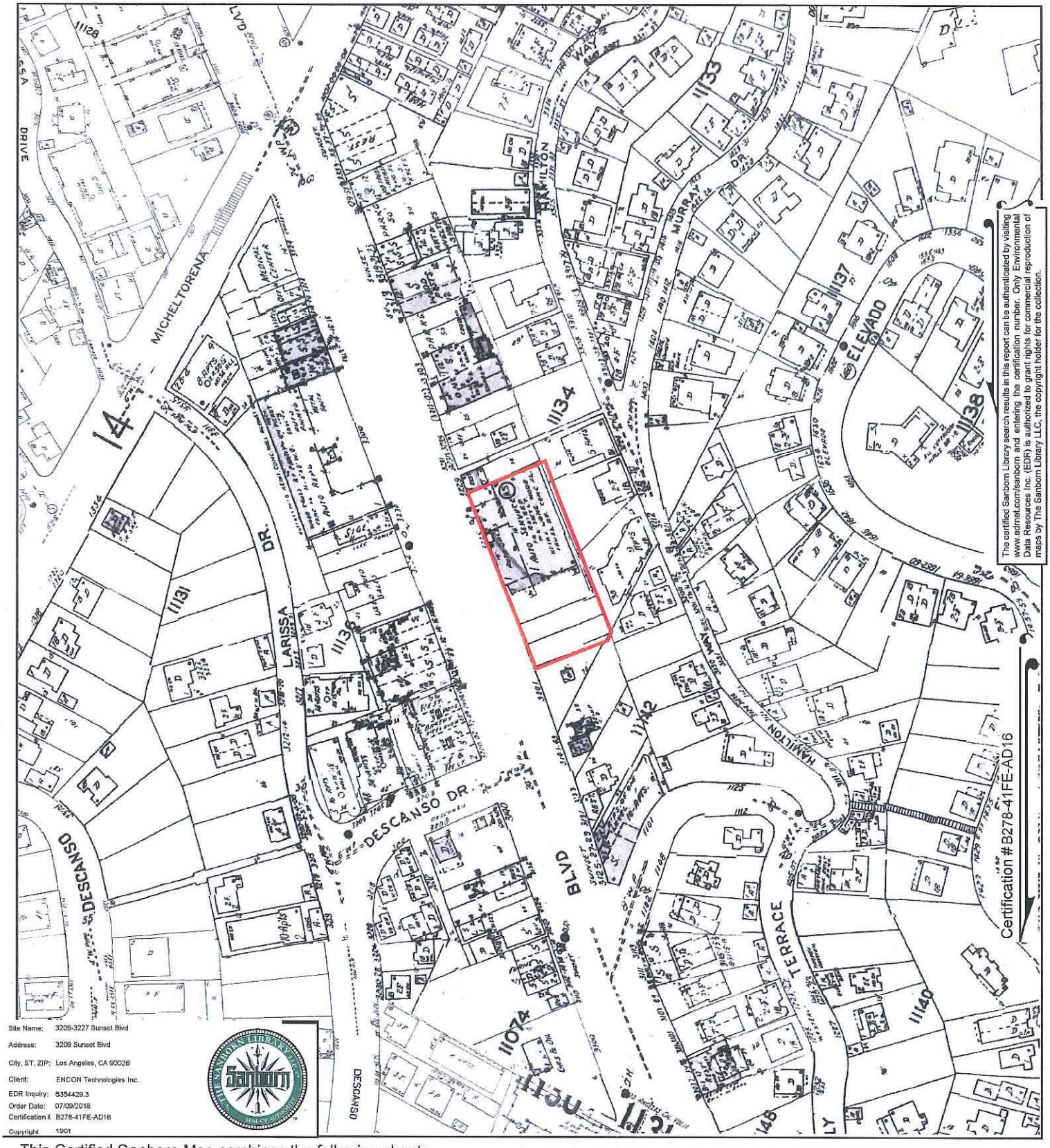


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N

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1961



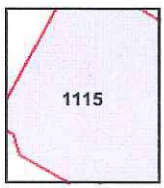
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Certification #: B278-41FE-AD16
Copyright: 1901

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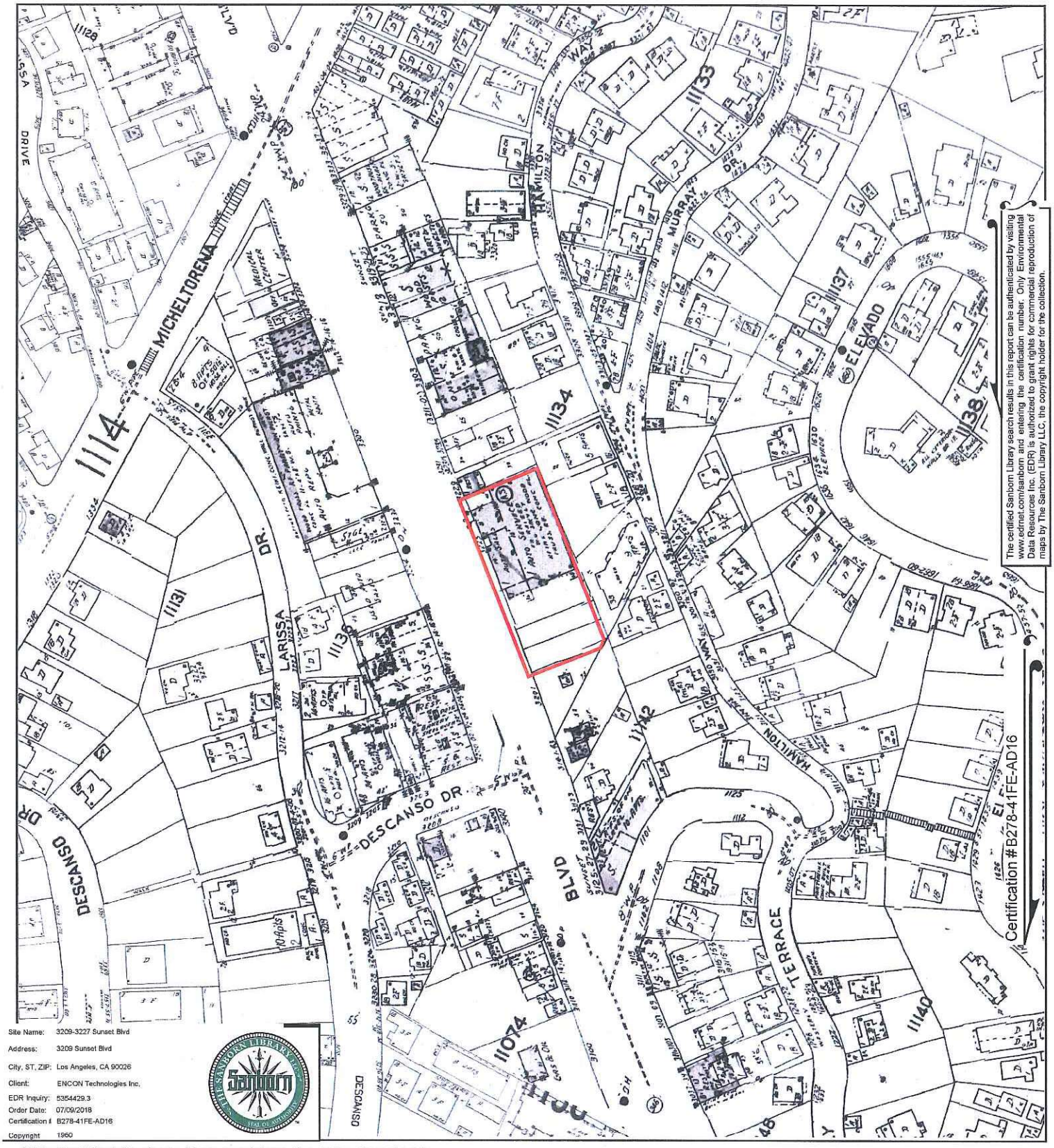


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Certified Sanborn® Map

1960



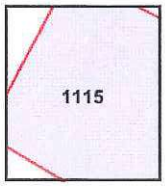
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Order Date:	07/09/2018
Certification #	B278-41FE-AD16
Copyright	1960

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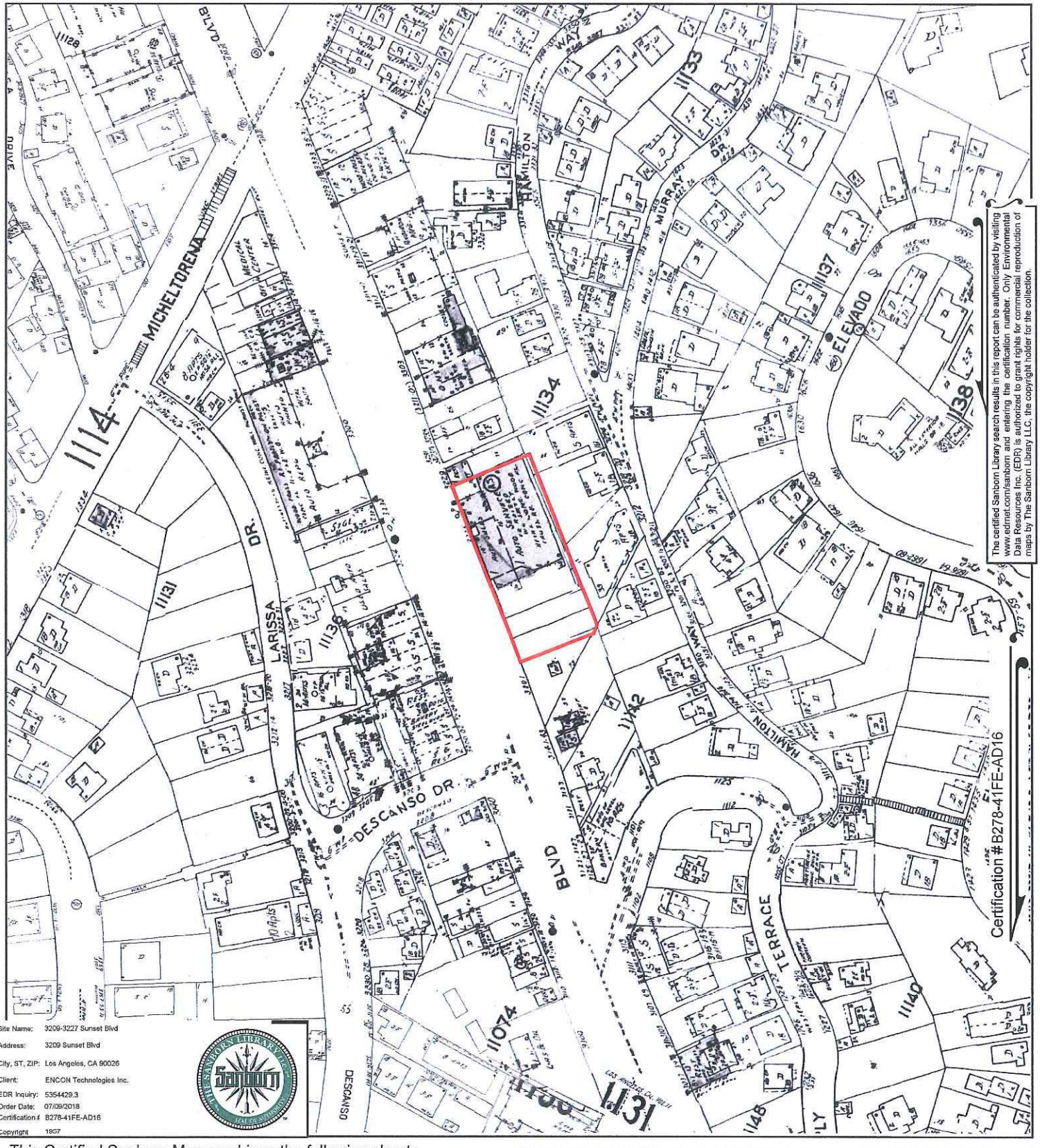


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N

Certified Sanborn® Map

1957



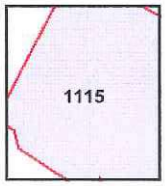
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Order Date: 07/09/2018
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Copyright 1957

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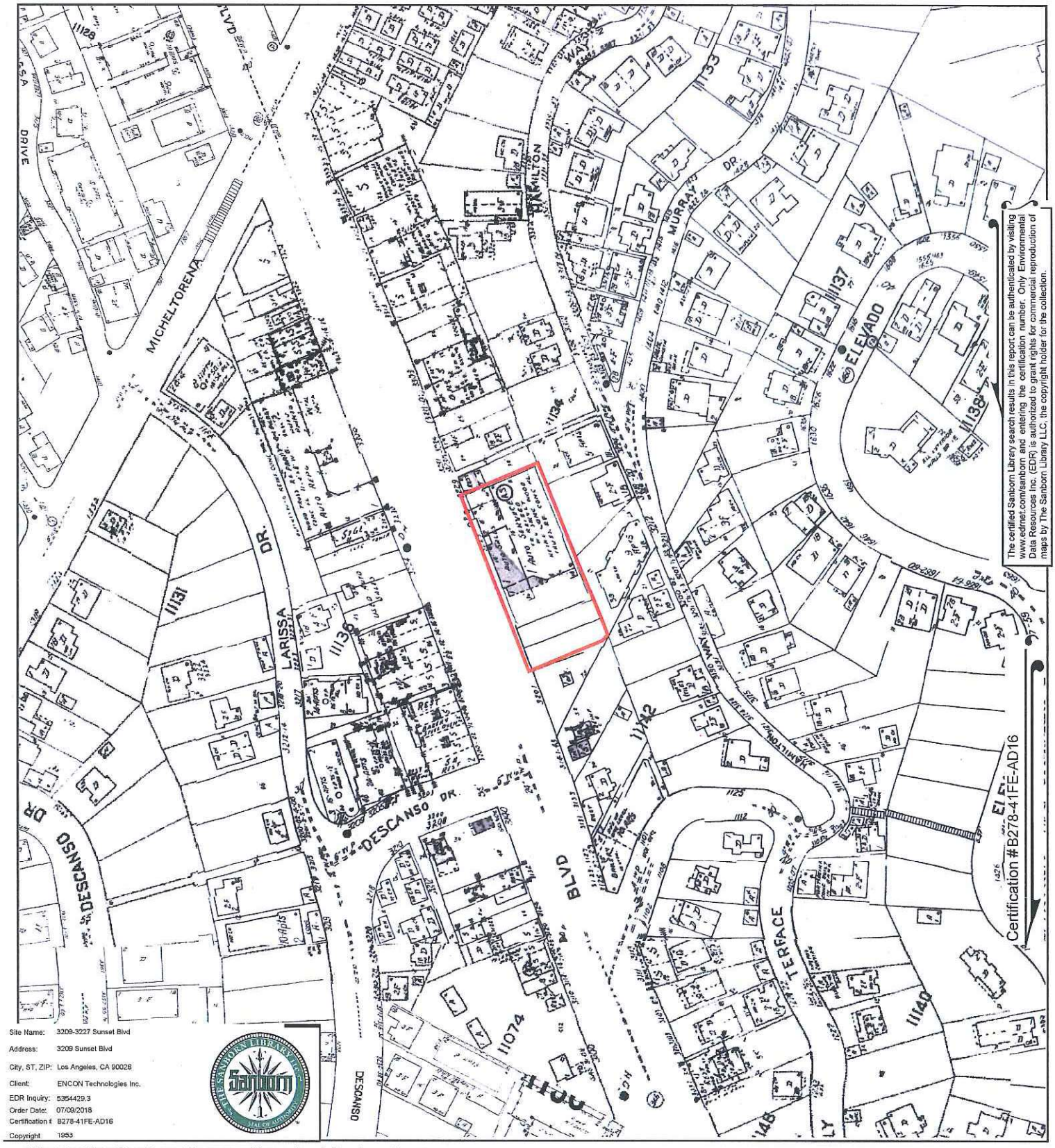
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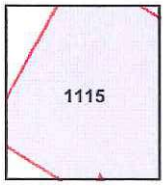


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Order Date:	07/09/2018
Certification #	B278-41FE-AD16
Copyright	1953

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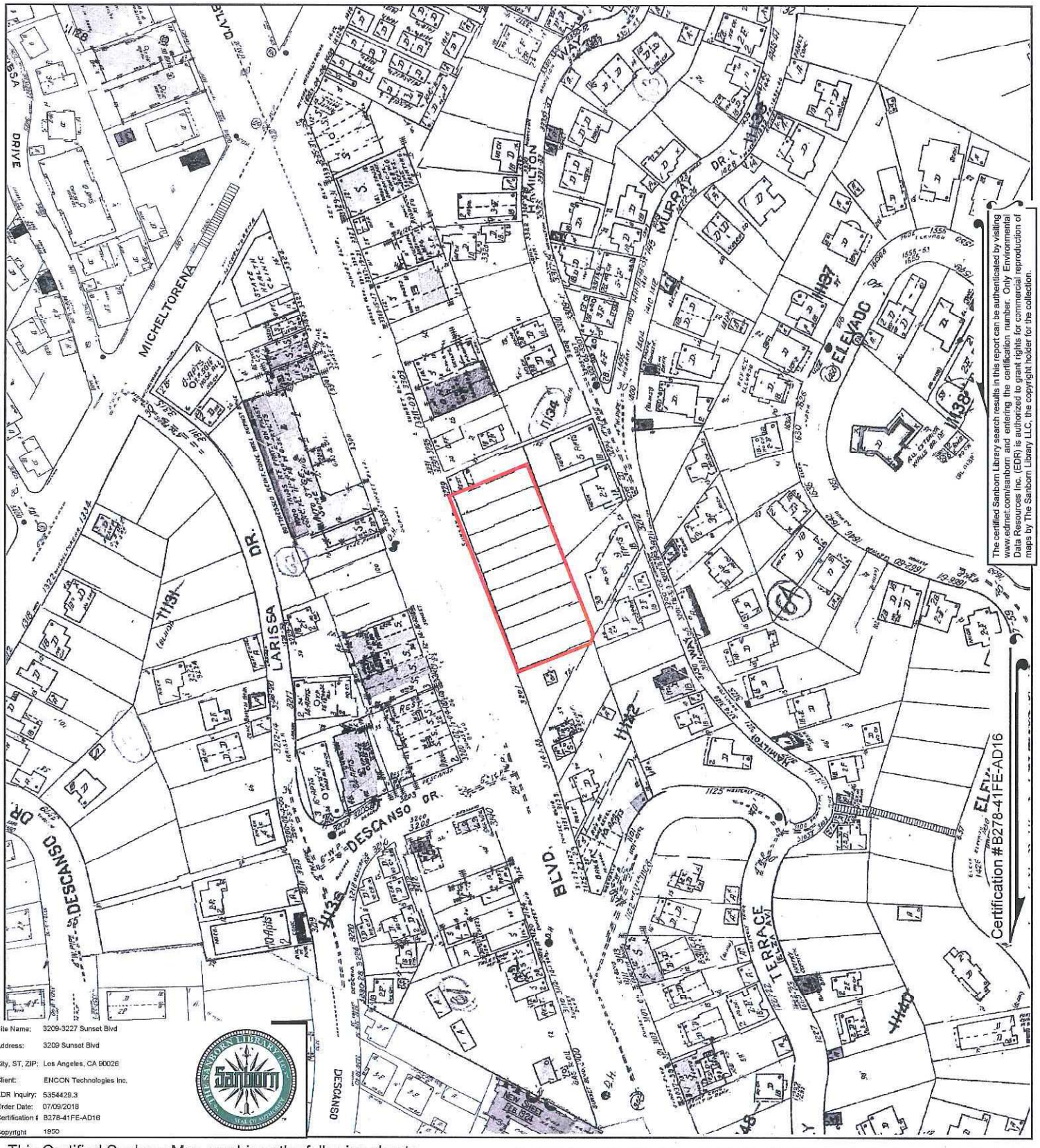
Volume 11, Sheet 1115
Volume 11, Sheet 1115

0 Feet 150 300 600

N

Certified Sanborn® Map

1950



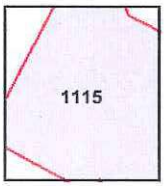
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Certification #: B278-41FE-AD16
Copyright: 1950

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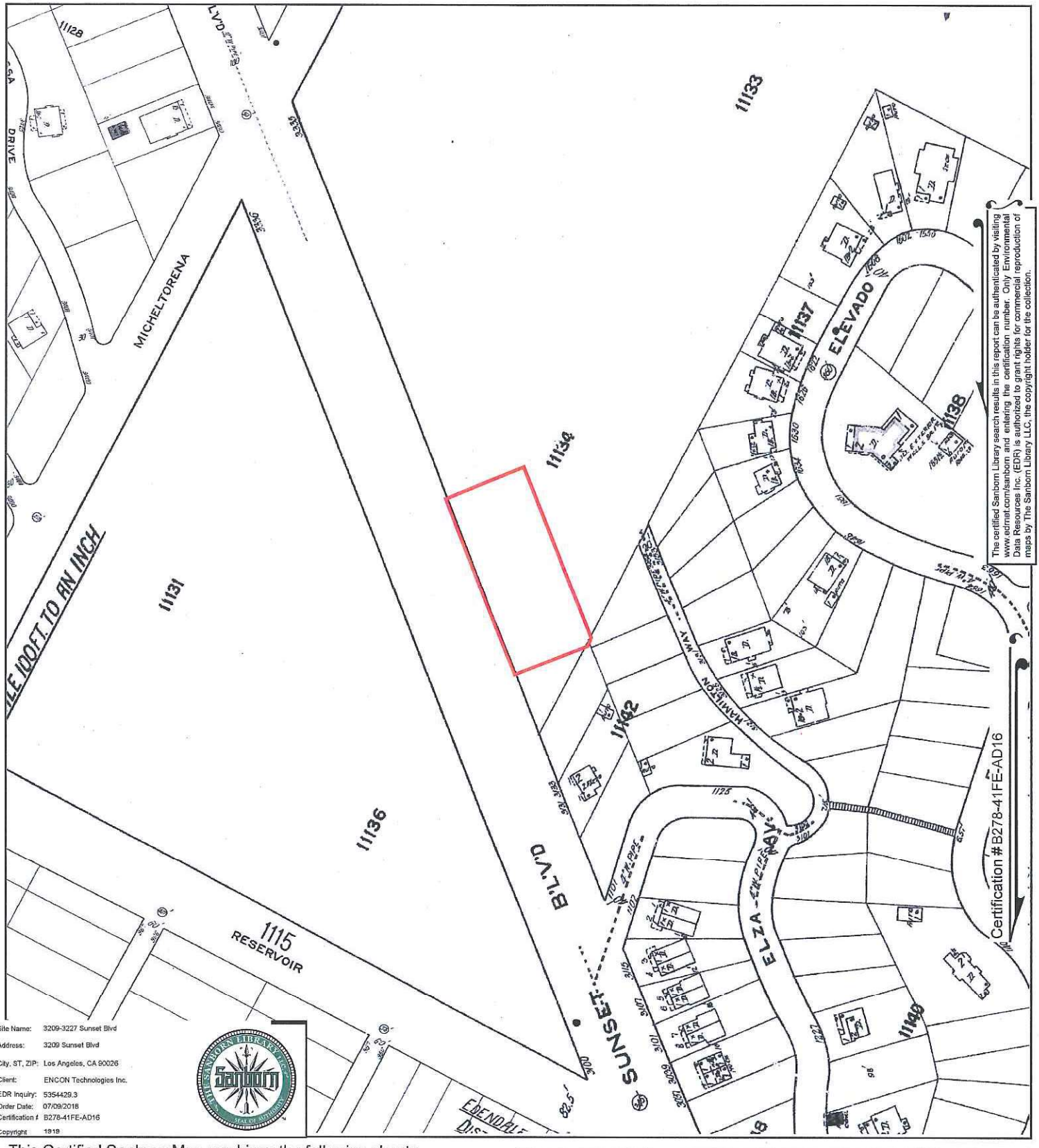
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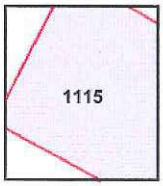
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Client: ENCON Technologies Inc.
EDR Inquiry: 5354429.3
Order Date: 07/09/2018
Certification #: B278-41FE-AD16
Copyright 1919

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0 Feet 150 300 600





Volume 11, Sheet 1115

N

Exhibit D

SCAQMD Air Emission Records, Cal EPA DTSC Hazardous Waste Tracking System Search Results, LA County Department of Building and Safety Permit Records

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Search Again | Search Results | Facility Details | Equipment List | Compliance | Emissions | Hearing Board | Transportation

Facility Details

Facility ID	183013
Company Name	SUNSET BODYWORKS
Address	3225 SUNSET BLVD
	LOS ANGELES, CA 90026

Status ACTIVE

Are there any back fees due?

No.

SIC Code	Description
7539	AUTO REPAIR SHOPS, NEC

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Equipment List

Facility ID	183013
Company Name	SUNSET BODYWORKS
Address	3225 SUNSET BLVD
	LOS ANGELES, CA 90026

No Equipment Listed

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Compliance

Facility ID	183013
Company Name	SUNSET BODYWORKS
Address	3225 SUNSET BLVD
	LOS ANGELES, CA 90026

Notices Of Violaton: NONE

Notices To Comply: NONE

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Facility Details

Facility ID	141455
Company Name	ALL MAGIC PAINT & BODY, INC.
Address	3225 SUNSET BLVD
	LOS ANGELES, CA 90026

Status SOLD

SIC Code	Description
9721	INTERNATIONAL AFFAIRS

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Search Again | Search Results | Facility Details | Equipment List | Compliance | Emissions | Hearing Board | Transportation

Equipment List

Facility ID 141455

Company Name ALL MAGIC PAINT & BODY, INC.

Address 3225 SUNSET BLVD

LOS ANGELES, CA 90026

Appl_Nbr	Permit_Nbr	Issued_Date	Permit_Status	Eq_Type	Equip_Description	Appl_Date	Appl_Status
444253	F76407	6/30/2005	INACTIVE	Control	SPRAY BOOTH PAINT AND SOLVENT	5/31/2005	PERMIT TO OPERATE GRANTED
432702	F71672	11/3/2004	INACTIVE	Control	SPRAY BOOTH PAINT AND SOLVENT	8/25/2004	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)

Search Again | Search Results | Facility Details | Equipment List | Compliance | Emissions | Hearing Board

Application Details

Application/Tracking Number 444253

Facility Information

Business Name	ALL MAGIC PAINT & BODY, INC.		
Facility ID	141455	Facility Status	SOLD

Application Information

Application Type	New Construction (Permit to Construct)	Application Received	5/31/2005
Application Status	PERMIT TO OPERATE GRANTED	Application Deemed Complete	6/3/2005
Equipment Desc	SPRAY BOOTH PAINT AND SOLVENT		
Permit Number	F76407	Permit Status	INACTIVE

View Permit Image

Engineer Information

Engineer Assigned	BAHRAM BEHJAT		
Engineer Phone	(909) 396-2640	Team Assigned	B1

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
21865 East Copley Drive, Diamond Bar, CA 91765

PERMIT TO CONSTRUCT/OPERATE

Permit No.
F76407
A/N 444253

This initial permit must be renewed ANNUALLY unless the equipment is moved, or changes ownership.
If the billing for the annual renewal fee (Rule 301.f) is not received by the expiration date, contact the District.

ID 141455

Legal Owner
or Operator:

ALL MAGIC PAINT & BODY, INC.
3225 SUNSET BLVD
LOS ANGELES, CA 90026

Equipment Location: 3225 SUNSET BLVD, LOS ANGELES, CA 90026

Equipment Description :

SPRAY BOOTH, THERMOAIR, AUTOMOTIVE TYPE, MODEL NO. TA1427DD, 14'-0" W. X 30'-0" L. X 10'-5" H., FIVE 30" X 360" EXHAUST FILTERS, WITH ONE NATURAL GAS FIRED 1.075 MM BTU/HR HEATER, AND ONE 10 HP EXHAUST FAN.

Conditions :

1. OPERATION OF THIS EQUIPMENT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL DATA AND SPECIFICATIONS SUBMITTED WITH THE APPLICATION UNDER WHICH THIS PERMIT IS ISSUED UNLESS OTHERWISE NOTED BELOW.

2. THIS EQUIPMENT SHALL BE PROPERLY MAINTAINED AND KEPT IN GOOD OPERATING CONDITION AT ALL TIMES.

3. A GAUGE SHALL BE INSTALLED AND MAINTAINED TO INDICATE, IN INCHES OF WATER, THE STATIC PRESSURE DIFFERENTIAL ACROSS THE EXHAUST FILTERS. IN OPERATION, THE PRESSURE DIFFERENTIAL SHALL NOT EXCEED 0.25 INCHES OF WATER.

4. THIS SPRAY BOOTH SHALL NOT BE OPERATED UNLESS ALL EXHAUST AIR PASSES THROUGH FILTER MEDIA AT LEAST 2 INCHES THICK.

5. THIS EQUIPMENT SHALL BE OPERATED IN COMPLIANCE WITH RULES 1151 AND 1171.

6. MATERIALS USED IN THIS EQUIPMENT SHALL NOT CONTAIN ANY CARCINOGENIC AIR CONTAMINANTS IDENTIFIED IN RULE 1401, TABLE 1 WITH AN EFFECTIVE DATE OF MAY 2, 2003, OR EARLIER.

7. MATERIAL SAFETY DATA SHEETS FOR ALL COATINGS AND SOLVENTS USED AT THIS FACILITY SHALL BE KEPT CURRENT AND MADE AVAILABLE TO DISTRICT PERSONNEL UPON REQUEST.

8. THE TOTAL QUANTITY OF VOLATILE ORGANIC COMPOUNDS (VOC) EMISSIONS FROM THE USE OF COATINGS AND SOLVENTS FROM THIS EQUIPMENT SHALL BE LESS THAN 400 POUNDS IN ANY ONE CALENDAR MONTH..

FILE COPY

9. THE OPERATOR SHALL COMPLY WITH RULE 109 (RECORDKEEPING FOR VOLATILE ORGANIC COMPOUND EMISSIONS).

10. IN ADDITION TO THE REQUIREMENTS OF RULE 109, THE OPERATOR SHALL KEEP ADEQUATE RECORDS FOR THIS FACILITY TO VERIFY CALENDAR MONTHLY VOLATILE ORGANIC COMPOUNDS (VOC) EMISSIONS IN POUNDS AND THE VOC CONTENT OF EACH MATERIAL AS APPLIED (INCLUDING WATER AND EXEMPT COMPOUNDS). ALL RECORDS SHALL BE PREPARED IN A FORMAT WHICH IS ACCEPTABLE TO THE DISTRICT.

11. WITHIN 14 CALENDAR DAYS AFTER THE END OF EACH MONTH, THE OPERATOR SHALL TOTAL AND RECORD VOC EMISSIONS FOR THE MONTH FROM ALL EQUIPMENT COVERED BY THE MONTHLY LIMIT. THE RECORD SHALL INCLUDE ANY PROCEDURES USED TO ACCOUNT FOR CONTROL DEVICE EFFICIENCIES AND/OR WASTE DISPOSAL. IT SHALL BE SIGNED AND CERTIFIED FOR ACCURACY BY THE HIGHEST RANKING INDIVIDUAL RESPONSIBLE FOR COMPLIANCE WITH DISTRICT RULES.

12. THE OPERATOR SHALL MAINTAIN A SINGLE LIST THAT INCLUDES ONLY THE NAME AND ADDRESS OF EACH PERSON FROM WHOM THE FACILITY ACQUIRED VOC-CONTAINING MATERIAL REGULATED BY THE DISTRICT THAT WAS USED OR STORED AT THE FACILITY DURING THE PRECEDING 12 MONTHS.

13. THE OPERATOR SHALL RETAIN FOR 24 MONTHS ALL PURCHASE INVOICES FOR ALL VOC-CONTAINING MATERIAL USED OR STORED AT THE FACILITY, AND WASTE MANIFESTS FOR ALL WASTE VOC-CONTAINING MATERIAL REMOVED FROM THE FACILITY.

14. ALL RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED AT THE FACILITY FOR 24 MONTHS, AND SHALL BE MADE AVAILABLE TO ANY DISTRICT REPRESENTATIVE UPON REQUEST.

15. THIS EQUIPMENT SHALL NOT USE MORE THAN 10,000 CUBIC FEET OF NATURAL GAS IN ANY ONE DAY.

16. A NON-RESETTABLE TOTALIZING FUEL METER SHALL BE INSTALLED AND MAINTAINED TO VERIFY COMPLIANCE WITH CONDITION NO. 15. IN CASE THE FACILITY MAIN GAS METER IS USED TO VERIFY COMPLIANCE WITH CONDITION NO. 15, THEN THE TOTAL NATURAL GAS USAGE AT THE ENTIRE FACILITY SHALL NOT EXCEED 10,000 CUBIC FEET IN ANY ONE DAY.

17. THE OPERATOR SHALL MAINTAIN A FUEL USAGE LOG TO DEMONSTRATE COMPLIANCE WITH CONDITION NO. 15. THE LOG SHALL INCLUDE, AT A MINIMUM, THE DATE THE HEATER IS OPERATED, THE METER READINGS AT THE BEGINING AND AT THE END OF THE OPERATION, AND THE DAILY FUEL USAGE. IF THE FACILITY MAIN GAS METER IS USED TO VERIFY COMPLIANCE, READINGS AT THE START AND END OF EACH WORK DAY SHALL BE RECORDED

18. THIS PERMIT SHALL EXPIRE IF CONSTRUCTION OF THIS EQUIPMENT IS NOT COMPLETE WITHIN ONE YEAR FROM THE DATE OF ISSUANCE OF THIS PERMIT UNLESS AN EXTENSION IS GRANTED BY THE EXECUTIVE OFFICER.

FILE COPY

PERMIT TO CONSTRUCT/OPERATE

CONTINUATION OF PERMIT TO CONSTRUCT/OPERATE

NOTICE

IN ACCORDANCE WITH RULE 206, THIS PERMIT TO OPERATE OR COPY SHALL BE POSTED ON OR WITHIN 8 METERS OF THE EQUIPMENT.

THIS PERMIT DOES NOT AUTHORIZE THE EMISSION OF AIR CONTAMINANTS IN EXCESS OF THOSE ALLOWED BY DIVISION 26 OF THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA OR THE RULES OF THE AIR QUALITY MANAGEMENT DISTRICT. THIS PERMIT CANNOT BE CONSIDERED AS PERMISSION TO VIOLATE EXISTING LAWS, ORDINANCES, REGULATIONS OR STATUES OF OTHER GOVERNMENT AGENCIES.

EXECUTIVE OFFICER

Dorris M Bailey

By Dorris M.Bailey/BB01
6/30/2005

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SOUTH COAST AQMD

Facility INformation Detail (FIND)

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Application Details

Application/Tracking Number 432702

Facility Information

Business Name	ALL MAGIC PAINT & BODY, INC.		
Facility ID	141455	Facility Status	SOLD

Application Information

Application Type	Equipment Operating Without A Permit	Application Received	8/25/2004
Application Status	PERMIT TO OPERATE GRANTED	Application Deemed Complete	8/27/2004
Equipment Desc	SPRAY BOOTH PAINT AND SOLVENT		
Permit Number	F71672	Permit Status	INACTIVE

View Permit Image

Engineer Information

Engineer Assigned	BAHRAM BEHJAT		
Engineer Phone	(909) 396-2640	Team Assigned	B1

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
21865 East Copley Drive, Diamond Bar, CA 91765

PERMIT TO OPERATE

Permit No.
F71672
A/N 432702

This initial permit must be renewed ANNUALLY unless the equipment is moved, or changes ownership.
If the billing for the annual renewal fee (Rule 301.f) is not received by the expiration date, contact the District.

ID 141455

Legal Owner
or Operator:

ALL MAGIC PAINT & BODY, INC.
3225 SUNSET BLVD
LOS ANGELES, CA 90026

Equipment Location: 3225 SUNSET BLVD, LOS ANGELES, CA 90026

Equipment Description :

SPRAY BOOTH, SPRAY SYSTEM, AUTOMOTIVE TYPE, MODEL NO. 14-96-28, 14'-0" W. X 28'-0" L. X 9'-6" H., WITH A 6,000 BTU/HR NATURAL GAS HEATER, EIGHTEEN 20" X 20" EXHAUST FILTERS, AND ONE 3 HP EXHAUST FAN.

Conditions :

1. OPERATION OF THIS EQUIPMENT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL DATA AND SPECIFICATIONS SUBMITTED WITH THE APPLICATION UNDER WHICH THIS PERMIT IS ISSUED UNLESS OTHERWISE NOTED BELOW.

2. THIS EQUIPMENT SHALL BE PROPERLY MAINTAINED AND KEPT IN GOOD OPERATING CONDITION AT ALL TIMES.

3. A GAUGE SHALL BE INSTALLED AND MAINTAINED TO INDICATE, IN INCHES OF WATER, THE STATIC PRESSURE DIFFERENTIAL ACROSS THE EXHAUST FILTERS. IN OPERATION, THE PRESSURE DIFFERENTIAL SHALL NOT EXCEED 0.25 INCHES OF WATER.

4. THIS SPRAY BOOTH SHALL NOT BE OPERATED UNLESS ALL EXHAUST AIR PASSES THROUGH FILTER MEDIA AT LEAST 2 INCHES THICK.

5. THIS EQUIPMENT SHALL BE OPERATED IN COMPLIANCE WITH RULES 1151 AND 1171.

6. MATERIALS USED IN THIS EQUIPMENT SHALL NOT CONTAIN ANY CARCINOGENIC AIR CONTAMINANTS IDENTIFIED IN RULE 1401, TABLE 1 WITH AN EFFECTIVE DATE OF MAY 2, 2003, OR EARLIER.

7. MATERIAL SAFETY DATA SHEETS FOR ALL COATINGS AND SOLVENTS USED AT THIS FACILITY SHALL BE KEPT CURRENT AND MADE AVAILABLE TO DISTRICT PERSONNEL UPON REQUEST.

FILE COPY

CONTINUATION OF PERMIT TO OPERATE

8. THE TOTAL QUANTITY OF VOLATILE ORGANIC COMPOUND (VOC) EMISSIONS FROM ALL PERMITTED EQUIPMENT AND ASSOCIATED OPERATIONS AT THIS FACILITY SHALL BE LESS THAN 420 POUNDS IN ANY ONE CALENDAR MONTH. ASSOCIATED OPERATIONS INCLUDE, BUT ARE NOT LIMITED TO, SURFACE PREPARATION, EQUIPMENT CLEAN-UP, AND THE APPLICATION OF ANY OTHER MATERIALS TO PARTS THAT ARE SUBSEQUENTLY PROCESSED IN THE PERMITTED EQUIPMENT.

9. THE OPERATOR SHALL COMPLY WITH RULE 109 (RECORDKEEPING FOR VOLATILE ORGANIC COMPOUND EMISSIONS).

10. ALL RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED AT THE FACILITY FOR 24 MONTHS, AND SHALL BE MADE AVAILABLE TO ANY DISTRICT REPRESENTATIVE UPON REQUEST.

11. IN ADDITION TO THE RECORDKEEPING REQUIREMENTS OF RULE 109, THE OPERATOR SHALL KEEP ADEQUATE RECORDS FOR THIS FACILITY TO VERIFY THE CALENDAR MONTHLY VOC EMISSIONS IN POUNDS AND THE VOC CONTENT OF EACH MATERIAL AS APPLIED (INCLUDING WATER AND EXEMPT COMPOUNDS). THESE RECORDS SHALL BE PREPARED IN A FORMAT WHICH IS ACCEPTABLE TO THE DISTRICT.

12. WITHIN 14 CALENDAR DAYS AFTER THE END OF EACH MONTH, THE OPERATOR SHALL TOTAL AND RECORD VOC EMISSIONS FOR THE MONTH FOR ALL EQUIPMENT COVERED BY THE MONTHLY LIMIT. THE RECORD SHALL INCLUDE ANY PROCEDURES USED TO ACCOUNT FOR CONTROL DEVICE EFFICIENCIES AND/OR WASTE DISPOSAL. IT SHALL BE SIGNED AND CERTIFIED FOR ACCURACY BY THE HIGHEST RANKING INDIVIDUAL RESPONSIBLE FOR COMPLIANCE WITH DISTRICT RULES.

13. THE OPERATOR SHALL RETAIN ALL PURCHASE INVOICES FOR ALL VOC-CONTAINING MATERIAL USED OR STORED AT THE FACILITY, AND ALL WASTE MANIFESTS FOR ALL WASTE VOC-CONTAINING MATERIAL REMOVED FROM THE FACILITY FOR 24 MONTHS.

14. THE OPERATOR SHALL MAINTAIN A SINGLE LIST WHICH INCLUDES ONLY THE NAME AND ADDRESS OF EACH PERSON FROM WHOM THE FACILITY ACQUIRED VOC-CONTAINING MATERIAL REGULATED BY THE DISTRICT THAT WAS USED OR STORED AT THE FACILITY DURING THE PRECEDING 12 MONTHS.

FILE COPY

PERMIT TO OPERATE

CONTINUATION OF PERMIT TO OPERATE

NOTICE

IN ACCORDANCE WITH RULE 206, THIS PERMIT TO OPERATE OR COPY SHALL BE POSTED ON OR WITHIN 8 METERS OF THE EQUIPMENT.

THIS PERMIT DOES NOT AUTHORIZE THE EMISSION OF AIR CONTAMINANTS IN EXCESS OF THOSE ALLOWED BY DIVISION 26 OF THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA OR THE RULES OF THE AIR QUALITY MANAGEMENT DISTRICT. THIS PERMIT CANNOT BE CONSIDERED AS PERMISSION TO VIOLATE EXISTING LAWS, ORDINANCES, REGULATIONS OR STATUES OF OTHER GOVERNMENT AGENCIES.

EXECUTIVE OFFICER

Dorris M Bailey

By Dorris M.Bailey/BB01
11/3/2004

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SOUTH COAST AQMD

Facility INformation Detail (FIND)

Facility Details

Facility ID	131835
Company Name	ELITE BODY SHOP, INC.
Address	3225 W SUNSET BLVD
	LOS ANGELES, CA 90026

Status ACTIVE

Are there any back fees due?

Yes. Please contact your AQMD Customer Service Rep. at (909) 396-2900, or call toll-free (866) 888-8838.

SIC Code	Description
9999	UNKNOWN

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Search Again | Search Results | Facility Details | Equipment List | Compliance | Emissions | Hearing Board | Transportation

Equipment List

Facility ID 131835

Company Name ELITE BODY SHOP, INC.

Address 3225 W SUNSET BLVD

LOS ANGELES, CA 90026

Appl_Nbr	Permit_Nbr	Issued_Date	Permit_Status	Eq_Type	Equip_Description	Appl_Date	Appl_Status
401066	F52048	5/14/2002	INACT_NR	Control	SPRAY BOOTH PAINT AND SOLVENT	5/7/2002	PERMIT TO OPERATE GRANTED

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SOUTH COAST AQMD

Facility INformation Detail (FIND)

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Application Details

Application/Tracking Number 401066

Facility Information

Business Name	ELITE BODY SHOP, INC.		
Facility ID	131835	Facility Status	ACTIVE

Application Information

Application Type	Change of Conditions: No Engineering Evaluation/Administrative Changes	Application Received	5/7/2002
Application Status	PERMIT TO OPERATE GRANTED	Application Deemed Complete	5/9/2002
Equipment Desc	SPRAY BOOTH PAINT AND SOLVENT		
Permit Number	F52048	Permit Status	INACT_NR

View Permit Image

Engineer Information

Engineer Assigned	BAHRAM BEHJAT		
Engineer Phone	(909) 396-2640	Team Assigned	B1

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
21865 East Copley Drive, Diamond Bar, CA 91765

PERMIT TO OPERATE

Permit No.
F52048
A/N 401066

This initial permit must be renewed ANNUALLY unless the equipment is moved, or changes ownership.
If the billing for annual renewal fee (Rule 301.f) is not received by the expiration date, contact the District.

LEGAL OWNER
OR OPERATOR: ELITE BODY SHOP, INC.
3225 W SUNSET BLVD
LOS ANGELES, CA 90026

ID 131835

Equipment Location: 3225 W SUNSET BLVD, LOS ANGELES, CA 90026

Equipment Description:

SPRAY BOOTH, SPRAY SYSTEM, AUTOMOTIVE TYPE, MODEL NO. 14-96-28, 14'-0" W. X 9'-6" L. X 9'-6" H., WITH EIGHTEEN 20" H. X 20" L. EXHAUST FILTERS, WITH A 6,000 BTU PER HOUR HEATER, NATURAL GAS FIRED, AND ONE 3 HP EXHAUST FAN.

Conditions:

1) OPERATION OF THIS EQUIPMENT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL DATA AND SPECIFICATIONS SUBMITTED WITH THE APPLICATION UNDER WHICH THIS PERMIT IS ISSUED UNLESS OTHERWISE NOTED BELOW.

2) THIS EQUIPMENT SHALL BE PROPERLY MAINTAINED AND KEPT IN GOOD OPERATING CONDITION AT ALL TIMES.

3) A GAUGE SHALL BE INSTALLED AND MAINTAINED TO INDICATE, IN INCHES OF WATER, THE STATIC PRESSURE DIFFERENTIAL ACROSS THE EXHAUST FILTERS. IN OPERATION, THE PRESSURE DIFFERENTIAL SHALL NOT EXCEED 0.25 INCHES OF WATER.

4) THIS SPRAY BOOTH SHALL NOT BE OPERATED UNLESS ALL EXHAUST AIR PASSES THROUGH FILTER MEDIA AT LEAST 2 INCHES THICK.

5) THIS EQUIPMENT SHALL BE OPERATED IN COMPLIANCE WITH RULES 1151 AND 1171.

6) COATINGS, ADHESIVES, INKS, REDUCERS, THINNERS, AND CLEAN-UP SOLVENTS USED IN THIS EQUIPMENT SHALL NOT CONTAIN ANY COMPOUNDS IDENTIFIED AS TOXIC AIR CONTAMINANTS IN RULE 1401 AS AMENDED JUNE 15, 2001, EXCEPT TOLUENE, XYLENE, ETHYLENE GLYCOL MONOBUTYL ETHER, METHYL ETHYL AND METHANOL.

7) MATERIAL SAFTY DATA SHEETS FOR ALL COATINGS AND SOLVENTS USED AT THIS FACILITY SHALL BE KEPT CURRENT AND MADE AVAILABLE TO DISTRICT PERSONNEL UPON REQUEST.

8) THE TOTAL QUANTITY OF VOC EMISSIONS FROM THIS FACILITY SHALL BE LESS THAN 667 POUNDS IN ANY CALENDAR MONTH.

FILE COPY

CONTINUATION OF PERMIT TO OPERATE

9) THE OPERATOR SHALL COMPLY WITH RULE 109 (RECORDKEEPING FOR VOLATILE ORGANIC COMPOUND EMISSIONS).

10) IN ADDITION TO THE REQUIREMENTS OF RULE 109, THE OPERATOR SHALL KEEP ADEQUATE RECORDS FOR THIS FACILITY TO VERIFY CALENDAR MONTHLY VOLATILE ORGANIC COMPOUNDS (VOC) EMISSIONS IN POUNDS AND THE VOC CONTENT OF EACH MATERIAL AS APPLIED (INCLUDING WATER AND EXEMPT COMPOUNDS). ALL RECORDS SHALL BE PREPARED IN A FORMAT WHICH IS ACCEPTABLE TO THE DISTRICT.

11) WITHIN 14 CALENDAR DAYS AFTER THE END OF EACH MONTH, THE OPERATOR SHALL TOTAL AND RECORD VOC EMISSIONS FOR THE MONTH FROM ALL EQUIPMENT COVERED BY THE MONTHLY LIMIT. THE RECORD SHALL INCLUDE ANY PROCEDURES USED TO ACCOUNT FOR CONTROL DEVICE EFFICIENCIES AND/OR WASTE DISPOSAL. IT SHALL BE SIGNED AND CERTIFIED FOR ACCURACY BY THE HIGHEST RANKING INDIVIDUAL RESPONSIBLE FOR COMPLIANCE WITH DISTRICT RULES.

12) THE OPERATOR SHALL MAINTAIN A SINGLE LIST THAT INCLUDES ONLY THE NAME AND ADDRESS OF EACH PERSON FROM WHOM THE FACILITY ACQUIRED VOC-CONTAINING MATERIAL REGULATED BY THE DISTRICT THAT WAS USED OR STORED AT THE FACILITY DURING THE PRECEDING 12 MONTHS.

13) THE OPERATOR SHALL RETAIN FOR 36 MONTHS ALL PURCHASE INVOICES FOR ALL VOC-CONTAINING MATERIAL USED OR STORED AT THE FACILITY, AND WASTE MANIFESTS FOR ALL WASTE VOC-CONTAINING MATERIAL REMOVED FROM THE FACILITY.

14) ALL RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED AT THE FACILITY FOR 36 MONTHS, AND SHALL BE MADE AVAILABLE TO ANY DISTRICT REPRESENTATIVE UPON REQUEST.

NOTICE

IN ACCORDANCE WITH RULE 206, THIS PERMIT TO OPERATE OR COPY SHALL BE POSTED ON OR WITHIN 8 METERS OF THE EQUIPMENT.

FILE COPY

CONTINUATION OF PERMIT TO OPERATE

THIS PERMIT DOES NOT AUTHORIZE THE EMISSION OF AIR CONTAMINANTS IN EXCESS OF THOSE ALLOWED BY DIVISION 26 OF THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA OR THE RULES OF THE AIR QUALITY MANAGEMENT DISTRICT. THIS PERMIT CANNOT BE CONSIDERED AS PERMISSION TO VIOLATE EXISTING LAWS, ORDINANCES, REGULATIONS OR STATUTES OF OTHER GOVERNMENT AGENCIES.

EXECUTIVE OFFICER

Dorris M Bailey

By Dorris M. Bailey/bb01
5/14/2002

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SOUTH COAST AQMD

Facility INformation Detail (FIND)

Compliance

Facility ID	131835
Company Name	ELITE BODY SHOP, INC.
Address	3225 W SUNSET BLVD
	LOS ANGELES, CA 90026

Notices Of Violation

Notice Number	Notice Issue Date	Violation Date	Disposition Date	Disposition
P42559	3/28/2003	3/28/2003	5/12/2006	Cancelled

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Notices To Comply

Notice Number	Violation Date	Re-Inspection Date	Status
C76823	3/8/2002	5/1/2002	In Compliance
C87196	3/28/2003	4/23/2003	In Compliance

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SOUTH COAST AQMD

Facility INformation Detail (FIND)

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NOV/NC Details

Notice Number	P42559	Violation Date	3/28/2003	Issue Date	3/28/2003	Notice Type	NOV

Facility ID	131835
Company Name	ELITE BODY SHOP, INC.
Address	3225 W SUNSET LOS ANGELES, CA 90026
Violation Description	THE FACILITY IS OPERATING WITH EXPIRED PERMIT (#F52048). THE PERMIT EXPIRED ON OCTOBER 2002
Equipment Description	
Follow Up Status	In Compliance
Disposition	Cancelled
Disposition Date	5/12/2006

Rule No.	Rule Description
203 (a)	Permit to Operate

SOUTH COAST AQMD

Facility INformation Detail (FIND)

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NOV/NC Details

Notice Number	C76823	Violation Date	3/8/2002	Issue Date	12/31/9999	Notice Type	NC

Facility ID	131835
Company Name	ELITE BODY SHOP
Address	3225 SUNSET LOS ANGELES, CA 90026
Violation Description	NEED TO APPLY FOR A CHANGE OF OWNERSHIP
Equipment Description	PERMIT
Status	In Compliance
Re-inspection Date	5/1/2002

Rule No.	Rule Description

SOUTH COAST AQMD

Facility INformation Detail (FIND)

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NOV/NC Details

Notice Number	C87196	Violation Date	3/28/2003	Issue Date	12/31/9999	Notice Type	NC

Facility ID	131835
Company Name	ELITE BODY SHOP, INC.
Address	3225 W SUNSET LOS ANGELES, CA 90026
Violation Description	POST PERMIT TO OPERATE #F52048
Equipment Description	
Status	In Compliance
Re-inspection Date	4/23/2003

Rule No.	Rule Description
206	Posting of Permit to Operate

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Search Again | Search Results | Facility Details | Equipment List | Compliance | Emissions | Hearing Board | Transportation

Facility Details

Facility ID	154453
Company Name	FIRST CLASS AUTO CRAFT
Address	3225 SUNSET BLVD
	LOS ANGELES, CA 90026

Status SOLD

SIC Code	Description
7539	AUTO REPAIR SHOPS, NEC

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Search Again | Search Results | Facility Details | Equipment List | Compliance | Emissions | Hearing Board | Transportation

Equipment List

Facility ID 154453

Company Name FIRST CLASS AUTO CRAFT

Address 3225 SUNSET BLVD

LOS ANGELES, CA 90026

Appl_Nbr	Permit_Nbr	Issued_Date	Permit_Status	Eq_Type	Equip_Description	Appl_Date	Appl_Status
507952	G10911	12/3/2010	ACTIVE	Control	SPRAY BOOTH PAINT AND SOLVENT	2/18/2010	PERMIT TO OPERATE GRANTED
507951	G10910	12/3/2010	ACTIVE	Control	SPRAY BOOTH, AUTOMOTIVE	2/18/2010	PERMIT TO OPERATE GRANTED
478156	F95844	3/12/2008	INACTIVE	Control	SPRAY BOOTH PAINT AND SOLVENT	2/14/2008	PERMIT TO OPERATE GRANTED

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SOUTH COAST AQMD

Facility INformation Detail (FIND)

Search Again | Search Results | Facility Details | Equipment List | Compliance | Emissions | Hearing Board

Application Details

Application/Tracking Number 478156

Facility Information

Business Name	FIRST CLASS AUTO CRAFT		
Facility ID	154453	Facility Status	SOLD

Application Information

Application Type	Change of Ownership	Application Received	2/14/2008
Application Status	PERMIT TO OPERATE GRANTED	Application Deemed Complete	2/21/2008
Equipment Desc	SPRAY BOOTH PAINT AND SOLVENT		
Permit Number	F95844	Permit Status	INACTIVE

View Permit Image

Engineer Information

Engineer Assigned	JOE TUMAMBING		
Engineer Phone	(909) 396-2462	Team Assigned	N

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
21865 Copley Drive, Diamond Bar, CA 91765

Permit No.
F95844
A/N 478156

PERMIT TO OPERATE

This initial permit must be renewed ANNUALLY unless the equipment is moved, or changes ownership.
If the billing for the annual renewal fee (Rule 301.f) is not received by the expiration date, contact the District.

ID 154453

Legal Owner
or Operator:

SUNSET AUTO CRAFTERS, LEJ, LLC
3225 SUNSET BLVD
LOS ANGELES, CA 90026

Equipment Location: 3225 SUNSET BLVD, LOS ANGELES, CA 90026

Equipment Description :

SPRAY BOOTH, THERMOAIR, AUTOMOTIVE TYPE, MODEL NO. TA1427DD, 14'-0" W. X 30'-0" L. X 10'-5" H., FIVE 30" X 360" EXHAUST FILTERS, WITH ONE NATURAL GAS FIRED 1.075 MM BTU/HR HEATER, AND ONE 10 HP EXHAUST FAN.

Conditions :

1. OPERATION OF THIS EQUIPMENT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL DATA AND SPECIFICATIONS SUBMITTED WITH THE APPLICATION UNDER WHICH THIS PERMIT IS ISSUED UNLESS OTHERWISE NOTED BELOW.

2. THIS EQUIPMENT SHALL BE PROPERLY MAINTAINED AND KEPT IN GOOD OPERATING CONDITION AT ALL TIMES.

3. A GAUGE SHALL BE INSTALLED AND MAINTAINED TO INDICATE, IN INCHES OF WATER, THE STATIC PRESSURE DIFFERENTIAL ACROSS THE EXHAUST FILTERS. IN OPERATION, THE PRESSURE DIFFERENTIAL SHALL NOT EXCEED 0.25 INCHES OF WATER.

4. THIS SPRAY BOOTH SHALL NOT BE OPERATED UNLESS ALL EXHAUST AIR PASSES THROUGH FILTER MEDIA AT LEAST 2 INCHES THICK.

5. THIS EQUIPMENT SHALL BE OPERATED IN COMPLIANCE WITH RULES 1151 AND 1171.

6. MATERIALS USED IN THIS EQUIPMENT SHALL NOT CONTAIN ANY CARCINOGENIC AIR CONTAMINANTS IDENTIFIED IN RULE 1401, TABLE 1 WITH AN EFFECTIVE DATE OF MAY 2, 2003, OR EARLIER.

7. MATERIAL SAFETY DATA SHEETS FOR ALL COATINGS AND SOLVENTS USED AT THIS FACILITY SHALL BE KEPT CURRENT AND MADE AVAILABLE TO DISTRICT PERSONNEL UPON REQUEST.

8. THE TOTAL QUANTITY OF VOLATILE ORGANIC COMPOUNDS (VOC) EMISSIONS FROM THE USE OF COATINGS AND SOLVENTS FROM THIS EQUIPMENT SHALL BE LESS THAN 400 POUNDS IN ANY ONE CALENDAR MONTH..

FILE COPY

9. THE OPERATOR SHALL COMPLY WITH RULE 109 (RECORDKEEPING FOR VOLATILE ORGANIC COMPOUND EMISSIONS).

10. IN ADDITION TO THE REQUIREMENTS OF RULE 109, THE OPERATOR SHALL KEEP ADEQUATE RECORDS FOR THIS FACILITY TO VERIFY CALENDAR MONTHLY VOLATILE ORGANIC COMPOUNDS (VOC) EMISSIONS IN POUNDS AND THE VOC CONTENT OF EACH MATERIAL AS APPLIED (INCLUDING WATER AND EXEMPT COMPOUNDS). ALL RECORDS SHALL BE PREPARED IN A FORMAT WHICH IS ACCEPTABLE TO THE DISTRICT.

11. WITHIN 14 CALENDAR DAYS AFTER THE END OF EACH MONTH, THE OPERATOR SHALL TOTAL AND RECORD VOC EMISSIONS FOR THE MONTH FROM ALL EQUIPMENT COVERED BY THE MONTHLY LIMIT. THE RECORD SHALL INCLUDE ANY PROCEDURES USED TO ACCOUNT FOR CONTROL DEVICE EFFICIENCIES AND/OR WASTE DISPOSAL. IT SHALL BE SIGNED AND CERTIFIED FOR ACCURACY BY THE HIGHEST RANKING INDIVIDUAL RESPONSIBLE FOR COMPLIANCE WITH DISTRICT RULES.

12. THE OPERATOR SHALL MAINTAIN A SINGLE LIST THAT INCLUDES ONLY THE NAME AND ADDRESS OF EACH PERSON FROM WHOM THE FACILITY ACQUIRED VOC-CONTAINING MATERIAL REGULATED BY THE DISTRICT THAT WAS USED OR STORED AT THE FACILITY DURING THE PRECEDING 12 MONTHS.

13. THE OPERATOR SHALL RETAIN FOR 24 MONTHS ALL PURCHASE INVOICES FOR ALL VOC-CONTAINING MATERIAL USED OR STORED AT THE FACILITY, AND WASTE MANIFESTS FOR ALL WASTE VOC-CONTAINING MATERIAL REMOVED FROM THE FACILITY.

14. ALL RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED AT THE FACILITY FOR 24 MONTHS, AND SHALL BE MADE AVAILABLE TO ANY DISTRICT REPRESENTATIVE UPON REQUEST.

15. THIS EQUIPMENT SHALL NOT USE MORE THAN 10,000 CUBIC FEET OF NATURAL GAS IN ANY ONE DAY.

16. A NON-RESETTABLE TOTALIZING FUEL METER SHALL BE INSTALLED AND MAINTAINED TO VERIFY COMPLIANCE WITH CONDITION NO. 15. IN CASE THE FACILITY MAIN GAS METER IS USED TO VERIFY COMPLIANCE WITH CONDITION NO. 15, THEN THE TOTAL NATURAL GAS USAGE AT THE ENTIRE FACILITY SHALL NOT EXCEED 10,000 CUBIC FEET IN ANY ONE DAY.

17. THE OPERATOR SHALL MAINTAIN A FUEL USAGE LOG TO DEMONSTRATE COMPLIANCE WITH CONDITION NO. 15. THE LOG SHALL INCLUDE, AT A MINIMUM, THE DATE THE HEATER IS OPERATED, THE METER READINGS AT THE BEGINING AND AT THE END OF THE OPERATION, AND THE DAILY FUEL USAGE. IF THE FACILITY MAIN GAS METER IS USED TO VERIFY COMPLIANCE, READINGS AT THE START AND END OF EACH WORK DAY SHALL BE RECORDED

PERMIT TO OPERATE

NOTICE

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EXECUTIVE OFFICER

Dorris M Bailey

By Dorris M.Bailey/JT03
3/12/2008

FILE COPY

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Search Again | Search Results | Facility Details | Equipment List | Compliance | Emissions | Hearing Board

Application Details

Application/Tracking Number 507951

Facility Information

Business Name	FIRST CLASS AUTO CRAFT		
Facility ID	154453	Facility Status	SOLD

Application Information

Application Type	New Construction (Permit to Construct)	Application Received	2/18/2010
Application Status	PERMIT TO OPERATE GRANTED	Application Deemed Complete	3/20/2010
Equipment Desc	SPRAY BOOTH, AUTOMOTIVE		
Permit Number	G10910	Permit Status	ACTIVE

View Permit Image

Engineer Information

Engineer Assigned	SINAE KIM		
Engineer Phone	(909) 396-2397	Team Assigned	B1

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
21865 Copley Drive, Diamond Bar, CA 91765

PERMIT TO OPERATE

Permit No.
G10910
A/N 507951

This initial permit must be renewed ANNUALLY unless the equipment is moved, or changes ownership.
If the billing for the annual renewal fee (Rule 301.f) is not received by the expiration date, contact the District.

ID 154453

Legal Owner
or Operator:

SUNSET AUTO CRAFTERS, LEJ, LLC
3225 SUNSET BLVD
LOS ANGELES, CA 90026

Equipment Location: 3225 SUNSET BLVD, LOS ANGELES, CA 90026

Equipment Description :

SPRAY BOOTH, ZHONGDA, AUTOMOTIVE TYPE, MODEL NO. ZD-701-C900II, 17'-9" W. X 27'-4" L. X 11'-0" H., WITH A 1,050,000 BTU PER HOUR NATURAL GAS-FIRED HEATER, TWO 30" X 72" AND TWO 30" X 264" EXHAUST FILTERS AND ONE 10-H.P. EXHAUST FAN.

Conditions :

1. OPERATION OF THIS EQUIPMENT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL DATA AND SPECIFICATIONS SUBMITTED WITH THE APPLICATION UNDER WHICH THIS PERMIT IS ISSUED UNLESS OTHERWISE NOTED BELOW.

2. THIS EQUIPMENT SHALL BE PROPERLY MAINTAINED AND KEPT IN GOOD OPERATING CONDITION AT ALL TIMES.

3. A GAUGE SHALL BE INSTALLED AND MAINTAINED TO INDICATE, IN INCHES OF WATER, THE STATIC PRESSURE DIFFERENTIAL ACROSS THE EXHAUST FILTERS. IN OPERATION, THE PRESSURE DIFFERENTIAL SHALL NOT EXCEED 0.25 INCHES OF WATER.

4. THIS SPRAY BOOTH SHALL NOT BE OPERATED UNLESS ALL EXHAUST AIR PASSES THROUGH FILTER MEDIA AT LEAST 2 INCHES THICK.

5. THIS EQUIPMENT SHALL BE OPERATED IN COMPLIANCE WITH RULES 1147, 1151, AND 1171.

6. THIS EQUIPMENT SHALL NOT USE MORE THAN 7,692 CUBIC FEET OF NATURAL GAS IN ANY ONE DAY.

7. A NON-RESETTABLE TOTALIZING FUEL METER SHALL BE INSTALLED AND MAINTAINED TO VERIFY COMPLIANCE WITH CONDITION NO. 6. IF THE FACILITY MAIN GAS METER IS USED TO VERIFY COMPLIANCE WITH NATURAL GAS USAGE, THE TOTAL NATURAL GAS USAGE AT THE FACILITY SHALL NOT EXCEED 7,692 CUBIC FEET IN ANY ONE DAY.

FILE COPY

8. THE OPERATOR SHALL MAINTAIN A NATURAL GAS CONSUMPTION LOG TO VERIFY COMPLIANCE WITH CONDITION NO. 6. THE LOG SHALL INCLUDE, AT A MINIMUM, THE DATE OF OPERATION, THE METER READINGS AT THE BEGINNING AND AT THE END OF THE OPERATION, AND THE DAILY NATURAL GAS CONSUMPTION. IF THE FACILITY MAIN GAS METER IS USED TO VERIFY COMPLIANCE, READINGS AT THE START AND END OF EACH WORK DAY SHALL BE RECORDED.

9. MATERIALS USED IN THIS EQUIPMENT SHALL NOT CONTAIN ANY CARCINOGENIC AIR CONTAMINANTS IDENTIFIED IN RULE 1401, TABLE 1 WITH AN EFFECTIVE DATE OF JUNE 5, 2009 OR EARLIER, WITH THE EXCEPTION OF ETHYL BENZENE (CAS NO. 100-41-4).

10. THE ETHYL BENZENE (CAS NO. 100-41-4) CONTENT BY WEIGHT IN MATERIALS USED IN THIS EQUIPMENT SHALL NOT EXCEED 1.5%.

11. THE TOTAL QUANTITY OF MATERIALS CONTAINING ETHYL BENZENE USED IN THIS EQUIPMENT SHALL NOT EXCEED 171 GALLONS IN ANY ONE CALENDAR YEAR.

12. THE OPERATOR SHALL KEEP ADEQUATE RECORDS TO VERIFY CALENDAR YEARLY THROUGHPUT OF MATERIALS CONTAINING ETHYL BENZENE TO DEMONSTRATE COMPLIANCE WITH CONDITION NO. 11.

13. THE TOTAL QUANTITY OF VOLATILE ORGANIC COMPOUNDS (VOC) EMISSIONS FROM ALL PERMITTED EQUIPMENT AND ASSOCIATED OPERATIONS AT THIS FACILITY SHALL BE LESS THAN 667 POUNDS IN ANY ONE CALENDAR MONTH. ASSOCIATED OPERATIONS INCLUDE, BUT ARE NOT LIMITED TO, SURFACE PREPARATION, EQUIPMENT CLEAN-UP, AND THE APPLICATION OF ANY OTHER MATERIALS TO PARTS THAT ARE PREVIOUSLY OR SUBSEQUENTLY PROCESSED IN THE PERMITTED EQUIPMENT.

14. MATERIAL SAFETY DATA SHEETS FOR ALL COATINGS AND SOLVENTS USED AT THIS FACILITY AND SUBJECT TO DISTRICT RULES SHALL BE KEPT CURRENT AND MADE AVAILABLE TO DISTRICT PERSONNEL UPON REQUEST.

15. THE OPERATOR SHALL COMPLY WITH RULE 109 (RECORDKEEPING FOR VOLATILE ORGANIC COMPOUND EMISSIONS).

16. IN ADDITION TO THE REQUIREMENTS OF RULE 109, THE OPERATOR SHALL KEEP ADEQUATE RECORDS FOR THIS FACILITY TO VERIFY CALENDAR MONTHLY VOLATILE ORGANIC COMPOUNDS (VOC) EMISSIONS IN POUNDS AND THE VOC CONTENT OF EACH MATERIAL AS APPLIED (INCLUDING WATER AND EXEMPT COMPOUNDS). ALL RECORDS SHALL BE PREPARED IN A FORMAT WHICH IS ACCEPTABLE TO THE DISTRICT.

17. THE OPERATOR SHALL MAINTAIN A SINGLE LIST THAT INCLUDES ONLY THE NAME AND ADDRESS OF EACH PERSON FROM WHOM THE FACILITY ACQUIRED VOC-CONTAINING MATERIAL REGULATED BY THE DISTRICT THAT WAS USED OR STORED AT THE FACILITY DURING THE PRECEDING 12 MONTHS.

FILE COPY

18. THE OPERATOR SHALL RETAIN FOR 24 MONTHS ALL PURCHASE INVOICES FOR ALL VOC-CONTAINING MATERIAL USED OR STORED AT THE FACILITY, AND WASTE MANIFESTS FOR ALL WASTE VOC-CONTAINING MATERIAL REMOVED FROM THE FACILITY.

19. WITHIN 14 CALENDAR DAYS AFTER THE END OF EACH MONTH, THE OPERATOR SHALL TOTAL AND RECORD VOC EMISSIONS FOR THE MONTH FROM ALL EQUIPMENT COVERED BY THE MONTHLY LIMIT. THE RECORD SHALL INCLUDE ANY PROCEDURES USED TO ACCOUNT FOR CONTROL DEVICE EFFICIENCIES AND/OR WASTE DISPOSAL. IT SHALL BE SIGNED AND CERTIFIED FOR ACCURACY BY THE HIGHEST RANKING INDIVIDUAL RESPONSIBLE FOR COMPLIANCE WITH DISTRICT RULES.

20. ALL RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED AT THE FACILITY FOR 24 MONTHS, AND SHALL BE MADE AVAILABLE TO ANY DISTRICT REPRESENTATIVE UPON REQUEST.

NOTICE

IN ACCORDANCE WITH RULE 206, THIS PERMIT TO OPERATE OR COPY SHALL BE POSTED ON OR WITHIN 8 METERS OF THE EQUIPMENT.

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EXECUTIVE OFFICER

Dorris M Bailey

By Dorris M.Bailey/SK12
12/3/2010

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SOUTH COAST AQMD

Facility INformation Detail (FIND)

Search Again | Search Results | Facility Details | Equipment List | Compliance | Emissions | Hearing Board

Application Details

Application/Tracking Number 507952

Facility Information

Business Name	FIRST CLASS AUTO CRAFT		
Facility ID	154453	Facility Status	SOLD

Application Information

Application Type	Change of Conditions	Application Received	2/18/2010
Application Status	PERMIT TO OPERATE GRANTED	Application Deemed Complete	3/20/2010
Equipment Desc	SPRAY BOOTH PAINT AND SOLVENT		
Permit Number	G10911	Permit Status	ACTIVE

View Permit Image

Engineer Information

Engineer Assigned	SINAE KIM		
Engineer Phone	(909) 396-2397	Team Assigned	B1

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
21865 Copley Drive, Diamond Bar, CA 91765

PERMIT TO OPERATE

Permit No.
G10911
A/N 507952

This initial permit must be renewed ANNUALLY unless the equipment is moved, or changes ownership.
If the billing for the annual renewal fee (Rule 301.f) is not received by the expiration date, contact the District.

Legal Owner
or Operator:

SUNSET AUTO CRAFTERS, LEJ, LLC
3225 SUNSET BLVD
LOS ANGELES, CA 90026

ID 154453

Equipment Location: 3225 SUNSET BLVD, LOS ANGELES, CA 90026

Equipment Description :

SPRAY BOOTH, THERMOAIR, AUTOMOTIVE TYPE, MODEL NO. TA1427DD, 14'-0" W. X 30'-0" L. X 10'-5" H., WITH A 1,075,000 BTU PER HOUR NATURAL GAS-FIRED HEATER, FIVE 30" X 360" EXHAUST FILTERS AND ONE 10-H.P. EXHAUST FAN.

Conditions :

1. OPERATION OF THIS EQUIPMENT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL DATA AND SPECIFICATIONS SUBMITTED WITH THE APPLICATION UNDER WHICH THIS PERMIT IS ISSUED UNLESS OTHERWISE NOTED BELOW.

2. THIS EQUIPMENT SHALL BE PROPERLY MAINTAINED AND KEPT IN GOOD OPERATING CONDITION AT ALL TIMES.

3. A GAUGE SHALL BE INSTALLED AND MAINTAINED TO INDICATE, IN INCHES OF WATER, THE STATIC PRESSURE DIFFERENTIAL ACROSS THE EXHAUST FILTERS. IN OPERATION, THE PRESSURE DIFFERENTIAL SHALL NOT EXCEED 0.25 INCHES OF WATER.

4. THIS SPRAY BOOTH SHALL NOT BE OPERATED UNLESS ALL EXHAUST AIR PASSES THROUGH FILTER MEDIA AT LEAST 2 INCHES THICK.

5. THIS EQUIPMENT SHALL BE OPERATED IN COMPLIANCE WITH RULES 1147, 1151, AND 1171.

6. THIS EQUIPMENT SHALL NOT USE MORE THAN 7,692 CUBIC FEET OF NATURAL GAS IN ANY ONE DAY.

7. A NON-RESETTABLE TOTALIZING FUEL METER SHALL BE INSTALLED AND MAINTAINED TO VERIFY COMPLIANCE WITH CONDITION NO. 6. IF THE FACILITY MAIN GAS METER IS USED TO VERIFY COMPLIANCE WITH NATURAL GAS USAGE, THE TOTAL NATURAL GAS USAGE AT THE FACILITY SHALL NOT EXCEED 7,692 CUBIC FEET IN ANY ONE DAY.

FILE COPY

8. THE OPERATOR SHALL MAINTAIN A NATURAL GAS CONSUMPTION LOG TO VERIFY COMPLIANCE WITH CONDITION NO. 6. THE LOG SHALL INCLUDE, AT A MINIMUM, THE DATE OF OPERATION, THE METER READINGS AT THE BEGINNING AND AT THE END OF THE OPERATION, AND THE DAILY NATURAL GAS CONSUMPTION. IF THE FACILITY MAIN GAS METER IS USED TO VERIFY COMPLIANCE, READINGS AT THE START AND END OF EACH WORK DAY SHALL BE RECORDED.

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10. THE ETHYL BENZENE (CAS NO. 100-41-4) CONTENT BY WEIGHT IN MATERIALS USED IN THIS EQUIPMENT SHALL NOT EXCEED 1.5%.

11. THE TOTAL QUANTITY OF MATERIALS CONTAINING ETHYL BENZENE USED IN THIS EQUIPMENT SHALL NOT EXCEED 171 GALLONS IN ANY ONE CALENDAR YEAR.

12. THE OPERATOR SHALL KEEP ADEQUATE RECORDS TO VERIFY CALENDAR YEARLY THROUGHPUT OF MATERIALS CONTAINING ETHYL BENZENE TO DEMONSTRATE COMPLIANCE WITH CONDITION NO. 11.

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14. MATERIAL SAFETY DATA SHEETS FOR ALL COATINGS AND SOLVENTS USED AT THIS FACILITY AND SUBJECT TO DISTRICT RULES SHALL BE KEPT CURRENT AND MADE AVAILABLE TO DISTRICT PERSONNEL UPON REQUEST.

15. THE OPERATOR SHALL COMPLY WITH RULE 109 (RECORDKEEPING FOR VOLATILE ORGANIC COMPOUND EMISSIONS).

16. IN ADDITION TO THE REQUIREMENTS OF RULE 109, THE OPERATOR SHALL KEEP ADEQUATE RECORDS FOR THIS FACILITY TO VERIFY CALENDAR MONTHLY VOLATILE ORGANIC COMPOUNDS (VOC) EMISSIONS IN POUNDS AND THE VOC CONTENT OF EACH MATERIAL AS APPLIED (INCLUDING WATER AND EXEMPT COMPOUNDS). ALL RECORDS SHALL BE PREPARED IN A FORMAT WHICH IS ACCEPTABLE TO THE DISTRICT.

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FILE COPY

18. THE OPERATOR SHALL RETAIN FOR 24 MONTHS ALL PURCHASE INVOICES FOR ALL VOC-CONTAINING MATERIAL USED OR STORED AT THE FACILITY, AND WASTE MANIFESTS FOR ALL WASTE VOC-CONTAINING MATERIAL REMOVED FROM THE FACILITY.

19. WITHIN 14 CALENDAR DAYS AFTER THE END OF EACH MONTH, THE OPERATOR SHALL TOTAL AND RECORD VOC EMISSIONS FOR THE MONTH FROM ALL EQUIPMENT COVERED BY THE MONTHLY LIMIT. THE RECORD SHALL INCLUDE ANY PROCEDURES USED TO ACCOUNT FOR CONTROL DEVICE EFFICIENCIES AND/OR WASTE DISPOSAL. IT SHALL BE SIGNED AND CERTIFIED FOR ACCURACY BY THE HIGHEST RANKING INDIVIDUAL RESPONSIBLE FOR COMPLIANCE WITH DISTRICT RULES.

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EXECUTIVE OFFICER

Dorris M Bailey

By Dorris M.Bailey/SK12
12/3/2010

FILE COPY

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Compliance

Facility ID	154453
Company Name	FIRST CLASS AUTO CRAFT
Address	3225 SUNSET BLVD
	LOS ANGELES, CA 90026

Notices Of Violaton: NONE

Notices To Comply

Notice Number	Violation Date	Re-Inspection Date	Status
E06483	5/19/2011	9/22/2011	In Compliance

First Prev Page 1 of 1 (1 records) Next Last Page 1 Export To Excel

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Search Again | Search Results | Facility Details | Equipment List | Compliance | Emissions | Hearing Board | Transportation

NOV/NC Details

Notice Number	E06483	Violation Date	5/19/2011	Issue Date	10/6/2011	Notice Type	NC

Facility ID	154453
Company Name	SUNSET AUTO CRAFTERS, LEJ, LLC
Address	3225 SUNSET LOS ANGELES, CA 90026
Violation Description	to maintain daily gas usage records.
Equipment Description	spray booth
Status	In Compliance
Re-inspection Date	9/22/2011

Rule No.	Rule Description

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Search Again | Search Results | Facility Details | Equipment List | Compliance | Emissions | Hearing Board | Transportation

NOV/NC Details

Notice Number	E06483	Violation Date	5/19/2011	Issue Date	10/6/2011	Notice Type	NC

Facility ID	154453
Company Name	SUNSET AUTO CRAFTERS, LEJ, LLC
Address	3225 SUNSET LOS ANGELES, CA 90026
Violation Description	to maintain daily gas usage records.
Equipment Description	spray booth
Status	In Compliance
Re-inspection Date	9/22/2011

Rule No.	Rule Description

Department of Toxic Substances Control

Barbara A. Lee , Director
1001 I Street
P.O. Box 806
Sacramento , CA 958120806

Matthew Rodriquez
Secretary for
Environmental Protection

Edmund G. Brown Jr
Governor

EPA ID PROFILE

Map

ID Number: CAL000330910
Name: LEJ LLC DBA FIRST CLASS
County: LOS ANGELESAUTO CRAFT
NAICS: 811121

Status: INACTIVE
Inactive Date: 6/30/2017 12:00:00 AM
Record Entered: 3/20/2008 4:56:23 PM
Last Updated: 12/13/2016 9:37:29 AM

	Name	Address	City	State	Zip Code	Phone
Location	LEJ LLC DBA FIRST CLASS AUTO CRAFT	3225 W SUNSET BLVD	LOS ANGELES	CA	900262115	
Mailing		3225 W SUNSET BLVD	LOS ANGELES	CA	900262115	
Owner	LEJ LLC/LAWRENCE ROZENBERG	1509 COURTNEY AVE	LOS ANGELES	CA	900462716	3235743436
Operator/Contact	WENDY MARTINEZ	3225 W SUNSET BLVD	LOS ANGELES	CA	90026	3236443313

Based Only Upon ID Number:
CAL000330910

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
Yes	N/A	N/A

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

2008	1 0.20850	0 0.00000	0 0.00000	0 0.00000	0 0.00000
2014	8 1.13176	0 0.00000	0 0.00000	0 0.00000	0 0.00000
2015	5 0.65404	0 0.00000	0 0.00000	0 0.00000	0 0.00000
2016	1 0.10000	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: 10/23/2018

California Waste Code by Year Matrix

ID Number: **CAL000330910**
Entity Type: **Generator**

2008 2018 Select Years

Calif. Code	Description	2008	2014	2015	2016
133	AQ SOL (2 < PH < 12.5) W ORG RESIDUES >= 10%	0.20850	0.11676	0.21684	0.00000
214	UNSPECIFIED SOLVENT MIXTURE	0.00000	0.02500	0.09500	0.00000
221	WASTE OIL AND MIXED OIL	0.00000	0.00000	0.16720	0.00000
223	UNSPECIFIED OIL-CONTAINING WASTE	0.00000	0.04000	0.00000	0.00000
352	OTHER ORGANIC SOLIDS	0.00000	0.95000	0.17500	0.10000
	Grand Totals	0.20850	1.13176	0.65404	0.10000

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: 10/23/2018



Department of Toxic Substances Control

Barbara A. Lee , Director
1001 I Street
P.O. Box 806
Sacramento , CA 958120806

Matthew Rodriquez
Secretary for
Environmental Protection

Edmund G. Brown Jr
Governor

EPA ID PROFILE

Map

ID Number:	CAL000035662	**Status:**	INACTIVE
Name:	M&K BODY SHOP	**Inactive Date:**	6/30/2003 12:00:00 AM
County:	LOS ANGELES	**Record Entered:**	7/5/1990 12:00:00 AM
NAICS:	N/A	**Last Updated:**	5/25/2007 10:47:07 AM

	Name	Address	City	State	Zip Code	Phone
Location	M&K BODY SHOP	3225 SUNSET BLVD	HOLLYWOOD	CA	900260000	
Mailing		3225 W SUNSET BLVD	LOS ANGELES	CA	900262115	
Owner	BEKHOR SAM	--	--	99	--	0000000000
Operator/Contact	--	INACT PER 98VQ FINAL NOTICE	--	99	--	--

Based Only Upon ID Number:

CAL000035662

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
Yes	N/A	N/A

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

1993	4 0.47160	0 0.00000	0 0.00000	0 0.00000	0 0.00000
2002	1 0.45000	0 0.00000	0 0.00000	0 0.00000	0 0.00000
2003	1 0.18000	0 0.00000	0 0.00000	0 0.00000	0 0.00000
2004	4 2.89200	0 0.00000	0 0.00000	0 0.00000	0 0.00000
2005	1 0.39600	0 0.00000	0 0.00000	0 0.00000	0 0.00000
2007	1 0.17000	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: 10/22/2018

California Waste Code by Year Matrix

ID Number: **CAL000035662**
Entity Type: **Generator**

1993 2018 Select Years



Calif. Code	Description	1993	2002	2003	2004	2005
134	AQ SOL (2 < PH < 12.5) W ORG RESIDUES < 10%	0.00000	0.00000	0.00000	2.10000	0.00000
214	UNSPECIFIED SOLVENT MIXTURE	0.47160	0.45000	0.18000	0.79200	0.39600
343	UNSPECIFIED ORGANIC LIQUID MIXTURE	0.00000	0.00000	0.00000	0.00000	0.00000
	Grand Totals	0.47160	0.45000	0.18000	2.89200	0.39600

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: 10/24/2018

California Waste Code by Year Matrix

ID Number: **CAL000035662**
Entity Type: **Generator**

2005 2018 Select Years

Calif. Code	Description	2005	2007
214	UNSPECIFIED SOLVENT MIXTURE	0.39600	0.00000
343	UNSPECIFIED ORGANIC LIQUID MIXTURE	0.00000	0.17000
	Grand Totals	0.39600	0.17000

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: 10/24/2018

Department of Toxic Substances Control

Barbara A. Lee , Director
1001 I Street
P.O. Box 806
Sacramento , CA 958120806

Matthew Rodriquez
Secretary for
Environmental Protection

Edmund G. Brown Jr
Governor

EPA ID PROFILE

Map

ID Number:		**Status:**	
Name:	CAL000284516	**Inactive Date:**	INACTIVE
County:	ALL MAGIC PAINT & BODY	**Record Entered:**	6/30/2008 12:00:00 AM
NAICS:	LOS ANGELES	**Last Updated:**	7/14/2004 2:22:54 PM
	811111		4/23/2009 1:57:48 PM

	Name	Address	City	State	Zip Code	Phone
Location	ALL MAGIC PAINT & BODY	3225 SUNSET BLVD	LOS ANGELES	CA	90026	
Mailing		3225 SUNSET BLVD	LOS ANGELES	CA	900260000	
Owner	ALL MAGIC PAINT & BODY	3225 SUNSET BLVD	LOS ANGELES	CA	900260000	3236648999
Operator/Contact	SIMON EDRI	3225 SUNSET BLVD	LOS ANGELES	CA	900260000	3236648999

Based Only Upon ID Number:
CAL000284516

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
Yes	N/A	N/A

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

2006	1 0.19800	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: 10/22/2018

California Waste Code by Year Matrix

ID Number: **CAL000284516**
Entity Type: **Generator**

2006 2018 Select Years

Calif. Code	Description	2006
214	UNSPECIFIED SOLVENT MIXTURE	0.19800
	Grand Total	0.19800

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Report Generation Date: 10/22/2018

Department of Toxic Substances Control

Barbara A. Lee , Director
1001 I Street
P.O. Box 806
Sacramento , CA 958120806

Matthew Rodriquez
Secretary for
Environmental Protection

Edmund G. Brown Jr
Governor

EPA ID PROFILE

Map

ID Number: CAL000329514
Name: LEJ LLC DBA SUNSET AUTO
County: LOS ANGELESCRAFTERS
NAICS: 99999

Status: INACTIVE
Inactive Date: 6/30/2008 12:00:00 AM
Record Entered: 2/6/2008 3:01:03 PM
Last Updated: 4/23/2009 1:57:48 PM

	Name	Address	City	State	Zip Code	Phone
Location	LEJ LLC DBA SUNSET AUTO CRAFTERS	3225 W SUNSET BLVD	LOS ANGELES	CA	900262115	
Mailing		3225 W SUNSET BLVD	LOS ANGELES	CA	900262115	
Owner	JEFFERY GERBER	33342 TRAIL RANCH RD	AGUA DULCE	CA	913903463	9093660665
Operator/Contact	JEFFREY GERBER	3225 W SUNSET BLVD	LOS ANGELES	CA	900262115	3236443344

Based Only Upon ID Number:
CAL000329514

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
N/A	N/A	N/A

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

No Records Found

Non California Manifest Total Tonnage

No Records Found

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.

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Environmental Protection

Edmund G. Brown Jr
Governor

EPA ID PROFILE

Map

ID Number: CAL000419750
Name: LETR INC DBA SUNSET BODY
County: LOS ANGELESWORKS
NAICS: 811121

Status: ACTIVE
Inactive Date:
Record Entered: 8/22/2016 11:36:06 AM
Last Updated: 11/10/2017 10:15:47 AM

	Name	Address	City	State	Zip Code	Phone
Location	LETR INC DBA SUNSET BODY WORKS	3225 W SUNSET BLVD	LOS ANGELES	CA	900262115	
Mailing		3225 W SUNSET BLVD	LOS ANGELES	CA	900262115	
Owner	TANYA ROZENBERG	2934 1/2 N BEVERLY GLEN CIR	LOS ANGELES	CA	900771724	3233501372
Operator/Contact	WENDY MARTINEZ	3225 W SUNSET BLVD	LOS ANGELES	CA	90026	3237410800

Based Only Upon ID Number:
CAL000419750

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
N/A	N/A	N/A

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

No Records Found

Non California Manifest Total Tonnage

No Records Found

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: 10/22/2018

Department of Toxic Substances Control

Barbara A. Lee , Director
1001 I Street
P.O. Box 806
Sacramento , CA 958120806

Matthew Rodriquez
Secretary for
Environmental Protection

Edmund G. Brown Jr
Governor

EPA ID PROFILE

Map

ID Number: CAL000419848
Name: LETR INC DBA SUNSET BODY
County: LOS ANGELESWORKS
NAICS: 811121

Status: ACTIVE
Inactive Date:
Record Entered: 8/25/2016 1:34:58 PM
Last Updated: 11/10/2017 10:15:47 AM

	Name	Address	City	State	Zip Code	Phone
Location	LETR INC DBA SUNSET BODY WORKS	3225 W SUNSET BLVD	LOS ANGELES	CA	900262115	
Mailing		3225 W SUNSET BLVD	LOS ANGELES	CA	900262115	
Owner	TANYA ROZENBERG	2934 1/2 N BEVERLY GLEN CIR	LOS ANGELES	CA	900771724	3233501372
Operator/Contact	WENDY MARTINEZ	3225 W SUNSET BLVD	LOS ANGELES	CA	90026	3237410800

Based Only Upon ID Number:
CAL000419848

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
Yes	N/A	N/A

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

2017	2 0.30600	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: 10/22/2018

California Waste Code by Year Matrix

ID Number: **CAL000419848**
Entity Type: **Generator**

2017 2018 Select Years

Calif. Code	Description	2017
214	UNSPECIFIED SOLVENT MIXTURE	0.30600
	Grand Total	0.30600

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: 10/22/2018

1

APPLICATION TO [redacted] FOR A Certificate of Occupancy

Form B-1
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 2-3-4-5

Tract 5036

Location of Building 3525 Sunset Blvd. (House Number and Street) — Approved by City Engineer

Between what cross streets? W. of Westerly — Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of [redacted] Used car lot (Store, Dwelling, Apartment House, Hotel or other purpose) — Families — Rooms
2. Owner Metropolitan Chevrolet Co. (Print Name) — Phone
3. Owner's Address 3225 SUNSET BLVD. — P. O.
4. Certificated Architect — State License No. — Phone
5. Licensed Engineer — State License No. — Phone
6. Contractor — State License No. — Phone
7. Contractor's Address
8. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire protection, electrical wiring and elevator equipment thereto or thereon.) $
9. State how many buildings NOW on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)
10. Size of new building x No. Stories Height to highest point Size lot 9Y x 100
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.

Signature Metropolitan Chevrolet Co (Owner or Authorized Agent)
By John J. Scothorn, Vice Pres.

DISTRICT OFFICE LA.

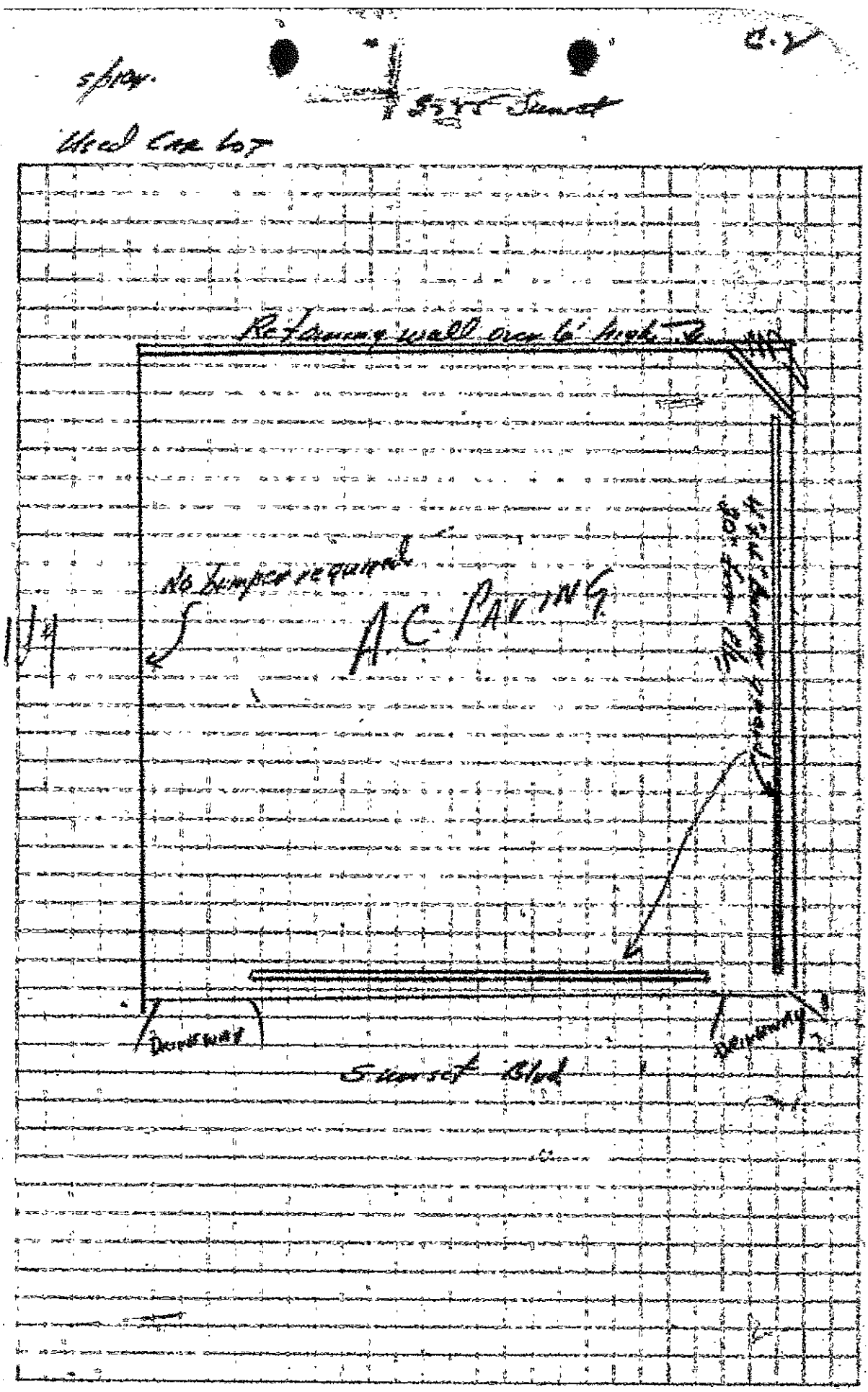
FOR DEPARTMENT USE ONLY

PLAN CHECKING

Valuation $ / Fee $	CERTIFICATE OF OCCUPANCY $				Investigation Fee $ / Bldg. Permit Fee $ 3.00 / Total $ 4.00
TYPE	Occupancy Requested	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size 9Y x 100	Ft. rear alley / Ft. side alley / Clerk MS
GROUP	Plans and Specifications checked	Zone C-Y	Fire District No. Y		District Map No. 141-201
For Plans See	Correction Verified	Bldg. Line Ft.	Street Widening Ft.		Application checked and approved MSkeer Clerk
Filed with	Plans, Specifications and Application collected and approved. MSkeer	Conformance Inspection	SPRINKLERS Specified—Required Valuation Included Yes—No		Inspector Ac-

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking					
Supplemental Plan Checking					
Building Permit	AUG 30 41		LA16300		


Retaining wall over 6' high
No bumper required
A.C. PAVING
Driveway
Driveway
Sunset Blvd

Address of Building: 3225 Sunset Boulevard

Permit No. and Year: LA 16300 - 1951

Certificate Issued: September 27, 1952

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, Artic. 11, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

92x100 USED CAR LOT

USE OF LAND ONLY

Owner: Metropolitan Chevrolet Company

Owner's Address: 3225 Sunset Boulevard
Los Angeles 26, California

Form B-933a—20M—7-51 G. E. MORRIS, Superintendent of Building By John D. Miller

1

APPLICATION TO ERECT A NEW BUILDING AND FOR A Certificate of Occupancy

Form B-1
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. Lot 19

Tract Tract 5012 - Block 3

Location of Building 3225 Sunset Blvd - Los Angeles (House Number and Street) — Approved by City Engineer

Between what cross streets? Descanso Drive & Michel Torena St. — Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Retaining Wall (Store, Dwelling, Apartment House, Hotel or other purpose) Families Rooms
2. Owner Metropolitan Chevrolet Co. (Print Name) Phone
3. Owner's Address 3225 Sunset Blvd P. O.
4. Certificated Architect Daniel, Mann, Johnson, & Mendenhall State License No. C420 Phone OL 2492
5. Licensed Engineeer L.F. Mendenhall State License No. 6545 Phone OL 2492
6. Contractor State License No. Phone
7. Contractor's Address
8. 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.) $ $1,000
9. State how many buildings NOW on lot and give use of each. One - Apartment Bldg & Commercial Store (Store, Dwelling, Apartment House, Hotel or other purpose)
10. Size of new building x No. Stories Height to highest point Size lot x
11. Material Exterior Walls Type of Roofing
12. For Accessory Buildings and similar structures
   (a) Footing: Width 4'-9" Depth in Ground 2'-0" ± Width of Wall 12"
   (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 METROPOLITAN CHEVROLET CO. D. Mendenhall CE 7670 (Owner or Authorized Agent)

DISTRICT OFFICE

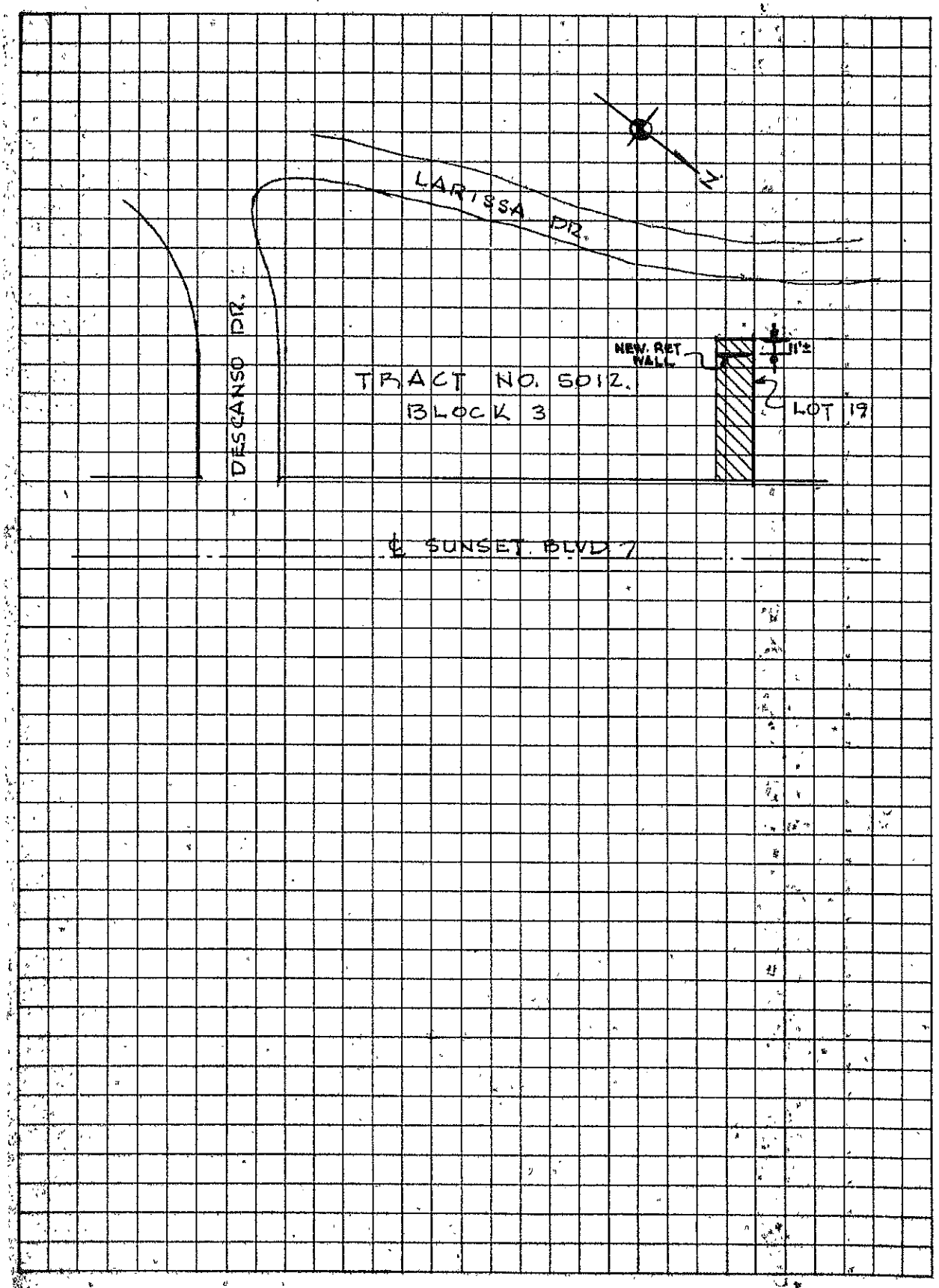
FOR DEPARTMENT USE ONLY

PLAN CHECKING

Valuation $ 1000	$				Investigation Fee $	
Fee $ 2.—	$				Bldg. Permit Fee $ 6.—	
					Total $ 8.—	
TYPE Ret Wall	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size 25x100	Ft. rear alley / Ft. side alley	Clerk Bendy
GROUP	Plans and Specifications checked Bruggen	Zone C-2	Fire District 2 (160)	No.	District Map No. 141-201	
For Plans See	Correction Verified Bruggen	Bldg. Line Ft.	Street Widening Ft.		Application checked and approved MAR 11 1953 Bendy Clerk	
Filed with 51290/52	Plans, Specifications and Application received and approved.	Continuous Inspection	SPRINKLER Specified—Required Valuation Included Yes— —No		Inspector	

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	MAR 10 53		LA30325		
Supplemental Plan Checking					
Building Permit	MAR 12 53		LA53890		


N
LARISSA DR.
DESCANSO DR.
NEW RET WALL
11'±
TRACT NO. 5012.
BLOCK 3
LOT 19
℄ SUNSET BLVD.

3

APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY — B&S B-3—12-70

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR. LOT: 9	BLK.	TRACT: 5036		CENSUS TRACT: 1954
2. PRESENT USE OF BUILDING: (16) Store	NEW USE OF BUILDING: (16) Same			DIST. MAP: 141-201
3. JOB ADDRESS: 3225 W. Sunset Blvd.				ZONE: C2-2
4. BETWEEN CROSS STREETS: Westerly	AND Micheltorena			FIRE DIST.: 2
5. OWNER'S NAME: Jack Bloomfust		PHONE: 763 7610		LOT (TYPE): int.
6. OWNER'S ADDRESS: Same	CITY	ZIP		LOT SIZE: 25x100
7. ARCHITECT OR DESIGNER: ---	STATE LICENSE No	PHONE		
8. ENGINEER: ---	STATE LICENSE No.	PHONE		ALLEY: /
9. CONTRACTOR: Ace Sand Blast	STATE LICENSE No. 2661090	PHONE 2452112		BLDG LINE: /
10. LENDER: --	BRANCH	ADDRESS		AFFIDAVITS: ///

11. SIZE OF EXISTING BLDG. LENGTH	WIDTH	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE
100	60	2	28	1

12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG ⟶	EXT. WALLS	ROOF	FLOOR
	conc	comp	cpnc.

3

13. JOB ADDRESS: 3225 W. Sunset — DISTRICT OFFICE: LA

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ 500 — GRADING: yes

15. NEW WORK (Describe): Sand Blast Conc. Interior — CRIT SOIL: yes — HIGHWAY DED.: yes

NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT	FLOOD
3 (16) Store				/

TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED	INSPECTION ACTIVITY: COMB	GEN	MAJ S	CONS	CONS
							/

BLDG. AREA	MAX. OCC. TOTAL	PLANS CHECKED	ZONED BY
	N/C		Jacobo

DWELL. UNITS	GUEST ROOMS	PARKING SPACES REQ'D	PROVIDED	PLANS APPROVED	FILE WITH

P.C. No.	CONT. INSP.	APPLICATION APPROVED	INSPECTOR
		Miller	

P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O	TYPIST
			8.25	/			acm

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

JAN-24-72 03878 E •43771 U — 1 CS 8.25

STATEMENT OF RESPONSIBILITY

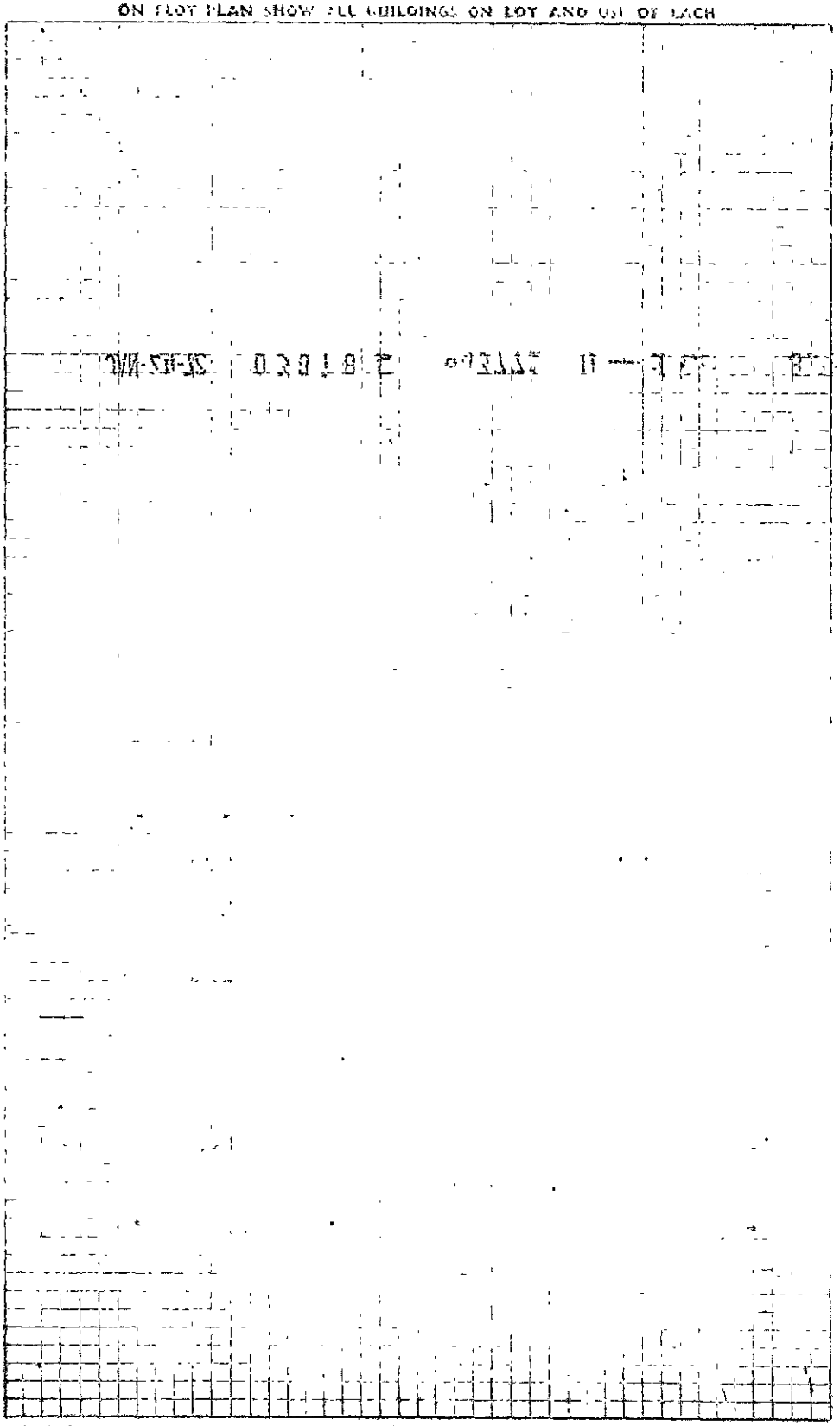
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"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: J. R. Dalton (Owner or Agent)

		Name	Date
Bureau of Engineering	ADDRESS APPROVED	Dalton	1-24-72
	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 PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



3 APPLICATION FOR INSPECTION — CITY OF LOS ANGELES — DEPT OF BUILDING AND SAFETY

2 3 0 0 5 0 0 2 3 1

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered items Only.

1. LEGAL DESCR.	LOT 9	BLOCK —	TRACT 5036	COUNCIL DISTRICT NO. 13	DIST MAP 147 201 / CENSUS TRACT 1954
2. PRESENT USE OF BUILDING	(1) retail store	NEW USE OF BUILDING	(1) retail store		ZONE
3. JOB ADDRESS	3225 Sunset Blvd. Los Angeles				FIRE DIST.
4. BETWEEEN CROSS STREETS	HICHEL Torena	AND	DESCANSO DR		LOT TYPE
5. OWNER'S NAME	Bob Blair		PHONE 247-1715		LOT SIZE
6. OWNER'S ADDRESS	1530 Cedar Hill Rd.	CITY Glendale	ZIP 91202		
7. ENGINEER	None	BUS. LIC. NO.	ACTIVE STATE LIC. NO	PHONE	ALLEY
8. ARCHITECT OR DESIGNER	None	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE
9. ARCHITECT OR ENGINEER ADDRESS	None	CITY	ZIP		AFFIDAVITS
10. CONTRACTOR	United Roofing Co.	BUS. LIC. NO. C-39	ACTIVE STATE LIC. NO. 137650	PHONE 223-4081	
11. SIZE OF EXISTING BLDG. WIDTH LENGTH		STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
12. CONST. MATERIAL OF EXISTING BLDG. →	EXT. WALLS	ROOF	FLOOR		
13. JOB ADDRESS	3225 Sunset Blvd.			STREET GUIDE	DISTRICT OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	23 sqs. $ 2300.00				SEISMIC STUDY ZONE
15. NEW WORK (Describe)	reroofing with 4-ply built-up fiberglass over tear-off				GRADING / FLOOD / HWY. DED. / CONS.
NEW USE OF BUILDING	same	SIZE OF ADDITION	STORIES	HEIGHT	ZONE/HT
TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED		FILE WITH
DWELL. UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED		TYPIST
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY COMB / GEN. / MAJ. S. / CONS.		INSPECTOR

P.C. none	GP I.	CONT. INSP	
SP.C	PM.		
BP 20.80	EI. .50	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	OSS. 1.00		
O/S	SOS		
DIST. OFFICE LA	C/O	SPRINKLERS REQ'D SPEC.	
P.C. NO.		ENERGY	

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED

CASHIER'S USE ONLY

C	.60 E.I.		B&SB-3 (R 1.83)
C	1.00 OSS		22.30
C	20.60 B-C		
	633 85 DDD		
J6772	2 0	5/06/83	22.30 CHTD

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 4-28-83 Lic. Class C-39 Lic. Number 137650 Contractor _____ (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 Contractor's 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. 637265-83 Insurance Company State Compensation Insurance Fun

☐ Certified copy is hereby furnished.

☒ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 4-28-83 Applicant's Signature _____

Applicant's Mailing Address 1821 Daly St. Los Angeles, CA 90031

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 _____ 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 conditions of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed _____ (Owner or agent having property owner's consent) Pres Position 4/28/83 Date

0 2 3 0 0 5 0 0 2 5 2

1983 APR 29 AM 9:58

1983 APR 29 AM 9:57

2230

HELD AT CASHIERS

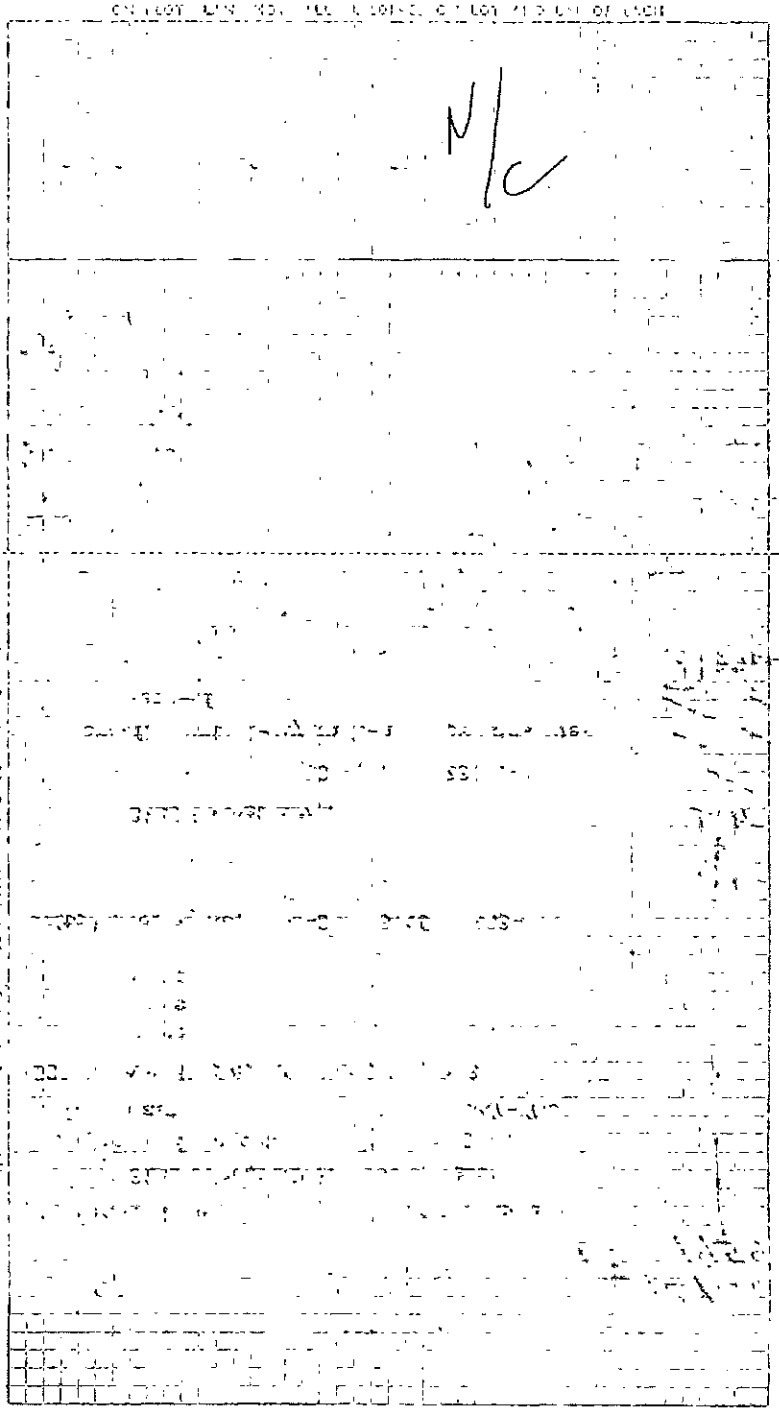


Exhibit E

EDR Government Radius Record Search

3209-3227 Sunset Blvd
3209 Sunset Blvd
Los Angeles, CA 90026

Inquiry Number: 5354429.2s
July 09, 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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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

3209 SUNSET BLVD
LOS ANGELES, CA 90026

COORDINATES

Latitude (North):	34.0857880 - 34° 5' 8.83"
Longitude (West):	118.2746510 - 118° 16' 28.74"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	382400.9
UTM Y (Meters):	3772206.5
Elevation:	369 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:
3209 SUNSET BLVD
LOS ANGELES, CA 90026

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	LEJ LLC DBA FIRST CL	3225 W SUNSET BLVD	HAZNET		TP
A2	M & K BODY SHOP, SAM	3225 SUNSET BLVD	EMI		TP
A3	SUNSET AUTO CRAFTERS	3225 W SUNSET BLVD	FINDS		TP
A4	M&K BODY SHOP	3225 SUNSET BLVD	HAZNET		TP
A5	ALL MAGIC PAINT & BO	3225 SUNSET BLVD	HAZNET		TP
A6	CHARBULAK V I	3202 S SUNSET BLVD	EDR Hist Cleaner	Lower	106, 0.020, SSW
B7	RAUL'S AUTO REPAIR &	3300 SUNSET BLVD	RCRA-SQG, FINDS, ECHO, EMI	Lower	189, 0.036, NW
B8	GO GAS CO	3300 S SUNSET BLVD	EDR Hist Auto	Lower	189, 0.036, NW
B9	ZIEFFLER JOHN	3310 S SUNSET BLVD	EDR Hist Auto	Lower	195, 0.037, NW
A10	FORMER GASOLINE STAT	3128 SUNSET BLVD	LUST	Lower	238, 0.045, SSW
A11	SHULTER E V	3140 S SUNSET BLVD	EDR Hist Auto	Lower	248, 0.047, South
C12	VERNON MILTON	3116 S SUNSET BLVD	EDR Hist Cleaner	Lower	303, 0.057, South
B13	POPPY CLEANERS	3339 SUNSET BLVD	EDR Hist Cleaner	Lower	321, 0.061, NNW
C14	JEWETT JAS	3111 S SUNSET BLVD	EDR Hist Cleaner	Lower	396, 0.075, SSE
B15	SOLES DEAN	3331 S SUNSET BLVD	EDR Hist Auto	Higher	405, 0.077, NNW
C16	LEO'S AUTO REPAIR	3100 SUNSET BLVD	LUST	Lower	471, 0.089, South
C17	AKER CHARLES J	3100 SUNSET BLVD	EDR Hist Auto	Lower	471, 0.089, South
C18	MR. DOMENIC SCAVO	3100 SUNSET BLVD	CA FID UST	Lower	471, 0.089, South
C19	MR. DOMENIC SCAVD	3100 SUNSET BLVD	SWEEPS UST	Lower	471, 0.089, South
C20	LEO'S AUTO REPAIR	3100 SUNSET	LUST, HIST CORTESE	Lower	471, 0.089, South
21	SOLTZ NATHAN	1402 MICHELTORENA ST	EDR Hist Cleaner	Higher	546, 0.103, NNW
D22	PARKMAN CLEANERS	2925 W SUNSET BLVD	DRYCLEANERS	Lower	835, 0.158, SSE
D23	PARKMAN DRY CLEANER	2925 W SUNSET BLVD	DRYCLEANERS	Lower	835, 0.158, SSE
D24	PARKMAN DRY CLEANER,	2925 W SUNSET BLVD	DRYCLEANERS	Lower	835, 0.158, SSE
25	LA USD MICHELTORENA	1511 MICHELTORENA ST	RCRA-SQG, FINDS, ECHO	Higher	851, 0.161, NNW
E26	JASMINE CLEANERS	3514 SUNSET BLVD	RCRA-SQG, FINDS, ECHO, DRYCLEANERS, HAZNET	Higher	1071, 0.203, NNW
E27	JASMINE CLEANERS, NA	3514 W SUNSET BL	DRYCLEANERS, EMI	Higher	1071, 0.203, NNW
28	AL VILLAREAL	1650 SILVER LAKE BLV	LUST, SWEEPS UST, CA FID UST	Higher	2145, 0.406, ENE
29	JAMES SCOVEL PROPERT	3827 SUNSET BLVD W	LUST, ENF, HIST CORTESE, CIWQS	Higher	2340, 0.443, NNW
30	FLORES RECYCLING	2517 W SUNSET BLVD	SWRCY	Higher	2559, 0.485, SE
31	BELMONT/HOLLYWOOD NO	WILLOWBROOK AVE/HOOV	ENVIROSTOR, SCH	Higher	2859, 0.541, WNW
32	BELMONT NEW P C NO 1	610 MICHELTORENA ST	RCRA-SQG, ENVIROSTOR, SCH, FINDS, ECHO, HAZNET	Lower	2866, 0.543, SW
33	TERMINIX	2828 LONDON STREET	ENVIROSTOR, VCP	Lower	3414, 0.647, South
34	DAYTON HEIGHTS ELEME	607 NORTH WESTMORELA	ENVIROSTOR, SCH	Lower	4219, 0.799, WSW
F35	CULLIGAN DEIONIZED W	315 N HOOVER ST	SWEEPS UST, CA FID UST, HWP	Lower	4300, 0.814, SW
F36	CULLIGAN D I WATER S	315 NORTH HOOVER STR	ENVIROSTOR, HIST UST	Lower	4300, 0.814, SW
F37	PUEBLO NUEVO CHARTER	3501-3515 WEST TEMPL	ENVIROSTOR, SCH	Lower	4342, 0.822, SW
38	ALVARADO	1453 & 1455 NORTH AL	ENVIROSTOR, VCP	Higher	4342, 0.822, ESE
39	CENTRAL REGION ES #1	2115 MARATHON STREET	ENVIROSTOR, SCH	Higher	4464, 0.845, SE

MAPPED SITES SUMMARY

Target Property Address:
3209 SUNSET BLVD
LOS ANGELES, CA 90026

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
40	MARSHALL NEW PRIMARY	LEXINGTON AVE/WESTMO	ENVIROSTOR, SCH	Lower	4671, 0.885, NW
41	CHEVRON USA INC.	4166 MELROSE AVE. #9	Notify 65	Lower	5036, 0.954, West
42	APPLIED GRAPHICS TEC	340 N MADISON AV	ENVIROSTOR, EMI	Lower	5145, 0.974, SW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
LEJ LLC DBA FIRST CL 3225 W SUNSET BLVD LOS ANGELES, CA 90026	HAZNET GEPAID: CAL000330910	N/A
M & K BODY SHOP, SAM 3225 SUNSET BLVD LOS ANGELES, CA 90026	EMI Facility Id: 18519	N/A
SUNSET AUTO CRAFTERS 3225 W SUNSET BLVD LOS ANGELES, CA 90026	FINDS Registry ID:: 110065274571	N/A
M&K BODY SHOP 3225 SUNSET BLVD HOLLYWOOD, CA 90026	HAZNET GEPAID: CAL000035662	N/A
ALL MAGIC PAINT & BO 3225 SUNSET BLVD LOS ANGELES, CA 90026	HAZNET GEPAID: CAL000284516	N/A

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

EXECUTIVE SUMMARY

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 RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

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

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
CPS-SLIC..... Statewide SLIC Cases

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing
UST..... Active UST Facilities
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
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

AOCONCERN ---------- San Gabriel Valley Areas of Concern
US HIST CDL ---------- Delisted National Clandestine Laboratory Register
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
CERS HAZ WASTE ---------- CERS HAZ WASTE

Local Lists of Registered Storage Tanks

HIST UST ---------- Hazardous Substance Storage Container Database
CERS TANKS ---------- California Environmental Reporting System (CERS) Tanks

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

RCRA NonGen / NLR ---------- RCRA - Non Generators / No Longer Regulated

EXECUTIVE SUMMARY

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
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
ENF	Enforcement Action Listing
Financial Assurance	Financial Assurance Information Listing
ICE	ICE
LOS ANGELES CO. HMS	HMS: Street Number List
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
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
PROJECT	PROJECT (GEOTRACKER)

PROD WATER PONDS..... PROD WATER PONDS (GEOTRACKER)
OTHER OIL GAS..... OTHER OIL & GAS (GEOTRACKER)
NON-CASE INFO..... NON-CASE INFO (GEOTRACKER)
MILITARY PRIV SITES..... MILITARY PRIV SITES (GEOTRACKER)
CIWQS..... California Integrated Water Quality System
CERS..... CERS
UIC GEO..... UIC GEO (GEOTRACKER)
SAMPLING POINT..... SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ..... Well Stimulation Project (GEOTRACKER)

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-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 03/01/2018 has revealed that there are 3 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LA USD MICHELTORENA	*1511 MICHELTORENA ST*	*NNW 1/8 - 1/4 (0.161 mi.)*	*25*	*27*
JASMINE CLEANERS	*3514 SUNSET BLVD*	*NNW 1/8 - 1/4 (0.203 mi.)*	*E26*	*28*

Lower Elevation	Address	Direction / Distance	Map ID	Page
RAUL'S AUTO REPAIR &	*3300 SUNSET BLVD*	*NW 0 - 1/8 (0.036 mi.)*	*B7*	*13*

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 04/30/2018 has revealed that there are 10 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BELMONT/HOLLYWOOD NO Facility Id: 19800042 Status: Inactive - Needs Evaluation	*WILLOWBROOK AVE/HOOV*	*WNW 1/2 - 1 (0.541 mi.)*	*31*	*50*
ALVARADO Facility Id: 60002289 Status: Active	*1453 & 1455 NORTH AL*	*ESE 1/2 - 1 (0.822 mi.)*	*38*	*79*
CENTRAL REGION ES #1 Facility Id: 60000074 Status: Certified	*2115 MARATHON STREET*	*SE 1/2 - 1 (0.845 mi.)*	*39*	*83*

Lower Elevation	Address	Direction / Distance	Map ID	Page
BELMONT NEW P C NO 1 Facility Id: 19820049 Status: No Further Action	*610 MICHELTORENA ST*	*SW 1/2 - 1 (0.543 mi.)*	*32*	*52*
TERMINIX Facility Id: 19070003 Status: Active	*2828 LONDON STREET*	*S 1/2 - 1 (0.647 mi.)*	*33*	*58*
DAYTON HEIGHTS ELEME Facility Id: 19880014 Status: Certified	*607 NORTH WESTMORELA*	*WSW 1/2 - 1 (0.799 mi.)*	*34*	*65*
CULLIGAN D I WATER S Facility Id: 80001345 Facility Id: 19350464 Status: * Inactive Status: Refer: RCRA	*315 NORTH HOOVER STR*	*SW 1/2 - 1 (0.814 mi.)*	*F36*	*71*
PUEBLO NUEVO CHARTER Facility Id: 60000553 Status: Certified	*3501-3515 WEST TEMPL*	*SW 1/2 - 1 (0.822 mi.)*	*F37*	*74*
MARSHALL NEW PRIMARY	*LEXINGTON AVE/WESTMO*	*NW 1/2 - 1 (0.885 mi.)*	*40*	*88*

Facility Id: 19650016
Status: No Further Action

APPLIED GRAPHICS TEC ***340 N MADISON AV*** ***SW 1/2 - 1 (0.974 mi.)*** ***42*** ***91***
Facility Id: 71002193
Status: Refer: Other Agency

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 5 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
AL VILLAREAL	***1650 SILVER LAKE BLV***	***ENE 1/4 - 1/2 (0.406 mi.)***	***28***	***35***
Database: LUST, Date of Government Version: 03/12/2018 Status: Open - Active Global Id: T10000011344				
JAMES SCOVEL PROPERT	***3827 SUNSET BLVD W***	***NNW 1/4 - 1/2 (0.443 mi.)***	***29***	***36***
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: 900290125 Status: Pollution Characterization Global Id: T0603700775 Global ID: T0603700775				

Lower Elevation	Address	Direction / Distance	Map ID	Page
FORMER GASOLINE STAT	3128 SUNSET BLVD	SSW 0 - 1/8 (0.045 mi.)	A10	16
Database: LUST, Date of Government Version: 03/12/2018 Status: Completed - Case Closed Global Id: T10000010943				
LEO'S AUTO REPAIR	3100 SUNSET BLVD	S 0 - 1/8 (0.089 mi.)	C16	19
Database: LUST, Date of Government Version: 03/12/2018 Status: Completed - Case Closed Global Id: T0603700711				
LEO'S AUTO REPAIR	***3100 SUNSET***	***S 0 - 1/8 (0.089 mi.)***	***C20***	***22***
Database: LUST REG 4, Date of Government Version: 09/07/2004 Facility Id: 900260070 Status: Case Closed Global ID: T0603700711				

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: A listing of recycling facilities in California.

A review of the SWRCY list, as provided by EDR, and dated 03/12/2018 has revealed that there is 1 SWRCY site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
FLORES RECYCLING Cert Id: RC10405	2517 W SUNSET BLVD	SE 1/4 - 1/2 (0.485 mi.)	30	49

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 is 1 SWEEPS UST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
MR. DOMENIC SCAVD Comp Number: 7490	3100 SUNSET BLVD	S 0 - 1/8 (0.089 mi.)	C19	22

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 is 1 CA FID UST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
MR. DOMENIC SCAVO Facility Id: 19002585 Status: I	3100 SUNSET BLVD	S 0 - 1/8 (0.089 mi.)	C18	21

Other Ascertainable Records

DRYCLEANERS: 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 cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

A review of the DRYCLEANERS list, as provided by EDR, has revealed that there are 5 DRYCLEANERS sites

within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
JASMINE CLEANERS	***3514 SUNSET BLVD***	***NNW 1/8 - 1/4 (0.203 mi.)***	***E26***	***28***
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 03/16/2018				
JASMINE CLEANERS, NA	***3514 W SUNSET BL***	***NNW 1/8 - 1/4 (0.203 mi.)***	***E27***	***32***
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 03/16/2018				

Lower Elevation	Address	Direction / Distance	Map ID	Page
PARKMAN CLEANERS	2925 W SUNSET BLVD	SSE 1/8 - 1/4 (0.158 mi.)	D22	24
Database: DRYCLEANERS, Date of Government Version: 03/27/2018				
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 03/16/2018				
EPA Id: CAL000267279				
EPA Id: CAL000286866				
PARKMAN DRY CLEANER	2925 W SUNSET BLVD	SSE 1/8 - 1/4 (0.158 mi.)	D23	26
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 03/16/2018				
PARKMAN DRY CLEANER,	2925 W SUNSET BLVD	SSE 1/8 - 1/4 (0.158 mi.)	D24	26
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 03/16/2018				

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 2 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
JAMES SCOVEL PROPERT	***3827 SUNSET BLVD W***	***NNW 1/4 - 1/2 (0.443 mi.)***	***29***	***36***
Reg Id: 900290125				

Lower Elevation	Address	Direction / Distance	Map ID	Page
LEO'S AUTO REPAIR	***3100 SUNSET***	***S 0 - 1/8 (0.089 mi.)***	***C20***	***22***
Reg Id: 900260070				

HWP: Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

A review of the HWP list, as provided by EDR, and dated 02/20/2018 has revealed that there is 1 HWP site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CULLIGAN DEIONIZED W	***315 N HOOVER ST***	***SW 1/2 - 1 (0.814 mi.)***	***F35***	***69***
EPA Id: CAD000819755				
Cleanup Status: PROTECTIVE FILER				

Notify 65: 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.

A review of the Notify 65 list, as provided by EDR, and dated 03/23/2018 has revealed that there is 1 Notify 65 site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON USA INC.	4166 MELROSE AVE. #9	W 1/2 - 1 (0.954 mi.)	41	91

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 5 EDR Hist Auto sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SOLES DEAN	3331 S SUNSET BLVD	NNW 0 - 1/8 (0.077 mi.)	B15	19
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
GO GAS CO	3300 S SUNSET BLVD	NW 0 - 1/8 (0.036 mi.)	B8	15
ZIEFFLER JOHN	3310 S SUNSET BLVD	NW 0 - 1/8 (0.037 mi.)	B9	16
SHULTER E V	3140 S SUNSET BLVD	S 0 - 1/8 (0.047 mi.)	A11	18
AKER CHARLES J	3100 SUNSET BLVD	S 0 - 1/8 (0.089 mi.)	C17	21

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 5 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SOLTZ NATHAN	1402 MICHELTORENA ST	NNW 0 - 1/8 (0.103 mi.)	21	23
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
CHARBULAK V I	3202 S SUNSET BLVD	SSW 0 - 1/8 (0.020 mi.)	A6	12

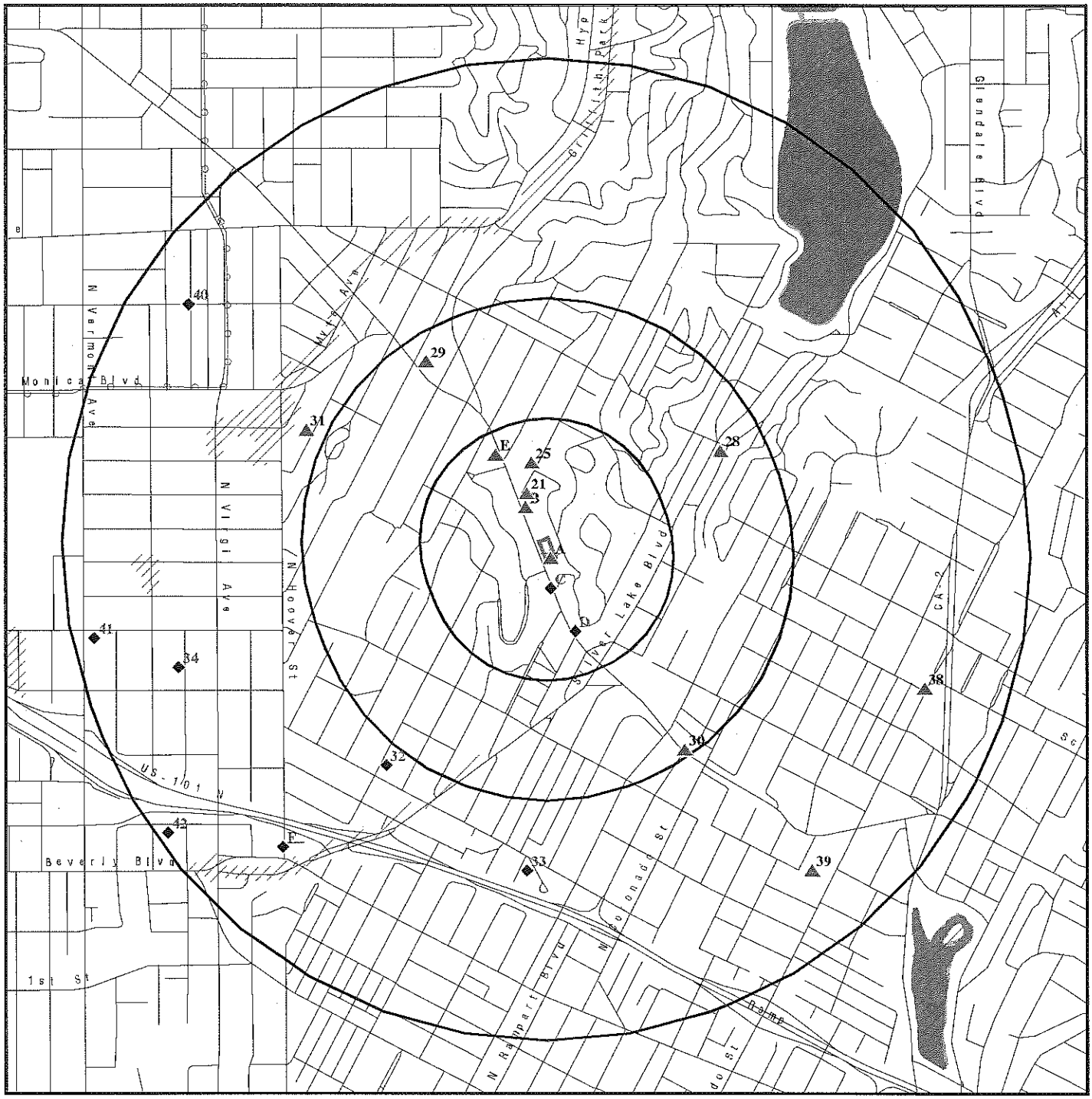
EXECUTIVE SUMMARY

Lower Elevation	Address	Direction / Distance	Map ID	Page
VERNON MILTON	3116 S SUNSET BLVD	S 0 - 1/8 (0.057 mi.)	C12	18
POPPY CLEANERS	3339 SUNSET BLVD	NNW 0 - 1/8 (0.061 mi.)	B13	18
JEWETT JAS	3111 S SUNSET BLVD	SSE 0 - 1/8 (0.075 mi.)	C14	19

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 5354429.2S



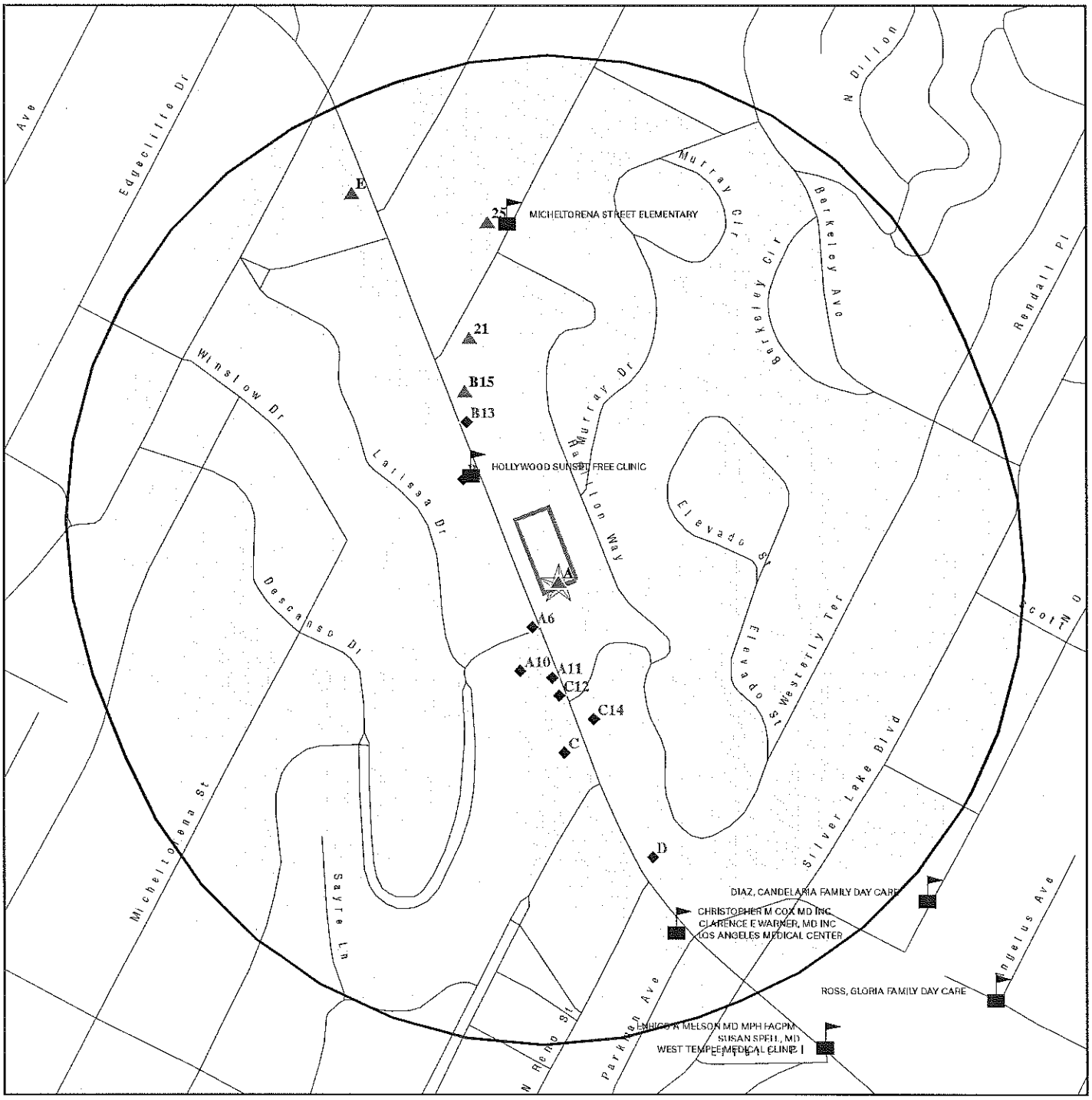
- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- 100-year flood zone
- 500-year 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: 3209-3227 Sunset Blvd ADDRESS: 3209 Sunset Blvd Los Angeles CA 90026 LAT/LONG: 34.085788 / 118.274651	CLIENT: ENCON Technologies Inc. CONTACT: Elizabeth Bartley INQUIRY #: 5354429.2s DATE: July 09, 2018 3:09 pm

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DETAIL MAP - 5354429.2S



- 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

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: 3209-3227 Sunset Blvd	CLIENT: ENCON Technologies Inc.
ADDRESS: 3209 Sunset Blvd Los Angeles CA 90026	CONTACT: Elizabeth Bartley
LAT/LONG: 34.085788 / 118.274651	INQUIRY #: 5354429.2s DATE: July 09, 2018 3:10 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	0.001		0	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		0	0	NR	NR	NR	0
RCRA-SQG	0.250		1	2	NR	NR	NR	3
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
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	0.001		0	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	0	0	10	NR	10
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		3	0	2	NR	NR	5

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
CPS-SLIC	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
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	1	NR	NR	1
HAULERS	0.001		0	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								
AOCONCERN	1.000		0	0	0	0	NR	0
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
CERS HAZ WASTE	0.250		0	0	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		1	0	NR	NR	NR	1
HIST UST	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		1	0	NR	NR	NR	1
CERS TANKS	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	0.001		0	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
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
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	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	0.001		0	NR	NR	NR	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.001		0	NR	NR	NR	NR	0
FINDS	0.001	1	0	NR	NR	NR	NR	1
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	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

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
DRYCLEANERS	0.250		0	5	NR	NR	NR	5
EMI	0.001	1	0	NR	NR	NR	NR	1
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001	3	0	NR	NR	NR	NR	3
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		1	0	1	NR	NR	2
LOS ANGELES CO. HMS	0.001		0	NR	NR	NR	NR	0
HWP	1.000		0	0	0	1	NR	1
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.001		0	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	1	NR	1
LA Co. Site Mitigation	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0
CIWQS	0.001		0	NR	NR	NR	NR	0
CERS	0.001		0	NR	NR	NR	NR	0
UIC GEO	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	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		5	NR	NR	NR	NR	5
EDR Hist Cleaner	0.125		5	NR	NR	NR	NR	5
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		5	17	7	4	12	0	45

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1
Target
Property

LEJ LLC DBA FIRST CLASS AUTO CRAFT
3225 W SUNSET BLVD
LOS ANGELES, CA 90026

HAZNET **S113152054**
N/A

Site 1 of 8 in cluster A

Actual:
369 ft.

HAZNET:

envid:	S113152054
Year:	2016
GEPAID:	CAL000330910
Contact:	WENDY MARTINEZ
Telephone:	3236443313
Mailing Name:	Not reported
Mailing Address:	3225 W SUNSET BLVD
Mailing City,St,Zip:	LOS ANGELES, CA 900262115
Gen County:	Los Angeles
TSD EPA ID:	CAD097030993
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:	0.1
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:	S113152054
Year:	2015
GEPAID:	CAL000330910
Contact:	WENDY MARTINEZ
Telephone:	3236443313
Mailing Name:	Not reported
Mailing Address:	3225 W SUNSET BLVD
Mailing City,St,Zip:	LOS ANGELES, CA 900262115
Gen County:	Los Angeles
TSD EPA ID:	CAD008252405
TSD County:	Los Angeles
Waste Category:	Unspecified solvent mixture
Disposal Method:	Solvents Recovery
Tons:	0.075
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	S113152054
Year:	2015
GEPAID:	CAL000330910
Contact:	WENDY MARTINEZ
Telephone:	3236443313
Mailing Name:	Not reported
Mailing Address:	3225 W SUNSET BLVD
Mailing City,St,Zip:	LOS ANGELES, CA 900262115
Gen County:	Los Angeles
TSD EPA ID:	CAD008252405
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)

LEJ LLC DBA FIRST CLASS AUTO CRAFT (Continued) **S113152054**

Tons:	0.02
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles
envid:	S113152054
Year:	2015
GEPAID:	CAL000330910
Contact:	WENDY MARTINEZ
Telephone:	3236443313
Mailing Name:	Not reported
Mailing Address:	3225 W SUNSET BLVD
Mailing City,St,Zip:	LOS ANGELES, CA 900262115
Gen County:	Los Angeles
TSD EPA ID:	CAD008252405
TSD County:	Los Angeles
Waste Category:	Waste oil and mixed oil
Disposal Method:	Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.1672
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles
envid:	S113152054
Year:	2015
GEPAID:	CAL000330910
Contact:	WENDY MARTINEZ
Telephone:	3236443313
Mailing Name:	Not reported
Mailing Address:	3225 W SUNSET BLVD
Mailing City,St,Zip:	LOS ANGELES, CA 900262115
Gen County:	Los Angeles
TSD EPA ID:	CAD008252405
TSD County:	Los Angeles
Waste Category:	Aqueous solution with total organic residues 10 percent or more
Disposal Method:	Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.21684
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

Click this hyperlink while viewing on your computer to access
6 additional CA_HAZNET: record(s) in the EDR Site Report.

A2 **M & K BODY SHOP, SAM BEKHOR DB** **EMI** **S106834875**
Target **3225 SUNSET BLVD** **N/A**
Property **LOS ANGELES, CA 90026**

Site 2 of 8 in cluster A

Actual: EMI:
369 ft.

Year:	1990
County Code:	19
Air Basin:	SC
Facility ID:	18519
Air District Name:	SC
SIC Code:	7538
Air District Name:	SOUTH COAST AQMD

M & K BODY SHOP, SAM BEKHOR DB (Continued) **S106834875**

Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	6
Reactive Organic Gases Tons/Yr:	2
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

A3 **SUNSET AUTO CRAFTERS** **FINDS** **1023239716**
Target **3225 W SUNSET BLVD** **N/A**
Property **LOS ANGELES, CA 90026**

Site 3 of 8 in cluster A

Actual: FINDS:
369 ft.

Registry ID: 110065274571

Environmental Interest/Information System
STATE MASTER

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

A4 **M&K BODY SHOP** **HAZNET** **S113035627**
Target **3225 SUNSET BLVD** **N/A**
Property **HOLLYWOOD, CA 90026**

Site 4 of 8 in cluster A

Actual: HAZNET:
369 ft.

envid:	S113035627
Year:	2007
GEPAID:	CAL000035662
Contact:	--
Telephone:	--
Mailing Name:	Not reported
Mailing Address:	3225 W SUNSET BLVD
Mailing City,St,Zip:	LOS ANGELES, CA 900262115
Gen County:	Not reported
TSD EPA ID:	CAD008252405
TSD County:	Not reported
Waste Category:	Unspecified organic liquid mixture
Disposal Method:	Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.17
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	S113035627
Year:	2005
GEPAID:	CAL000035662
Contact:	--

M&K BODY SHOP (Continued) **S113035627**

Telephone: --
Mailing Name: Not reported
Mailing Address: 3225 W SUNSET BLVD
Mailing City,St,Zip: LOS ANGELES, CA 900262115
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Unspecified solvent mixture
Disposal Method: Not reported
Tons: 0.45
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: S113035627
Year: 2004
GEPAID: CAL000035662
Contact: --
Telephone: --
Mailing Name: Not reported
Mailing Address: 3225 W SUNSET BLVD
Mailing City,St,Zip: LOS ANGELES, CA 900262115
Gen County: Not reported
TSD EPA ID: CAD981696420
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Recycler
Tons: 2.08
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: S113035627
Year: 2004
GEPAID: CAL000035662
Contact: --
Telephone: --
Mailing Name: Not reported
Mailing Address: 3225 W SUNSET BLVD
Mailing City,St,Zip: LOS ANGELES, CA 900262115
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Unspecified solvent mixture
Disposal Method: Recycler
Tons: 0.68
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: S113035627
Year: 2003
GEPAID: CAL000035662
Contact: --
Telephone: --
Mailing Name: Not reported
Mailing Address: 3225 W SUNSET BLVD

M&K BODY SHOP (Continued) **S113035627**

Mailing City,St,Zip:	LOS ANGELES, CA 900262115
Gen County:	Not reported
TSD EPA ID:	CAD008252405
TSD County:	Not reported
Waste Category:	Unspecified solvent mixture
Disposal Method:	Recycler
Tons:	0.2
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

Click this hyperlink while viewing on your computer to access
2 additional CA_HAZNET: record(s) in the EDR Site Report.

A5
Target Property
ALL MAGIC PAINT & BODY
3225 SUNSET BLVD
LOS ANGELES, CA 90026

HAZNET **S113133097**
N/A

Site 5 of 8 in cluster A

Actual:
369 ft.

HAZNET:

envid:	S113133097
Year:	2006
GEPAID:	CAL000284516
Contact:	SIMON EDRI
Telephone:	3236648999
Mailing Name:	Not reported
Mailing Address:	3225 SUNSET BLVD
Mailing City,St,Zip:	LOS ANGELES, CA 90026
Gen County:	Not reported
TSD EPA ID:	CAD028409019
TSD County:	Not reported
Waste Category:	Unspecified solvent mixture
Disposal Method:	Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.22
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

A6
SSW
< 1/8
0.020 mi.
106 ft.
CHARBULAK V I
3202 S SUNSET BLVD
LOS ANGELES, CA

EDR Hist Cleaner **1009187924**
N/A

Site 6 of 8 in cluster A

Relative:
Lower

EDR Hist Cleaner

Actual:
351 ft.

Year:	Name:	Type:
1929	CHARBULAK V I	CLOTHES PRESSERS CLEANERS AND REPAIRERS
1937	REID L B	CLOTHES PRESSERS AND CLEANERS

B7 **RAUL'S AUTO REPAIR & BODY SHOP** **RCRA-SQG** **1000275389**
NW **3300 SUNSET BLVD** **FINDS** **CAD982320434**
< 1/8 **LOS ANGELES, CA 90026** **ECHO**
0.036 mi. **EMI**
189 ft. **Site 1 of 5 in cluster B**

Relative:
Lower

Actual:
357 ft.

RCRA-SQG:

Date form received by agency:	03/16/1988
Facility name:	RAUL'S AUTO REPAIR & BODY SHOP
Facility address:	3300 SUNSET BLVD LOS ANGELES, CA 90026
EPA ID:	CAD982320434
Mailing address:	SUNSET BLVD LOS ANGELES, CA 90026
Contact:	ENVIRONMENTAL MANAGER
Contact address:	3300 SUNSET BLVD LOS ANGELES, CA 90026
Contact country:	US
Contact telephone:	213-666-5171
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:	RAUL TORRES
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

RAUL'S AUTO REPAIR & BODY SHOP (Continued) **1000275389**

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: 110002793371

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: 1000275389
Registry ID: 110002793371
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002793371

EMI:
Year: 1987
County Code: 19
Air Basin: SC
Facility ID: 20866
Air District Name: SC
SIC Code: 7538
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

RAUL'S AUTO REPAIR & BODY SHOP (Continued) **1000275389**

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

Year:	1990
County Code:	19
Air Basin:	SC
Facility ID:	20866
Air District Name:	SC
SIC Code:	7538
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

B8 **GO GAS CO** **EDR Hist Auto** **1009083073**
NW **3300 S SUNSET BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.036 mi.
189 ft. **Site 2 of 5 in cluster B**

Relative: EDR Hist Auto
Lower

Actual:
357 ft.

Year:	Name:	Type:
1933	GO GAS SUPER SERVICE CO	GASOLINE AND OIL SERVICE STATIONS
1937	GO GAS CO	GASOLINE AND OIL SERVICE STATIONS
1942	CRUM JOS	GASOLINE AND OIL SERVICE STATIONS
1975	RAULS AUTO REPAIR	General Automotive Repair Shops
1976	RAULS AUTO REPAIR	General Automotive Repair Shops
1977	RAULS AUTO REPAIR	General Automotive Repair Shops
1978	RAULS AUTO REPAIR	General Automotive Repair Shops
1979	RAULS AUTO REPAIR	General Automotive Repair Shops
1980	RAULS AUTO REPAIR	General Automotive Repair Shops
1982	RAULS AUTO REPAIR	General Automotive Repair Shops
1983	RAULS AUTO REPAIR	General Automotive Repair Shops
1985	RAULS AUTO REPAIR	General Automotive Repair Shops
1986	RAULS AUTO REPAIR	General Automotive Repair Shops
1987	RAULS AUTO REPAIR	General Automotive Repair Shops
1988	RAULS AUTO REPAIR	General Automotive Repair Shops
1989	RAULS AUTO REPAIR	General Automotive Repair Shops
1990	RAULS AUTO REPAIR	General Automotive Repair Shops
1990	ANZ BODY SHOP	Top And Body Repair And Paint Shops
1991	ANZ BODY SHOP	Top And Body Repair And Paint Shops
1991	RAULS AUTO REPAIR	General Automotive Repair Shops
1992	RAULS AUTO REPAIR	General Automotive Repair Shops
1992	ANZ BODY SHOP	Top And Body Repair And Paint Shops
1993	ANZ BODY SHOP	Top And Body Repair And Paint Shops
1994	OUR SHOP	General Automotive Repair Shops
1994	RAULS AUTO REPAIR	General Automotive Repair Shops
1998	RAULS AUTO REPAIR	General Automotive Repair Shops
1999	RAULS AUTO REPAIR	General Automotive Repair Shops

GO GAS CO (Continued) **1009083073**

2000	MOCEROS AUTO CTR	Automotive Repair Shops, NEC
2001	MOCEROS AUTO CENTER	Automotive Repair Shops, NEC
2002	MOCEROS AUTO CENTER	Automotive Repair Shops, NEC
2003	MOCERO S AUTO CENTER	Automotive Repair Shops, NEC
2004	MOCERO S AUTO CENTER	Automotive Repair Shops, NEC
2005	MOCERO S AUTO CENTER	Automotive Repair Shops, NEC
2006	MOCERO S AUTO CENTER	Automotive Repair Shops, NEC
2007	MOCERO S AUTO CENTER	Automotive Repair Shops, NEC
2008	MOCERO S AUTO CENTER	Automotive Repair Shops, NEC
2009	MOCERO S AUTO CENTER	Automotive Repair Shops, NEC
2010	MOCERO S AUTO CENTER	Automotive Repair Shops, NEC
2011	MOCERO S AUTO CENTER	Automotive Repair Shops, NEC
2012	MOCERO S AUTO CENTER	Automotive Repair Shops, NEC

B9 **ZIEFFLER JOHN** **EDR Hist Auto** **1009081299**
NW **3310 S SUNSET BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.037 mi.
195 ft. **Site 3 of 5 in cluster B**

Relative: EDR Hist Auto
Lower

Actual: **358 ft.**

Year:	Name:	Type:
1937	ZIEFFLER JOHN	AUTOMOBILE REPAIRING

A10 **FORMER GASOLINE STATION** **LUST** **S121307848**
SSW **3128 SUNSET BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90026**
0.045 mi.
238 ft. **Site 7 of 8 in cluster A**

Relative: LUST:
Lower

Actual: **347 ft.**

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000010943
Global Id:	T10000010943
Latitude:	34.08507
Longitude:	-118.27502
Status:	Completed - Case Closed
Status Date:	01/25/2018
Case Worker:	MB
RB Case Number:	900260389
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:	Total Petroleum Hydrocarbons (TPH)
Site History:	Not reported

LUST:

Global Id:	T10000010943
Contact Type:	Regional Board Caseworker
Contact Name:	MAGDY BAIADY
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W. 4TH ST., SUITE 200
City:	LOS ANGELES
Email:	mbaiady@waterboards.ca.gov

FORMER GASOLINE STATION (Continued) **S121307848**

Phone Number: 2135766699

LUST:
Global Id: T10000010943
Action Type: Other
Date: 08/22/2017
Action: Leak Reported

Global Id: T10000010943
Action Type: ENFORCEMENT
Date: 01/25/2018
Action: Closure/No Further Action Letter

Global Id: T10000010943
Action Type: Other
Date: 08/22/2017
Action: Leak Began

Global Id: T10000010943
Action Type: RESPONSE
Date: 10/14/2017
Action: Other Report / Document

Global Id: T10000010943
Action Type: RESPONSE
Date: 10/03/2017
Action: Request for Closure - Regulator Responded

Global Id: T10000010943
Action Type: ENFORCEMENT
Date: 09/14/2017
Action: Staff Letter

Global Id: T10000010943
Action Type: ENFORCEMENT
Date: 08/22/2017
Action: Referral to Regional Board

Global Id: T10000010943
Action Type: ENFORCEMENT
Date: 11/20/2017
Action: Notification - Preclosure

Global Id: T10000010943
Action Type: Other
Date: 08/22/2017
Action: Leak Discovery

LUST:
Global Id: T10000010943
Status: Open - Case Begin Date
Status Date: 08/22/2017

Global Id: T10000010943
Status: Open - Inactive
Status Date: 08/22/2017

FORMER GASOLINE STATION (Continued) **S121307848**

Global Id: T10000010943
Status: Open - Inactive
Status Date: 08/22/2017

Global Id: T10000010943
Status: Pending Review
Status Date: 08/31/2017

Global Id: T10000010943
Status: Open - Eligible for Closure
Status Date: 11/15/2017

Global Id: T10000010943
Status: Completed - Case Closed
Status Date: 01/25/2018

A11 **SHULTER E V** **EDR Hist Auto** **1009081857**
South **3140 S SUNSET BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.047 mi.
248 ft. **Site 8 of 8 in cluster A**

Relative: EDR Hist Auto
Lower

Actual: **353 ft.**

Year:	Name:	Type:
1937	SHULTER E V	GASOLINE AND OIL SERVICE STATIONS

C12 **VERNON MILTON** **EDR Hist Cleaner** **1009191649**
South **3116 S SUNSET BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.057 mi.
303 ft. **Site 1 of 7 in cluster C**

Relative: EDR Hist Cleaner
Lower

Actual: **352 ft.**

Year:	Name:	Type:
1929	VERNON MILTON	CLOTHES PRESSERS CLEANERS AND REPAIRERS
1933	GREENBERG ABR	CLOTHES PRESSERS AND CLEANERS

B13 **POPPY CLEANERS** **EDR Hist Cleaner** **1018466851**
NNW **3339 SUNSET BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90026**
0.061 mi.
321 ft. **Site 4 of 5 in cluster B**

Relative: EDR Hist Cleaner
Lower

Actual: **368 ft.**

Year:	Name:	Type:
1980	POPPY CLEANERS	Garment Pressing And Cleaners' Agents
1982	POPPY CLEANERS	Garment Pressing And Cleaners' Agents
1983	POPPY CLEANERS	Garment Pressing And Cleaners' Agents
1985	POPPY CLEANERS	Garment Pressing And Cleaners' Agents
1986	POPPY CLEANERS	Garment Pressing And Cleaners' Agents
1987	POPPY CLEANERS	Garment Pressing And Cleaners' Agents

POPPY CLEANERS (Continued) **1018466851**

1988	POPPY CLEANERS	Garment Pressing And Cleaners' Agents
1989	POPPY CLEANERS	Laundry And Drycleaner Agents
1994	ELEGANT CLEANERS	Garment Pressing And Cleaners' Agents
1995	ELEGANT CLEANERS	Garment Pressing And Cleaners' Agents
1996	ELEGANT CLEANERS	Garment Pressing And Cleaners' Agents
1997	ELEGANT CLEANERS	Garment Pressing And Cleaners' Agents
1998	ELEGANT CLEANERS	Garment Pressing And Cleaners' Agents
1999	ELEGANT CLEANERS	Garment Pressing And Cleaners' Agents
2000	ELEGANT CLEANERS	Garment Pressing And Cleaners' Agents
2001	ELEGANT CLEANERS	Garment Pressing And Cleaners' Agents
2002	ELEGANT CLEANERS	Garment Pressing And Cleaners' Agents
2003	ELEGANT CLEANERS	Garment Pressing And Cleaners' Agents
2004	ELEGANT CLEANERS	Garment Pressing And Cleaners' Agents
2005	ELEGANT CLEANERS	Garment Pressing And Cleaners' Agents
2006	ELEGANT CLEANERS	Garment Pressing And Cleaners' Agents
2007	ELEGANT CLEANERS	Garment Pressing And Cleaners' Agents
2008	ELEGANT CLEANERS	Garment Pressing And Cleaners' Agents
2009	ELEGANT CLEANERS	Garment Pressing And Cleaners' Agents
2010	ELEGANT CLEANERS	Garment Pressing And Cleaners' Agents
2011	ELEGANT CLEANERS	Garment Pressing And Cleaners' Agents

C14 **JEWETT JAS** **EDR Hist Cleaner** **1009187972**
SSE **3111 S SUNSET BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.075 mi.
396 ft. **Site 2 of 7 in cluster C**

Relative: EDR Hist Cleaner
Lower

Actual: **357 ft.**

Year:	Name:	Type:
1929	GROVE J A	CLOTHES PRESSERS CLEANERS AND REPAIRERS
1937	JEWETT JAS	CLOTHES PRESSERS AND CLEANERS

B15 **SOLES DEAN** **EDR Hist Auto** **1009079996**
NNW **3331 S SUNSET BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.077 mi.
405 ft. **Site 5 of 5 in cluster B**

Relative: EDR Hist Auto
Higher

Actual: **372 ft.**

Year:	Name:	Type:
1929	SOLES DEAN	AUTOMOBILE REPAIRING AND SERVICE STATIONS

C16 **LEO'S AUTO REPAIR** **LUST** **S111760329**
South **3100 SUNSET BLVD** **N/A**
< 1/8 **ECHO PARK, CA 90026**
0.089 mi.
471 ft. **Site 3 of 7 in cluster C**

Relative: LUST:
Lower

Actual: **350 ft.**

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700711
Global Id:	T0603700711

LEO'S AUTO REPAIR (Continued) **S111760329**

Latitude:	34.0844493
Longitude:	-118.2745373
Status:	Completed - Case Closed
Status Date:	12/20/1996
Case Worker:	YR
RB Case Number:	900260070
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:	T0603700711
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:	T0603700711
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:	T0603700711
Action Type:	Other
Date:	05/25/1990
Action:	Leak Reported

LUST:

Global Id:	T0603700711
Status:	Open - Case Begin Date
Status Date:	05/25/1990

Global Id:	T0603700711
Status:	Open - Site Assessment
Status Date:	05/25/1990

Global Id:	T0603700711
Status:	Open - Site Assessment
Status Date:	01/15/1996

Global Id:	T0603700711
Status:	Completed - Case Closed
Status Date:	12/20/1996

C17
South
< 1/8
0.089 mi.
471 ft.

AKER CHARLES J
3100 SUNSET BLVD
LOS ANGELES, CA 90026

EDR Hist Auto **1009079542**
N/A

Site 4 of 7 in cluster C

Relative:
Lower

Actual:
350 ft.

EDR Hist Auto

Year:	Name:	Type:
1933	PRUESSMAN DONALD	GASOLINE AND OIL SERVICE STATIONS
1937	MC KENNA L W	GASOLINE AND OIL SERVICE STATIONS
1969	AKER CHARLES J	Gasoline Service Stations
1970	AKER CHARLES J	Gasoline Service Stations
1989	ASI AUTO WRECKING	Automotive Repair Shops, NEC
1990	ASI AUTO WRECKING	Automotive Repair Shops, NEC
1991	ASI AUTO WRECKING	Automotive Repair Shops, NEC
1992	ASI AUTO WRECKING	Automotive Repair Shops, NEC
1993	ASI AUTO WRECKING	Automotive Repair Shops, NEC
1994	ASI AUTO WRECKING	Automotive Repair Shops, NEC
1995	ASI AUTO WRECKING	Automotive Repair Shops, NEC
1996	ASI AUTO WRECKING	Automotive Repair Shops, NEC
1997	ASI AUTO WRECKING	Automotive Repair Shops, NEC
1998	ASI AUTO WRECKING	Automotive Repair Shops, NEC
2000	ASI AUTO WRECKING	Automotive Repair Shops, NEC
2001	ASI AUTO WRECKING	Automotive Repair Shops, NEC
2002	ASI AUTO WRECKING	Automotive Repair Shops, NEC
2003	ASI AUTO WRECKING	Automotive Repair Shops, NEC
2004	ASI AUTO WRECKING	Automotive Repair Shops, NEC
2005	ASI AUTO WRECKING	Automotive Repair Shops, NEC
2006	ASI AUTO WRECKING	Automotive Repair Shops, NEC
2007	ASI AUTO WRECKING	Automotive Repair Shops, NEC
2008	ASI AUTO WRECKING	Automotive Repair Shops, NEC
2009	ASI AUTO WRECKING	Automotive Repair Shops, NEC
2010	ASI AUTO WRECKING	Automotive Repair Shops, NEC
2011	ASI AUTO WRECKING	Automotive Repair Shops, NEC
2012	ASI AUTO WRECKING	Automotive Repair Shops, NEC
2013	ASI AUTO WRECKING	Automotive Repair Shops, NEC
2014	ASI AUTO WRECKING	Automotive Repair Shops, NEC

C18
South
< 1/8
0.089 mi.
471 ft.

MR. DOMENIC SCAVO
3100 SUNSET BLVD
LOS ANGELES, CA 90026

CA FID UST **S101583086**
N/A

Site 5 of 7 in cluster C

Relative:
Lower

Actual:
350 ft.

CA FID UST:

Facility ID:	19002585
Regulated By:	UTNKI
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	8187067236
Mail To:	Not reported
Mailing Address:	3100 SUNSET BLVD
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900260000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported

MR. DOMENIC SCAVO (Continued) **S101583086**

EPA ID: Not reported
Comments: Not reported
Status: Inactive

C19 **MR. DOMENIC SCAVD** **SWEEPS UST** **S104916126**
South **3100 SUNSET BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90026**
0.089 mi.
471 ft. **Site 6 of 7 in cluster C**

Relative: SWEEPS UST:
Lower
Actual: Status: Not reported
350 ft. Comp Number: 7490
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

C20 **LEO'S AUTO REPAIR** **LUST** **S102432598**
South **3100 SUNSET** **HIST CORTESE** **N/A**
< 1/8 **LOS ANGELES, CA 90026**
0.089 mi.
471 ft. **Site 7 of 7 in cluster C**

Relative: LUST REG 4:
Lower
Actual: Region: 4
350 ft. Regional Board: 04
County: Los Angeles
Facility Id: 900260070
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: T0603700711
W Global ID: W0603700547
Staff: UNK
Local Agency: 19050
Cross Street: VENDOME ST
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 5/25/1990
Date Leak Record Entered: 6/22/1990
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported

LEO'S AUTO REPAIR (Continued) **S102432598**

Date Case Last Changed on Database:	4/30/1997
Date the Case was Closed:	12/20/1996
How Leak Discovered:	Not reported
How Leak Stopped:	Not reported
Cause of Leak:	UNK
Leak Source:	Tank
Operator:	Not reported
Water System:	FIRSTONE SCOUT RESRVTN (BOY SCOUT COUN)
Well Name:	Not reported
Approx. Dist To Production Well (ft):	3645.437616757683266271759463
Source of Cleanup Funding:	Tank
Preliminary Site Assessment Workplan Submitted:	5/25/1990
Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	1/15/1996
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:	REZNIK & REZNIK
RP Address:	15456 VENTURA BLVD, 5TH FL, SHERMAN OAKS CA 91403-3025
Program:	LUST
Lat/Long:	34.0844493 / -1
Local Agency Staff:	PEJ
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	1900547-001GEN
Summary:	USTCF CASE. 05/31/95 CASE ASSIGNED TO JDP 04/30/97 ABANDONMENT OF SEVEN GW MONITORING WELLS

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900260070

21
NNW
< 1/8
0.103 mi.
546 ft.

SOLTZ NATHAN
1402 MICHELTORENA ST
LOS ANGELES, CA

EDR Hist Cleaner **1009191011**
N/A

Relative:
Higher

Actual:
377 ft.

EDR Hist Cleaner

Year:	Name:	Type:
1933	SOLTZ NATHAN	CLOTHES PRESSERS AND CLEANERS
1937	SOLTZ NATHAN	CLOTHES PRESSERS AND CLEANERS

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: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: N/A
Last EDR Contact: 07/06/2018
Next Scheduled EDR Contact: 10/15/2018
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: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: N/A
Last EDR Contact: 07/06/2018
Next Scheduled EDR Contact: 10/15/2018
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: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: N/A
Last EDR Contact: 07/06/2018
Next Scheduled EDR Contact: 10/15/2018
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: 07/06/2018
Next Scheduled EDR Contact: 10/15/2018
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: 05/18/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 07/06/2018
Next Scheduled EDR Contact: 10/15/2018
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: 05/18/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 07/06/2018
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: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
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: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
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: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
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: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
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: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
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: 02/16/2018
Date Data Arrived at EDR: 02/22/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 78

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 05/09/2018
Next Scheduled EDR Contact: 08/27/2018
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: 02/13/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/29/2018
Next Scheduled EDR Contact: 09/10/2018
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: 02/13/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/29/2018
Next Scheduled EDR Contact: 09/10/2018
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: 03/19/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 73

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 06/27/2018
Next Scheduled EDR Contact: 10/08/2018
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: 04/30/2018
Date Data Arrived at EDR: 05/02/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 51

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/02/2018
Next Scheduled EDR Contact: 08/13/2018
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: 04/30/2018
Date Data Arrived at EDR: 05/02/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 51

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/02/2018
Next Scheduled EDR Contact: 08/13/2018
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: 05/14/2018
Date Data Arrived at EDR: 05/16/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 37

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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: 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: 06/13/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Quarterly

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 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 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 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 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 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

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: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
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: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

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: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
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: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
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: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
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: 05/16/2018
Next Scheduled EDR Contact: 08/06/2018
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: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
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: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

CPS-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: 09/24/2018
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

MILITARY UST SITES: Military UST Sites (GEOTRACKER)
Military ust sites

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 06/13/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Semi-Annually

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases
UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 03/08/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 06/13/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

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: 06/21/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Quarterly

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: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
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: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
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: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
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: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
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: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
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: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

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: 05/16/2018
Next Scheduled EDR Contact: 08/06/2018
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: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

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

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: 06/22/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Varies

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: 04/30/2018
Date Data Arrived at EDR: 05/02/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 51

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/02/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Quarterly

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: 03/26/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 38

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 06/27/2018
Next Scheduled EDR Contact: 10/08/2018
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: 03/19/2018
Date Data Arrived at EDR: 03/21/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 06/20/2018
Next Scheduled EDR Contact: 10/01/2018
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: 05/03/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: No Update Planned

SWRCY: Recycler Database
A listing of recycling facilities in California.

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 06/13/2018
Next Scheduled EDR Contact: 09/24/2018
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: 05/22/2018
Next Scheduled EDR Contact: 08/27/2018
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: 05/04/2018
Next Scheduled EDR Contact: 08/13/2018
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: 02/22/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 71

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
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: 04/30/2018
Date Data Arrived at EDR: 05/02/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 51

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/02/2018
Next Scheduled EDR Contact: 08/13/2018
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: 07/05/2018
Next Scheduled EDR Contact: 10/22/2018
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: 02/22/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 71

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Quarterly

CERS HAZ WASTE: CERS HAZ WASTE

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/07/2018
Number of Days to Update: 44

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 04/24/2018
Next Scheduled EDR Contact: 08/06/2018
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: 05/22/2018
Next Scheduled EDR Contact: 09/10/2018
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

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing

Aboveground storage tank sites

Date of Government Version: 04/19/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 10

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 05/02/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Varies

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

CERS TANKS: California Environmental Reporting System (CERS) Tanks
List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/07/2018
Number of Days to Update: 44

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 04/24/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Quarterly

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: 05/31/2018
Next Scheduled EDR Contact: 09/17/2018
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: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 30

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 07/06/2018
Next Scheduled EDR Contact: 08/06/2018
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: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 03/26/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 73

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: 04/06/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 51

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 04/24/2018
Next Scheduled EDR Contact: 08/06/2018
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: 05/04/2018
Number of Days to Update: 51

Source: State Water Quality Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
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: 09/24/2018
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: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
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: 05/25/2018
Next Scheduled EDR Contact: 09/03/2018
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: 05/15/2018
Next Scheduled EDR Contact: 08/27/2018
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: 03/01/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 06/27/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 05/07/2018
Next Scheduled EDR Contact: 08/20/2018
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: 05/08/2018
Next Scheduled EDR Contact: 08/20/2018
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: 06/22/2018
Next Scheduled EDR Contact: 10/01/2018
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: 05/25/2018
Next Scheduled EDR Contact: 09/03/2018
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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 30

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 07/06/2018
Next Scheduled EDR Contact: 10/15/2018
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: 07/06/2018
Next Scheduled EDR Contact: 08/20/2018
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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 05/03/2018
Next Scheduled EDR Contact: 08/20/2018
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: 06/07/2018
Next Scheduled EDR Contact: 09/17/2018
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: 06/04/2018
Next Scheduled EDR Contact: 09/17/2018
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: 04/27/2018
Next Scheduled EDR Contact: 08/06/2018
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: 04/03/2018
Date Data Arrived at EDR: 04/05/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/15/2018
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: 05/03/2018
Next Scheduled EDR Contact: 08/13/2018
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: 03/31/2018
Date Data Arrived at EDR: 04/16/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 74

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 06/22/2018
Next Scheduled EDR Contact: 10/01/2018
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: 06/28/2018
Next Scheduled EDR Contact: 09/03/2018
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: 05/07/2018
Next Scheduled EDR Contact: 08/20/2018
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: 05/18/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 30

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 07/06/2018
Next Scheduled EDR Contact: 10/15/2018
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: 05/03/2018
Date Data Arrived at EDR: 05/31/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 29

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 05/31/2018
Next Scheduled EDR Contact: 09/10/2018
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: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
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: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 03/08/2018
Date Data Arrived at EDR: 03/13/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 87

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 06/20/2018
Next Scheduled EDR Contact: 09/24/2018
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: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
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: 02/25/2018
Date Data Arrived at EDR: 03/17/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
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: 06/01/2018
Next Scheduled EDR Contact: 09/10/2018
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: 05/23/2018
Next Scheduled EDR Contact: 09/03/2018
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: 03/26/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 38

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 06/27/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing

list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 04/03/2018
Date Data Arrived at EDR: 05/07/2018
Date Made Active in Reports: 06/15/2018
Number of Days to Update: 39

Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 05/07/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: Varies

CUPA SAN FRANCISCO CO: CUPA SAN FRANCISCO CO

Cupa facilities

Date of Government Version: 04/20/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 10

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 05/02/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Varies

DRYCLEAN AVAQMD: DRYCLEAN AVAQMD

A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 03/08/2018
Date Data Arrived at EDR: 03/13/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 52

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 06/22/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

DRYCLEAN SOUTH COAST: DRYCLEAN SOUTH COAST

A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 03/16/2018
Date Data Arrived at EDR: 03/20/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 45

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 06/11/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

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: 03/27/2018
Date Data Arrived at EDR: 03/29/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 36

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/17/2018
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: 06/20/2018
Next Scheduled EDR Contact: 10/01/2018
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: 04/18/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 07/06/2018
Number of Days to Update: 73

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: 04/18/2018
Date Data Arrived at EDR: 04/20/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 60

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: 05/14/2018
Date Data Arrived at EDR: 05/15/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 38

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 05/09/2018
Next Scheduled EDR Contact: 08/27/2018
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: 05/23/2018
Next Scheduled EDR Contact: 09/03/2018
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: 05/23/2018
Next Scheduled EDR Contact: 09/03/2018
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: 04/09/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 69

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: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 06/13/2018
Next Scheduled EDR Contact: 09/24/2018
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: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

NPDES: NPDES Permits Listing
A listing of NPDES permits, including stormwater.

Date of Government Version: 05/14/2018
Date Data Arrived at EDR: 05/16/2018
Date Made Active in Reports: 07/05/2018
Number of Days to Update: 50

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 08/27/2018
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: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 06/13/2018
Next Scheduled EDR Contact: 09/24/2018
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: 03/23/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 38

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 06/14/2018
Next Scheduled EDR Contact: 10/01/2018
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: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 06/13/2018
Next Scheduled EDR Contact: 09/24/2018
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 boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 04/10/2018
Date Data Arrived at EDR: 04/13/2018
Date Made Active in Reports: 06/19/2018
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: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
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: 06/25/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data
The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/07/2018
Number of Days to Update: 44

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 04/24/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)
Military privatized sites

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

OTHER OIL GAS: OTHER OIL & GAS (GEOTRACKER)
Other Oil & Gas Projects sites

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

PROD WATER PONDS: PROD WATER PONDS (GEOTRACKER)
Produced water ponds sites

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

CIWQS: The California Integrated Water Quality System
The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 03/05/2018
Date Data Arrived at EDR: 03/05/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 60

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

WELL STIM PROJ: WELL SAMP PROJ (GEOTRACKER)
Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

SAMPLING POINT: SAMPLING POINT (GEOTRACKER)
Sampling point - public sites

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

PROJECT: PROJECT (GEOTRACKER)
Projects sites

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

UIC GEO: UIC GEO (GEOTRACKER)
Underground control injection sites

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

NON-CASE INFO: NON-CASE INFO (GEOTRACKER)
Non-Case Information sites

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

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

GEOCHECK®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

3209-3227 SUNSET BLVD
3209 SUNSET BLVD
LOS ANGELES, CA 90026

TARGET PROPERTY COORDINATES

Latitude (North):	34.085788 - 34° 5' 8.84"
Longitude (West):	118.274651 - 118° 16' 28.74"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	382400.9
UTM Y (Meters):	3772206.5
Elevation:	369 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).

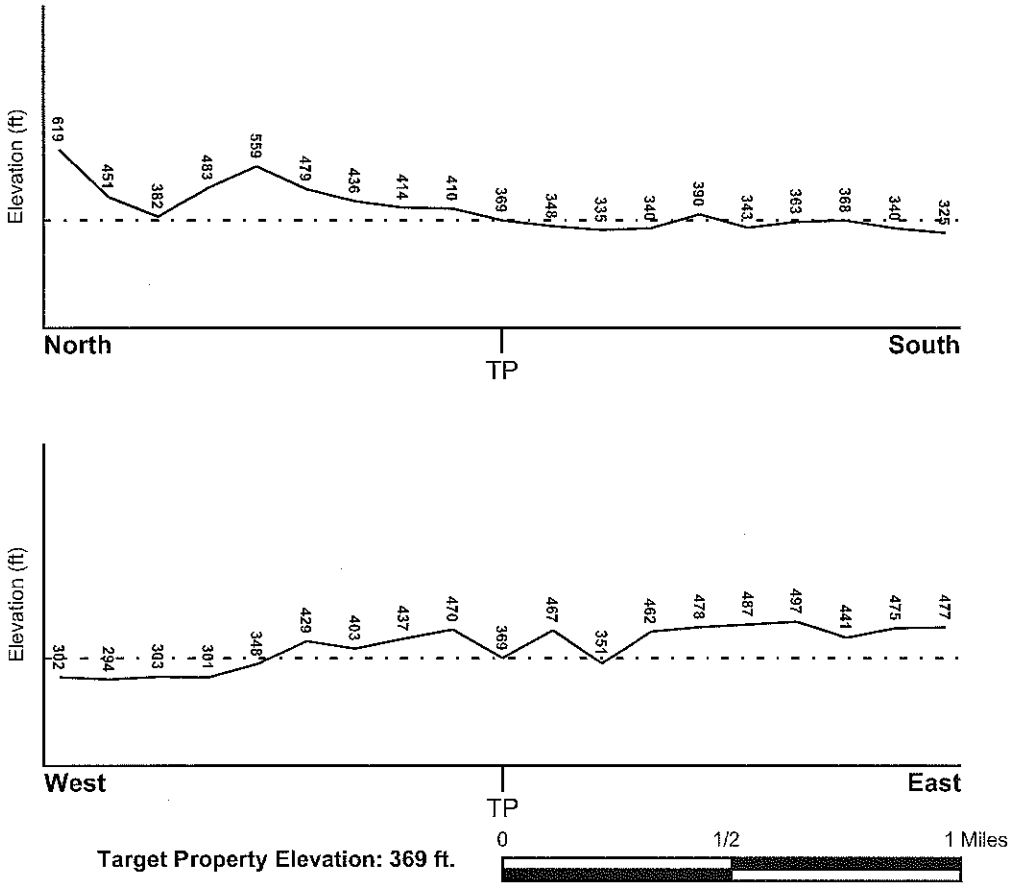
TOPOGRAPHIC INFORMATION

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 SE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



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
Not Reported	

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	1/4 - 1/2 Mile NW	SW
1G	1/4 - 1/2 Mile NW	SW

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:	HAMBRIGHT
Soil Surface Texture:	gravelly - loam
Hydrologic Group:	Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.
Soil Drainage Class:	Well drained. Soils have intermediate water holding capacity. Depth to water table is more than 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: MODERATE

Depth to Bedrock Min: > 10 inches

Depth to Bedrock Max: > 20 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	7 inches	gravelly - loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 2.00 Min: 0.60	Max: 7.30 Min: 6.10
2	7 inches	16 inches	very gravelly - loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel.	Max: 2.00 Min: 0.60	Max: 7.30 Min: 6.10
3	16 inches	20 inches	unweathered bedrock	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
silty clay loam
shaly - clay loam
sandy loam
clay
loamy sand
clay loam

Surficial Soil Types: loam
silty clay loam
shaly - clay loam
sandy loam
clay
loamy sand
clay loam

Shallow Soil Types: silty clay

Deeper Soil Types: weathered bedrock
clay 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 0.001 miles
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

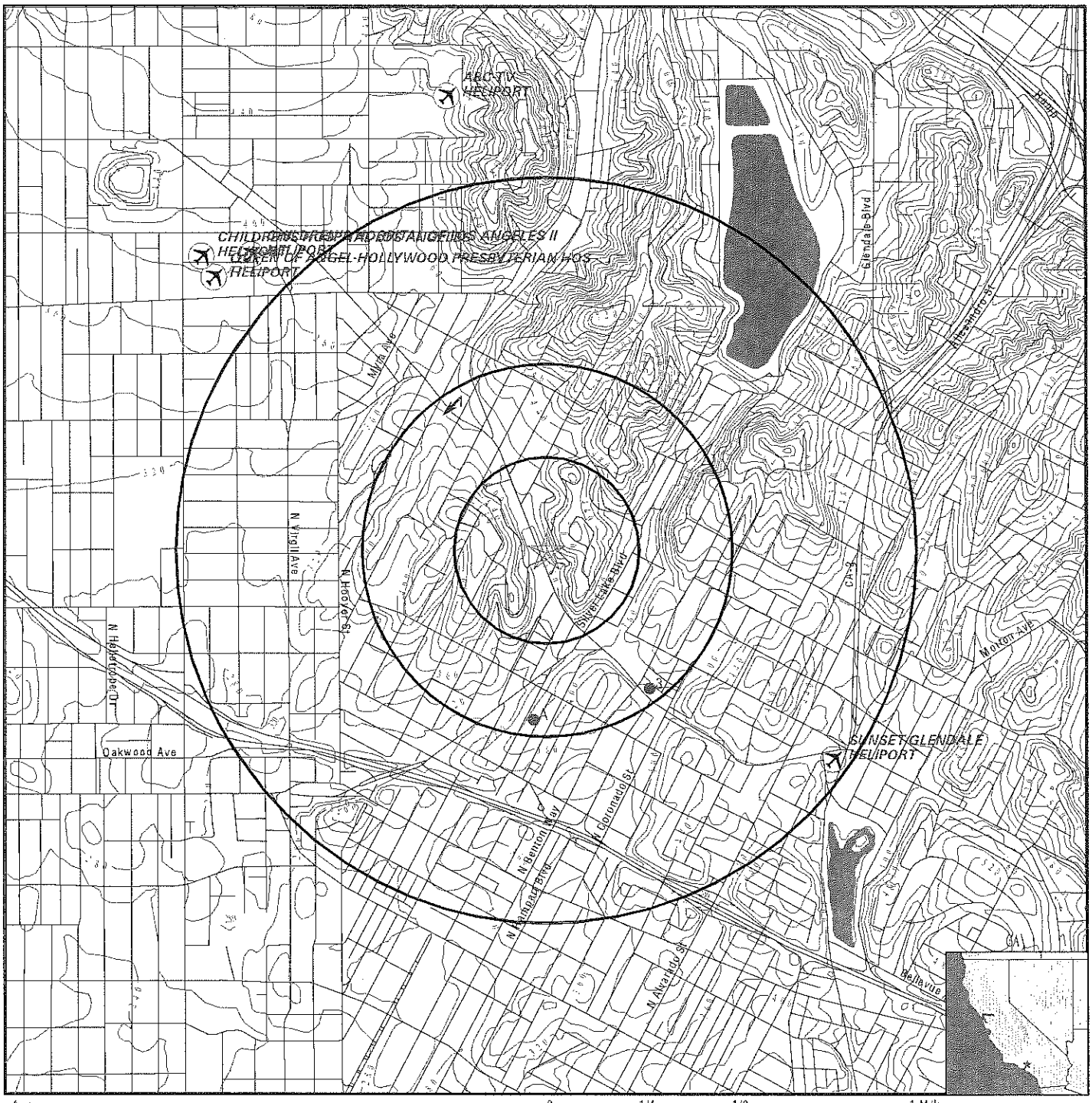
MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	CAOG11000215170	1/4 - 1/2 Mile South
A2	CAOG11000215171	1/4 - 1/2 Mile South
3	CAOG11000204502	1/4 - 1/2 Mile SE

PHYSICAL SETTING SOURCE MAP - 5354429.2s



- 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:	3209-3227 Sunset Blvd	CLIENT:	ENCON Technologies Inc.
ADDRESS:	3209 Sunset Blvd Los Angeles CA 90026	CONTACT:	Elizabeth Bartley
		INQUIRY #:	5354429.2s
LAT/LONG:	34.085788 / 118.274651	DATE:	July 09, 2018 3:10 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation			Database	EDR ID Number
1 **NW** **1/4 - 1/2 Mile** **Higher**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	900290125 SW Not Reported Not Reported 30 01/12/1998	**AQUIFLOW**	**70473**
1G **NW** **1/4 - 1/2 Mile** **Lower**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	900290125 SW Not Reported Not Reported 30 01/12/1998	**AQUIFLOW**	**70473**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database | EDR ID Number

A1
South
1/4 - 1/2 Mile

OIL_GAS **CAOG11000215170**

District nun:	1	Api number:	03723874
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	H. Rogalske		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	18
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	1A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000215170		

A2
South
1/4 - 1/2 Mile

OIL_GAS **CAOG11000215171**

District nun:	1	Api number:	03723875
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	H. Rogalske		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	18
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	2A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000215171		

3
SE
1/4 - 1/2 Mile

OIL_GAS **CAOG11000204502**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

District nun:	1	Api number:	03705178
Blm well:	N	Redrill can:	Not Reported
Dryhole:	Y	Well status:	P
Operator name:	Atlantic Richfield Company		
County name:	Los Angeles	Fieldname:	Any Field
Area name:	Any Area	Section:	17
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Silver Lake Comm.	Wellnumber:	A-1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	PDH
Site id:	CAOG11000204502		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
90026	39	4

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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ENCON

PHASE II ESA REPORT
SUBSURFACE SOIL AND SOIL GAS INVESTIGATION

Subject Property:

RYDA Ventures, LLC
1525 South Broadway
Los Angeles, California 90015
Attention: Daniel Neman

Prepared For:

Sunset Body Works Facility
Former Metropolitan Chevrolet Dealership
3225 Sunset Boulevard
(3209-3227 Sunset Boulevard)
Los Angeles, California 90026

Prepared by:

ENCON Technologies, Inc.
Environmental and Engineering Services
12145 Mora Drive Suite #7
Santa Fe Springs, CA 90670
Tel: (562) 777-2200, Fax: (562) 777-2201
Email:encon@encontech.net

April 1, 2019

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FIGURES:

Figure 1 Site Vicinity Map
Figure 2 Site Map with Sampling Locations

EXHIBITS:

Exhibit A Soil Analytical Laboratory Report
Exhibit B Soil Gas Analytical Laboratory Report
Exhibit C ENCON Phase I Environmental Site Assessment Report, dated October 30, 2018 (Text Only)

1.0 INTRODUCTION

1.1 Project Overview

ENCON Technologies, Inc., Environmental & Engineering Services (ENCON) was retained by RYDA Ventures, LLC, Potential Buyer and Project Client, to perform a Phase II Environmental Site Assessment Soil and Soil Gas Investigation at the automotive body shop facility located at 3209-3227 Sunset Boulevard in Los Angeles, California (Subject Site). The Phase II ESA Investigation scope and sampling and analysis plan (SAP) was based on the RECs identified in Phase I ESA conclusions and recommendations prepared by ENCON, dated October 30, 2018. Refer to Exhibit C for text portion of ENCON's Phase I ESA Report. The Phase II ESA site subsurface investigation was requested by the Project Client for the pending real estate transaction. The Project Client intends to redevelop the Subject Site for commercial use.

The Subject Site is comprised of four (4) parcels totaling approximately 13,350 square feet of building area located on a total lot size of approximately 22,499 square feet, APNs: 5426-005-002, 5426-005-003, 5426-005-004 and 5426-005-005. Refer to Exhibit A for legal property descriptions. The Subject Site is located within a mixed commercial and residential area in the City of Los Angeles, on the north side of Sunset Boulevard between Descanso Drive and Micheltorena Street. The subject property site map is shown in Figure 2. The Subject Site building was constructed in 1951 and is currently operated as an automotive collision repair and body shop facility, from about 2014 through the present time in 2018.

1.2 Subject Site History

Based on ENCON's site inspection performed as part of the Phase I ESA, the exterior of the building area was visibly in fair to good condition with no visible damage from wear, and no recent building upgrades or renovations. The current automotive collision repair and body work operations include the use of two (2) paint spray booths, paint mixing and parts washing stations, former hydraulic lifts, one (1) 3-stage clarifier with floor drain, and waste oil drum storage area. These operations include the use and storage of hazardous materials, which is a considered Recognized Environmental Condition (REC) and requires further investigation at this time.

The Site building structure was originally operated by Metropolitan Chevrolet Dealership from about 1951 through about 1973. Reportedly, the Metropolitan Chevrolet Dealership was closed in 1973 and operated two (2) underground storage tanks that included one (1) 1,100-gallon waste oil storage tank and one (1) 1,100 gasoline fuel tank and dispensing system. These UST tank operations were reportedly closed in 1973 although no records were found in the Phase I ESA file review that the UST were properly closed in accordance with State guidelines. These UST tanks are currently under investigation by the Property Owner and the Los Angeles Fire Department CUPA requires these tanks to be removed and properly closed at this time. The Subject Site was subsequently operated as an auto body repair shop tenants from the 1990s by the past tenant, All Magic Paint & Body Shop in early 2000 through about 2010.

During the recent Site inspection performed by ENCON, the Subject Site was fully operational as an automotive body repair shop facility, including the use and storage of automotive waste solvents and waste oil drums, use and storage of automotive paint and solvent mixing operations, one 3-stage waste water treatment clarifier, and the use of two (2) paint spray booths and one paint spray room within the facility. The building is of older construction and is in good condition normal evidence of spills and leaks associated with body work and painting operations. The main building floor as well as the vehicle storage yard and access way pavements are generally paved with concrete and asphalt and appear to be in good condition.

Two (2) UST tank direct burial fill ports were observed on the south yard with vent pipes attached to the main building. These UST fill ports and vent lines are indicative of the presence of a former waste oil UST tank and a former gasoline fuel UST tank that have not been removed and are currently present in the south parking lot. As reported by the Los Angeles Fire Department these tank operations were closed in 1973 and included two (2) 1,100-gallon UST tanks. The waste oil tank was reported to be filled with waste oil materials and the gas tank contained several inches of unspecified waste liquid.

Therefore, the Subject Site has historically been operated as an automotive service and repair facility and more recently as a body work and painting facility by various automotive service operations throughout the history of the Subject Site, from about 1951 through the present time. In this past 70 years of operation, the Subject Site has been involved in the storage and use of hazardous materials for automotive service-related activity. In addition, the government records confirmed that the Subject Site use at 3225 Sunset Boulevard was automotive and these type operations pose an environmental risk from the current and historical automotive repair and body work operations performed at the Subject Site.

These automotive repair activities are considered a recognized environmental concerns (RECs) since these type of operations historically stored, used, and generated hazardous automotive materials and wastes, specifically automotive fuel and motor oil products, motor oil wastes, and spent volatile organic compounds solutions in parts washing and spray painting activities, and therefore, a Phase II ESA Investigation is warranted at this time.

1.3 Environmental Site Assessment and Investigation Purposes

The Project Client has requested this Phase II Subsurface Soil and Soil Gas Investigation for real estate transaction purposes. The purpose of the Phase I ESA report is to identify all known and suspected Recognized Environmental Conditions (RECs) in connection with subject property. A REC is defined as the presence, or likely presence, of any hazardous or California regulated substances to include petroleum products in, on, or present at the subject property due to past or present releases into the structures on the property or into the ground, groundwater, or surface water associated with the property under conditions indicative of a past or current unauthorized release to the environment or pose a material threat of a future release to the environment.

The purpose of a Phase I ESA record review and evaluation was to assist the Project Client and Potential Buyer as well as the lender by providing reliable, early information on the environmental condition of the property and the possible need for additional evaluations and investigations, referred to as a Phase II ESA Subsurface Investigation. For reference purposes, the Phase I ESA involves non-intrusive investigation methods which are designed to identify the most common contamination sources and site conditions that pose a known or potential environmental risk to the property while the Initial Phase II ESA investigation is designed to verify the presence, or absence, of the contamination and characterize the nature of the contamination using the Phase I ESA finding sampling and analysis plan. A further or additional Phase II ESA investigation may be required to define the extent of the contamination and develop a conceptual model. Phase III ESA remediation covers the actual site mitigation and/or remediation (cleanup) based on the information derived in the Phase II ESA investigation.

1.4 Phase I ESA Findings and Identified Recognized Environmental Conditions (RECs)

Based on ENCON's conclusions and recommendations provided in the Phase I ESA, the following Recognized Environmental Conditions (RECs) were identified at the Subject Site and these RECs do pose a potential environmental risk, requiring Phase II subsurface soil and soil gas investigation. These RECs were used by ENCON technical staff to develop the Sampling and Analysis Plan (SAP) to investigate these RECs at the Subject Site that may have environmentally impacted the Subject site. Refer to Figure 2 for Site Boring Location Map showing areas of concern (AOC)/RECs, and Sampling Plan.

1. **REC #01 – Underground Storage Tank Area:** Two (2) UST tank direct burial fill ports were observed on the south yard with vent pipes attached to the main building. As reported by the Los Angeles Fire Department these tanks were abandoned in 1973 and included two (2) 1,100-gallon UST tanks that historically stored gasoline and diesel fuels. These historical operations include the use and storage of hazardous materials, including petroleum hydrocarbons in the gasoline range (TPHg), fuel additives (BTEX and oxygenates) and petroleum hydrocarbons in the diesel range (TPHd). Three (3) exploratory soil borings were advanced in the vicinity of the UST area.
2. **REC #02 – Waste Oil Drum Storage Area:** Waste oil drums were noted as being stored along the northern property line. These operations include the use and storage of hazardous materials, including petroleum hydrocarbons in the diesel range (TPHd). One (1) exploratory soil boring was advanced in the vicinity of the drum storage area.
3. **REC #03 – 3-Stage Wastewater Clarifier and Discharge Drain:** The 3-stage clarifier was located inside the main building and the clarifier fed southeast to a grade-surface drain located adjacent to the entrance of the building area. Since the wastewater from the site washdown and accidental spills and leaks may contain spent solvents and motor and hydraulic waste oils, the clarifier and drain may have been impacted hazardous chemicals, including chlorinated and hydrocarbon solvent volatile organic compounds (VOCs), petroleum hydrocarbons, and metals found in automotive spent solvents and waste oils from accidental spills and leaks. Five (5) exploratory soil borings were advanced adjacent to the clarifier influent and effluent area, the vicinity of the waste discharge line, and grade surface drain.

4. **REC #04: Spray Booth and General Auto Building Operations:** The current automotive body work and repair facility includes the use of two (2) paint spray booths, paint mixing and parts washing stations, hydraulic lifts, one (1) 3-stage clarifier with floor drain, and drum storage. These auto body work, painting shop and general auto repair operations typically involve the use of hazardous materials that include chlorinated and hydrocarbon solvent volatile organic compounds (VOCs) and petroleum hydrocarbons found in automotive spent solvents and waste motor oils from accidental spills and leaks. Four (4) exploratory soil borings were advanced inside the main building in the vicinity of the parts washing stations and the general auto service activities.
5. **REC #05 –Hydraulic Lifts:** The current automotive body work and repair facility includes the use of hydraulic lifts. The use of hydraulic lifts typically involve the use of hazardous materials that include chlorinated and hydrocarbon solvent volatile organic compounds (VOCs) and petroleum hydrocarbons found in waste oils from accidental spills and leaks. One (1) exploratory soil boring was advanced in the vicinity of the hydraulic lift at the Subject Site.
6. **REC #06 – VOC Vapor Intrusion Assessment:** Due to the current and historical solvent based auto repair, parts washing, paint booth chemical use activities and historical use of one (1) gasoline and one (1) diesel underground storage tanks (USTs) at the Subject Site, eight (8) soil gas probes were installed, to further investigate the presence, or absence, of volatile organic compounds (VOCs) and to evaluate the potential vapor intrusion conditions (VICs) at the Subject Site for the current use as well as for future Subject Property redevelopment purposes.

Based on the six (6) identified RECs at the Subject Site, a Phase II ESA subsurface soil and soil gas investigation was required to confirm the presence, or absence, of any significant unauthorized releases of hazardous material present beneath the Subject Site at this time that may pose a significant threat to the environment or public safety, or poses any environmental restrictions or limitations to the commercial use of the Subject Property. The Phase II ESA subsurface investigation was designed to address all RECs identified at the Subject Site in the Phase I ESA assessment performed by ENCON under the direction of a California Professional Geologist and Registered Environmental Professional.

2.0 ENVIRONMENTAL SETTING

2.1 Physiography

The Subject Site is located near the southern flank of the Santa Monica Mountains, on the Hollywood Piedmont Slope. The Santa Monica Mountains are part of the Transverse Range Geomorphic Province of California and extend westward from the Elysian Hills in Los Angeles to San Miguel Isl and offshore from Ventura (Norris and Webb, 1976). The Elysian Hills are primarily marine in origin and include massive slates, conglomerates, sandstones, and deep-water shales and turbidite deposits (deep-water debris flows).

The Site is situated within the Hollywood Groundwater Basin, which extends southward towards the La Brea High, a subsurface structural feature beneath the La Brea Plain. The Basin's western and eastern boundaries are the Inglewood fault and the Elysian Hills; respectively The Hollywood Basin is comprised of approximately 650 feet of sediments containing known aquifers and includes Recent Alluvium, and the Lakewood and San Pedro Formations of Pleistocene Age. Below 650 feet below ground surface (bgs), basement rocks of Pliocene to Miocene age are present.

The soils in the vicinity of the Subject Site are mapped as Recent Alluvium (Qal) with limited sandstone bedrock exposures in outcrops and road cuts. The Qal consists of approximately five to 35 feet of fine-grained sediments infilling former drainages near the base of the Elysian Hills. Semi-perched aquifers have been documented within the Qal; however, they have not been differentiated or named. Beneath the Qal, the Lakewood Formation extends over the entire Hollywood Basin and outcrops in the southern half south of the La Brea High and outcrops on the eastern border of the basin along the base of the Elysian Hills. The Lakewood Formation includes the Bellflower Aquiclude and the Exposition and Gage Aquifers.

2.2 Site Geology

The soils encountered in the vicinity of the Subject Site, along Sunset Boulevard, consist of fine grained, high plasticity, low permeability clays and silts ranging in thickness from 20 to 30 feet overlying highly weathered and weathered sandstone. The top five feet (7 feet to 12 feet bgs) of bedrock is highly weathered and loosely cemented, while the bedrock below 12 feet bgs grades to slightly weathered and well cemented sandstone bedrock.

Sunset Boulevard loses elevation to the west and is bounded by hills to the north and south. This topography suggests that Sunset Boulevard follows a former drainage channel which has been filled with clay and silt alluvium, and the groundwater exiting the site joins groundwater flowing to the west in the coarser grained sedimentary layers of the in filled channel.

3.0 PHASE II ESA SUBSURFACE INVESTIGATION SCOPE OF WORK

Based on the Phase I ESA findings and recommendations prepared by ENCON, a Phase II ESA subsurface soil and soil gas investigation was recommended to confirm the presence, or absence, of chemical releases that may have adversely affected the Subject Site from the RECs identified, listed below. ENCON Senior Registered Environmental Property Assessor, Mr. G. Joseph Scatoloni conducted a site reconnaissance on June 30, 2018 to inspect the Subject Site and develop a Phase II ESA Sampling & Analysis Plan (SAP).

The SAP was developed to address the subsurface soil and soil gas site conditions associated with the identified RECs, or potential areas of concern (AOCs), in order to define the risk to the environment and occupants of the Subject Site. Refer to Figure 2 for Sampling Plan showing the boring locations.

1. **REC #01 – Underground Storage Tank (UST) Area** – ENCON proposed advancing three (3) soil borings (SB1, SB2 and SB3) in the vicinity of the USTs. Borings SB1, SB2 and SB3 were advanced to a total depth of 15 feet below grade surface (bgs), or refusal, and soil samples were collected at 10 feet and 15 feet bgs. The constituents of concern in these areas are total petroleum hydrocarbons in the gasoline range (TPHg), oil range (TPHo), diesel range (TPHd), fuel additives and by-products (BTEX/Oxygenates) and volatile organic compounds (VOCs).
2. **REC #02 – Waste Oil Drum Storage Area** – ENCON proposed advancing one (1) soil boring (SB4) in the vicinity of the drum storage area. Boring SB4 was advanced to a total depth of 10 feet bgs and soil samples were collected at 5 feet and 10 feet bgs. The constituents of concern in this area are TPHg, TPHo, TPHd and VOCs.
3. **REC #03 – 3-Stage Wastewater Clarifier and Discharge Drain** – ENCON proposed advancing five (5) soil borings in the vicinity of the 3-stage clarifier and discharge drain (SB5, SB6, SB7, SB8 and SB9). Boring SB5 was advanced to a total depth of 5 feet bgs with soil samples collected at 2 feet and 5 feet bgs. Borings SB6, SB7 and SB9 were advanced to a total depth of 5 feet bgs with soil samples collected at 5 feet bgs, and Boring SB8 was advanced to a total depth of 7 feet bgs with a soil sample collected at 7 feet bgs. The constituents of concern in this area are TPHo, VOCs and metals.
4. **REC #04 – Spray Booth and General Auto Building Operations** – ENCON proposed advancing four (4) soil borings in the vicinity of the paint booth and parts washing area and general automotive operations (SB10, SB11, SB12 and SB13). Borings SB10, SB11, SB12 and SB13 were advanced to a total depth of 5 feet bgs and soil samples were collected at 5 feet bgs. The constituents of concern in these areas are TPHo and VOCs.
5. **REC #05 – Body Work and Hydraulic Lift Operation** – ENCON proposed advancing one (1) soil boring in the vicinity of the hydraulic lift area (SB14). Boring SB14 was advanced to a total depth of 10 feet bgs, or refusal, and soil samples were collected at 5 feet bgs and 10 feet bgs. The constituent of concern in this area is TPHo.

6. **REC #04 – Potential Chemical Soil Gas Vapor Intrusion** – ENCON proposed advancing eight (8) soil gas probes (SV1, SV2, SV3, SV4, SV5, SV6, SV7 and SV8) in the vicinity of the automotive body work and spray booth operations in order to address the potential vapor intrusion concerns (VICs) at the Subject Site. The soil gas probes were advanced to a depth of 5 feet bgs. The constituents of concern are volatile organic compounds (VOCs).

ENCON submitted twenty (20) soil and eight (8) soil gas samples for analysis using proper chain-of-custody procedures to a State certified analytical laboratory and analyze representative soil samples for petroleum hydrocarbon in the gasoline range (TPHg), oil range (TPHo), and diesel range (TPHd) using EPA Method 8015M, volatile organic solvent compounds (VOCs) using EPA Method 8260B, fuel additives and by-products (BTEX/oxygenates) using EPA Method 8260, and metals using EPA Method 6010, and the soil gas samples were analyzed for VOCs using EPA Method 8260B, in order to address RECs identified at the Subject Site. The soil analytical laboratory data report is provided in Exhibit A and the soil gas analytical laboratory data is provided in Exhibit B for reference, as well as summarized in this report.

4.0 EXPLORATORY SOIL BORING INVESTIGATION

4.1 Sampling Plan and Boring Locations

Prior to field drilling, ENCON's field engineer marked each boring location and the Subject Site utilities were surveyed and cleared using US Dig Alert. The boring locations may be adjusted in this pre drilling period to ensure safety and proper clearances.

Geoprobe sampling locations were selected based on the results of the historical review of the available documents and the areas targeted of hazardous materials storage or usage. The soil sampling was conducted primarily to evaluate areas where hazardous materials were used and/or released at the Subject Site. The soil gas sampling was conducted to determine the potential vapor intrusion risk to the building area.

The soil boring data evaluated in this Phase II ESA investigation consists of the following targeted areas. Refer to Figure 2 for Sampling Plan and Boring Location Map.

Site Area Description	Boring IDs	Sampling Depth (ft. bgs)	Analyses
REC #01 – UST Area: SB1 – South of gasoline UST tank SB2 – East of waste oil UST tank SB3 – Adjacent to tank vent lines	SB1	10 feet and 12.5 feet	EPA Method 8015M TPH-Gasoline and EPA Method 8260 Fuel Additives and By-Products
	SB2	10 feet and 15 feet	EPA Method 8015M TPH-Gasoline, TPH-Oil, TPH-Diesel, and EPA Method 8260B for VOCs
	SB3	10 feet and 14 feet	EPA Method 8015M TPH-Gasoline, TPH-Oil, TPH-Diesel, and EPA Method 8260B for VOCs
REC #02 – Waste Oil Drum Storage Area: SB4 – Northern area of property, adjacent to drum storage.	SB4	5 feet and 10 feet	EPA Method 8015M TPH-Gasoline, TPH-Oil, TPH-Diesel, and EPA Method 8260B for VOCs

REC #03 – 3-Stage Clarifier and Waste Discharge Drain: SB5 – Adjacent to exterior ground drain SB6 – Adjacent to wastewater drain line SB7 – Adjacent to wastewater drain line SB8 – Adjacent to 3-stage clarifier	SB5	2 feet 5 feet	Title 22 CAM Metals EPA Method 8015M TPH-Oil and EPA Method 8260B VOCs
	SB6, SB7 and SB9	5 feet	EPA Method 8015M TPH-Oil and EPA Method 8260B VOCs
	SB8	7 feet	Title 22 CAM Metals, EPA Method 8015M TPH-Oil and EPA Method 8260B VOCs
REC #04 – Spray Booth and General Auto Repair and Body Work Operations SB10 – Center auto repair area (south portion) SB11 – Center auto repair area (north portion) SB12 – Body work area (west portion) SB13 – Body work area (east portion)	SB10, SB11, SB12 and SB13	5 feet	EPA Method 8015M TPH-Oil and EPA Method 8260B VOCs
REC #05 – Former Hydraulic Lift Area SB14 – Adjacent to hydraulic lift area	SB14	5 feet and 9 feet	EPA Method 8015M TPH-Oil

The soil gas boring data evaluated in this Phase II ESA investigation consists of the following targeted areas inside the main building:

Site Area Description	Boring IDs	Sampling Depth	Analyses
REC #06 – Vapor intrusion from sub slab soil gas SV1 – Hydraulic lift area SV2 – Interior of auto repair work area (central area) SV3 – Interior of auto repair work area (south portion) SV4 – Interior of auto repair work area (central area) SV5 – Interior, adjacent to spray booth (north portion) SV6 – Interior of auto repair work area (south portion) SV7 – Interior of auto body work area (west portion) SV8 – Interior of auto body work area (east portion)	SV1, SV2, SV3, SV4, SV5, SV6, SV7 and SV8	5 feet	EPA Method 8260B VOCs

4.2 Drilling, Soil Matrix Sampling and Field Methods

Thirteen (13) exploratory soil borings were advanced on March 16, 2019 and March 17, 2019 as described above under the direction Mr. G. Joseph Scatoloni, ENCON Registered Environmental Professional. Refer to Figure 2 for sampling locations.

1) Three (3) exploratory soil borings (SB1, SB2, and SB3) were advanced within the vicinity of the underground storage tanks (USTs) (REC #01). SB1 was advanced in the vicinity of the former gasoline tank, SB2 was advanced in the vicinity of the former waste oil tank and SB3 was advanced in the vicinity of the tank vent lines. The three (3) soil borings were advanced to a total depth of 15 feet bgs, or refusal, and soil samples were collected at 10 feet bgs and 15 feet bgs. Refusal was encountered in SB1 at 12.5 feet bgs and in SB3 at 14 feet bgs.
2) One (1) exploratory soil boring (SB4) was advanced in the vicinity of the waste oil drum storage area (REC #02). SB4 was advanced to a total depth of 10 feet bgs and soil samples were collected at 5 feet and 10 feet bgs.
3) Five (5) exploratory soil borings (SB5, SB6, SB7, SB8 and SB9) were advanced in the vicinity of the 3-stage clarifier and wastewater discharge line and drain (REC #03). SB5 was advanced in the vicinity of the ground surface drain on the exterior of the building area to a total depth of 5 feet bgs, and soil samples were collected at 2 feet and 5 feet bgs. SB6, SB7 and SB9 were advanced in the vicinity of the wastewater discharge line within the building area to a total depth of 5 feet bgs and soil samples were collected from each soil boring at 5 feet bgs. SB8 was advanced in the vicinity of the 3-stage clarifier to a total depth of 7 feet bgs and a soil sample was collected at 7 feet bgs.
4) Four (4) exploratory soil borings (SB10, SB11, SB12 and SB13) were advanced in the vicinity of the spray booth operation and general vicinity of the automotive repair and body work areas (REC #04). SB10 was advanced in the vicinity of the general automotive repair area, in the southern portion of the main building area. SB11 was advanced in the vicinity of the general automotive repair area and spray booth operation, in the northern portion of the main building area. SB12 was advanced in the western portion of the automotive body work area and SB14 was advanced in the eastern portion of the automotive body work area. Each boring was advanced to a total depth of 5 feet bgs and a soil sample was collected from each boring at 5 feet bgs.
5) One (1) soil boring (SB14) was advanced in the vicinity of the former hydraulic lift area within the building area. SB14 was advanced to a total depth of 9 feet bgs and soil samples were collected at 5 feet and 9 feet bgs.

All the soil borings were advanced using a Geoprobe 5410 direct push rig, limited access rig hammer and a hand-held drilling tool, as needed. The soil samples were collected with a 1" diameter by 30-inch removable acetate liner from each sampling interval. Each liner was cut at both ends and the center 6" portion of the liner was capped on both ends with Teflon and plastic caps.

All sampling equipment was properly cleaned between sample intervals and boring locations. The sampling equipment was cleaned using a triple rinse decontamination process consisting of a phosphate free primary wash (Alconox or TSP), a secondary stage with a low pH water to reduce the likelihood cross-contamination (mild solution of nitric acid HN03), and a tertiary rinse using de-ionized water. Soil samples were visually inspected in the field for traces of contamination. Groundwater was not encountered during drilling.

Upon collection, all soil samples were labeled, recorded on a chain-of-custody document, and placed in cold storage until delivered to a state-certified laboratory for analysis. Soil samples were collected in accordance with accepted EPA Sampling Protocol and handled according to standard EPA chain-of-custody procedures.

No evidence of subsurface contamination odors or discoloration in soils was indicated in the borings or soil cuttings. No groundwater or saturated zones were encountered during the drilling at any depth. Soil boring locations are illustrated in Figure 2.

4.3 Drilling, Soil Gas Sampling and Field Methods

On March 16 and March 17, 2019, eight (8) soil gas probes (SV1, SV2, SV3, SV4, SV5, SV6, SV7 and SV8) were installed using a 5410 Geoprobe direct push drill rig, limited access rig hammer, and a hand-held drilling tool, as needed. The soil gas probes were installed at a depth of 5 feet bgs and consisted of an air diffuser connected to ¼" diameter polyethylene flex tubing that extended to above the grade surface for sampling. The space surrounding the diffusers was filled with fine sand and sealed to the near surface with bentonite chips and water treatment.

The soil gas sampling probes were allowed to equilibrate, and sampling was conducted by applying a vacuum and collecting vapor samples. After each probe was allowed to equalize, soil gas sample was extracted using a Xitech Model 1060H 1-Liter High Vac Bag Sampler vacuum pump and sampling box drawing air from the subsurface through the poly tubing and filling a Tedlar bag located inside the Sampler Box, upstream from the pump. The samples were collected after purging at least 7 pore volumes by the Field Technician.

4.4 Soil and Soil Gas Sample Laboratory Analyses

All the soil and gas samples were transported to C & E Laboratories in Cerritos, California and Eurofins Calscience in Garden Grove, California, on the next business day following collection by the field technician. The soil and soil gas samples were analyzed for the following constituents of concern (COCs) as follows, and as detailed in the tables above:

1. **REC #01** – Two (2) soil samples were collected from each boring (SB1, SB2 and SB3) at 10 feet and 15 feet bgs (or refusal). The soil samples collected from SB1 were submitted for analysis for total petroleum hydrocarbons in the gasoline range (TPHg) using EPA Method 8015M and fuel additives and by-products (BTEX/Oxygenates) using EPA Method 8260, respectively. The soil samples collected from SB2 and SB3 were submitted for analysis for total petroleum hydrocarbons in the gasoline (TPHg), oil (TPHo) and diesel (TPHd) ranges using EPA Method 8015M as well as Volatile Organic Compounds (VOCs) using EPA Method 8260B.
2. **REC #02** – Two (2) soil samples were collected from SB4 at 5 feet and 10 feet bgs. The soil samples were submitted for analysis for TPHg, TPHo and TPHd ranges using EPA Method 8015M as well as Volatile Organic Compounds (VOCs) using EPA Method 8260B.
3. **REC #03** – Six (6) soil samples were collected and analyzed as follows: two (2) soil samples were collected from SB5 at 2 feet and 5 feet bgs. The soil sample collected at 2 feet bgs was submitted for analysis for CA Title 22 metals using EPA Method 6010 and the soil sample collected at 5 feet bgs was submitted for analysis for TPHo using EPA Method 8620B and VOCs using EPA Method 8260B. One (1) soil sample was collected from each boring (SB6, SB7 and SB9) at 5 feet bgs and the soil samples were submitted for analysis for TPHo using EPA Method 8620B and VOCs using EPA Method 8260B. One (1) soil sample was collected from SB8 at 7 feet bgs and the soil sample was submitted for analysis for CA Title 22 metals using EPA Method 6010, TPHo using EPA Method 8620B and VOCs using EPA Method 8260B.
4. **REC #04** – Four (4) soil samples were collected from each soil boring (SB10, SB11, SB12 and SB13) at 5 feet bgs and the soil samples were submitted for analysis for TPHo using EPA Method 8620B and VOCs using EPA Method 8260B.
5. **REC #05** – Two (2) soil samples were collected from SB14 at 5 feet and 9 feet bgs and the soil samples were submitted for analysis for TPHo using EPA Method 8015M.
6. **REC #06** – Eight (8) soil gas samples (SV1, SV2, SV3, SV4, SV5, SV6, SV7 and SV8) were advanced to a depth of 5 feet bgs and the soil gas samples were collected at 5 bgs. The soil gas samples were submitted for analysis for VOCs using EPA Method 8260B.

The analytical laboratory reports are provided in Exhibit A and Exhibit B for reference purposes, and the sampling plan is shown in Figure 2.

5.0 SUBSURFACE SOIL AND SOIL GAS INVESTIGATION FINDINGS

5.1 Soil Sample Laboratory Results

Soil samples were submitted to a State-Certified analytical laboratory, accredited under the Environmental ELAP for analysis. The soil results are summarized in Table 1 through Table 7 below. Complete soil laboratory analytical reports are provided in Exhibit A for reference.

Table 1: Soil Sample Analytical Results
UST Tank Area (REC #01)

Sample ID	TPH Gasoline Range (mg/kg)	TPH Oil Range (mg/kg)	TPH Diesel Range (mg/kg)
SB1-10	**32.0**	NA	NA
SB1-12.5	ND	NA	NA
SB2-10	**9.2**	**26.0**	**14.0**
SB2-15	ND	ND	ND
SB3-10	**380**	**280**	**190**
SB3-14	ND	ND	ND
RL	**1.0**	**1.0**	**1.0**

Note:
ND – Not Detected Above Laboratory Reporting Limits; RL – Laboratory Reporting Limit;
NA – Not Analyzed for this constituent; TPH – Total Petroleum Hydrocarbons

Table 2: Soil Sample Analytical Results
UST Tank Area (REC #01)

Sample ID	Benzene (ug/kg)	Toluene (ug/kg)	Ethylbenzene (ug/kg)	Toluene (ug/kg)	Isopropylbenzene (ug/kg)	n-Propylbenzene (ug/kg)	Other VOCs (ug/kg)
SB1-10	ND	ND	ND	ND	NA	NA	ND
SB1-12.5	ND	ND	ND	ND	NA	NA	ND
SB2-10	ND	ND	ND	ND	**54.0**	**1,100**	ND
SB2-15	ND	ND	ND	ND	ND	ND	ND
SB3-10	ND	ND	**25.0**	ND	**2,000**	**7,800**	ND
SB3-14	ND	ND	ND	ND	ND	ND	ND
RL	**5.0**	**5.0**	**5.0**	**5.0**	**5.0**	**500**	**5.0**

Note:
ND – Not Detected Above Laboratory Reporting Limits;
RL – Laboratory Reporting Limit

Table 3: Soil Sample Analytical Results
Waste Oil Drum Storage Area (REC #02)

Sample ID	TPH Gasoline Range (mg/kg)	TPH Oil Range (mg/kg)	TPH Diesel Range (mg/kg)	VOCs (ug/kg)
SB4-5	ND	ND	ND	ND
SB4-10	ND	ND	ND	ND
RL	**1.0**	**1.0**	**1.0**	**5.0**

Note:
ND – Not Detected Above Laboratory Reporting Limits; RL – Laboratory reporting Limit;
TPH – Total Petroleum Hydrocarbons; VOCs – Volatile Organic Compounds

Table 4: Soil Sample Analytical Results
3-Stage Clarifier (REC #03)

Sample ID	TPH Oil Range (mg/kg)	VOCs (ug/kg)	Metal Compounds CAM Metals (mg/kg)
SB5-2	NA	NA	Within acceptable ranges. See Table 7
SB5-5	ND	ND	NA
SB6-5	ND	ND	NA
SB7-5	ND	ND	NA
SB8-7	ND	ND	Within acceptable ranges. See Table 7
SB9-5	ND	ND	NA
RL	**1.0**	**1.0**	**1.0**

Note:
ND – Not Detected Above Laboratory Reporting Limits; RL – Laboratory reporting Limit;
NA – Not Analyzed for this constituent; TPH – Total Petroleum Hydrocarbons;
VOCs – Volatile Organic Compounds

Table 5: Soil Sample Analytical Results
Spray Booth and General Automotive Repair and Body Work Areas (REC #04)

Sample ID	TPH Oil Range (mg/kg)	VOCs (ug/kg)
SB10-5	ND	ND
SB11-5	ND	ND
SB12-5	ND	ND
SB13-5	ND	ND
RL	**1.0**	**1.0**

Table 6: Soil Sample Analytical Results
Former Hydraulic Lift Area (REC #05)

Sample ID	TPH Hydraulic Oil Range (mg/kg)
SB14-5	ND
SB14-9	4,400
RL	1.0

Note:
ND – Not Detected Above Laboratory Reporting Limits; RL – Laboratory reporting Limit;
TPH – Total Petroleum Hydrocarbons; VOCs – Volatile Organic Compounds

Table 7: Soil Metal Sample Analytical Results for CA Title 22 CAM Metals mg/kg

Sample ID	Arsenic	Barium	Chromium	Cobalt	Copper	Lead	Nickel	Vanadium	Zinc
SB5-2	ND	97.2	16.8	11.8	22.5	2.28	30.9	52.6	54.4
SB8-7	3.16	273	15.6	28.2	38.6	4.85	46.7	37.4	69.0
RL	1.0	0.5	0.25	0.25	0.5	0.5	0.25	0.25	1.0
Residential Tier 1 ESLs	0.067	15,000	100,000	23.0	3,100	80	820	390	23,000
Commercial Tier 1 ESLs	0.310	220,000	100,000	350	47,000	320	11,000	5,800	350,000
DTSC Background	12.0								

Note:
ND – Not detected above laboratory reporting limits;
RL – Laboratory reporting Limit;
DTSC Background – Arsenic Adjusted Background Concentration of 12 mg/kg was based on statistical study of sites throughout Southern California as reported by CalEPA DTSC. This arsenic concentration is used as a screening level for anthropogenic and naturally occurring levels of arsenic in soil in Southern California.

5.2 Soil Gas Sample Laboratory Results

Soil gas samples were submitted to a State-Certified analytical laboratory, accredited under the Environmental ELAP for analysis. The soil gas results are summarized in Table 8 below. Complete soil gas laboratory analytical reports are provided in Exhibit B for reference.

Table 5: Soil Sample Analytical Results
Vapor Intrusion Assessment at Subject Site (ug/L)

Sample ID	Boring Location	PCE (ug/L)	TCE (ug/L)	Benzene (ug/L)	Ethylbenzene (ug/L)	Toluene (ug/L)	Xylenes (ug/L)	Other VOCs (ug/ L)
SV1-5	Vicinity of hydraulic lifts	ND	ND	ND	ND	ND	ND	ND
SV2-5	Central automotive work area	ND	ND	ND	ND	ND	ND	ND
SV3-5	Southern automotive work area	ND	ND	ND	ND	ND	ND	ND
SV4-5	Central automotive work area	ND	ND	ND	ND	ND	ND	ND
SV5-5	Vicinity of the spray booth area	ND	ND	ND	ND	ND	ND	ND
SV6-5	Southern automotive work area	ND	ND	ND	ND	ND	ND	ND
SV7-5	West portion of body work area	ND	ND	ND	ND	ND	ND	ND
SV8-5	East portion of body work area	ND	ND	ND	ND	ND	ND	ND
RL		**0.05**	**0.05**	**0.05**	**0.05**	**0.05**	**0.05**	**0.50**
Commercial / Industrial Soil Gas Screening Level (Tier 1 ESLs)		**2.1**	**3.0**	**0.42**	**4.9**	**1,300**	**440**	**--**
Residential Soil Gas Screening Level (Tier 1 ESLs)		**0.24**	**0.24**	**0.048**	**0.56**	**160**	**52.0**	**--**

ND – Not detected above laboratory Reporting Limits; NA – Not analyzed for this constituent
RL – Laboratory reporting Limit

6.0 SUBSURFACE SOIL AND SOIL GAS INVESTIGATION RESULTS

6.1 Summary of Soil Sample Results and Conclusions

ENCON submitted twenty (20) soil samples to a California State certified laboratory, Eurofins CalScience, for analyses using proper sampling and chain-of-custody procedures. Selected samples were analyzed for total petroleum hydrocarbon in the gasoline range (TPHg), waste oil range (TPHo) and diesel range (TPHd) using EPA Method 8015M, organic and chlorinated solvent VOCs, fuel additives and by-products using EPA Method 8260B and metals using EPA Method 6010/7000, in order to address the RECs identified at the Subject Site.

Based on the soil data analytical results, the following conclusions are provided:

1) The soil data in the vicinity of the two (2) parts washing and paint mixing stations were found to be below detection limits for all volatile organic compounds (VOCs) automotive solvent based chemicals and waste oils. In addition, VOC automotive painting chlorinated, and hydrocarbon solvents were not detected in any of the painting areas or body work area inside the building,

2) All the CAM Metals were found to be below detection limits or within acceptable ranges normally found in Southern California associated with the 3-stage clarifier wastewater treatment unit and the discharge piping to the POTW,

3) Petroleum hydrocarbons in the waste oil ranges (TPHo) in the automotive repair and wastewater activities were found to be below detection limits in the body work shop and painting operations, and the wastewater treatment clarifier activities inside the building as well as waste drum storage located outside the building,

4) Petroleum hydrocarbons in the waste oil ranges (TPHo) were detected in the vicinity of the 1,100-gallon UST waste oil storage tank located outside the building in two (2) of the 10-foot soil samples, SB2 and SB3, at concentrations at 26.0 mg/kg and 280.0 mg/kg respectively, although not detected in the 5 feet bgs samples. These concentrations are below maximum soil screening levels (MSLs) and regulatory action levels of >1,000 mg/kg (Los Angeles Region 4 RWQCB, May 1996 published MSLs) and suggest that these releases were most likely de minimis from accidental spills and leaks from the use of the waste oil storage tank and not a significant release from a waste oil storage tank.

   In addition, the chlorinated and hydrocarbon VOCs waste chemical constituents were found to be below detection limits or at trace levels in the vicinity of the waste oil tank. Since the TPHo petroleum hydrocarbon and VOC concentration were below detection limits at 14 ft-bgs, the TPHo release appears to be limited to the tank area and does not pose a significant threat to groundwater at approximately 32 ft-bgs, or the environment.

5) Petroleum hydrocarbons in the diesel fuel ranges (TPHd) were detected in the vicinity of the 1,100-gallon UST waste oil storage tank located outside the building in two (2) of the soil samples, SB2 and SB3 at 10 feet bgs, at concentrations at 14.0 mg/kg and 190.0 mg/kg respectively, although not detected in the 5 feet bgs samples. These concentrations are below maximum soil screening levels (MSLs) and regulatory action levels of 1,000 mg/kg (Los Angeles Region 4 RWQCB, May 1996 published MSLs) and suggest that these releases were most likely de minimis from accidental spills and leaks from the use of the waste oil storage tank and not from a significant release from the waste oil storage tank.

   In addition, the hydrocarbon VOCs waste chemical constituents were found to be below detection limits or at trace levels in the vicinity of the waste oil tank. Since the TPHd petroleum hydrocarbon and VOC concentration were below detection limits at 14 ft-bgs, the past TPHd releases appear to be limited to the tank area and do not pose a significant threat to groundwater at approximately 32 ft-bgs or the environment.

6) Elevated petroleum hydrocarbons in the gasoline ranges (TPHg) were detected in the vicinity of the 1,100-gallon UST gasoline and waste oil storage tanks located outside the building in three (3) of the 10 foot soil samples, SB1, SB2 and SB3, at concentrations of 32.0 mg/kg, 9.2 mg/kg and 380 mg/kg, respectively, although not detected in the 5 feet bgs samples. Only one of three soil samples were above the published maximum soil screening level for TPHg of 100 mg/kg (Los Angeles Region 4 RWQCB, May 1996 published MSLs, Table 4-1). These TPHg soil data and concentrations suggest that this release was most likely a result of minor incidences from accidental spills and leaks during the former use of the gasoline filling and/or dispensing operations and not a significant release from the fuel storage tank.

   In addition, the aromatic hydrocarbon (BTEX) and fuel additive constituents were all found to be below detection limits or at trace levels in the vicinity of the gasoline tank. Since the TPHg and VOC concentrations were below detection limits at 14 feet bgs, the TPHg petroleum hydrocarbon release appears to be limited to the tank area to a vertical depth of approximately 14 feet bgs and does not appear to pose a significant threat to groundwater at approximately 32 feet bgs or the environment.

   These 1,100-gallon UST gasoline tank and 1,100-gallon waste oil storage tank operations were terminated in 1973 by the former Metropolitan Chevrolet Dealership tenant and not reportedly used by any subsequent auto service tenants to the present time. The State regulation states that UST tanks that are not in use within a twelve (12) month period and properly permitted by the City of Los Angeles must be permitted for closure and properly removed in accordance with State UST Tank Closure Guidelines under the State CUPA, Los Angeles City Fire Inspector.

The presence of these abandoned UST tanks is an environmental compliance matter and must be removed under the direction of the Los Angeles City Fire Department in the very near future. Also, the presence of petroleum hydrocarbon affected soils detected beneath the tanks, however, is a contingent environmental liability that may pose a potential environmental risk to obtaining a tank closure NFA status by the State CUPA. Therefore, the UST tanks should be removed prior to the Subject Site acquisition and prior to the real estate transaction being completed.

7) Elevated petroleum hydrocarbon in the waste hydraulic oil ranges (TPHo) was detected in the vicinity of the former hydraulic lifts located inside the building auto service bays in soil sample, SB14 at 9 feet bgs at a concentration of 4,400 mg/kg although not detected in the 5 feet bgs sample. This TPHo concentration is below maximum soil screening levels (MSLs) and regulatory action levels of 10,000 mg/kg (Los Angeles Region 4 RWQCB, May 1996 published MSLs) however, significantly elevated to indicate the presence of a potential major source of hydraulic fluid, located in the vicinity of several former hydraulic lifts inside the building. At this time waste oil source does not pose a significant threat to groundwater at 32 ft-bgs or the public since it is located beneath the concrete foundation cap between 5 ft-bgs and approximately 14 ft-bgs.

   This source of hydraulic waste oil located in the vicinity of the former hydraulic lifts, however, is a contingent environmental liability that may pose a potential risk to groundwater and construction workers if disturbed during future redevelopment construction activities. Therefore, the hydraulic waste oil source should be delineated to define the vertical and lateral extent and the source removed during the redevelopment of the Subject Property.

6.2 Summary of Soil Gas Sample Results and Conclusions

ENCON submitted eight (8) soil gas samples to a California State certified laboratory, C&E Laboratories, for analyses using proper sampling and chain-of-custody procedures. The soil gas samples were analyzed for automotive aromatic hydrocarbons and chlorinated solvent compounds (VOCs) using EPA Method 8260B, to evaluate the potential for vapor intrusion into the building structure area (REC #06). All the soil gas sample data obtained from the Subject Site were found to be below detection limits for all volatile organic compounds, VOCs, that include all automotive chlorinated and hydrocarbon solvent chemicals of concern used in automotive repair, auto body work and painting, and waste oil and unspecified waste solvent management operations. Therefore, the past and current automotive repair operations and site environmental conditions do not pose a vapor intrusion environmental threat to the Subject Property or a risk to the workers or public currently.

7.0 RECOMMENDATIONS

The Phase II ESA subsurface investigation has revealed no significant evidence of adverse petroleum hydrocarbons or automotive solvent chemically affected soil, or soil gas, in connection with the Subject Site which would prevent or limit the use of the Subject Site for the current commercial automotive service and body work use. The Phase II ESA testing selectively investigated the automotive repair and body work shop, parts washing, waste treatment, paint spraying, and waste oil storage portions of the Subject Site. The soil and soil gas data, and present site conditions suggest that the previous and current automotive service and body work operations have not adversely affected the environmental conditions of the Subject Site. The present site conditions do not pose a significant threat to groundwater beneath the site, or adversely affect the workers or the public health risk in a commercial setting.

The Subject Site is currently a low environmental risk site at this time with two environmental conditions of concern to be noted for this pending real estate transaction:

1) The presence of the two (2) abandoned 1,100-gallon UST tanks is a current environmental compliance matter and must be removed under the direction of the Los Angeles City Fire Department in the very near future. Also, the presence of petroleum hydrocarbon affected soils detected beneath the tanks, although at slightly elevated concentrations, is a contingent environmental liability that may pose a potential environmental risk to obtaining a clean tank closure NFA status by the State CUPA immediately. Therefore, the UST tanks should be removed prior to the Subject Site acquisition and prior to the real estate transaction being completed.

2) The presence of a source of hydraulic waste oil located in the vicinity of the former hydraulic lifts between 5 feet bgs and approximately 14 feet bgs is a contingent environmental liability that may pose a potential risk to groundwater and construction workers if disturbed during future redevelopment construction activities. Therefore, the hydraulic waste oil source should be delineated to define the vertical and lateral extent and the source removed during the redevelopment of the Subject Site.

Therefore, it is the professional opinion of ENCON Technologies, Inc. that no further investigations are necessary currently, and the Subject Site is suitable for the current automotive body work commercial use. If, however, the Subject Site is redeveloped, or the use is changed to residential or other highly sensitive uses, further subsurface investigations may be necessary.

8.0 REPORT PREPARATION AND LIMITATIONS

This Phase II ESA Report was prepared for RYDA Ventures, LLC, Project Client and Potential Buyer, as it pertains to the property located at 3209-3227 Sunset Boulevard in Los Angeles, California (Subject Site). The conclusions presented in this report were based upon the Phase I Environmental Site Assessment (ESA) and Phase II Environmental Site Assessment – Subsurface Soil and Soil Gas Investigation performed by ENCON Technologies, Inc. in accordance with the ASTM E1527-13 site environmental assessment.

The consultant makes no guarantees as to the accuracy or completeness of information obtained from others. It is possible that information exisis beyond the scope of this investigation. Additional information which was not available to Consultant at the time of writing the Report may result in a modification of the conclusions and recommendations presented.

The Services performed by the Consultant have been conducted in a manner consistent with the level of care ordinarily exercised by members of our profession currently practicing under similar conditions. This report is not a legal opinion but may under certain circumstances be prepared at the direction of counsel, may be in anticipation of litigation, and may be classified as an attorney client communication or as an attorney-work product.

The findings in this report are based on field observations and analytical data provided by an independent laboratory. Interpretations of the subsurface conditions at the site were made from these observations and data as well as limited number of data points from soil borings. Subsurface conditions may vary from these data points.

If there are any questions regarding soil sample collection or soil analysis, please contact Joseph Scatoloni, Project Manager at (562) 777-2200.

Respectfully submitted by,

ENCON Technologies, Inc.

G. Joseph Scatoloni, ENCON Principal
Senior Remedial Engineer & Project Manager

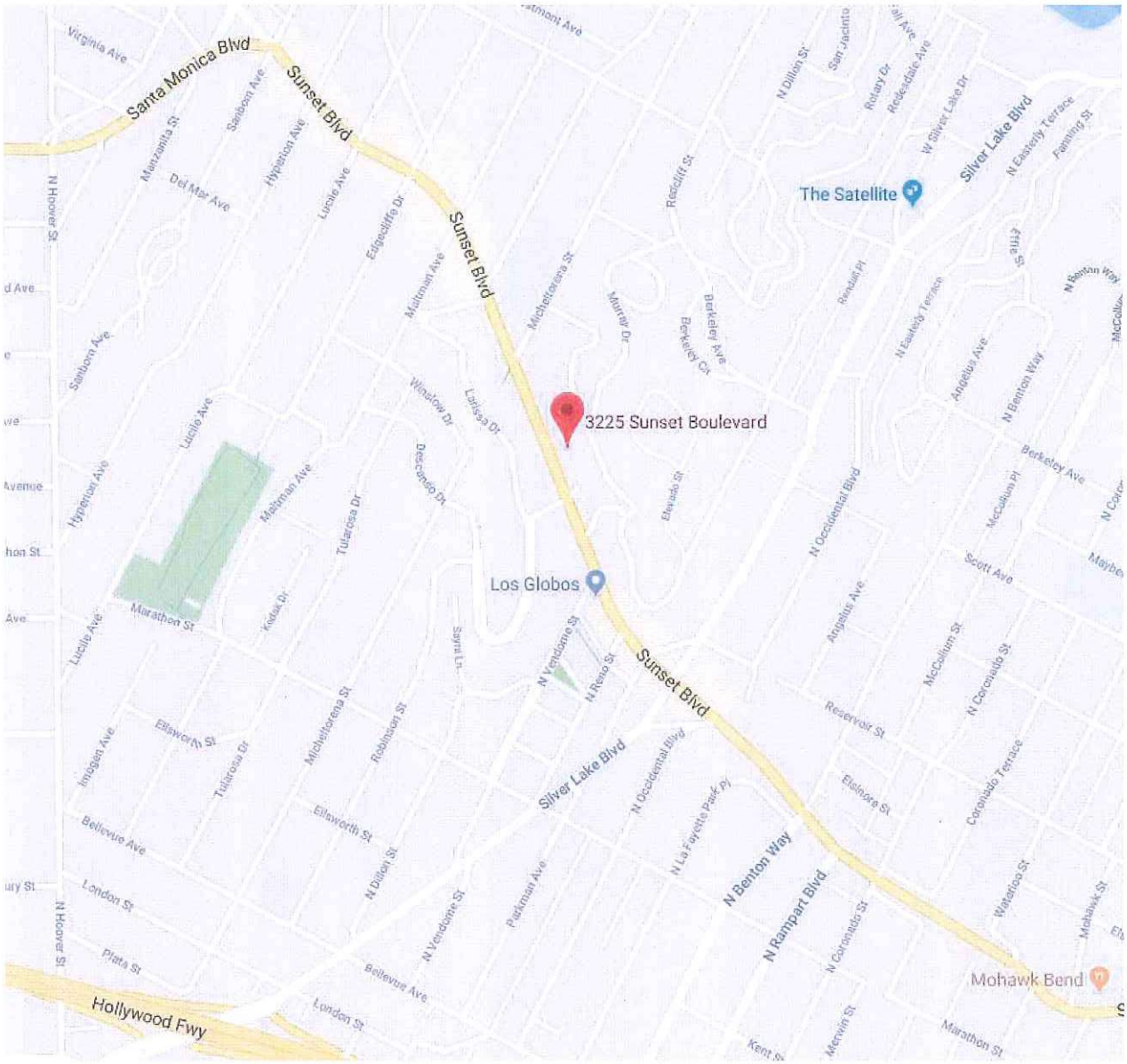
PROFESSIONAL GEOLOGIST
THOMAS DONALD SMITH
No.8379
STATE OF CALIFORNIA

Thomas D. Smith,
California Professional Geologist, # 8379

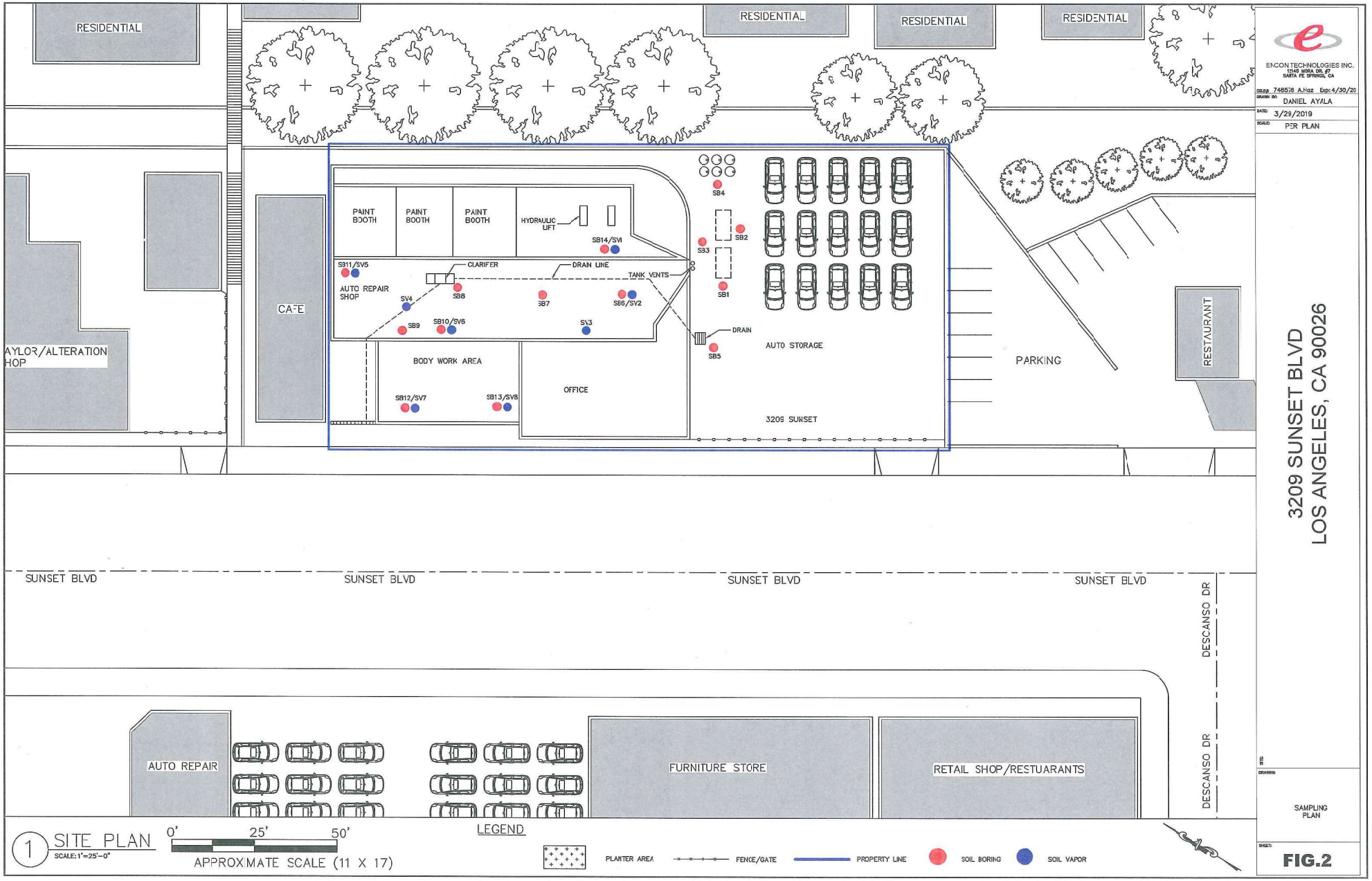
Expires June 30, 2020

FIGURES:

Figure 1 Site Vicinity Map
Figure 2 Site Map with Sampling Locations



ENCON **Technologies, Inc.** *12145 Mora Drive, Suite 7* *Santa Fe Springs, CA 90670*	***Site Vicinity Map*** ***3209-3227 Sunset Boulevard*** ***Los Angeles, California 90026***	**LEGEND** Subject Site Boundary Lines North *Scale: NA* **March 28, 2019** **FIGURE 1**



ENCON TECHNOLOGIES INC.
1540 MORA DR. #7
SANTA FE SPRINGS, CA

CSLB# 748576 A,Haz Exp:4/30/20

DRAWN BY: DANIEL AYALA

DATED: 3/29/2019

SCALE: PER PLAN

3209 SUNSET BLVD
LOS ANGELES, CA 90026

SITE:

DRAWING: SAMPLING PLAN

SHEET: **FIG.2**

ENCON

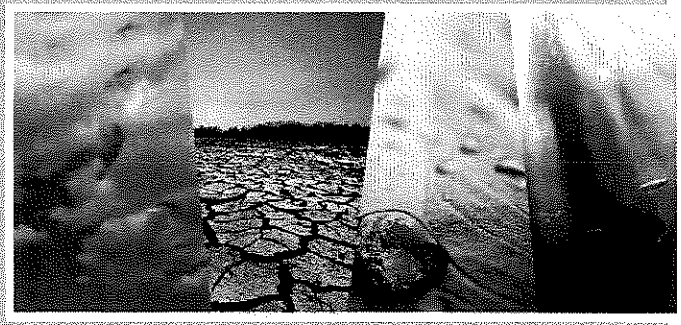
Exhibit A

Soil Analytical Laboratory Report

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WORK ORDER NUMBER: 19-03-1389

The difference is service



AIR | SOIL | WATER | MARINE CHEMISTRY

Analytical Report For

Client: ENCON Technologies, Inc.

Client Project Name: 3209 Sunset Blvd, Los Angeles, CA

Attention: Joe Scatoloni
12145 Mora Drive, Suite 7
Santa Fe Springs, CA 90670-6055

Approved for release on 03/27/2019 by:
Don Burley
Project Manager

ResultLink ▸

Email your PM ▸

Eurofins Calscience (Calscience) certifies that the test results provided in this report meet all NELAC Institute requirements for parameters for which accreditation is required or available. Any exceptions to NELAC Institute requirements are noted in the case narrative. The original report of subcontracted analyses, if any, is attached to this report. The results in this report are limited to the sample(s) tested and any reproduction thereof must be made in its entirety. The client or recipient of this report is specifically prohibited from making material changes to said report and, to the extent that such changes are made, Calscience is not responsible, legally or otherwise. The client or recipient agrees to indemnify Calscience for any defense to any litigation which may arise.

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Work Order Number: 19-03-1389

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Work Order Narrative

Work Order: 19-03-1389 Page 1 of 1

Condition Upon Receipt:

Samples were received under Chain-of-Custody (COC) on 03/18/19. They were assigned to Work Order 19-03-1389.

Unless otherwise noted on the Sample Receiving forms all samples were received in good condition and within the recommended EPA temperature criteria for the methods noted on the COC. The COC and Sample Receiving Documents are integral elements of the analytical report and are presented at the back of the report.

Holding Times:

All samples were analyzed within prescribed holding times (HT) and/or in accordance with the Calscience Sample Acceptance Policy unless otherwise noted in the analytical report and/or comprehensive case narrative, if required.

Any parameter identified in 40CFR Part 136.3 Table II that is designated as "analyze immediately" with a holding time of <= 15 minutes (40CFR-136.3 Table II, footnote 4), is considered a "field" test and the reported results will be qualified as being received outside of the stated holding time unless received at the laboratory within 15 minutes of the collection time.

Quality Control:

All quality control parameters (QC) were within established control limits except where noted in the QC summary forms or described further within this report.

Subcontractor Information:

Unless otherwise noted below (or on the subcontract form), no samples were subcontracted.

Additional Comments:

Air - Sorbent-extracted air methods (EPA TO-4A, EPA TO-10, EPA TO-13A, EPA TO-17): Analytical results are converted from mass/sample basis to mass/volume basis using client-supplied air volumes.

Solid - Unless otherwise indicated, solid sample data is reported on a wet weight basis, not corrected for % moisture. All QC results are always reported on a wet weight basis.

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Sample Summary

Client:	ENCON Technologies, Inc.	Work Order:	19-03-1389
	12145 Mora Drive, Suite 7	Project Name:	3209 Sunset Blvd, Los Angeles, CA
	Santa Fe Springs, CA 90670-6055	PO Number:	
		Date/Time Received:	03/18/19 18:40
		Number of Containers:	20
Attn:	Joe Scatoloni		

Sample Identification	Lab Number	Collection Date and Time	Number of Containers	Matrix
SB4-5'	19-03-1389-1	03/16/19 13:50	1	Solid
SB4-10'	19-03-1389-2	03/16/19 13:55	1	Solid
SB3-10'	19-03-1389-3	03/16/19 14:15	1	Solid
SB3-14'	19-03-1389-4	03/16/19 14:30	1	Solid
SB2-10'	19-03-1389-5	03/16/19 15:05	1	Solid
SB2-15'	19-03-1389-6	03/16/19 15:30	1	Solid
SB13-5'	19-03-1389-7	03/16/19 16:15	1	Solid
SB12-5'	19-03-1389-8	03/16/19 16:30	1	Solid
SB11-5'	19-03-1389-9	03/16/19 17:15	1	Solid
SB10-5'	19-03-1389-10	03/16/19 18:15	1	Solid
SB9-5'	19-03-1389-11	03/16/19 18:25	1	Solid
SB8-7'	19-03-1389-12	03/16/19 18:50	1	Solid
SB14-5'	19-03-1389-13	03/17/19 10:40	1	Solid
SB14-9'	19-03-1389-14	03/17/19 11:00	1	Solid
SB6-5'	19-03-1389-15	03/17/19 11:30	1	Solid
SB7-5'	19-03-1389-16	03/17/19 12:00	1	Solid
SB1-10'	19-03-1389-17	03/17/19 13:40	1	Solid
SB1-12.5'	19-03-1389-18	03/17/19 14:05	1	Solid
SB5-2'	19-03-1389-19	03/17/19 14:25	1	Solid
SB5-5'	19-03-1389-20	03/17/19 14:30	1	Solid

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Analytical Report

ENCON Technologies, Inc.		Date Received:	03/18/19
12145 Mora Drive, Suite 7		Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055		Preparation:	EPA 3550B
		Method:	EPA 8015B (M)
		Units:	mg/kg
Project: 3209 Sunset Blvd, Los Angeles, CA			Page 1 of 4

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB4-5'	**19-03-1389-1-A**	**03/16/19 13:50**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 12:53**	**190319B09**

Parameter	Result	RL	DF	Qualifiers
TPH as Motor Oil	ND	25	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	92	61-145	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB4-10'	**19-03-1389-2-A**	**03/16/19 13:55**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 13:13**	**190319B09**

Parameter	Result	RL	DF	Qualifiers
TPH as Motor Oil	ND	25	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	93	61-145	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB3-10'	**19-03-1389-3-A**	**03/16/19 14:15**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 13:34**	**190319B09**

Parameter	Result	RL	DF	Qualifiers
TPH as Motor Oil	280	25	1.00	HD

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	88	61-145	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB3-14'	**19-03-1389-4-A**	**03/16/19 14:30**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 13:54**	**190319B09**

Parameter	Result	RL	DF	Qualifiers
TPH as Motor Oil	ND	25	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	100	61-145	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB2-10'	**19-03-1389-5-A**	**03/16/19 15:05**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 14:14**	**190319B09**

Parameter	Result	RL	DF	Qualifiers
TPH as Motor Oil	26	25	1.00	HD

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	99	61-145	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 3550B
	Method:	EPA 8015B (M)
	Units:	mg/kg
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 2 of 4

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB2-15'	**19-03-1389-6-A**	**03/16/19 15:30**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 14:34**	**190319B09**

Parameter	Result	RL	DF	Qualifiers
TPH as Motor Oil	ND	24	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	97	61-145	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB13-5'	**19-03-1389-7-A**	**03/16/19 16:15**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 14:55**	**190319B09**

Parameter	Result	RL	DF	Qualifiers
TPH as Motor Oil	ND	25	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	98	61-145	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB12-5'	**19-03-1389-8-A**	**03/16/19 16:30**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 15:15**	**190319B09**

Parameter	Result	RL	DF	Qualifiers
TPH as Motor Oil	ND	25	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	93	61-145	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB11-5'	**19-03-1389-9-A**	**03/16/19 17:15**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 15:35**	**190319B09**

Parameter	Result	RL	DF	Qualifiers
TPH as Motor Oil	ND	25	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	92	61-145	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB10-5'	**19-03-1389-10-A**	**03/16/19 18:15**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 15:55**	**190319B09**

Parameter	Result	RL	DF	Qualifiers
TPH as Motor Oil	ND	25	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	93	61-145	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 3550B
	Method:	EPA 8015B (M)
	Units:	mg/kg
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 3 of 4

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB9-5'	**19-03-1389-11-A**	**03/16/19 18:25**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 16:15**	**190319B09**

Parameter	Result	RL	DF	Qualifiers
TPH as Motor Oil	ND	25	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	99	61-145	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB8-7'	**19-03-1389-12-A**	**03/16/19 18:50**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 16:36**	**190319B09**

Parameter	Result	RL	DF	Qualifiers
TPH as Motor Oil	ND	25	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	90	61-145	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB14-5'	**19-03-1389-13-A**	**03/17/19 10:40**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 16:55**	**190319B09**

Parameter	Result	RL	DF	Qualifiers
TPH as Motor Oil	ND	24	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	83	61-145	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB14-9'	**19-03-1389-14-A**	**03/17/19 11:00**	**Solid**	**GC 50**	**03/19/19**	**03/21/19 18:53**	**190319B09**

Parameter	Result	RL	DF	Qualifiers
TPH as Motor Oil	4400	250	10.0	HD

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	71	61-145	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB6-5'	**19-03-1389-15-A**	**03/17/19 11:30**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 18:16**	**190319B09**

Parameter	Result	RL	DF	Qualifiers
TPH as Motor Oil	ND	25	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	94	61-145	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.
12145 Mora Drive, Suite 7
Santa Fe Springs, CA 90670-6055

Date Received: 03/18/19
Work Order: 19-03-1389
Preparation: EPA 3550B
Method: EPA 8015B (M)
Units: mg/kg

Project: 3209 Sunset Blvd, Los Angeles, CA

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB7-5'	**19-03-1389-16-A**	**03/17/19 12:00**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 18:36**	**190319B09**

Parameter	Result	RL	DF	Qualifiers
TPH as Motor Oil	ND	24	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	95	61-145	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB5-5'	**19-03-1389-20-A**	**03/17/19 14:30**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 18:55**	**190319B09**

Parameter	Result	RL	DF	Qualifiers
TPH as Motor Oil	ND	25	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	95	61-145	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
Method Blank	**099-15-420-3136**	**N/A**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 10:31**	**190319B09**

Parameter	Result	RL	DF	Qualifiers
TPH as Motor Oil	ND	25	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	99	61-145	

Return to Contents

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 3550B
	Method:	EPA 8015B (M)
	Units:	mg/kg
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 1 of 2

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB4-5'	**19-03-1389-1-A**	**03/16/19 13:50**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 12:53**	**190319B08**

Parameter	Result	RL	DF	Qualifiers
TPH as Diesel	ND	5.0	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	92	61-145	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB4-10'	**19-03-1389-2-A**	**03/16/19 13:55**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 13:13**	**190319B08**

Parameter	Result	RL	DF	Qualifiers
TPH as Diesel	ND	5.0	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	93	61-145	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB3-10'	**19-03-1389-3-A**	**03/16/19 14:15**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 13:34**	**190319B08**

Parameter	Result	RL	DF	Qualifiers
TPH as Diesel	190	5.0	1.00	HD

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	88	61-145	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB3-14'	**19-03-1389-4-A**	**03/16/19 14:30**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 13:54**	**190319B08**

Parameter	Result	RL	DF	Qualifiers
TPH as Diesel	ND	4.9	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	100	61-145	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB2-10'	**19-03-1389-5-A**	**03/16/19 15:05**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 14:14**	**190319B08**

Parameter	Result	RL	DF	Qualifiers
TPH as Diesel	14	5.0	1.00	HD

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	99	61-145	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 3550B
	Method:	EPA 8015B (M)
	Units:	mg/kg
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 2 of 2

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB2-15'	**19-03-1389-6-A**	**03/16/19 15:30**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 14:34**	**190319B08**

Parameter	Result	RL	DF	Qualifiers
TPH as Diesel	ND	4.9	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	97	61-145	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
Method Blank	**099-15-422-4162**	**N/A**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 10:31**	**190319B08**

Parameter	Result	RL	DF	Qualifiers
TPH as Diesel	ND	5.0	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	99	61-145	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.
12145 Mora Drive, Suite 7
Santa Fe Springs, CA 90670-6055

Date Received: 03/18/19
Work Order: 19-03-1389
Preparation: EPA 5030C
Method: EPA 8015B (M)
Units: mg/kg

Project: 3209 Sunset Blvd, Los Angeles, CA

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB4-5'	**19-03-1389-1-A**	**03/16/19 13:50**	**Solid**	**GC 25**	**03/19/19**	**03/19/19 23:24**	**190319L035**

Parameter	Result	RL	DF	Qualifiers
TPH as Gasoline	ND	0.49	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene - FID	72	42-126	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB4-10'	**19-03-1389-2-A**	**03/16/19 13:55**	**Solid**	**GC 25**	**03/19/19**	**03/19/19 21:43**	**190319L035**

Parameter	Result	RL	DF	Qualifiers
TPH as Gasoline	ND	0.50	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene - FID	64	42-126	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB3-10'	**19-03-1389-3-A**	**03/16/19 14:15**	**Solid**	**GC 25**	**03/19/19**	**03/20/19 10:49**	**190319L058**

Parameter	Result	RL	DF	Qualifiers
TPH as Gasoline	380	4.0	8.04	HD

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene - FID	400	42-126	2,7

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB3-14'	**19-03-1389-4-A**	**03/16/19 14:30**	**Solid**	**GC 25**	**03/19/19**	**03/20/19 00:31**	**190319L035**

Parameter	Result	RL	DF	Qualifiers
TPH as Gasoline	ND	0.53	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene - FID	76	42-126	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB2-10'	**19-03-1389-5-A**	**03/16/19 15:05**	**Solid**	**GC 25**	**03/19/19**	**03/20/19 01:05**	**190319L035**

Parameter	Result	RL	DF	Qualifiers
TPH as Gasoline	9.2	0.52	1.00	HD

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene - FID	132	42-126	2,7

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.
12145 Mora Drive, Suite 7
Santa Fe Springs, CA 90670-6055

Date Received: 03/18/19
Work Order: 19-03-1389
Preparation: EPA 5030C
Method: EPA 8015B (M)
Units: mg/kg

Project: 3209 Sunset Blvd, Los Angeles, CA

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB2-15'	**19-03-1389-6-A**	**03/16/19 15:30**	**Solid**	**GC 25**	**03/19/19**	**03/20/19 01:38**	**190319L035**

Parameter	Result	RL	DF	Qualifiers
TPH as Gasoline	ND	0.49	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene - FID	77	42-126	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB1-10'	**19-03-1389-17-A**	**03/17/19 13:40**	**Solid**	**GC 25**	**03/19/19**	**03/20/19 02:11**	**190319L035**

Parameter	Result	RL	DF	Qualifiers
TPH as Gasoline	32	0.50	1.00	HD

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene - FID	333	42-126	2,7

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB1-12.5'	**19-03-1389-18-A**	**03/17/19 14:05**	**Solid**	**GC 25**	**03/19/19**	**03/20/19 02:45**	**190319L035**

Parameter	Result	RL	DF	Qualifiers
TPH as Gasoline	ND	0.52	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene - FID	79	42-126	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
Method Blank	**099-14-571-4726**	**N/A**	**Solid**	**GC 25**	**03/19/19**	**03/19/19 20:36**	**190319L035**

Parameter	Result	RL	DF	Qualifiers
TPH as Gasoline	ND	0.50	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene - FID	69	42-126	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
Method Blank	**099-14-571-4729**	**N/A**	**Solid**	**GC 25**	**03/19/19**	**03/19/19 21:10**	**190319L058**

Parameter	Result	RL	DF	Qualifiers
TPH as Gasoline	ND	4.0	8.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene - FID	54	42-126	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.
12145 Mora Drive, Suite 7
Santa Fe Springs, CA 90670-6055

Date Received: 03/18/19
Work Order: 19-03-1389
Preparation: EPA 3050B
Method: EPA 6010B
Units: mg/kg

Project: 3209 Sunset Blvd, Los Angeles, CA

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB8-7'	**19-03-1389-12-A**	**03/16/19 18:50**	**Solid**	**ICP 8300**	**03/22/19**	**03/26/19 17:38**	**190322L01**

Parameter	Result	RL	DF	Qualifiers
Antimony	ND	0.785	1.05	
Arsenic	3.16	0.785	1.05	
Barium	273	0.524	1.05	
Beryllium	0.773	0.262	1.05	
Cadmium	1.98	0.524	1.05	
Chromium	15.6	0.262	1.05	
Cobalt	28.2	0.262	1.05	
Copper	38.6	0.524	1.05	
Lead	4.85	0.524	1.05	
Molybdenum	6.68	0.262	1.05	
Nickel	46.7	0.262	1.05	
Selenium	ND	0.785	1.05	
Silver	ND	0.262	1.05	
Thallium	ND	0.785	1.05	
Vanadium	37.4	0.262	1.05	
Zinc	69.0	1.05	1.05	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.
12145 Mora Drive, Suite 7
Santa Fe Springs, CA 90670-6055

Date Received: 03/18/19
Work Order: 19-03-1389
Preparation: EPA 3050B
Method: EPA 6010B
Units: mg/kg

Project: 3209 Sunset Blvd, Los Angeles, CA

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB5-2'	**19-03-1389-19-A**	**03/17/19 14:25**	**Solid**	**ICP 8300**	**03/22/19**	**03/26/19 17:40**	**190322L01**

Parameter	Result	RL	DF	Qualifiers
Antimony	ND	0.773	1.03	
Arsenic	ND	0.773	1.03	
Barium	97.2	0.515	1.03	
Beryllium	0.957	0.258	1.03	
Cadmium	1.24	0.515	1.03	
Chromium	16.8	0.258	1.03	
Cobalt	11.8	0.258	1.03	
Copper	22.5	0.515	1.03	
Lead	2.28	0.515	1.03	
Molybdenum	2.16	0.258	1.03	
Nickel	30.9	0.258	1.03	
Selenium	ND	0.773	1.03	
Silver	ND	0.258	1.03	
Thallium	ND	0.773	1.03	
Vanadium	52.6	0.258	1.03	
Zinc	54.4	1.03	1.03	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.
12145 Mora Drive, Suite 7
Santa Fe Springs, CA 90670-6055

Date Received: 03/18/19
Work Order: 19-03-1389
Preparation: EPA 3050B
Method: EPA 6010B
Units: mg/kg

Project: 3209 Sunset Blvd, Los Angeles, CA

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
Method Blank	**097-01-002-27681**	**N/A**	**Solid**	**ICP 8300**	**03/22/19**	**03/26/19 11:16**	**190322L01**

Parameter	Result	RL	DF	Qualifiers
Antimony	ND	0.721	0.962	
Arsenic	ND	0.721	0.962	
Barium	ND	0.481	0.962	
Beryllium	ND	0.240	0.962	
Cadmium	ND	0.481	0.962	
Chromium	ND	0.240	0.962	
Cobalt	ND	0.240	0.962	
Copper	ND	0.481	0.962	
Lead	ND	0.481	0.962	
Molybdenum	ND	0.240	0.962	
Nickel	ND	0.240	0.962	
Selenium	ND	0.721	0.962	
Silver	ND	0.240	0.962	
Thallium	ND	0.721	0.962	
Vanadium	ND	0.240	0.962	
Zinc	ND	0.962	0.962	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 7471A Total
	Method:	EPA 7471A
	Units:	mg/kg
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 1 of 1

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB8-7'	**19-03-1389-12-A**	**03/16/19 18:50**	**Solid**	**Mercury 08**	**03/25/19**	**03/25/19 17:19**	**190325L04**

Parameter	Result	RL	DF	Qualifiers
Mercury	0.0944	0.0794	1.00	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB5-2'	**19-03-1389-19-A**	**03/17/19 14:25**	**Solid**	**Mercury 08**	**03/25/19**	**03/25/19 17:21**	**190325L04**

Parameter	Result	RL	DF	Qualifiers
Mercury	ND	0.0794	1.00	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
Method Blank	**099-16-272-4495**	**N/A**	**Solid**	**Mercury 08**	**03/25/19**	**03/25/19 16:33**	**190325L04**

Parameter	Result	RL	DF	Qualifiers
Mercury	ND	0.0833	1.00	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.
12145 Mora Drive, Suite 7
Santa Fe Springs, CA 90670-6055

Date Received: 03/18/19
Work Order: 19-03-1389
Preparation: EPA 5030C
Method: EPA 8260B
Units: ug/kg

Project: 3209 Sunset Blvd, Los Angeles, CA

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB1-10'	**19-03-1389-17-A**	**03/17/19 13:40**	**Solid**	**GC/MS Q**	**03/19/19**	**03/23/19 06:57**	**190322L035**

Parameter	Result	RL	DF	Qualifiers
Benzene	ND	4.9	1.00	
Ethylbenzene	ND	4.9	1.00	
Toluene	ND	4.9	1.00	
p/m-Xylene	ND	4.9	1.00	
o-Xylene	ND	4.9	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	4.9	1.00	
Tert-Butyl Alcohol (TBA)	ND	49	1.00	
Diisopropyl Ether (DIPE)	ND	9.9	1.00	
Ethyl-t-Butyl Ether (ETBE)	ND	9.9	1.00	
Tert-Amyl-Methyl Ether (TAME)	ND	9.9	1.00	
Ethanol	ND	250	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	108	80-120	
Dibromofluoromethane	98	79-133	
1,2-Dichloroethane-d4	99	71-155	
Toluene-d8	104	80-120	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.
12145 Mora Drive, Suite 7
Santa Fe Springs, CA 90670-6055

Date Received: 03/18/19
Work Order: 19-03-1389
Preparation: EPA 5030C
Method: EPA 8260B
Units: ug/kg

Project: 3209 Sunset Blvd, Los Angeles, CA

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB1-12.5'	**19-03-1389-18-A**	**03/17/19 14:05**	**Solid**	**GC/MS Q**	**03/19/19**	**03/23/19 07:23**	**190322L035**

Parameter	Result	RL	DF	Qualifiers
Benzene	ND	4.9	1.00	
Ethylbenzene	ND	4.9	1.00	
Toluene	ND	4.9	1.00	
p/m-Xylene	ND	4.9	1.00	
o-Xylene	ND	4.9	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	4.9	1.00	
Tert-Butyl Alcohol (TBA)	ND	49	1.00	
Diisopropyl Ether (DIPE)	ND	9.8	1.00	
Ethyl-t-Butyl Ether (ETBE)	ND	9.8	1.00	
Tert-Amyl-Methyl Ether (TAME)	ND	9.8	1.00	
Ethanol	ND	250	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	98	80-120	
Dibromofluoromethane	96	79-133	
1,2-Dichloroethane-d4	98	71-155	
Toluene-d8	101	80-120	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/kg
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 3 of 3

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
Method Blank	**099-12-796-15212**	**N/A**	**Solid**	**GC/MS Q**	**03/22/19**	**03/22/19 23:27**	**190322L035**

Parameter	Result	RL	DF	Qualifiers
Benzene	ND	5.0	1.00	
Ethylbenzene	ND	5.0	1.00	
Toluene	ND	5.0	1.00	
p/m-Xylene	ND	5.0	1.00	
o-Xylene	ND	5.0	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	5.0	1.00	
Tert-Butyl Alcohol (TBA)	ND	50	1.00	
Diisopropyl Ether (DIPE)	ND	10	1.00	
Ethyl-t-Butyl Ether (ETBE)	ND	10	1.00	
Tert-Amyl-Methyl Ether (TAME)	ND	10	1.00	
Ethanol	ND	250	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	96	80-120	
Dibromofluoromethane	101	79-133	
1,2-Dichloroethane-d4	106	71-155	
Toluene-d8	101	80-120	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.
12145 Mora Drive, Suite 7
Santa Fe Springs, CA 90670-6055

Date Received: 03/18/19
Work Order: 19-03-1389
Preparation: EPA 5030C
Method: EPA 8260B
Units: ug/kg

Project: 3209 Sunset Blvd, Los Angeles, CA

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB4-5'	**19-03-1389-1-A**	**03/16/19 13:50**	**Solid**	**GC/MS Q**	**03/19/19**	**03/23/19 01:12**	**190322L035**

Parameter	Result	RL	DF	Qualifiers
Acetone	ND	120	1.00	
Benzene	ND	4.9	1.00	
Bromobenzene	ND	4.9	1.00	
Bromochloromethane	ND	4.9	1.00	
Bromodichloromethane	ND	4.9	1.00	
Bromoform	ND	4.9	1.00	
Bromomethane	ND	25	1.00	
2-Butanone	ND	49	1.00	
n-Butylbenzene	ND	4.9	1.00	
sec-Butylbenzene	ND	4.9	1.00	
tert-Butylbenzene	ND	4.9	1.00	
Carbon Disulfide	ND	49	1.00	
Carbon Tetrachloride	ND	4.9	1.00	
Chlorobenzene	ND	4.9	1.00	
Chloroethane	ND	4.9	1.00	
Chloroform	ND	4.9	1.00	
Chloromethane	ND	25	1.00	
2-Chlorotoluene	ND	4.9	1.00	
4-Chlorotoluene	ND	4.9	1.00	
Dibromochloromethane	ND	4.9	1.00	
1,2-Dibromo-3-Chloropropane	ND	9.9	1.00	
1,2-Dibromoethane	ND	4.9	1.00	
Dibromomethane	ND	4.9	1.00	
1,2-Dichlorobenzene	ND	4.9	1.00	
1,3-Dichlorobenzene	ND	4.9	1.00	
1,4-Dichlorobenzene	ND	4.9	1.00	
Dichlorodifluoromethane	ND	4.9	1.00	
1,1-Dichloroethane	ND	4.9	1.00	
1,2-Dichloroethane	ND	4.9	1.00	
1,1-Dichloroethene	ND	4.9	1.00	
c-1,2-Dichloroethene	ND	4.9	1.00	
t-1,2-Dichloroethene	ND	4.9	1.00	
1,2-Dichloropropane	ND	4.9	1.00	
1,3-Dichloropropane	ND	4.9	1.00	
2,2-Dichloropropane	ND	4.9	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/kg
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 2 of 37

Parameter	Result	RL	DF	Qualifiers
1,1-Dichloropropene	ND	4.9	1.00	
c-1,3-Dichloropropene	ND	4.9	1.00	
t-1,3-Dichloropropene	ND	4.9	1.00	
Ethylbenzene	ND	4.9	1.00	
2-Hexanone	ND	49	1.00	
Isopropylbenzene	ND	4.9	1.00	
p-Isopropyltoluene	ND	4.9	1.00	
Methylene Chloride	ND	49	1.00	
4-Methyl-2-Pentanone	ND	49	1.00	
Naphthalene	ND	49	1.00	
n-Propylbenzene	ND	4.9	1.00	
Styrene	ND	4.9	1.00	
1,1,1,2-Tetrachloroethane	ND	4.9	1.00	
1,1,2,2-Tetrachloroethane	ND	4.9	1.00	
Tetrachloroethene	ND	4.9	1.00	
Toluene	ND	4.9	1.00	
1,2,3-Trichlorobenzene	ND	9.9	1.00	
1,2,4-Trichlorobenzene	ND	4.9	1.00	
1,1,1-Trichloroethane	ND	4.9	1.00	
1,1,2-Trichloroethane	ND	4.9	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	49	1.00	
Trichloroethene	ND	4.9	1.00	
1,2,3-Trichloropropane	ND	4.9	1.00	
1,2,4-Trimethylbenzene	ND	4.9	1.00	
Trichlorofluoromethane	ND	49	1.00	
1,3,5-Trimethylbenzene	ND	4.9	1.00	
Vinyl Acetate	ND	49	1.00	
Vinyl Chloride	ND	4.9	1.00	
p/m-Xylene	ND	4.9	1.00	
o-Xylene	ND	4.9	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	4.9	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	97	80-120	
Dibromofluoromethane	99	79-133	
1,2-Dichloroethane-d4	103	71-155	
Toluene-d8	100	80-120	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/kg
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 3 of 37

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB4-10'	**19-03-1389-2-A**	**03/16/19 13:55**	**Solid**	**GC/MS Q**	**03/19/19**	**03/22/19 23:53**	**190322L035**

Parameter	Result	RL	DF	Qualifiers
Acetone	ND	130	1.00	
Benzene	ND	5.0	1.00	
Bromobenzene	ND	5.0	1.00	
Bromochloromethane	ND	5.0	1.00	
Bromodichloromethane	ND	5.0	1.00	
Bromoform	ND	5.0	1.00	
Bromomethane	ND	25	1.00	
2-Butanone	ND	50	1.00	
n-Butylbenzene	ND	5.0	1.00	
sec-Butylbenzene	ND	5.0	1.00	
tert-Butylbenzene	ND	5.0	1.00	
Carbon Disulfide	ND	50	1.00	
Carbon Tetrachloride	ND	5.0	1.00	
Chlorobenzene	ND	5.0	1.00	
Chloroethane	ND	5.0	1.00	
Chloroform	ND	5.0	1.00	
Chloromethane	ND	25	1.00	
2-Chlorotoluene	ND	5.0	1.00	
4-Chlorotoluene	ND	5.0	1.00	
Dibromochloromethane	ND	5.0	1.00	
1,2-Dibromo-3-Chloropropane	ND	10	1.00	
1,2-Dibromoethane	ND	5.0	1.00	
Dibromomethane	ND	5.0	1.00	
1,2-Dichlorobenzene	ND	5.0	1.00	
1,3-Dichlorobenzene	ND	5.0	1.00	
1,4-Dichlorobenzene	ND	5.0	1.00	
Dichlorodifluoromethane	ND	5.0	1.00	
1,1-Dichloroethane	ND	5.0	1.00	
1,2-Dichloroethane	ND	5.0	1.00	
1,1-Dichloroethene	ND	5.0	1.00	
c-1,2-Dichloroethene	ND	5.0	1.00	
t-1,2-Dichloroethene	ND	5.0	1.00	
1,2-Dichloropropane	ND	5.0	1.00	
1,3-Dichloropropane	ND	5.0	1.00	
2,2-Dichloropropane	ND	5.0	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/kg
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 4 of 37

Parameter	Result	RL	DF	Qualifiers
1,1-Dichloropropene	ND	5.0	1.00	
c-1,3-Dichloropropene	ND	5.0	1.00	
t-1,3-Dichloropropene	ND	5.0	1.00	
Ethylbenzene	ND	5.0	1.00	
2-Hexanone	ND	50	1.00	
Isopropylbenzene	ND	5.0	1.00	
p-Isopropyltoluene	ND	5.0	1.00	
Methylene Chloride	ND	50	1.00	
4-Methyl-2-Pentanone	ND	50	1.00	
Naphthalene	ND	50	1.00	
n-Propylbenzene	ND	5.0	1.00	
Styrene	ND	5.0	1.00	
1,1,1,2-Tetrachloroethane	ND	5.0	1.00	
1,1,2,2-Tetrachloroethane	ND	5.0	1.00	
Tetrachloroethene	ND	5.0	1.00	
Toluene	ND	5.0	1.00	
1,2,3-Trichlorobenzene	ND	10	1.00	
1,2,4-Trichlorobenzene	ND	5.0	1.00	
1,1,1-Trichloroethane	ND	5.0	1.00	
1,1,2-Trichloroethane	ND	5.0	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	50	1.00	
Trichloroethene	ND	5.0	1.00	
1,2,3-Trichloropropane	ND	5.0	1.00	
1,2,4-Trimethylbenzene	ND	5.0	1.00	
Trichlorofluoromethane	ND	50	1.00	
1,3,5-Trimethylbenzene	ND	5.0	1.00	
Vinyl Acetate	ND	50	1.00	
Vinyl Chloride	ND	5.0	1.00	
p/m-Xylene	ND	5.0	1.00	
o-Xylene	ND	5.0	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	5.0	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	96	80-120	
Dibromofluoromethane	104	79-133	
1,2-Dichloroethane-d4	108	71-155	
Toluene-d8	101	80-120	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.
12145 Mora Drive, Suite 7
Santa Fe Springs, CA 90670-6055

Date Received: 03/18/19
Work Order: 19-03-1389
Preparation: EPA 5030C
Method: EPA 8260B
Units: ug/kg

Project: 3209 Sunset Blvd, Los Angeles, CA

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB3-10'	**19-03-1389-3-A**	**03/16/19 14:15**	**Solid**	**GC/MS Q**	**03/19/19**	**03/23/19 01:38**	**190322L035**

Parameter	Result	RL	DF	Qualifiers
Acetone	ND	120	1.00	
Benzene	ND	5.0	1.00	
Bromobenzene	ND	5.0	1.00	
Bromochloromethane	ND	5.0	1.00	
Bromodichloromethane	ND	5.0	1.00	
Bromoform	ND	5.0	1.00	
Bromomethane	ND	25	1.00	
2-Butanone	ND	50	1.00	
n-Butylbenzene	170	5.0	1.00	
sec-Butylbenzene	72	5.0	1.00	
tert-Butylbenzene	ND	5.0	1.00	
Carbon Disulfide	ND	50	1.00	
Carbon Tetrachloride	ND	5.0	1.00	
Chlorobenzene	ND	5.0	1.00	
Chloroethane	ND	5.0	1.00	
Chloroform	ND	5.0	1.00	
Chloromethane	ND	25	1.00	
2-Chlorotoluene	ND	5.0	1.00	
4-Chlorotoluene	ND	5.0	1.00	
Dibromochloromethane	ND	5.0	1.00	
1,2-Dibromo-3-Chloropropane	ND	9.9	1.00	
1,2-Dibromoethane	ND	5.0	1.00	
Dibromomethane	ND	5.0	1.00	
1,2-Dichlorobenzene	ND	5.0	1.00	
1,3-Dichlorobenzene	ND	5.0	1.00	
1,4-Dichlorobenzene	ND	5.0	1.00	
Dichlorodifluoromethane	ND	5.0	1.00	
1,1-Dichloroethane	ND	5.0	1.00	
1,2-Dichloroethane	ND	5.0	1.00	
1,1-Dichloroethene	ND	5.0	1.00	
c-1,2-Dichloroethene	ND	5.0	1.00	
t-1,2-Dichloroethene	ND	5.0	1.00	
1,2-Dichloropropane	ND	5.0	1.00	
1,3-Dichloropropane	ND	5.0	1.00	
2,2-Dichloropropane	ND	5.0	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.
12145 Mora Drive, Suite 7
Santa Fe Springs, CA 90670-6055

Date Received: 03/18/19
Work Order: 19-03-1389
Preparation: EPA 5030C
Method: EPA 8260B
Units: ug/kg

Project: 3209 Sunset Blvd, Los Angeles, CA

Parameter	Result	RL	DF	Qualifiers
1,1-Dichloropropene	ND	5.0	1.00	
c-1,3-Dichloropropene	ND	5.0	1.00	
t-1,3-Dichloropropene	ND	5.0	1.00	
Ethylbenzene	25	5.0	1.00	
2-Hexanone	ND	50	1.00	
p-Isopropyltoluene	ND	5.0	1.00	
Methylene Chloride	ND	50	1.00	
4-Methyl-2-Pentanone	ND	50	1.00	
Naphthalene	ND	50	1.00	
Styrene	ND	5.0	1.00	
1,1,1,2-Tetrachloroethane	ND	5.0	1.00	
1,1,2,2-Tetrachloroethane	ND	5.0	1.00	
Tetrachloroethene	ND	5.0	1.00	
Toluene	ND	5.0	1.00	
1,2,3-Trichlorobenzene	ND	9.9	1.00	
1,2,4-Trichlorobenzene	ND	5.0	1.00	
1,1,1-Trichloroethane	ND	5.0	1.00	
1,1,2-Trichloroethane	ND	5.0	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	50	1.00	
Trichloroethene	ND	5.0	1.00	
1,2,3-Trichloropropane	ND	5.0	1.00	
1,2,4-Trimethylbenzene	ND	5.0	1.00	
Trichlorofluoromethane	ND	50	1.00	
1,3,5-Trimethylbenzene	ND	5.0	1.00	
Vinyl Acetate	ND	50	1.00	
Vinyl Chloride	ND	5.0	1.00	
p/m-Xylene	ND	5.0	1.00	
o-Xylene	ND	5.0	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	5.0	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	106	80-120	
Dibromofluoromethane	99	79-133	
1,2-Dichloroethane-d4	99	71-155	
Toluene-d8	104	80-120	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.
12145 Mora Drive, Suite 7
Santa Fe Springs, CA 90670-6055

Date Received: 03/18/19
Work Order: 19-03-1389
Preparation: EPA 5030C
Method: EPA 8260B
Units: ug/kg

Project: 3209 Sunset Blvd, Los Angeles, CA

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB3-10'	**19-03-1389-3-A**	**03/16/19 14:15**	**Solid**	**GC/MS LL**	**03/19/19**	**03/23/19 19:06**	**190323L009**

Parameter	Result	RL	DF	Qualifiers
Isopropylbenzene	2000	500	50.0	
n-Propylbenzene	7800	500	50.0	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	97	80-120	
Dibromofluoromethane	94	79-133	
1,2-Dichloroethane-d4	90	71-155	
Toluene-d8	107	80-120	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.
12145 Mora Drive, Suite 7
Santa Fe Springs, CA 90670-6055

Date Received: 03/18/19
Work Order: 19-03-1389
Preparation: EPA 5030C
Method: EPA 8260B
Units: ug/kg

Project: 3209 Sunset Blvd, Los Angeles, CA

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB3-14'	**19-03-1389-4-B**	**03/16/19 14:30**	**Solid**	**GC/MS LL**	**03/23/19**	**03/23/19 18:41**	**190323L008**

Parameter	Result	RL	DF	Qualifiers
Acetone	ND	120	1.00	
Benzene	ND	5.0	1.00	
Bromobenzene	ND	5.0	1.00	
Bromochloromethane	ND	5.0	1.00	
Bromodichloromethane	ND	5.0	1.00	
Bromoform	ND	5.0	1.00	
Bromomethane	ND	25	1.00	
2-Butanone	ND	50	1.00	
n-Butylbenzene	ND	5.0	1.00	
sec-Butylbenzene	ND	5.0	1.00	
tert-Butylbenzene	ND	5.0	1.00	
Carbon Disulfide	ND	50	1.00	
Carbon Tetrachloride	ND	5.0	1.00	
Chlorobenzene	ND	5.0	1.00	
Chloroethane	ND	5.0	1.00	
Chloroform	ND	5.0	1.00	
Chloromethane	ND	25	1.00	
2-Chlorotoluene	ND	5.0	1.00	
4-Chlorotoluene	ND	5.0	1.00	
Dibromochloromethane	ND	5.0	1.00	
1,2-Dibromo-3-Chloropropane	ND	10	1.00	
1,2-Dibromoethane	ND	5.0	1.00	
Dibromomethane	ND	5.0	1.00	
1,2-Dichlorobenzene	ND	5.0	1.00	
1,3-Dichlorobenzene	ND	5.0	1.00	
1,4-Dichlorobenzene	ND	5.0	1.00	
Dichlorodifluoromethane	ND	5.0	1.00	
1,1-Dichloroethane	ND	5.0	1.00	
1,2-Dichloroethane	ND	5.0	1.00	
1,1-Dichloroethene	ND	5.0	1.00	
c-1,2-Dichloroethene	ND	5.0	1.00	
t-1,2-Dichloroethene	ND	5.0	1.00	
1,2-Dichloropropane	ND	5.0	1.00	
1,3-Dichloropropane	ND	5.0	1.00	
2,2-Dichloropropane	ND	5.0	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/kg
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 9 of 37

Parameter	Result	RL	DF	Qualifiers
1,1-Dichloropropene	ND	5.0	1.00	
c-1,3-Dichloropropene	ND	5.0	1.00	
t-1,3-Dichloropropene	ND	5.0	1.00	
Ethylbenzene	ND	5.0	1.00	
2-Hexanone	ND	50	1.00	
Isopropylbenzene	ND	5.0	1.00	
p-Isopropyltoluene	ND	5.0	1.00	
Methylene Chloride	ND	50	1.00	
4-Methyl-2-Pentanone	ND	50	1.00	
Naphthalene	ND	50	1.00	
n-Propylbenzene	ND	5.0	1.00	
Styrene	ND	5.0	1.00	
1,1,1,2-Tetrachloroethane	ND	5.0	1.00	
1,1,2,2-Tetrachloroethane	ND	5.0	1.00	
Tetrachloroethene	ND	5.0	1.00	
Toluene	ND	5.0	1.00	
1,2,3-Trichlorobenzene	ND	10	1.00	
1,2,4-Trichlorobenzene	ND	5.0	1.00	
1,1,1-Trichloroethane	ND	5.0	1.00	
1,1,2-Trichloroethane	ND	5.0	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	50	1.00	
Trichloroethene	ND	5.0	1.00	
1,2,3-Trichloropropane	ND	5.0	1.00	
1,2,4-Trimethylbenzene	ND	5.0	1.00	
Trichlorofluoromethane	ND	50	1.00	
1,3,5-Trimethylbenzene	ND	5.0	1.00	
Vinyl Acetate	ND	50	1.00	
Vinyl Chloride	ND	5.0	1.00	
p/m-Xylene	ND	5.0	1.00	
o-Xylene	ND	5.0	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	5.0	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	93	80-120	
Dibromofluoromethane	98	79-133	
1,2-Dichloroethane-d4	89	71-155	
Toluene-d8	100	80-120	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.
12145 Mora Drive, Suite 7
Santa Fe Springs, CA 90670-6055

Date Received: 03/18/19
Work Order: 19-03-1389
Preparation: EPA 5030C
Method: EPA 8260B
Units: ug/kg

Project: 3209 Sunset Blvd, Los Angeles, CA

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB2-10'	**19-03-1389-5-A**	**03/16/19 15:05**	**Solid**	**GC/MS Q**	**03/19/19**	**03/23/19 02:30**	**190322L035**

Parameter	Result	RL	DF	Qualifiers
Acetone	ND	120	1.00	
Benzene	ND	4.9	1.00	
Bromobenzene	ND	4.9	1.00	
Bromochloromethane	ND	4.9	1.00	
Bromodichloromethane	ND	4.9	1.00	
Bromoform	ND	4.9	1.00	
Bromomethane	ND	25	1.00	
2-Butanone	ND	49	1.00	
n-Butylbenzene	63	4.9	1.00	
sec-Butylbenzene	42	4.9	1.00	
tert-Butylbenzene	ND	4.9	1.00	
Carbon Disulfide	ND	49	1.00	
Carbon Tetrachloride	ND	4.9	1.00	
Chlorobenzene	ND	4.9	1.00	
Chloroethane	ND	4.9	1.00	
Chloroform	ND	4.9	1.00	
Chloromethane	ND	25	1.00	
2-Chlorotoluene	ND	4.9	1.00	
4-Chlorotoluene	ND	4.9	1.00	
Dibromochloromethane	ND	4.9	1.00	
1,2-Dibromo-3-Chloropropane	ND	9.8	1.00	
1,2-Dibromoethane	ND	4.9	1.00	
Dibromomethane	ND	4.9	1.00	
1,2-Dichlorobenzene	ND	4.9	1.00	
1,3-Dichlorobenzene	ND	4.9	1.00	
1,4-Dichlorobenzene	ND	4.9	1.00	
Dichlorodifluoromethane	ND	4.9	1.00	
1,1-Dichloroethane	ND	4.9	1.00	
1,2-Dichloroethane	ND	4.9	1.00	
1,1-Dichloroethene	ND	4.9	1.00	
c-1,2-Dichloroethene	ND	4.9	1.00	
t-1,2-Dichloroethene	ND	4.9	1.00	
1,2-Dichloropropane	ND	4.9	1.00	
1,3-Dichloropropane	ND	4.9	1.00	
2,2-Dichloropropane	ND	4.9	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/kg
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 11 of 37

Parameter	Result	RL	DF	Qualifiers
1,1-Dichloropropene	ND	4.9	1.00	
c-1,3-Dichloropropene	ND	4.9	1.00	
t-1,3-Dichloropropene	ND	4.9	1.00	
Ethylbenzene	ND	4.9	1.00	
2-Hexanone	ND	49	1.00	
Isopropylbenzene	54	4.9	1.00	
p-Isopropyltoluene	ND	4.9	1.00	
Methylene Chloride	ND	49	1.00	
4-Methyl-2-Pentanone	ND	49	1.00	
Naphthalene	ND	49	1.00	
Styrene	ND	4.9	1.00	
1,1,1,2-Tetrachloroethane	ND	4.9	1.00	
1,1,2,2-Tetrachloroethane	ND	4.9	1.00	
Tetrachloroethene	ND	4.9	1.00	
Toluene	ND	4.9	1.00	
1,2,3-Trichlorobenzene	ND	9.8	1.00	
1,2,4-Trichlorobenzene	ND	4.9	1.00	
1,1,1-Trichloroethane	ND	4.9	1.00	
1,1,2-Trichloroethane	ND	4.9	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	49	1.00	
Trichloroethene	ND	4.9	1.00	
1,2,3-Trichloropropane	ND	4.9	1.00	
1,2,4-Trimethylbenzene	ND	4.9	1.00	
Trichlorofluoromethane	ND	49	1.00	
1,3,5-Trimethylbenzene	ND	4.9	1.00	
Vinyl Acetate	ND	49	1.00	
Vinyl Chloride	ND	4.9	1.00	
p/m-Xylene	ND	4.9	1.00	
o-Xylene	ND	4.9	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	4.9	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	107	80-120	
Dibromofluoromethane	98	79-133	
1,2-Dichloroethane-d4	97	71-155	
Toluene-d8	103	80-120	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/kg
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 12 of 37

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB2-10'	**19-03-1389-5-A**	**03/16/19 15:05**	**Solid**	**GC/MS LL**	**03/19/19**	**03/23/19 19:32**	**190323L009**

Parameter	Result	RL	DF	Qualifiers
n-Propylbenzene	1100	510	50.0	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	97	80-120	
Dibromofluoromethane	96	79-133	
1,2-Dichloroethane-d4	89	71-155	
Toluene-d8	102	80-120	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/kg
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 13 of 37

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB2-15'	**19-03-1389-6-A**	**03/16/19 15:30**	**Solid**	**GC/MS Q**	**03/19/19**	**03/23/19 02:57**	**190322L035**

Parameter	Result	RL	DF	Qualifiers
Acetone	ND	120	1.00	
Benzene	ND	5.0	1.00	
Bromobenzene	ND	5.0	1.00	
Bromochloromethane	ND	5.0	1.00	
Bromodichloromethane	ND	5.0	1.00	
Bromoform	ND	5.0	1.00	
Bromomethane	ND	25	1.00	
2-Butanone	ND	50	1.00	
n-Butylbenzene	ND	5.0	1.00	
sec-Butylbenzene	ND	5.0	1.00	
tert-Butylbenzene	ND	5.0	1.00	
Carbon Disulfide	ND	50	1.00	
Carbon Tetrachloride	ND	5.0	1.00	
Chlorobenzene	ND	5.0	1.00	
Chloroethane	ND	5.0	1.00	
Chloroform	ND	5.0	1.00	
Chloromethane	ND	25	1.00	
2-Chlorotoluene	ND	5.0	1.00	
4-Chlorotoluene	ND	5.0	1.00	
Dibromochloromethane	ND	5.0	1.00	
1,2-Dibromo-3-Chloropropane	ND	10	1.00	
1,2-Dibromoethane	ND	5.0	1.00	
Dibromomethane	ND	5.0	1.00	
1,2-Dichlorobenzene	ND	5.0	1.00	
1,3-Dichlorobenzene	ND	5.0	1.00	
1,4-Dichlorobenzene	ND	5.0	1.00	
Dichlorodifluoromethane	ND	5.0	1.00	
1,1-Dichloroethane	ND	5.0	1.00	
1,2-Dichloroethane	ND	5.0	1.00	
1,1-Dichloroethene	ND	5.0	1.00	
c-1,2-Dichloroethene	ND	5.0	1.00	
t-1,2-Dichloroethene	ND	5.0	1.00	
1,2-Dichloropropane	ND	5.0	1.00	
1,3-Dichloropropane	ND	5.0	1.00	
2,2-Dichloropropane	ND	5.0	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/kg
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 14 of 37

Parameter	Result	RL	DF	Qualifiers
1,1-Dichloropropene	ND	5.0	1.00	
c-1,3-Dichloropropene	ND	5.0	1.00	
t-1,3-Dichloropropene	ND	5.0	1.00	
Ethylbenzene	ND	5.0	1.00	
2-Hexanone	ND	50	1.00	
Isopropylbenzene	ND	5.0	1.00	
p-Isopropyltoluene	ND	5.0	1.00	
Methylene Chloride	ND	50	1.00	
4-Methyl-2-Pentanone	ND	50	1.00	
Naphthalene	ND	50	1.00	
n-Propylbenzene	ND	5.0	1.00	
Styrene	ND	5.0	1.00	
1,1,1,2-Tetrachloroethane	ND	5.0	1.00	
1,1,2,2-Tetrachloroethane	ND	5.0	1.00	
Tetrachloroethene	ND	5.0	1.00	
Toluene	ND	5.0	1.00	
1,2,3-Trichlorobenzene	ND	10	1.00	
1,2,4-Trichlorobenzene	ND	5.0	1.00	
1,1,1-Trichloroethane	ND	5.0	1.00	
1,1,2-Trichloroethane	ND	5.0	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	50	1.00	
Trichloroethene	ND	5.0	1.00	
1,2,3-Trichloropropane	ND	5.0	1.00	
1,2,4-Trimethylbenzene	ND	5.0	1.00	
Trichlorofluoromethane	ND	50	1.00	
1,3,5-Trimethylbenzene	ND	5.0	1.00	
Vinyl Acetate	ND	50	1.00	
Vinyl Chloride	ND	5.0	1.00	
p/m-Xylene	ND	5.0	1.00	
o-Xylene	ND	5.0	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	5.0	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	105	80-120	
Dibromofluoromethane	98	79-133	
1,2-Dichloroethane-d4	99	71-155	
Toluene-d8	100	80-120	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/kg
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 15 of 37

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB13-5'	**19-03-1389-7-A**	**03/16/19 16:15**	**Solid**	**GC/MS Q**	**03/19/19**	**03/23/19 03:24**	**190322L035**

Parameter	Result	RL	DF	Qualifiers
Acetone	ND	130	1.00	
Benzene	ND	5.1	1.00	
Bromobenzene	ND	5.1	1.00	
Bromochloromethane	ND	5.1	1.00	
Bromodichloromethane	ND	5.1	1.00	
Bromoform	ND	5.1	1.00	
Bromomethane	ND	25	1.00	
2-Butanone	ND	51	1.00	
n-Butylbenzene	ND	5.1	1.00	
sec-Butylbenzene	ND	5.1	1.00	
tert-Butylbenzene	ND	5.1	1.00	
Carbon Disulfide	ND	51	1.00	
Carbon Tetrachloride	ND	5.1	1.00	
Chlorobenzene	ND	5.1	1.00	
Chloroethane	ND	5.1	1.00	
Chloroform	ND	5.1	1.00	
Chloromethane	ND	25	1.00	
2-Chlorotoluene	ND	5.1	1.00	
4-Chlorotoluene	ND	5.1	1.00	
Dibromochloromethane	ND	5.1	1.00	
1,2-Dibromo-3-Chloropropane	ND	10	1.00	
1,2-Dibromoethane	ND	5.1	1.00	
Dibromomethane	ND	5.1	1.00	
1,2-Dichlorobenzene	ND	5.1	1.00	
1,3-Dichlorobenzene	ND	5.1	1.00	
1,4-Dichlorobenzene	ND	5.1	1.00	
Dichlorodifluoromethane	ND	5.1	1.00	
1,1-Dichloroethane	ND	5.1	1.00	
1,2-Dichloroethane	ND	5.1	1.00	
1,1-Dichloroethene	ND	5.1	1.00	
c-1,2-Dichloroethene	ND	5.1	1.00	
t-1,2-Dichloroethene	ND	5.1	1.00	
1,2-Dichloropropane	ND	5.1	1.00	
1,3-Dichloropropane	ND	5.1	1.00	
2,2-Dichloropropane	ND	5.1	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.
12145 Mora Drive, Suite 7
Santa Fe Springs, CA 90670-6055

Date Received: 03/18/19
Work Order: 19-03-1389
Preparation: EPA 5030C
Method: EPA 8260B
Units: ug/kg

Project: 3209 Sunset Blvd, Los Angeles, CA

Parameter	Result	RL	DF	Qualifiers
1,1-Dichloropropene	ND	5.1	1.00	
c-1,3-Dichloropropene	ND	5.1	1.00	
t-1,3-Dichloropropene	ND	5.1	1.00	
Ethylbenzene	ND	5.1	1.00	
2-Hexanone	ND	51	1.00	
Isopropylbenzene	ND	5.1	1.00	
p-Isopropyltoluene	ND	5.1	1.00	
Methylene Chloride	ND	51	1.00	
4-Methyl-2-Pentanone	ND	51	1.00	
Naphthalene	ND	51	1.00	
n-Propylbenzene	ND	5.1	1.00	
Styrene	ND	5.1	1.00	
1,1,1,2-Tetrachloroethane	ND	5.1	1.00	
1,1,2,2-Tetrachloroethane	ND	5.1	1.00	
Tetrachloroethene	ND	5.1	1.00	
Toluene	ND	5.1	1.00	
1,2,3-Trichlorobenzene	ND	10	1.00	
1,2,4-Trichlorobenzene	ND	5.1	1.00	
1,1,1-Trichloroethane	ND	5.1	1.00	
1,1,2-Trichloroethane	ND	5.1	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	51	1.00	
Trichloroethene	ND	5.1	1.00	
1,2,3-Trichloropropane	ND	5.1	1.00	
1,2,4-Trimethylbenzene	ND	5.1	1.00	
Trichlorofluoromethane	ND	51	1.00	
1,3,5-Trimethylbenzene	ND	5.1	1.00	
Vinyl Acetate	ND	51	1.00	
Vinyl Chloride	ND	5.1	1.00	
p/m-Xylene	ND	5.1	1.00	
o-Xylene	ND	5.1	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	5.1	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	99	80-120	
Dibromofluoromethane	98	79-133	
1,2-Dichloroethane-d4	100	71-155	
Toluene-d8	99	80-120	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.
12145 Mora Drive, Suite 7
Santa Fe Springs, CA 90670-6055

Date Received: 03/18/19
Work Order: 19-03-1389
Preparation: EPA 5030C
Method: EPA 8260B
Units: ug/kg

Project: 3209 Sunset Blvd, Los Angeles, CA

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB12-5'	**19-03-1389-8-A**	**03/16/19 16:30**	**Solid**	**GC/MS Q**	**03/19/19**	**03/23/19 03:51**	**190322L035**

Parameter	Result	RL	DF	Qualifiers
Acetone	ND	120	1.00	
Benzene	ND	5.0	1.00	
Bromobenzene	ND	5.0	1.00	
Bromochloromethane	ND	5.0	1.00	
Bromodichloromethane	ND	5.0	1.00	
Bromoform	ND	5.0	1.00	
Bromomethane	ND	25	1.00	
2-Butanone	ND	50	1.00	
n-Butylbenzene	ND	5.0	1.00	
sec-Butylbenzene	ND	5.0	1.00	
tert-Butylbenzene	ND	5.0	1.00	
Carbon Disulfide	ND	50	1.00	
Carbon Tetrachloride	ND	5.0	1.00	
Chlorobenzene	ND	5.0	1.00	
Chloroethane	ND	5.0	1.00	
Chloroform	ND	5.0	1.00	
Chloromethane	ND	25	1.00	
2-Chlorotoluene	ND	5.0	1.00	
4-Chlorotoluene	ND	5.0	1.00	
Dibromochloromethane	ND	5.0	1.00	
1,2-Dibromo-3-Chloropropane	ND	9.9	1.00	
1,2-Dibromoethane	ND	5.0	1.00	
Dibromomethane	ND	5.0	1.00	
1,2-Dichlorobenzene	ND	5.0	1.00	
1,3-Dichlorobenzene	ND	5.0	1.00	
1,4-Dichlorobenzene	ND	5.0	1.00	
Dichlorodifluoromethane	ND	5.0	1.00	
1,1-Dichloroethane	ND	5.0	1.00	
1,2-Dichloroethane	ND	5.0	1.00	
1,1-Dichloroethene	ND	5.0	1.00	
c-1,2-Dichloroethene	ND	5.0	1.00	
t-1,2-Dichloroethene	ND	5.0	1.00	
1,2-Dichloropropane	ND	5.0	1.00	
1,3-Dichloropropane	ND	5.0	1.00	
2,2-Dichloropropane	ND	5.0	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/kg
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 18 of 37

Parameter	Result	RL	DF	Qualifiers
1,1-Dichloropropene	ND	5.0	1.00	
c-1,3-Dichloropropene	ND	5.0	1.00	
t-1,3-Dichloropropene	ND	5.0	1.00	
Ethylbenzene	ND	5.0	1.00	
2-Hexanone	ND	50	1.00	
Isopropylbenzene	ND	5.0	1.00	
p-Isopropyltoluene	ND	5.0	1.00	
Methylene Chloride	ND	50	1.00	
4-Methyl-2-Pentanone	ND	50	1.00	
Naphthalene	ND	50	1.00	
n-Propylbenzene	ND	5.0	1.00	
Styrene	ND	5.0	1.00	
1,1,1,2-Tetrachloroethane	ND	5.0	1.00	
1,1,2,2-Tetrachloroethane	ND	5.0	1.00	
Tetrachloroethene	ND	5.0	1.00	
Toluene	ND	5.0	1.00	
1,2,3-Trichlorobenzene	ND	9.9	1.00	
1,2,4-Trichlorobenzene	ND	5.0	1.00	
1,1,1-Trichloroethane	ND	5.0	1.00	
1,1,2-Trichloroethane	ND	5.0	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	50	1.00	
Trichloroethene	ND	5.0	1.00	
1,2,3-Trichloropropane	ND	5.0	1.00	
1,2,4-Trimethylbenzene	ND	5.0	1.00	
Trichlorofluoromethane	ND	50	1.00	
1,3,5-Trimethylbenzene	ND	5.0	1.00	
Vinyl Acetate	ND	50	1.00	
Vinyl Chloride	ND	5.0	1.00	
p/m-Xylene	ND	5.0	1.00	
o-Xylene	ND	5.0	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	5.0	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	98	80-120	
Dibromofluoromethane	100	79-133	
1,2-Dichloroethane-d4	101	71-155	
Toluene-d8	101	80-120	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.
12145 Mora Drive, Suite 7
Santa Fe Springs, CA 90670-6055

Date Received: 03/18/19
Work Order: 19-03-1389
Preparation: EPA 5030C
Method: EPA 8260B
Units: ug/kg

Project: 3209 Sunset Blvd, Los Angeles, CA

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB11-5'	**19-03-1389-9-A**	**03/16/19 17:15**	**Solid**	**GC/MS Q**	**03/19/19**	**03/23/19 04:17**	**190322L035**

Parameter	Result	RL	DF	Qualifiers
Acetone	ND	130	1.00	
Benzene	ND	5.1	1.00	
Bromobenzene	ND	5.1	1.00	
Bromochloromethane	ND	5.1	1.00	
Bromodichloromethane	ND	5.1	1.00	
Bromoform	ND	5.1	1.00	
Bromomethane	ND	25	1.00	
2-Butanone	ND	51	1.00	
n-Butylbenzene	ND	5.1	1.00	
sec-Butylbenzene	ND	5.1	1.00	
tert-Butylbenzene	ND	5.1	1.00	
Carbon Disulfide	ND	51	1.00	
Carbon Tetrachloride	ND	5.1	1.00	
Chlorobenzene	ND	5.1	1.00	
Chloroethane	ND	5.1	1.00	
Chloroform	ND	5.1	1.00	
Chloromethane	ND	25	1.00	
2-Chlorotoluene	ND	5.1	1.00	
4-Chlorotoluene	ND	5.1	1.00	
Dibromochloromethane	ND	5.1	1.00	
1,2-Dibromo-3-Chloropropane	ND	10	1.00	
1,2-Dibromoethane	ND	5.1	1.00	
Dibromomethane	ND	5.1	1.00	
1,2-Dichlorobenzene	ND	5.1	1.00	
1,3-Dichlorobenzene	ND	5.1	1.00	
1,4-Dichlorobenzene	ND	5.1	1.00	
Dichlorodifluoromethane	ND	5.1	1.00	
1,1-Dichloroethane	ND	5.1	1.00	
1,2-Dichloroethane	ND	5.1	1.00	
1,1-Dichloroethene	ND	5.1	1.00	
c-1,2-Dichloroethene	ND	5.1	1.00	
t-1,2-Dichloroethene	ND	5.1	1.00	
1,2-Dichloropropane	ND	5.1	1.00	
1,3-Dichloropropane	ND	5.1	1.00	
2,2-Dichloropropane	ND	5.1	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/kg
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 20 of 37

Parameter	Result	RL	DF	Qualifiers
1,1-Dichloropropene	ND	5.1	1.00	
c-1,3-Dichloropropene	ND	5.1	1.00	
t-1,3-Dichloropropene	ND	5.1	1.00	
Ethylbenzene	ND	5.1	1.00	
2-Hexanone	ND	51	1.00	
Isopropylbenzene	ND	5.1	1.00	
p-Isopropyltoluene	ND	5.1	1.00	
Methylene Chloride	ND	51	1.00	
4-Methyl-2-Pentanone	ND	51	1.00	
Naphthalene	ND	51	1.00	
n-Propylbenzene	ND	5.1	1.00	
Styrene	ND	5.1	1.00	
1,1,1,2-Tetrachloroethane	ND	5.1	1.00	
1,1,2,2-Tetrachloroethane	ND	5.1	1.00	
Tetrachloroethene	ND	5.1	1.00	
Toluene	ND	5.1	1.00	
1,2,3-Trichlorobenzene	ND	10	1.00	
1,2,4-Trichlorobenzene	ND	5.1	1.00	
1,1,1-Trichloroethane	ND	5.1	1.00	
1,1,2-Trichloroethane	ND	5.1	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	51	1.00	
Trichloroethene	ND	5.1	1.00	
1,2,3-Trichloropropane	ND	5.1	1.00	
1,2,4-Trimethylbenzene	ND	5.1	1.00	
Trichlorofluoromethane	ND	51	1.00	
1,3,5-Trimethylbenzene	ND	5.1	1.00	
Vinyl Acetate	ND	51	1.00	
Vinyl Chloride	ND	5.1	1.00	
p/m-Xylene	ND	5.1	1.00	
o-Xylene	ND	5.1	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	5.1	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	98	80-120	
Dibromofluoromethane	99	79-133	
1,2-Dichloroethane-d4	100	71-155	
Toluene-d8	99	80-120	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.		Date Received:	03/18/19
12145 Mora Drive, Suite 7		Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055		Preparation:	EPA 5030C
		Method:	EPA 8260B
		Units:	ug/kg
Project: 3209 Sunset Blvd, Los Angeles, CA			Page 21 of 37

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB10-5'	**19-03-1389-10-A**	**03/16/19 18:15**	**Solid**	**GC/MS Q**	**03/19/19**	**03/23/19 04:44**	**190322L035**

Parameter	Result	RL	DF	Qualifiers
Acetone	ND	120	1.00	
Benzene	ND	5.0	1.00	
Bromobenzene	ND	5.0	1.00	
Bromochloromethane	ND	5.0	1.00	
Bromodichloromethane	ND	5.0	1.00	
Bromoform	ND	5.0	1.00	
Bromomethane	ND	25	1.00	
2-Butanone	ND	50	1.00	
n-Butylbenzene	ND	5.0	1.00	
sec-Butylbenzene	ND	5.0	1.00	
tert-Butylbenzene	ND	5.0	1.00	
Carbon Disulfide	ND	50	1.00	
Carbon Tetrachloride	ND	5.0	1.00	
Chlorobenzene	ND	5.0	1.00	
Chloroethane	ND	5.0	1.00	
Chloroform	ND	5.0	1.00	
Chloromethane	ND	25	1.00	
2-Chlorotoluene	ND	5.0	1.00	
4-Chlorotoluene	ND	5.0	1.00	
Dibromochloromethane	ND	5.0	1.00	
1,2-Dibromo-3-Chloropropane	ND	10	1.00	
1,2-Dibromoethane	ND	5.0	1.00	
Dibromomethane	ND	5.0	1.00	
1,2-Dichlorobenzene	ND	5.0	1.00	
1,3-Dichlorobenzene	ND	5.0	1.00	
1,4-Dichlorobenzene	ND	5.0	1.00	
Dichlorodifluoromethane	ND	5.0	1.00	
1,1-Dichloroethane	ND	5.0	1.00	
1,2-Dichloroethane	ND	5.0	1.00	
1,1-Dichloroethene	ND	5.0	1.00	
c-1,2-Dichloroethene	ND	5.0	1.00	
t-1,2-Dichloroethene	ND	5.0	1.00	
1,2-Dichloropropane	ND	5.0	1.00	
1,3-Dichloropropane	ND	5.0	1.00	
2,2-Dichloropropane	ND	5.0	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/kg
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 22 of 37

Parameter	Result	RL	DF	Qualifiers
1,1-Dichloropropene	ND	5.0	1.00	
c-1,3-Dichloropropene	ND	5.0	1.00	
t-1,3-Dichloropropene	ND	5.0	1.00	
Ethylbenzene	ND	5.0	1.00	
2-Hexanone	ND	50	1.00	
Isopropylbenzene	ND	5.0	1.00	
p-Isopropyltoluene	ND	5.0	1.00	
Methylene Chloride	ND	50	1.00	
4-Methyl-2-Pentanone	ND	50	1.00	
Naphthalene	ND	50	1.00	
n-Propylbenzene	ND	5.0	1.00	
Styrene	ND	5.0	1.00	
1,1,1,2-Tetrachloroethane	ND	5.0	1.00	
1,1,2,2-Tetrachloroethane	ND	5.0	1.00	
Tetrachloroethene	ND	5.0	1.00	
Toluene	ND	5.0	1.00	
1,2,3-Trichlorobenzene	ND	10	1.00	
1,2,4-Trichlorobenzene	ND	5.0	1.00	
1,1,1-Trichloroethane	ND	5.0	1.00	
1,1,2-Trichloroethane	ND	5.0	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	50	1.00	
Trichloroethene	ND	5.0	1.00	
1,2,3-Trichloropropane	ND	5.0	1.00	
1,2,4-Trimethylbenzene	ND	5.0	1.00	
Trichlorofluoromethane	ND	50	1.00	
1,3,5-Trimethylbenzene	ND	5.0	1.00	
Vinyl Acetate	ND	50	1.00	
Vinyl Chloride	ND	5.0	1.00	
p/m-Xylene	ND	5.0	1.00	
o-Xylene	ND	5.0	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	5.0	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	98	80-120	
Dibromofluoromethane	101	79-133	
1,2-Dichloroethane-d4	102	71-155	
Toluene-d8	100	80-120	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.		Date Received:	03/18/19
12145 Mora Drive, Suite 7		Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055		Preparation:	EPA 5030C
		Method:	EPA 8260B
		Units:	ug/kg
Project: 3209 Sunset Blvd, Los Angeles, CA			Page 23 of 37

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB9-5'	**19-03-1389-11-A**	**03/16/19 18:25**	**Solid**	**GC/MS Q**	**03/19/19**	**03/23/19 05:11**	**190322L035**

Parameter	Result	RL	DF	Qualifiers
Acetone	ND	120	1.00	
Benzene	ND	5.0	1.00	
Bromobenzene	ND	5.0	1.00	
Bromochloromethane	ND	5.0	1.00	
Bromodichloromethane	ND	5.0	1.00	
Bromoform	ND	5.0	1.00	
Bromomethane	ND	25	1.00	
2-Butanone	ND	50	1.00	
n-Butylbenzene	ND	5.0	1.00	
sec-Butylbenzene	ND	5.0	1.00	
tert-Butylbenzene	ND	5.0	1.00	
Carbon Disulfide	ND	50	1.00	
Carbon Tetrachloride	ND	5.0	1.00	
Chlorobenzene	ND	5.0	1.00	
Chloroethane	ND	5.0	1.00	
Chloroform	ND	5.0	1.00	
Chloromethane	ND	25	1.00	
2-Chlorotoluene	ND	5.0	1.00	
4-Chlorotoluene	ND	5.0	1.00	
Dibromochloromethane	ND	5.0	1.00	
1,2-Dibromo-3-Chloropropane	ND	9.9	1.00	
1,2-Dibromoethane	ND	5.0	1.00	
Dibromomethane	ND	5.0	1.00	
1,2-Dichlorobenzene	ND	5.0	1.00	
1,3-Dichlorobenzene	ND	5.0	1.00	
1,4-Dichlorobenzene	ND	5.0	1.00	
Dichlorodifluoromethane	ND	5.0	1.00	
1,1-Dichloroethane	ND	5.0	1.00	
1,2-Dichloroethane	ND	5.0	1.00	
1,1-Dichloroethene	ND	5.0	1.00	
c-1,2-Dichloroethene	ND	5.0	1.00	
t-1,2-Dichloroethene	ND	5.0	1.00	
1,2-Dichloropropane	ND	5.0	1.00	
1,3-Dichloropropane	ND	5.0	1.00	
2,2-Dichloropropane	ND	5.0	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/kg
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 24 of 37

Parameter	Result	RL	DF	Qualifiers
1,1-Dichloropropene	ND	5.0	1.00	
c-1,3-Dichloropropene	ND	5.0	1.00	
t-1,3-Dichloropropene	ND	5.0	1.00	
Ethylbenzene	ND	5.0	1.00	
2-Hexanone	ND	50	1.00	
Isopropylbenzene	ND	5.0	1.00	
p-Isopropyltoluene	ND	5.0	1.00	
Methylene Chloride	ND	50	1.00	
4-Methyl-2-Pentanone	ND	50	1.00	
Naphthalene	ND	50	1.00	
n-Propylbenzene	ND	5.0	1.00	
Styrene	ND	5.0	1.00	
1,1,1,2-Tetrachloroethane	ND	5.0	1.00	
1,1,2,2-Tetrachloroethane	ND	5.0	1.00	
Tetrachloroethene	ND	5.0	1.00	
Toluene	ND	5.0	1.00	
1,2,3-Trichlorobenzene	ND	9.9	1.00	
1,2,4-Trichlorobenzene	ND	5.0	1.00	
1,1,1-Trichloroethane	ND	5.0	1.00	
1,1,2-Trichloroethane	ND	5.0	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	50	1.00	
Trichloroethene	ND	5.0	1.00	
1,2,3-Trichloropropane	ND	5.0	1.00	
1,2,4-Trimethylbenzene	ND	5.0	1.00	
Trichlorofluoromethane	ND	50	1.00	
1,3,5-Trimethylbenzene	ND	5.0	1.00	
Vinyl Acetate	ND	50	1.00	
Vinyl Chloride	ND	5.0	1.00	
p/m-Xylene	ND	5.0	1.00	
o-Xylene	ND	5.0	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	5.0	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	98	80-120	
Dibromofluoromethane	99	79-133	
1,2-Dichloroethane-d4	102	71-155	
Toluene-d8	101	80-120	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/kg
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 25 of 37

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB8-7'	**19-03-1389-12-A**	**03/16/19 18:50**	**Solid**	**GC/MS Q**	**03/19/19**	**03/23/19 05:38**	**190322L035**

Parameter	Result	RL	DF	Qualifiers
Acetone	ND	120	1.00	
Benzene	ND	5.0	1.00	
Bromobenzene	ND	5.0	1.00	
Bromochloromethane	ND	5.0	1.00	
Bromodichloromethane	ND	5.0	1.00	
Bromoform	ND	5.0	1.00	
Bromomethane	ND	25	1.00	
2-Butanone	ND	50	1.00	
n-Butylbenzene	ND	5.0	1.00	
sec-Butylbenzene	ND	5.0	1.00	
tert-Butylbenzene	ND	5.0	1.00	
Carbon Disulfide	ND	50	1.00	
Carbon Tetrachloride	ND	5.0	1.00	
Chlorobenzene	ND	5.0	1.00	
Chloroethane	ND	5.0	1.00	
Chloroform	ND	5.0	1.00	
Chloromethane	ND	25	1.00	
2-Chlorotoluene	ND	5.0	1.00	
4-Chlorotoluene	ND	5.0	1.00	
Dibromochloromethane	ND	5.0	1.00	
1,2-Dibromo-3-Chloropropane	ND	10	1.00	
1,2-Dibromoethane	ND	5.0	1.00	
Dibromomethane	ND	5.0	1.00	
1,2-Dichlorobenzene	ND	5.0	1.00	
1,3-Dichlorobenzene	ND	5.0	1.00	
1,4-Dichlorobenzene	ND	5.0	1.00	
Dichlorodifluoromethane	ND	5.0	1.00	
1,1-Dichloroethane	ND	5.0	1.00	
1,2-Dichloroethane	ND	5.0	1.00	
1,1-Dichloroethene	ND	5.0	1.00	
c-1,2-Dichloroethene	ND	5.0	1.00	
t-1,2-Dichloroethene	ND	5.0	1.00	
1,2-Dichloropropane	ND	5.0	1.00	
1,3-Dichloropropane	ND	5.0	1.00	
2,2-Dichloropropane	ND	5.0	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/kg
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 26 of 37

Parameter	Result	RL	DF	Qualifiers
1,1-Dichloropropene	ND	5.0	1.00	
c-1,3-Dichloropropene	ND	5.0	1.00	
t-1,3-Dichloropropene	ND	5.0	1.00	
Ethylbenzene	ND	5.0	1.00	
2-Hexanone	ND	50	1.00	
Isopropylbenzene	ND	5.0	1.00	
p-Isopropyltoluene	ND	5.0	1.00	
Methylene Chloride	ND	50	1.00	
4-Methyl-2-Pentanone	ND	50	1.00	
Naphthalene	ND	50	1.00	
n-Propylbenzene	ND	5.0	1.00	
Styrene	ND	5.0	1.00	
1,1,1,2-Tetrachloroethane	ND	5.0	1.00	
1,1,2,2-Tetrachloroethane	ND	5.0	1.00	
Tetrachloroethene	ND	5.0	1.00	
Toluene	ND	5.0	1.00	
1,2,3-Trichlorobenzene	ND	10	1.00	
1,2,4-Trichlorobenzene	ND	5.0	1.00	
1,1,1-Trichloroethane	ND	5.0	1.00	
1,1,2-Trichloroethane	ND	5.0	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	50	1.00	
Trichloroethene	ND	5.0	1.00	
1,2,3-Trichloropropane	ND	5.0	1.00	
1,2,4-Trimethylbenzene	ND	5.0	1.00	
Trichlorofluoromethane	ND	50	1.00	
1,3,5-Trimethylbenzene	ND	5.0	1.00	
Vinyl Acetate	ND	50	1.00	
Vinyl Chloride	ND	5.0	1.00	
p/m-Xylene	ND	5.0	1.00	
o-Xylene	ND	5.0	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	5.0	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	98	80-120	
Dibromofluoromethane	100	79-133	
1,2-Dichloroethane-d4	101	71-155	
Toluene-d8	101	80-120	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.
12145 Mora Drive, Suite 7
Santa Fe Springs, CA 90670-6055

Date Received: 03/18/19
Work Order: 19-03-1389
Preparation: EPA 5030C
Method: EPA 8260B
Units: ug/kg

Project: 3209 Sunset Blvd, Los Angeles, CA

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB6-5'	**19-03-1389-15-A**	**03/17/19 11:30**	**Solid**	**GC/MS Q**	**03/19/19**	**03/23/19 06:04**	**190322L035**

Parameter	Result	RL	DF	Qualifiers
Acetone	ND	130	1.00	
Benzene	ND	5.0	1.00	
Bromobenzene	ND	5.0	1.00	
Bromochloromethane	ND	5.0	1.00	
Bromodichloromethane	ND	5.0	1.00	
Bromoform	ND	5.0	1.00	
Bromomethane	ND	25	1.00	
2-Butanone	ND	50	1.00	
n-Butylbenzene	ND	5.0	1.00	
sec-Butylbenzene	ND	5.0	1.00	
tert-Butylbenzene	ND	5.0	1.00	
Carbon Disulfide	ND	50	1.00	
Carbon Tetrachloride	ND	5.0	1.00	
Chlorobenzene	ND	5.0	1.00	
Chloroethane	ND	5.0	1.00	
Chloroform	ND	5.0	1.00	
Chloromethane	ND	25	1.00	
2-Chlorotoluene	ND	5.0	1.00	
4-Chlorotoluene	ND	5.0	1.00	
Dibromochloromethane	ND	5.0	1.00	
1,2-Dibromo-3-Chloropropane	ND	10	1.00	
1,2-Dibromoethane	ND	5.0	1.00	
Dibromomethane	ND	5.0	1.00	
1,2-Dichlorobenzene	ND	5.0	1.00	
1,3-Dichlorobenzene	ND	5.0	1.00	
1,4-Dichlorobenzene	ND	5.0	1.00	
Dichlorodifluoromethane	ND	5.0	1.00	
1,1-Dichloroethane	ND	5.0	1.00	
1,2-Dichloroethane	ND	5.0	1.00	
1,1-Dichloroethene	ND	5.0	1.00	
c-1,2-Dichloroethene	ND	5.0	1.00	
t-1,2-Dichloroethene	ND	5.0	1.00	
1,2-Dichloropropane	ND	5.0	1.00	
1,3-Dichloropropane	ND	5.0	1.00	
2,2-Dichloropropane	ND	5.0	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/kg
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 28 of 37

Parameter	Result	RL	DF	Qualifiers
1,1-Dichloropropene	ND	5.0	1.00	
c-1,3-Dichloropropene	ND	5.0	1.00	
t-1,3-Dichloropropene	ND	5.0	1.00	
Ethylbenzene	ND	5.0	1.00	
2-Hexanone	ND	50	1.00	
Isopropylbenzene	ND	5.0	1.00	
p-Isopropyltoluene	ND	5.0	1.00	
Methylene Chloride	ND	50	1.00	
4-Methyl-2-Pentanone	ND	50	1.00	
Naphthalene	ND	50	1.00	
n-Propylbenzene	ND	5.0	1.00	
Styrene	ND	5.0	1.00	
1,1,1,2-Tetrachloroethane	ND	5.0	1.00	
1,1,2,2-Tetrachloroethane	ND	5.0	1.00	
Tetrachloroethene	ND	5.0	1.00	
Toluene	ND	5.0	1.00	
1,2,3-Trichlorobenzene	ND	10	1.00	
1,2,4-Trichlorobenzene	ND	5.0	1.00	
1,1,1-Trichloroethane	ND	5.0	1.00	
1,1,2-Trichloroethane	ND	5.0	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	50	1.00	
Trichloroethene	ND	5.0	1.00	
1,2,3-Trichloropropane	ND	5.0	1.00	
1,2,4-Trimethylbenzene	ND	5.0	1.00	
Trichlorofluoromethane	ND	50	1.00	
1,3,5-Trimethylbenzene	ND	5.0	1.00	
Vinyl Acetate	ND	50	1.00	
Vinyl Chloride	ND	5.0	1.00	
p/m-Xylene	ND	5.0	1.00	
o-Xylene	ND	5.0	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	5.0	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	98	80-120	
Dibromofluoromethane	102	79-133	
1,2-Dichloroethane-d4	106	71-155	
Toluene-d8	100	80-120	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/kg
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 29 of 37

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB7-5'	**19-03-1389-16-A**	**03/17/19 12:00**	**Solid**	**GC/MS Q**	**03/19/19**	**03/23/19 06:30**	**190322L035**

Parameter	Result	RL	DF	Qualifiers
Acetone	ND	130	1.00	
Benzene	ND	5.0	1.00	
Bromobenzene	ND	5.0	1.00	
Bromochloromethane	ND	5.0	1.00	
Bromodichloromethane	ND	5.0	1.00	
Bromoform	ND	5.0	1.00	
Bromomethane	ND	25	1.00	
2-Butanone	ND	50	1.00	
n-Butylbenzene	ND	5.0	1.00	
sec-Butylbenzene	ND	5.0	1.00	
tert-Butylbenzene	ND	5.0	1.00	
Carbon Disulfide	ND	50	1.00	
Carbon Tetrachloride	ND	5.0	1.00	
Chlorobenzene	ND	5.0	1.00	
Chloroethane	ND	5.0	1.00	
Chloroform	ND	5.0	1.00	
Chloromethane	ND	25	1.00	
2-Chlorotoluene	ND	5.0	1.00	
4-Chlorotoluene	ND	5.0	1.00	
Dibromochloromethane	ND	5.0	1.00	
1,2-Dibromo-3-Chloropropane	ND	10	1.00	
1,2-Dibromoethane	ND	5.0	1.00	
Dibromomethane	ND	5.0	1.00	
1,2-Dichlorobenzene	ND	5.0	1.00	
1,3-Dichlorobenzene	ND	5.0	1.00	
1,4-Dichlorobenzene	ND	5.0	1.00	
Dichlorodifluoromethane	ND	5.0	1.00	
1,1-Dichloroethane	ND	5.0	1.00	
1,2-Dichloroethane	ND	5.0	1.00	
1,1-Dichloroethene	ND	5.0	1.00	
c-1,2-Dichloroethene	ND	5.0	1.00	
t-1,2-Dichloroethene	ND	5.0	1.00	
1,2-Dichloropropane	ND	5.0	1.00	
1,3-Dichloropropane	ND	5.0	1.00	
2,2-Dichloropropane	ND	5.0	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/kg
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 30 of 37

Parameter	Result	RL	DF	Qualifiers
1,1-Dichloropropene	ND	5.0	1.00	
c-1,3-Dichloropropene	ND	5.0	1.00	
t-1,3-Dichloropropene	ND	5.0	1.00	
Ethylbenzene	ND	5.0	1.00	
2-Hexanone	ND	50	1.00	
Isopropylbenzene	ND	5.0	1.00	
p-Isopropyltoluene	ND	5.0	1.00	
Methylene Chloride	ND	50	1.00	
4-Methyl-2-Pentanone	ND	50	1.00	
Naphthalene	ND	50	1.00	
n-Propylbenzene	ND	5.0	1.00	
Styrene	ND	5.0	1.00	
1,1,1,2-Tetrachloroethane	ND	5.0	1.00	
1,1,2,2-Tetrachloroethane	ND	5.0	1.00	
Tetrachloroethene	ND	5.0	1.00	
Toluene	ND	5.0	1.00	
1,2,3-Trichlorobenzene	ND	10	1.00	
1,2,4-Trichlorobenzene	ND	5.0	1.00	
1,1,1-Trichloroethane	ND	5.0	1.00	
1,1,2-Trichloroethane	ND	5.0	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	50	1.00	
Trichloroethene	ND	5.0	1.00	
1,2,3-Trichloropropane	ND	5.0	1.00	
1,2,4-Trimethylbenzene	ND	5.0	1.00	
Trichlorofluoromethane	ND	50	1.00	
1,3,5-Trimethylbenzene	ND	5.0	1.00	
Vinyl Acetate	ND	50	1.00	
Vinyl Chloride	ND	5.0	1.00	
p/m-Xylene	ND	5.0	1.00	
o-Xylene	ND	5.0	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	5.0	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	99	80-120	
Dibromofluoromethane	102	79-133	
1,2-Dichloroethane-d4	105	71-155	
Toluene-d8	100	80-120	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.
12145 Mora Drive, Suite 7
Santa Fe Springs, CA 90670-6055

Date Received: 03/18/19
Work Order: 19-03-1389
Preparation: EPA 5030C
Method: EPA 8260B
Units: ug/kg

Project: 3209 Sunset Blvd, Los Angeles, CA

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SB5-5'	**19-03-1389-20-A**	**03/17/19 14:30**	**Solid**	**GC/MS Q**	**03/19/19**	**03/23/19 07:49**	**190322L035**

Parameter	Result	RL	DF	Qualifiers
Acetone	ND	120	1.00	
Benzene	ND	4.9	1.00	
Bromobenzene	ND	4.9	1.00	
Bromochloromethane	ND	4.9	1.00	
Bromodichloromethane	ND	4.9	1.00	
Bromoform	ND	4.9	1.00	
Bromomethane	ND	25	1.00	
2-Butanone	ND	49	1.00	
n-Butylbenzene	ND	4.9	1.00	
sec-Butylbenzene	ND	4.9	1.00	
tert-Butylbenzene	ND	4.9	1.00	
Carbon Disulfide	ND	49	1.00	
Carbon Tetrachloride	ND	4.9	1.00	
Chlorobenzene	ND	4.9	1.00	
Chloroethane	ND	4.9	1.00	
Chloroform	ND	4.9	1.00	
Chloromethane	ND	25	1.00	
2-Chlorotoluene	ND	4.9	1.00	
4-Chlorotoluene	ND	4.9	1.00	
Dibromochloromethane	ND	4.9	1.00	
1,2-Dibromo-3-Chloropropane	ND	9.9	1.00	
1,2-Dibromoethane	ND	4.9	1.00	
Dibromomethane	ND	4.9	1.00	
1,2-Dichlorobenzene	ND	4.9	1.00	
1,3-Dichlorobenzene	ND	4.9	1.00	
1,4-Dichlorobenzene	ND	4.9	1.00	
Dichlorodifluoromethane	ND	4.9	1.00	
1,1-Dichloroethane	ND	4.9	1.00	
1,2-Dichloroethane	ND	4.9	1.00	
1,1-Dichloroethene	ND	4.9	1.00	
c-1,2-Dichloroethene	ND	4.9	1.00	
t-1,2-Dichloroethene	ND	4.9	1.00	
1,2-Dichloropropane	ND	4.9	1.00	
1,3-Dichloropropane	ND	4.9	1.00	
2,2-Dichloropropane	ND	4.9	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/kg
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 32 of 37

Parameter	Result	RL	DF	Qualifiers
1,1-Dichloropropene	ND	4.9	1.00	
c-1,3-Dichloropropene	ND	4.9	1.00	
t-1,3-Dichloropropene	ND	4.9	1.00	
Ethylbenzene	ND	4.9	1.00	
2-Hexanone	ND	49	1.00	
Isopropylbenzene	ND	4.9	1.00	
p-Isopropyltoluene	ND	4.9	1.00	
Methylene Chloride	ND	49	1.00	
4-Methyl-2-Pentanone	ND	49	1.00	
Naphthalene	ND	49	1.00	
n-Propylbenzene	ND	4.9	1.00	
Styrene	ND	4.9	1.00	
1,1,1,2-Tetrachloroethane	ND	4.9	1.00	
1,1,2,2-Tetrachloroethane	ND	4.9	1.00	
Tetrachloroethene	ND	4.9	1.00	
Toluene	ND	4.9	1.00	
1,2,3-Trichlorobenzene	ND	9.9	1.00	
1,2,4-Trichlorobenzene	ND	4.9	1.00	
1,1,1-Trichloroethane	ND	4.9	1.00	
1,1,2-Trichloroethane	ND	4.9	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	49	1.00	
Trichloroethene	ND	4.9	1.00	
1,2,3-Trichloropropane	ND	4.9	1.00	
1,2,4-Trimethylbenzene	ND	4.9	1.00	
Trichlorofluoromethane	ND	49	1.00	
1,3,5-Trimethylbenzene	ND	4.9	1.00	
Vinyl Acetate	ND	49	1.00	
Vinyl Chloride	ND	4.9	1.00	
p/m-Xylene	ND	4.9	1.00	
o-Xylene	ND	4.9	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	4.9	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	98	80-120	
Dibromofluoromethane	99	79-133	
1,2-Dichloroethane-d4	101	71-155	
Toluene-d8	99	80-120	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/kg
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 33 of 37

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
Method Blank	**099-12-796-15212**	**N/A**	**Solid**	**GC/MS Q**	**03/22/19**	**03/22/19 23:27**	**190322L035**

Parameter	Result	RL	DF	Qualifiers
Acetone	ND	120	1.00	
Benzene	ND	5.0	1.00	
Bromobenzene	ND	5.0	1.00	
Bromochloromethane	ND	5.0	1.00	
Bromodichloromethane	ND	5.0	1.00	
Bromoform	ND	5.0	1.00	
Bromomethane	ND	25	1.00	
2-Butanone	ND	50	1.00	
n-Butylbenzene	ND	5.0	1.00	
sec-Butylbenzene	ND	5.0	1.00	
tert-Butylbenzene	ND	5.0	1.00	
Carbon Disulfide	ND	50	1.00	
Carbon Tetrachloride	ND	5.0	1.00	
Chlorobenzene	ND	5.0	1.00	
Chloroethane	ND	5.0	1.00	
Chloroform	ND	5.0	1.00	
Chloromethane	ND	25	1.00	
2-Chlorotoluene	ND	5.0	1.00	
4-Chlorotoluene	ND	5.0	1.00	
Dibromochloromethane	ND	5.0	1.00	
1,2-Dibromo-3-Chloropropane	ND	10	1.00	
1,2-Dibromoethane	ND	5.0	1.00	
Dibromomethane	ND	5.0	1.00	
1,2-Dichlorobenzene	ND	5.0	1.00	
1,3-Dichlorobenzene	ND	5.0	1.00	
1,4-Dichlorobenzene	ND	5.0	1.00	
Dichlorodifluoromethane	ND	5.0	1.00	
1,1-Dichloroethane	ND	5.0	1.00	
1,2-Dichloroethane	ND	5.0	1.00	
1,1-Dichloroethene	ND	5.0	1.00	
c-1,2-Dichloroethene	ND	5.0	1.00	
t-1,2-Dichloroethene	ND	5.0	1.00	
1,2-Dichloropropane	ND	5.0	1.00	
1,3-Dichloropropane	ND	5.0	1.00	
2,2-Dichloropropane	ND	5.0	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/kg
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 34 of 37

Parameter	Result	RL	DF	Qualifiers
1,1-Dichloropropene	ND	5.0	1.00	
c-1,3-Dichloropropene	ND	5.0	1.00	
t-1,3-Dichloropropene	ND	5.0	1.00	
Ethylbenzene	ND	5.0	1.00	
2-Hexanone	ND	50	1.00	
Isopropylbenzene	ND	5.0	1.00	
p-Isopropyltoluene	ND	5.0	1.00	
Methylene Chloride	ND	50	1.00	
4-Methyl-2-Pentanone	ND	50	1.00	
Naphthalene	ND	50	1.00	
n-Propylbenzene	ND	5.0	1.00	
Styrene	ND	5.0	1.00	
1,1,1,2-Tetrachloroethane	ND	5.0	1.00	
1,1,2,2-Tetrachloroethane	ND	5.0	1.00	
Tetrachloroethene	ND	5.0	1.00	
Toluene	ND	5.0	1.00	
1,2,3-Trichlorobenzene	ND	10	1.00	
1,2,4-Trichlorobenzene	ND	5.0	1.00	
1,1,1-Trichloroethane	ND	5.0	1.00	
1,1,2-Trichloroethane	ND	5.0	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	50	1.00	
Trichloroethene	ND	5.0	1.00	
1,2,3-Trichloropropane	ND	5.0	1.00	
1,2,4-Trimethylbenzene	ND	5.0	1.00	
Trichlorofluoromethane	ND	50	1.00	
1,3,5-Trimethylbenzene	ND	5.0	1.00	
Vinyl Acetate	ND	50	1.00	
Vinyl Chloride	ND	5.0	1.00	
p/m-Xylene	ND	5.0	1.00	
o-Xylene	ND	5.0	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	5.0	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	96	80-120	
Dibromofluoromethane	101	79-133	
1,2-Dichloroethane-d4	106	71-155	
Toluene-d8	101	80-120	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/kg
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 35 of 37

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
Method Blank	**099-12-796-15213**	**N/A**	**Solid**	**GC/MS LL**	**03/23/19**	**03/23/19 14:23**	**190323L008**

Parameter	Result	RL	DF	Qualifiers
Acetone	ND	120	1.00	
Benzene	ND	5.0	1.00	
Bromobenzene	ND	5.0	1.00	
Bromochloromethane	ND	5.0	1.00	
Bromodichloromethane	ND	5.0	1.00	
Bromoform	ND	5.0	1.00	
Bromomethane	ND	25	1.00	
2-Butanone	ND	50	1.00	
n-Butylbenzene	ND	5.0	1.00	
sec-Butylbenzene	ND	5.0	1.00	
tert-Butylbenzene	ND	5.0	1.00	
Carbon Disulfide	ND	50	1.00	
Carbon Tetrachloride	ND	5.0	1.00	
Chlorobenzene	ND	5.0	1.00	
Chloroethane	ND	5.0	1.00	
Chloroform	ND	5.0	1.00	
Chloromethane	ND	25	1.00	
2-Chlorotoluene	ND	5.0	1.00	
4-Chlorotoluene	ND	5.0	1.00	
Dibromochloromethane	ND	5.0	1.00	
1,2-Dibromo-3-Chloropropane	ND	10	1.00	
1,2-Dibromoethane	ND	5.0	1.00	
Dibromomethane	ND	5.0	1.00	
1,2-Dichlorobenzene	ND	5.0	1.00	
1,3-Dichlorobenzene	ND	5.0	1.00	
1,4-Dichlorobenzene	ND	5.0	1.00	
Dichlorodifluoromethane	ND	5.0	1.00	
1,1-Dichloroethane	ND	5.0	1.00	
1,2-Dichloroethane	ND	5.0	1.00	
1,1-Dichloroethene	ND	5.0	1.00	
c-1,2-Dichloroethene	ND	5.0	1.00	
t-1,2-Dichloroethene	ND	5.0	1.00	
1,2-Dichloropropane	ND	5.0	1.00	
1,3-Dichloropropane	ND	5.0	1.00	
2,2-Dichloropropane	ND	5.0	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/kg
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 36 of 37

Parameter	Result	RL	DF	Qualifiers
1,1-Dichloropropene	ND	5.0	1.00	
c-1,3-Dichloropropene	ND	5.0	1.00	
t-1,3-Dichloropropene	ND	5.0	1.00	
Ethylbenzene	ND	5.0	1.00	
2-Hexanone	ND	50	1.00	
Isopropylbenzene	ND	5.0	1.00	
p-Isopropyltoluene	ND	5.0	1.00	
Methylene Chloride	ND	50	1.00	
4-Methyl-2-Pentanone	ND	50	1.00	
Naphthalene	ND	50	1.00	
n-Propylbenzene	ND	5.0	1.00	
Styrene	ND	5.0	1.00	
1,1,1,2-Tetrachloroethane	ND	5.0	1.00	
1,1,2,2-Tetrachloroethane	ND	5.0	1.00	
Tetrachloroethene	ND	5.0	1.00	
Toluene	ND	5.0	1.00	
1,2,3-Trichlorobenzene	ND	10	1.00	
1,2,4-Trichlorobenzene	ND	5.0	1.00	
1,1,1-Trichloroethane	ND	5.0	1.00	
1,1,2-Trichloroethane	ND	5.0	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	50	1.00	
Trichloroethene	ND	5.0	1.00	
1,2,3-Trichloropropane	ND	5.0	1.00	
1,2,4-Trimethylbenzene	ND	5.0	1.00	
Trichlorofluoromethane	ND	50	1.00	
1,3,5-Trimethylbenzene	ND	5.0	1.00	
Vinyl Acetate	ND	50	1.00	
Vinyl Chloride	ND	5.0	1.00	
p/m-Xylene	ND	5.0	1.00	
o-Xylene	ND	5.0	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	5.0	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	93	80-120	
Dibromofluoromethane	103	79-133	
1,2-Dichloroethane-d4	94	71-155	
Toluene-d8	100	80-120	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/kg
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 37 of 37

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
Method Blank	**099-12-796-15215**	**N/A**	**Solid**	**GC/MS LL**	**03/23/19**	**03/23/19 14:48**	**190323L009**

Parameter	Result	RL	DF	Qualifiers
Isopropylbenzene	ND	500	50.0	
n-Propylbenzene	ND	500	50.0	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	91	80-120	
Dibromofluoromethane	97	79-133	
1,2-Dichloroethane-d4	90	71-155	
Toluene-d8	98	80-120	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Quality Control - Spike/Spike Duplicate

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 3550B
	Method:	EPA 8015B (M)
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 1 of 7

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
SB2-10'	**Sample**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 14:14**	**190319S09**
SB2-10'	**Matrix Spike**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 12:12**	**190319S09**
SB2-10'	**Matrix Spike Duplicate**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 12:33**	**190319S09**

Parameter	Sample Conc.	Spike Added	MS Conc.	MS %Rec.	MSD Conc.	MSD %Rec.	%Rec. CL	RPD	RPD CL	Qualifiers
TPH as Motor Oil	26.12	400.0	489.6	116	479.8	113	64-130	2	0-15	

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RPD: Relative Percent Difference. CL: Control Limits

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Quality Control - Spike/Spike Duplicate

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 3550B
	Method:	EPA 8015B (M)
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 2 of 7

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
SB2-10'	**Sample**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 14:14**	**190319S08**
SB2-10'	**Matrix Spike**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 11:31**	**190319S08**
SB2-10'	**Matrix Spike Duplicate**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 11:52**	**190319S08**

Parameter	Sample Conc.	Spike Added	MS Conc.	MS %Rec.	MSD Conc.	MSD %Rec.	%Rec. CL	RPD	RPD CL	Qualifiers
TPH as Diesel	13.82	400.0	525.0	128	500.5	122	64-130	5	0-15	

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RPD: Relative Percent Difference. CL: Control Limits

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Quality Control - Spike/Spike Duplicate

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 5030C
	Method:	EPA 8015B (M)
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 3 of 7

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
SB4-10'	**Sample**	**Solid**	**GC 25**	**03/19/19**	**03/19/19 21:43**	**190319S016**
SB4-10'	**Matrix Spike**	**Solid**	**GC 25**	**03/19/19**	**03/19/19 22:17**	**190319S016**
SB4-10'	**Matrix Spike Duplicate**	**Solid**	**GC 25**	**03/19/19**	**03/19/19 22:50**	**190319S016**

Parameter	Sample Conc.	Spike Added	MS Conc.	MS %Rec.	MSD Conc.	MSD %Rec.	%Rec. CL	RPD	RPD CL	Qualifiers
TPH as Gasoline	ND	10.00	9.360	94	9.446	94	48-114	1	0-23	

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RPD: Relative Percent Difference. CL: Control Limits

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Quality Control - Spike/Spike Duplicate

ENCON Technologies, Inc.		Date Received:	03/18/19
12145 Mora Drive, Suite 7		Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055		Preparation:	EPA 3050B
		Method:	EPA 6010B
Project: 3209 Sunset Blvd, Los Angeles, CA			Page 4 of 7

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
19-03-1399-1	Sample	Solid	ICP 8300	03/22/19	03/26/19 11:38	190322S01
19-03-1399-1	Matrix Spike	Solid	ICP 8300	03/22/19	03/26/19 11:47	190322S01
19-03-1399-1	Matrix Spike Duplicate	Solid	ICP 8300	03/22/19	03/26/19 11:50	190322S01

Parameter	Sample Conc.	Spike Added	MS Conc.	MS %Rec.	MSD Conc.	MSD %Rec.	%Rec. CL	RPD	RPD CL	Qualifiers
Antimony	ND	25.00	20.95	84	17.38	70	50-115	19	0-20	
Arsenic	1.900	25.00	29.99	112	26.19	97	75-125	14	0-20	
Barium	65.97	25.00	95.32	117	90.20	97	75-125	6	0-20	
Beryllium	ND	25.00	28.33	113	24.68	99	75-125	14	0-20	
Cadmium	ND	25.00	28.52	114	24.98	100	75-125	13	0-20	
Chromium	6.700	25.00	36.08	118	32.08	102	75-125	12	0-20	
Cobalt	0.7671	25.00	29.63	115	25.89	100	75-125	13	0-20	
Copper	80.98	25.00	108.8	111	101.6	83	75-125	7	0-20	
Lead	6.434	25.00	35.11	115	31.25	99	75-125	12	0-20	
Molybdenum	0.7260	25.00	27.78	108	24.26	94	75-125	14	0-20	
Nickel	7.107	25.00	35.77	115	31.81	99	75-125	12	0-20	
Selenium	ND	25.00	27.82	111	23.84	95	75-125	15	0-20	
Silver	0.3199	12.50	13.91	109	12.08	94	75-125	14	0-20	
Thallium	ND	25.00	18.79	75	15.26	61	75-125	21	0-20	3,4
Vanadium	4.547	25.00	31.49	108	27.96	94	75-125	12	0-20	
Zinc	205.3	25.00	232.2	4X	219.7	4X	75-125	4X	0-20	Q

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RPD: Relative Percent Difference. CL: Control Limits

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Quality Control - Spike/Spike Duplicate

ENCON Technologies, Inc.		Date Received:	03/18/19
12145 Mora Drive, Suite 7		Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055		Preparation:	EPA 7471A Total
		Method:	EPA 7471A
Project: 3209 Sunset Blvd, Los Angeles, CA			Page 5 of 7

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
19-03-1399-1	**Sample**	**Solid**	**Mercury 08**	**03/25/19**	**03/25/19 16:38**	**190325S04**
19-03-1399-1	**Matrix Spike**	**Solid**	**Mercury 08**	**03/25/19**	**03/25/19 16:40**	**190325S04**
19-03-1399-1	**Matrix Spike Duplicate**	**Solid**	**Mercury 08**	**03/25/19**	**03/25/19 16:47**	**190325S04**

Parameter	Sample Conc.	Spike Added	MS Conc.	MS %Rec.	MSD Conc.	MSD %Rec.	%Rec. CL	RPD	RPD CL	Qualifiers
Mercury	0.1374	0.8350	0.9509	97	0.9058	92	71-137	5	0-14	

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RPD: Relative Percent Difference. CL: Control Limits

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Quality Control - Spike/Spike Duplicate

ENCON Technologies, Inc.
12145 Mora Drive, Suite 7
Santa Fe Springs, CA 90670-6055

Date Received: 03/18/19
Work Order: 19-03-1389
Preparation: EPA 5030C
Method: EPA 8260B

Project: 3209 Sunset Blvd, Los Angeles, CA

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
SB4-10'	**Sample**	**Solid**	**GC/MS Q**	**03/19/19**	**03/22/19 23:53**	**190322S017**
SB4-10'	**Matrix Spike**	**Solid**	**GC/MS Q**	**03/19/19**	**03/23/19 00:19**	**190322S017**
SB4-10'	**Matrix Spike Duplicate**	**Solid**	**GC/MS Q**	**03/19/19**	**03/23/19 00:45**	**190322S017**

Parameter	Sample Conc.	Spike Added	MS Conc.	MS %Rec.	MSD Conc.	MSD %Rec.	%Rec. CL	RPD	RPD CL	Qualifiers
Benzene	ND	50.00	38.27	77	30.69	61	61-127	22	0-20	4
Carbon Tetrachloride	ND	50.00	40.06	80	29.83	60	51-135	29	0-29	
Chlorobenzene	ND	50.00	37.35	75	30.80	62	57-123	19	0-20	
1,2-Dibromoethane	ND	50.00	39.34	79	36.45	73	64-124	8	0-20	
1,2-Dichlorobenzene	ND	50.00	36.61	73	31.81	64	35-131	14	0-25	
1,2-Dichloroethane	ND	50.00	36.16	72	32.47	65	80-120	11	0-20	3
1,1-Dichloroethene	ND	50.00	45.82	92	32.12	64	47-143	35	0-25	4
Ethylbenzene	ND	50.00	39.62	79	31.43	63	57-129	23	0-22	4
Toluene	ND	50.00	39.83	80	31.68	63	63-123	23	0-20	4
Trichloroethene	ND	50.00	39.68	79	31.08	62	44-158	24	0-20	4
p/m-Xylene	ND	100.0	78.71	79	62.39	62	70-130	23	0-30	3
Vinyl Chloride	ND	50.00	46.99	94	45.48	91	49-139	3	0-47	
o-Xylene	ND	50.00	39.27	79	31.69	63	70-130	21	0-30	3
Methyl-t-Butyl Ether (MTBE)	ND	50.00	35.85	72	30.43	61	57-123	16	0-21	
Tert-Butyl Alcohol (TBA)	ND	250.0	181.8	73	189.0	76	30-168	4	0-34	
Diisopropyl Ether (DIPE)	ND	50.00	41.70	83	33.13	66	57-129	23	0-20	4
Ethyl-t-Butyl Ether (ETBE)	ND	50.00	35.43	71	31.29	63	55-127	12	0-20	
Tert-Amyl-Methyl Ether (TAME)	ND	50.00	39.46	79	35.63	71	58-124	10	0-20	
Ethanol	ND	500.0	336.3	67	357.0	71	17-167	6	0-47	

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RPD: Relative Percent Difference. CL: Control Limits

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Quality Control - Spike/Spike Duplicate

ENCON Technologies, Inc.		Date Received:	03/18/19
12145 Mora Drive, Suite 7		Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055		Preparation:	EPA 5030C
		Method:	EPA 8260B
Project: 3209 Sunset Blvd, Los Angeles, CA			Page 7 of 7

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
19-03-1528-3	**Sample**	**Solid**	**GC/MS LL**	**03/22/19**	**03/23/19 15:14**	**190323S003**
19-03-1528-3	**Matrix Spike**	**Solid**	**GC/MS LL**	**03/22/19**	**03/23/19 15:40**	**190323S003**
19-03-1528-3	**Matrix Spike Duplicate**	**Solid**	**GC/MS LL**	**03/22/19**	**03/23/19 16:05**	**190323S003**

Parameter	Sample Conc.	Spike Added	MS Conc.	MS %Rec.	MSD Conc.	MSD %Rec.	%Rec. CL	RPD	RPD CL	Qualifiers
Benzene	ND	50.00	38.91	78	36.73	73	61-127	6	0-20	
Carbon Tetrachloride	ND	50.00	37.60	75	35.53	71	51-135	6	0-29	
Chlorobenzene	ND	50.00	38.84	78	35.86	72	57-123	8	0-20	
1,2-Dibromoethane	ND	50.00	43.25	86	39.14	78	64-124	10	0-20	
1,2-Dichlorobenzene	ND	50.00	39.71	79	37.35	75	35-131	6	0-25	
1,2-Dichloroethane	ND	50.00	43.51	87	39.45	79	80-120	10	0-20	3
1,1-Dichloroethene	ND	50.00	34.94	70	32.66	65	47-143	7	0-25	
Ethylbenzene	ND	50.00	35.90	72	33.43	67	57-129	7	0-22	
Toluene	ND	50.00	39.16	78	36.72	73	63-123	6	0-20	
Trichloroethene	ND	50.00	41.14	82	38.04	76	44-158	8	0-20	
Vinyl Chloride	ND	50.00	45.31	91	41.01	82	49-139	10	0-47	
p/m-Xylene	ND	100.0	73.23	73	68.18	68	70-130	7	0-30	3
o-Xylene	ND	50.00	37.67	75	34.76	70	70-130	8	0-30	
Methyl-t-Butyl Ether (MTBE)	ND	50.00	42.56	85	38.82	78	57-123	9	0-21	

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RPD: Relative Percent Difference. CL: Control Limits

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Quality Control - LCS

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 3550B
	Method:	EPA 8015B (M)
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 1 of 9

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	LCS Batch Number
099-15-420-3136	**LCS**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 11:12**	**190319B09**

Parameter	Spike Added	Conc. Recovered	LCS %Rec.	%Rec. CL	Qualifiers
TPH as Motor Oil	400.0	404.7	101	75-123	

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RPD: Relative Percent Difference. CL: Control Limits

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Quality Control - LCS

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 3550B
	Method:	EPA 8015B (M)
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 2 of 9

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	LCS Batch Number
099-15-422-4162	**LCS**	**Solid**	**GC 50**	**03/19/19**	**03/20/19 10:51**	**190319B08**

Parameter	Spike Added	Conc. Recovered	LCS %Rec.	%Rec. CL	Qualifiers
TPH as Diesel	400.0	412.8	103	75-123	

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RPD: Relative Percent Difference. CL: Control Limits

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Quality Control - LCS/LCSD

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 5030C
	Method:	EPA 8015B (M)
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 3 of 9

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
099-14-571-4726	**LCS**	**Solid**	**GC 25**	**03/19/19**	**03/19/19 19:29**	**190319L035**
099-14-571-4726	**LCSD**	**Solid**	**GC 25**	**03/19/19**	**03/19/19 20:03**	**190319L035**

Parameter	Spike Added	LCS Conc.	LCS %Rec.	LCSD Conc.	LCSD %Rec.	%Rec. CL	RPD	RPD CL	Qualifiers
TPH as Gasoline	10.00	9.774	98	9.747	97	70-124	0	0-18	

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RPD: Relative Percent Difference. CL: Control Limits

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Quality Control - LCS/LCSD

ENCON Technologies, Inc.		Date Received:	03/18/19
12145 Mora Drive, Suite 7		Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055		Preparation:	EPA 5030C
		Method:	EPA 8015B (M)
Project: 3209 Sunset Blvd, Los Angeles, CA			Page 4 of 9

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
099-14-571-4729	LCS	Solid	GC 25	03/19/19	03/19/19 19:29	190319L058
099-14-571-4729	LCSD	Solid	GC 25	03/19/19	03/19/19 20:03	190319L058

Parameter	Spike Added	LCS Conc.	LCS %Rec.	LCSD Conc.	LCSD %Rec.	%Rec. CL	RPD	RPD CL	Qualifiers
TPH as Gasoline	10.00	9.774	98	9.747	97	70-124	0	0-18	

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RPD: Relative Percent Difference. CL: Control Limits

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Quality Control - LCS/LCSD

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 3050B
	Method:	EPA 6010B
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 5 of 9

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
097-01-002-27681	LCS	Solid	ICP 8300	03/22/19	03/26/19 11:19	190322L01
097-01-002-27681	LCSD	Solid	ICP 8300	03/22/19	03/26/19 11:21	190322L01

Parameter	Spike Added	LCS Conc.	LCS %Rec.	LCSD Conc.	LCSD %Rec.	%Rec. CL	ME CL	RPD	RPD CL	Qualifiers
Antimony	25.00	26.47	106	26.19	105	80-120	73-127	1	0-20	
Arsenic	25.00	26.39	106	26.35	105	80-120	73-127	0	0-20	
Barium	25.00	28.73	115	28.29	113	80-120	73-127	2	0-20	
Beryllium	25.00	24.89	100	24.99	100	80-120	73-127	0	0-20	
Cadmium	25.00	26.54	106	26.30	105	80-120	73-127	1	0-20	
Chromium	25.00	25.80	103	25.68	103	80-120	73-127	0	0-20	
Cobalt	25.00	28.35	113	27.87	111	80-120	73-127	2	0-20	
Copper	25.00	26.12	104	25.55	102	80-120	73-127	2	0-20	
Lead	25.00	27.75	111	27.33	109	80-120	73-127	2	0-20	
Molybdenum	25.00	25.54	102	25.32	101	80-120	73-127	1	0-20	
Nickel	25.00	27.44	110	27.05	108	80-120	73-127	1	0-20	
Selenium	25.00	24.26	97	24.04	96	80-120	73-127	1	0-20	
Silver	12.50	12.74	102	12.60	101	80-120	73-127	1	0-20	
Thallium	25.00	24.79	99	24.50	98	80-120	73-127	1	0-20	
Vanadium	25.00	24.40	98	24.13	97	80-120	73-127	1	0-20	
Zinc	25.00	26.99	108	26.55	106	80-120	73-127	2	0-20	

Total number of LCS compounds: 16
Total number of ME compounds: 0
Total number of ME compounds allowed: 1
LCS ME CL validation result: Pass

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RPD: Relative Percent Difference. CL: Control Limits

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Quality Control - LCS

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 7471A Total
	Method:	EPA 7471A
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 6 of 9

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	LCS Batch Number
099-16-272-4495	**LCS**	**Solid**	**Mercury 08**	**03/25/19**	**03/25/19 16:36**	**190325L04**

Parameter	Spike Added	Conc. Recovered	LCS %Rec.	%Rec. CL	Qualifiers
Mercury	0.8350	0.8110	97	85-121	

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RPD: Relative Percent Difference. CL: Control Limits

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Quality Control - LCS

ENCON Technologies, Inc.		Date Received:	03/18/19
12145 Mora Drive, Suite 7		Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055		Preparation:	EPA 5030C
		Method:	EPA 8260B
Project: 3209 Sunset Blvd, Los Angeles, CA			Page 7 of 9

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	LCS Batch Number
099-12-796-15212	LCS	Solid	GC/MS Q	03/22/19	03/22/19 22:34	190322L035

Parameter	Spike Added	Conc. Recovered	LCS %Rec.	%Rec. CL	ME CL	Qualifiers
Benzene	50.00	50.15	100	80-120	73-127	
Carbon Tetrachloride	50.00	48.66	97	65-137	53-149	
Chlorobenzene	50.00	50.84	102	80-120	73-127	
1,2-Dibromoethane	50.00	55.06	110	80-120	73-127	
1,2-Dichlorobenzene	50.00	53.20	106	80-120	73-127	
1,2-Dichloroethane	50.00	49.59	99	80-120	73-127	
1,1-Dichloroethene	50.00	50.13	100	68-128	58-138	
Ethylbenzene	50.00	52.34	105	80-120	73-127	
Toluene	50.00	51.92	104	80-120	73-127	
Trichloroethene	50.00	55.15	110	80-120	73-127	
p/m-Xylene	100.0	104.7	105	75-125	67-133	
Vinyl Chloride	50.00	51.13	102	67-127	57-137	
o-Xylene	50.00	52.66	105	75-125	67-133	
Methyl-t-Butyl Ether (MTBE)	50.00	44.45	89	70-124	61-133	
Tert-Butyl Alcohol (TBA)	250.0	255.2	102	73-121	65-129	
Diisopropyl Ether (DIPE)	50.00	51.54	103	69-129	59-139	
Ethyl-t-Butyl Ether (ETBE)	50.00	47.35	95	70-124	61-133	
Tert-Amyl-Methyl Ether (TAME)	50.00	53.80	108	74-122	66-130	
Ethanol	500.0	543.8	109	51-135	37-149	

Total number of LCS compounds: 19
Total number of ME compounds: 0
Total number of ME compounds allowed: 1
LCS ME CL validation result: Pass

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RPD: Relative Percent Difference. CL: Control Limits

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Quality Control - LCS

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 5030C
	Method:	EPA 8260B
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 8 of 9

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	LCS Batch Number
099-12-796-15213	LCS	Solid	GC/MS LL	03/23/19	03/23/19 12:15	190323L008

Parameter	Spike Added	Conc. Recovered	LCS %Rec.	%Rec. CL	ME CL	Qualifiers
Benzene	50.00	48.22	96	80-120	73-127	
Carbon Tetrachloride	50.00	48.72	97	65-137	53-149	
Chlorobenzene	50.00	47.24	94	80-120	73-127	
1,2-Dibromoethane	50.00	46.44	93	80-120	73-127	
1,2-Dichlorobenzene	50.00	46.61	93	80-120	73-127	
1,2-Dichloroethane	50.00	49.01	98	80-120	73-127	
1,1-Dichloroethene	50.00	43.31	87	68-128	58-138	
Ethylbenzene	50.00	44.99	90	80-120	73-127	
Toluene	50.00	48.85	98	80-120	73-127	
Trichloroethene	50.00	51.29	103	80-120	73-127	
Vinyl Chloride	50.00	49.78	100	67-127	57-137	
p/m-Xylene	100.0	90.64	91	75-125	67-133	
o-Xylene	50.00	46.05	92	75-125	67-133	
Methyl-t-Butyl Ether (MTBE)	50.00	46.90	94	70-124	61-133	

Total number of LCS compounds: 14
Total number of ME compounds: 0
Total number of ME compounds allowed: 1
LCS ME CL validation result: Pass

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RPD: Relative Percent Difference. CL: Control Limits

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Quality Control - LCS

ENCON Technologies, Inc.	Date Received:	03/18/19
12145 Mora Drive, Suite 7	Work Order:	19-03-1389
Santa Fe Springs, CA 90670-6055	Preparation:	EPA 5030C
	Method:	EPA 8260B
Project: 3209 Sunset Blvd, Los Angeles, CA		Page 9 of 9

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	LCS Batch Number
099-12-796-15215	LCS	Solid	GC/MS LL	03/23/19	03/23/19 12:15	190323L009

Parameter	Spike Added	Conc. Recovered	LCS %Rec.	%Rec. CL	ME CL	Qualifiers
Benzene	50.00	48.22	96	80-120	73-127	
Carbon Tetrachloride	50.00	48.72	97	65-137	53-149	
Chlorobenzene	50.00	47.24	94	80-120	73-127	
1,2-Dibromoethane	50.00	46.44	93	80-120	73-127	
1,2-Dichlorobenzene	50.00	46.61	93	80-120	73-127	
1,2-Dichloroethane	50.00	49.01	98	80-120	73-127	
1,1-Dichloroethene	50.00	43.31	87	68-128	58-138	
Ethylbenzene	50.00	44.99	90	80-120	73-127	
Toluene	50.00	48.85	98	80-120	73-127	
Trichloroethene	50.00	51.29	103	80-120	73-127	
Vinyl Chloride	50.00	49.78	100	67-127	57-137	
p/m-Xylene	100.0	90.64	91	75-125	67-133	
o-Xylene	50.00	46.05	92	75-125	67-133	
Methyl-t-Butyl Ether (MTBE)	50.00	46.90	94	70-124	61-133	

Total number of LCS compounds: 14
Total number of ME compounds: 0
Total number of ME compounds allowed: 1
LCS ME CL validation result: Pass

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RPD: Relative Percent Difference. CL: Control Limits

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Sample Analysis Summary Report

Work Order: 19-03-1389 Page 1 of 1

Method	Extraction	Chemist ID	Instrument	Analytical Location
EPA 6010B	EPA 3050B	771	ICP 8300	1
EPA 7471A	EPA 7471A Total	868	Mercury 08	1
EPA 8015B (M)	EPA 3550B	1028	GC 50	1
EPA 8015B (M)	EPA 5030C	1161	GC 25	2
EPA 8260B	EPA 5030C	486	GC/MS Q	2
EPA 8260B	EPA 5030C	1120	GC/MS LL	2

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Glossary of Terms and Qualifiers

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Qualifiers	Definition
*	See applicable analysis comment.
<	Less than the indicated value.
>	Greater than the indicated value.
1	Surrogate compound recovery was out of control due to a required sample dilution. Therefore, the sample data was reported without further clarification.
2	Surrogate compound recovery was out of control due to matrix interference. The associated method blank surrogate spike compound was in control and, therefore, the sample data was reported without further clarification.
3	Recovery of the Matrix Spike (MS) or Matrix Spike Duplicate (MSD) compound was out of control due to suspected matrix interference. The associated LCS recovery was in control.
4	The MS/MSD RPD was out of control due to suspected matrix interference.
5	The PDS/PDSD or PES/PESD associated with this batch of samples was out of control due to suspected matrix interference.
6	Surrogate recovery below the acceptance limit.
7	Surrogate recovery above the acceptance limit.
B	Analyte was present in the associated method blank.
BU	Sample analyzed after holding time expired.
BV	Sample received after holding time expired.
CI	See case narrative.
E	Concentration exceeds the calibration range.
ET	Sample was extracted past end of recommended max. holding time.
HD	The chromatographic pattern was inconsistent with the profile of the reference fuel standard.
HDH	The sample chromatographic pattern for TPH matches the chromatographic pattern of the specified standard but heavier hydrocarbons were also present (or detected).
HDL	The sample chromatographic pattern for TPH matches the chromatographic pattern of the specified standard but lighter hydrocarbons were also present (or detected).
J	Analyte was detected at a concentration below the reporting limit and above the laboratory method detection limit. Reported value is estimated.
JA	Analyte positively identified but quantitation is an estimate.
ME	LCS Recovery Percentage is within Marginal Exceedance (ME) Control Limit range (+/- 4 SD from the mean).
ND	Parameter not detected at the indicated reporting limit.
Q	Spike recovery and RPD control limits do not apply resulting from the parameter concentration in the sample exceeding the spike concentration by a factor of four or greater.
SG	The sample extract was subjected to Silica Gel treatment prior to analysis.
X	% Recovery and/or RPD out-of-range.
Z	Analyte presence was not confirmed by second column or GC/MS analysis.

Solid - Unless otherwise indicated, solid sample data is reported on a wet weight basis, not corrected for % moisture. All QC results are reported on a wet weight basis.

Any parameter identified in 40CFR Part 136.3 Table II that is designated as "analyze immediately" with a holding time of <= 15 minutes (40CFR-136.3 Table II, footnote 4), is considered a "field" test and the reported results will be qualified as being received outside of the stated holding time unless received at the laboratory within 15 minutes of the collection time.

A calculated total result (Example: Total Pesticides) is the summation of each component concentration and/or, if "J" flags are reported, estimated concentration. Component concentrations showing not detected (ND) are summed into the calculated total result as zero concentrations.

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For courier service / sample drop off information, contact us26_sales@eurofinsus.com or call us.

CHAIN OF CUSTODY RECORD

WO # / LAB USE ONLY: **19-03-1389**

DATE: 3/17/19

PAGE: 1 OF 2

LABORATORY CLIENT: ENCON TECHNOLOGIES INC.

ADDRESS: 12145 MORA DRIVE STE. 7

CITY: SANTA FE SPRINGS STATE: CA. ZIP: 90670

TEL: 562-777-2200 E-MAIL: encon@encontech.net

CLIENT PROJECT NAME / NUMBER: 3209 SUNSET BLVD. LOS ANGELES, CA.

P.O. NO.:

PROJECT CONTACT: JOE SCATOLONI

SAMPLER(S): (PRINT) D. BAUTAZAR

TURNAROUND TIME (Rush surcharges may apply to any TAT not "STANDARD"):
☐ SAME DAY ☐ 24 HR ☐ 48 HR ☐ 72 HR ☒ 5 DAYS ☐ STANDARD

☐ COELT EDF GLOBAL ID: LOG CODE:

SPECIAL INSTRUCTIONS:

REQUESTED ANALYSES

Please check box or fill in blank as needed.

LAB USE ONLY	SAMPLE ID	SAMPLING DATE	SAMPLING TIME	MATRIX	NO. OF CONT.	Unpreserved	Preserved	Field Filtered	☒ TPH(g) ☐ GRO	☒ TPH(d) ☐ DRO	TPH ☐ C6-C36 ☐ C6-C44	TPH oil	BTEX / MTBE ☒ 8260 ☐	VOCs (8260)	Oxygenates (8260)	Prep (5035) ☐ En Core ☐ Terra Core	SVOCs (8270)	Pesticides (8081)	PCBs (8082)	PAHs ☐ 8270 ☐ 8270 SIM	T22 Metals ☐ 6010/747X ☐ 6020/747X	Cr(VI) ☐ 7196 ☐ 7199 ☐ 218.6
1	SB4-5'	3/16/19	1350	SOIL	1				X	X		X		X								
2	SB4-10'		1355						X	X		X		X								
3	SB3-10'		1415						X	X		X		X								
4	SB3-14'		1430						X	X		X		X								
5	SB2-10'		1505						X	X		X		X								
6	SB2-15'		1530						X	X		X		X								
7	SB13-5'		1615									X		X								
8	SB12-5'		1630									X		X								
9	SB11-5'		1715									X		X								
10	SB10-5'	↓	1815	↓	↓							X		X								

Relinquished by: (Signature)	Received by: (Signature/Affiliation)	Date: 8/18/19	Time: 1440
Relinquished by: (Signature)	Received by: (Signature/Affiliation)	Date: 3/18/19	Time: 1840
Relinquished by: (Signature)	Received by: (Signature/Affiliation)	Date:	Time:

06/02/14 Revision

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CHAIN OF CUSTODY RECORD

7440 Lincoln Way, Garden Grove, CA 92841-1427 • (714) 895-5494
For courier service / sample drop off information, contact us26_sales@eurofinsus.com or call us.

WO # / LAB USE ONLY: 1384

DATE: 3/17/19

PAGE: 2 OF 2

LABORATORY CLIENT: ENCON TECHNOLOGIES INC.

ADDRESS: 12145 MORA DRIVE STE.7

CITY: SANTA FE SPRINGS STATE: CA. ZIP: 90670

TEL: 562-777-2200 E-MAIL: encon@encontech.net

CLIENT PROJECT NAME / NUMBER: 3209 SUNSET BLVD. LOS ANGELES, CA.

P.O. NO.:

PROJECT CONTACT: JOE SCATOLONI

SAMPLER(S): (PRINT) D. BAZAZAR

TURNAROUND TIME (Rush surcharges may apply to any TAT not "STANDARD"):
☐ SAME DAY ☐ 24 HR ☐ 48 HR ☐ 72 HR ☒ 5 DAYS ☐ STANDARD

☐ COELT EDF GLOBAL ID: LOG CODE:

SPECIAL INSTRUCTIONS:

REQUESTED ANALYSES

Please check box or fill in blank as needed.

LAB USE ONLY	SAMPLE ID	SAMPLING DATE	SAMPLING TIME	MATRIX	NO. OF CONT.	Unpreserved	Preserved	Field Filtered	☒ TPH(g) ☐ GRO	☐ TPH(d) ☐ DRO	TPH ☐ C6-C36 ☐ C6-C44	TPH oil	BTEX / MTBE ☒ 8260 ☐	VOCs (8260)	Oxygenates (8260)	Prep (5035) ☐ En Core ☐ Terra Core	SVOCs (8270)	Pesticides (8081)	PCBs (8082)	PAHs ☐ 8270 ☐ 8270 SIM	T22 Metals ☒ 6010/747X ☐ 6020/747X	Cr(VI) ☐ 7196 ☐ 7199 ☐ 218.6
11	SB9-5'	3/16/19	1825	soil	1							X		X								
12	SB8-7'	↓	1850									X		X							X	
13	SB14-5'	3/17/19	1040									X										
14	SB14-9'		1100									X										
15	SB6-5'		1130									X		X								
16	SB7-5'		1200									X		X								
17	SB1-10'		1340						X				X		X							
18	SB1-12.5'		1405						X				X		X							
19	SB5-2'		1425																		X	
20	SB5-5'	↓	1430	↓	↓							X		X								

Relinquished by: (Signature)	Received by: (Signature/Affiliation)	Date: 3/18/19	Time: 1410
Relinquished by: (Signature)	Received by: (Signature/Affiliation)	Date: 3/18/19	Time: 1820
Relinquished by: (Signature)	Received by: (Signature/Affiliation)	Date:	Time:

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WORK ORDER NUMBER: 19-03-1374

SAMPLE RECEIPT CHECKLIST

COOLER 1 OF 1

CLIENT: ENCON

DATE: 03/18/2019

TEMPERATURE: (Criteria: 0.0°C – 6.0°C, not frozen except sediment/tissue)

Thermometer ID: SC6 (CF: -0.5°C); Temperature (w/o CF): 3.0 °C (w/ CF): 2.5 °C; ☑ Blank ☐ Sample

☐ Sample(s) outside temperature criteria (PM/APM contacted by: _____)

☐ Sample(s) outside temperature criteria but received on ice/chilled on same day of sampling

☐ Sample(s) received at ambient temperature; placed on ice for transport by courier

Ambient Temperature: ☐ Air ☐ Filter Checked by: BOS

CUSTODY SEAL:

Cooler ☐ Present and Intact ☐ Present but Not Intact ☑ Not Present ☐ N/A Checked by: BOS

Sample(s) ☐ Present and Intact ☐ Present but Not Intact ☑ Not Present ☐ N/A Checked by: 1163

SAMPLE CONDITION:	Yes	No	N/A
Chain-of-Custody (COC) document(s) received with samples	☑	☐	☐
COC document(s) received complete	☑	☐	☐
☐ Sampling date ☐ Sampling time ☐ Matrix ☐ Number of containers			
☐ No analysis requested ☐ Not relinquished ☐ No relinquished date ☐ No relinquished time			
Sampler's name indicated on COC	☑	☐	☐
Sample container label(s) consistent with COC	☑	☐	☐
Sample container(s) intact and in good condition	☑	☐	☐
Proper containers for analyses requested	☑	☐	☐
Sufficient volume/mass for analyses requested	☑	☐	☐
Samples received within holding time	☑	☐	☐
Aqueous samples for certain analyses received within 15-minute holding time			
☐ pH ☐ Residual Chlorine ☐ Dissolved Sulfide ☐ Dissolved Oxygen	☐	☐	☑
Proper preservation chemical(s) noted on COC and/or sample container	☐	☐	☑
Unpreserved aqueous sample(s) received for certain analyses			
☐ Volatile Organics ☐ Total Metals ☐ Dissolved Metals			
Acid/base preserved samples - pH within acceptable range	☐	☐	☑
Container(s) for certain analysis free of headspace	☐	☐	☑
☐ Volatile Organics ☐ Dissolved Gases (RSK-175) ☐ Dissolved Oxygen (SM 4500)			
☐ Carbon Dioxide (SM 4500) ☐ Ferrous Iron (SM 3500) ☐ Hydrogen Sulfide (Hach)			
Tedlar™ bag(s) free of condensation	☐	☐	☑

CONTAINER TYPE: (Trip Blank Lot Number: _____)

Aqueous: ☐ VOA ☐ VOAh ☐ VOAna_2 ☐ 100PJ ☐ 100PJna_2 ☐ 125AGB ☐ 125AGBh ☐ 125AGBp ☐ 125PB ☐ 125PBznna (pH__9)
☐ 250AGB ☐ 250CGB ☐ 250CGBs (pH__2) ☐ 250PB ☐ 250PBn (pH__2) ☐ 500AGB ☐ 500AGJ ☐ 500AGJs (pH__2) ☐ 500PB
☐ 1AGB ☐ 1AGBna_2 ☐ 1AGBs (pH__2) ☐ 1AGBs (O&G) ☐ 1PB ☐ 1PBna (pH__12) ☐ _____ ☐ _____ ☐ _____
Solid: ☐ 4ozCGJ ☐ 8ozCGJ ☐ 16ozCGJ ☑ Sleeve (P) ☐ EnCores® (___) ☐ TerraCores® (___) ☐ _____ ☐ _____ ☐ _____
Air: ☐ Tedlar™ ☐ Canister ☐ Sorbent Tube ☐ PUF ☐ _____ **Other Matrix** (_____): ☐ _____ ☐ _____ ☐ _____

Container: **A** = Amber, **B** = Bottle, **C** = Clear, **E** = Envelope, **G** = Glass, **J** = Jar, **P** = Plastic, and **Z** = Ziploc/Resealable Bag

Preservative: **b** = buffered, **f** = filtered, **h** = HCl, **n** = HNO_3, **na** = NaOH, **na_2** = $Na_2S_2O_3$, **p** = H_3PO_4, **s** = H_2SO_4, **u** = ultra-pure, **x** = Na_2SO_3+$NaHSO_4.H_2O$, **znna** = Zn $(CH_3CO_2)_2$ + NaOH

Labeled/Checked by: 1163

Reviewed by: BOS

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Exhibit B

Soil Gas Analytical Laboratory Report

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

March 28, 2019 ELAP Certificate No: 2268

Mr. Joe Scataloni
ENCON Technologies
12145 Mora Drive, Suite 7
Santa Fe Springs, CA 90670

Project: Sunset Body Shop
C&E ID: 190325B

Dear Mr. Scataloni,

Enclosed is an analytical report for the sample(s) received by Chemical & Environmental Laboratories, Inc. on March 25, 2019 and analyzed as indicated in the chain-of-custody attached.

Unless otherwise noted, no problems were encountered during receiving, preparation and analysis of these samples.

Please call me at (562) 396-5866 if you have any questions regarding this report.

Sincerely,

Larry Zhang, Ph.D.
Laboratory Director

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

--- EPA 8260B (VOCs) ---

Client Name:	Encon Technologies	Date Sampled:	03/24/19
Project Manager:	Joe Scataloni	Date Analyzed:	03/25/19
Project Name:	Sunset Body Shop	Date Reported:	03/26/19
Sample Matrix:	Vapor	Unit Reported:	µg/L

C&E LAB ID	190325B-1	190325B-2	190325B-3	190325B-4	190325B-5
SAMPLE ID	SV1	SV2	SV3	SV4	SV5
DF	1	1	1	1	1

COMPOUND	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
Acetone	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
Benzene	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
Bromodichloromethane	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
Bromoform	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
Bromomethane	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
2-Butanone (MEK)	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
Carbon Disulfide	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
Carbon Tetrachloride	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
Chlorobenzene	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
Chloroethane	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
Chloroform	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
Chloromethane	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
Cyclohexane	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
Dibromochloromethane	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
1,2-Dibromo-3-Chloropropane	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
1,2-Dibromoethane	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
1,2-Dichlorobenzene	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
1,3-Dichlorobenzene	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
1,4-Dichlorobenzene	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
Dichlorodifluoromethane	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
1,1-Dichloroethane	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
1,2-Dichloroethane	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
1,1-Dichloroethene	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
cis-1,2-Dichloroethene	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
trans-1,2-Dichloroethene	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
1,2-Dichloropropane	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
Isopropanol	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05

To be continued on page 2

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

--- EPA 8260B (VOCs) ---

Client Name:	Encon Technologies	Date Sampled:	03/24/19
Project Manager:	Joe Scataloni	Date Analyzed:	03/25/19
Project Name:	Sunset Body Shop	Date Reported:	03/26/19
Sample Matrix:	Vapor	Unit Reported:	µg/L

C&E LAB ID	190325B-1	190325B-2	190325B-3	190325B-4	190325B-5
SAMPLE ID	SV1	SV2	SV3	SV4	SV5
DF	1	1	1	1	1

COMPOUND	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
trans-1,3-Dichloropropene	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
cis-1,3-Dichloropropene	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
Ethylbenzene	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
2-Hexanone	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
Methyl Acetate	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
Methylcyclohexane	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
Methylene Chloride	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
4-Methyl-2-Pentanone	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
Styrene	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
Isopropylbenzene	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
4-Isopropyltoluene	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
1,1,2,2-Tetrachloroethane	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
Tetrachloroethene	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
Toluene	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
1,2,4-Trichlorobenzene	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
1,1,1-Trichloroethane	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
1,1,2-Trichloroethane	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
Trichloroethene	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
Trichlorofluoromethane	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
1,1,2-Trichlorotrifluoroethane	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
Vinyl Chloride	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05
Total Xylenes	ND	0.05	ND	0.05	ND	0.05	ND	0.05	ND	0.05

Surrogate Compounds	% Surrogate Recovery (70-130)				
Dibromofluoromethane	99	101	111	92	91
1,2-Dichloroethane-d4	95	124	118	113	84
Toluene-D8	89	85	98	106	102
4-Bromofluorobenzene	92	95	97	92	96

ND = Not detected at the indicated reporting limit; DF = Dilution Factor; RL = Reporting limit.

MI = Matrix Interference; unquantifiable due to coeluting organics in sample.

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

--- EPA 8260B (VOCs) ---

Client Name:	Encon Technologies	Date Sampled:	03/24/19
Project Manager:	Joe Scataloni	Date Analyzed:	03/25/19
Project Name:	Sunset Body Shop	Date Reported:	03/26/19
Sample Matrix:	Vapor	Unit Reported:	µg/L

C&E LAB ID	190325B-6	190325B-7	190325B-8		
SAMPLE ID	SV6	SV7	SV8		
DF	1	1	1		

COMPOUND	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
Acetone	ND	0.05	ND	0.05	ND	0.05				
Benzene	ND	0.05	ND	0.05	ND	0.05				
Bromodichloromethane	ND	0.05	ND	0.05	ND	0.05				
Bromoform	ND	0.05	ND	0.05	ND	0.05				
Bromomethane	ND	0.05	ND	0.05	ND	0.05				
2-Butanone (MEK)	ND	0.05	ND	0.05	ND	0.05				
Carbon Disulfide	ND	0.05	ND	0.05	ND	0.05				
Carbon Tetrachloride	ND	0.05	ND	0.05	ND	0.05				
Chlorobenzene	ND	0.05	ND	0.05	ND	0.05				
Chloroethane	ND	0.05	ND	0.05	ND	0.05				
Chloroform	ND	0.05	ND	0.05	ND	0.05				
Chloromethane	ND	0.05	ND	0.05	ND	0.05				
Cyclohexane	ND	0.05	ND	0.05	ND	0.05				
Dibromochloromethane	ND	0.05	ND	0.05	ND	0.05				
1,2-Dibromo-3-Chloropropane	ND	0.05	ND	0.05	ND	0.05				
1,2-Dibromoethane	ND	0.05	ND	0.05	ND	0.05				
1,2-Dichlorobenzene	ND	0.05	ND	0.05	ND	0.05				
1,3-Dichlorobenzene	ND	0.05	ND	0.05	ND	0.05				
1,4-Dichlorobenzene	ND	0.05	ND	0.05	ND	0.05				
Dichlorodifluoromethane	ND	0.05	ND	0.05	ND	0.05				
1,1-Dichloroethane	ND	0.05	ND	0.05	ND	0.05				
1,2-Dichloroethane	ND	0.05	ND	0.05	ND	0.05				
1,1-Dichloroethene	ND	0.05	ND	0.05	ND	0.05				
cis-1,2-Dichloroethene	ND	0.05	ND	0.05	ND	0.05				
trans-1,2-Dichloroethene	ND	0.05	ND	0.05	ND	0.05				
1,2-Dichloropropane	ND	0.05	ND	0.05	ND	0.05				
Isopropanol	ND	0.05	ND	0.05	ND	0.05				

To be continued on page 2

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

ANALYTICAL REPORT

--- EPA 8260B (VOCs) ---

Client Name:	Encon Technologies	Date Sampled:	03/24/19
Project Manager:	Joe Scataloni	Date Analyzed:	03/25/19
Project Name:	Sunset Body Shop	Date Reported:	03/26/19
Sample Matrix:	Vapor	Unit Reported:	µg/L

C&E LAB ID	190325B-6	190325B-7	190325B-8		
SAMPLE ID	SV6	SV7	SV8		
DF	1	1	1		

COMPOUND	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
trans-1,3-Dichloropropene	ND	0.05	ND	0.05	ND	0.05				
cis-1,3-Dichloropropene	ND	0.05	ND	0.05	ND	0.05				
Ethylbenzene	ND	0.05	ND	0.05	ND	0.05				
2-Hexanone	ND	0.05	ND	0.05	ND	0.05				
Methyl Acetate	ND	0.05	ND	0.05	ND	0.05				
Methylcyclohexane	ND	0.05	ND	0.05	ND	0.05				
Methylene Chloride	ND	0.05	ND	0.05	ND	0.05				
4-Methyl-2-Pentanone	ND	0.05	ND	0.05	ND	0.05				
Styrene	ND	0.05	ND	0.05	ND	0.05				
Isopropylbenzene	ND	0.05	ND	0.05	ND	0.05				
4-Isopropyltoluene	ND	0.05	ND	0.05	ND	0.05				
1,1,2,2-Tetrachloroethane	ND	0.05	ND	0.05	ND	0.05				
Tetrachloroethene	ND	0.05	ND	0.05	ND	0.05				
Toluene	ND	0.05	ND	0.05	ND	0.05				
1,2,4-Trichlorobenzene	ND	0.05	ND	0.05	ND	0.05				
1,1,1-Trichloroethane	ND	0.05	ND	0.05	ND	0.05				
1,1,2-Trichloroethane	ND	0.05	ND	0.05	ND	0.05				
Trichloroethene	ND	0.05	ND	0.05	ND	0.05				
Trichlorofluoromethane	ND	0.05	ND	0.05	ND	0.05				
1,1,2-Trichlorotrifluoroethane	ND	0.05	ND	0.05	ND	0.05				
Vinyl Chloride	ND	0.05	ND	0.05	ND	0.05				
Total Xylenes	ND	0.05	ND	0.05	ND	0.05				

Surrogate Compounds	% Surrogate Recovery (70-130)				
Dibromofluoromethane	110	107	112		
1,2-Dichloroethane-d4	120	115	109		
Toluene-D8	101	100	105		
4-Bromofluorobenzene	97	95	99		

ND = Not detected at the indicated reporting limit; DF = Dilution Factor; RL = Reporting limit.

MI = Matrix Interference; unquantifiable due to coeluting organics in sample.

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.

QC REPORT

--- EPA 8260B (VOC) ---

I. Laboratory Control Sample

Date Analyzed: 03/25/19

LCS ID: VOC190325LC

ANALYTE	LCS %	ACP %CL
1,1-Dichloroethene	110	70-130
Benzene	100	70-130
Trichloroethene	95	70-130
Toluene	90	70-130
Chlorobenzene	90	70-130

II. Matrix Spike/Matrix Spike Duplicate

Date Analyzed: 03/25/19

QC Batch: VOC190325MS

ANALYTE	MS %	MSD %	RPD	ACP%CL	ACP RPD
1,1-Dichloroethene	105	105	0	70-130	20
Benzene	100	95	5	70-130	20
Trichloroethene	90	90	0	70-130	20
Toluene	85	85	0	70-130	20
Chlorobenzene	85	85	0	70-130	20

III. Method Blank

Date Analyzed: 03/25/19

Unit: µg/L

COMPOUND	Reporting Limit	RESULT
Acetone	0.05	ND
Benzene	0.05	ND
Bromodichloromethane	0.05	ND
Bromoform	0.25	ND
Bromomethane	0.25	ND
2-Butanone (MEK)	0.25	ND
Carbon Disulfide	0.25	ND
Carbon Tetrachloride	0.05	ND
Chlorobenzene	0.05	ND
Chloroethane	0.25	ND
Chloroform	0.05	ND
Chloromethane	0.25	ND
Cyclohexane	0.05	ND
Dibromochloromethane	0.05	ND
1,2-Dibromo-3-Chloropropane	0.25	ND
1,2-Dibromoethane	0.25	ND

COMPOUND	Reporting Limit	RESULT
1,2-Dichlorobenzene	0.25	ND
1,3-Dichlorobenzene	0.25	ND
1,4-Dichlorobenzene	0.05	ND
Dichlorodifluoromethane	0.05	ND
1,1-Dichloroethane	0.05	ND
1,2-Dichloroethane	0.25	ND
1,1-Dichloroethene	0.05	ND
cis-1,2-Dichloroethene	0.05	ND
trans-1,2-Dichloroethene	0.05	ND
1,2-Dichloropropane	0.05	ND
trans-1,3-Dichloropropene	0.05	ND
cis-1,3-Dichloropropene	0.05	ND
Ethylbenzene	0.05	ND
2-Hexanone	0.05	ND
Methyl Acetate	0.05	ND
Methylcyclohexane	0.05	ND

COMPOUND	Reporting Limit	RESULT
Methylene Chloride	0.05	ND
4-Methyl-2-Pentanone	0.05	ND
Styrene	0.05	ND
Isopropylbenzene	0.05	ND
4-Isopropyltoluene	0.05	ND
1,1,2,2-Tetrachloroethane	0.05	ND
Tetrachloroethene	0.05	ND
Toluene	0.05	ND
1,2,4-Trichlorobenzene	0.05	ND
1,1,1-Trichloroethane	0.05	ND
1,1,2-Trichloroethane	0.05	ND
Trichloroethene	0.05	ND
Trichlorofluoromethane	0.25	ND
1,1,2-Trichlorotrifluoroethane	0.05	ND
Vinyl Chloride	0.25	ND
Total Xylenes	0.05	ND

Surrogate Compounds	% Surr. Rec. (70-130)
Dibromofluoromethane	92
1,2-Dichloroethane-d4	119
Toluene-D8	104
4-Bromofluorobenzene	92

ND = Not detected at the indicated reporting limit.

CHAIN OF CUSTODY RECORD

C&E LAB ID 190324B

CHEMICAL & ENVIRONMENTAL LABORATORIES, INC.
13824 Bentley Place, Cerritos CA 90703 Tel: (562) 926-8091 Fax: (562) 926-5940

Company Name: Encon Technologies
Project Manager: Joe Scataloni
Project No./Name: Sunset Body shop
Tel: (562) 777-2200 Fax: (562) 777-2201

Site Address: 3300 Sunset Blvd Los Angeles, CA
Sampled By: N. Lambert

Page 1 of 1
Sample Conditions
__ Chilled __ Seals Intact
Turn Around Time Desired
Normal / Same Day / 24hr / 48hr

SAMPLE ID	SAMPLING DATE	SAMPLING TIME	SAMPLE MATRIX (air/soil/water)	NO. OF CONTAINERS/ TYPE	8015M TPH-G	8015M TPH-D	8021B BTEX MTBE	418.1 TRPH	8260B BTEX OXY.	8260B VOC	CAM METALS	8270C SVOC	6010B LEAD	Isotach pro Panel	
SV1	3/24/19	1451	Air	1 Tedlar						X				X	
SV2	"	1336	"	"						X				X	
SV3	"	1405	"	"						X				X	
SV4	"	1420	"	"						X				X	
SV5	"	1351	"	"						X				X	
SV6	"	1429	"	"						X				X	
SV7	"	1327	"	"						X				X	
SV8	"	1308	"	"						X				X	

Relinquished By:	Date/Time:	Received By:	Date/Time:	EDF Required: (circle) Yes No
	3/25/19 11:42	Gracen Wang	3/25/19 11:45	EDF Global ID No.: T
Relinquished By:	Date/Time:	Received By:	Date/Time:	Comments:

Exhibit C

ENCON Phase I Environmental Site Assessment Report,
dated October 30, 2018 (Text Only)

ENCON

PHASE I ESA REPORT
ENVIRONMENTAL SITE ASSESSMENT

Prepared for:

RYDA Ventures, LLC
1525 South Broadway
Los Angeles, California 90015
Attention: Daniel Neman

For Property Located at:

Sunset Body Works Facility
Former Metropolitan Chevrolet Dealership
3225 Sunset Boulevard
(3209-3227 Sunset Boulevard)
Los Angeles, California 90026

Prepared by:

ENCON Technologies, Inc.
12145 Mora Drive, Unit 7
Santa Fe Springs, California 90670
Tel: (562) 777 - 2200
Fax: (562) 777 - 2201
E-mail: encon@encontech.net

October 30, 2018

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Exhibit E	EDR Government Radius Record Search

EXECUTIVE SUMMARY

1.0 Phase I Overview and Purpose

The Phase I ESA was requested by RYDA Ventures, LLC, Project Client and Potential Buyer, as it pertains to the potential sale and associated real estate transactions of the subject properties located at 3209-3227 Sunset Boulevard in Los Angeles, California (Subject Site). ENCON Technologies, Inc., Environmental & Engineering Services (ENCON) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E-1527-13 for the subject property. Refer to Figure 1 for Site Vicinity Map. The Subject Site is comprised of four (4) parcels totaling approximately 13,350 square feet of building area located on a total lot size of approximately 22,499 square feet, APNs: 5426-005-002, 5426-005-003, 5426-005-004 and 5426-005-005. Refer to Exhibit A for legal property descriptions.

This Phase I ESA Report presents the review of the historical site and government records and data, historical hazardous material uses by these properties, and site inspections conducted by ENCON environmental staff. This report describes the research and evaluation methods used in the evaluation of the environmental conditions of the subject property and the findings, conclusions and recommendations developed by ENCON are presented in this Phase I ESA Report for planning and real estate transaction purposes. The Phase I environmental site assessment site inspections, record review, and site evaluation were conducted by ENCON staff, under the direction of Mr. G. Joseph Scatoloni, Senior Environmental Professional and Registered Environmental Assessor II, #20150.

The purpose of the Phase I ESA is to assist the Property Owner/Buyer and/or lender to qualify for the innocent landowner or innocent purchaser defense under the federal Superfund statue under CERCLA and it is also intended to provide reliable, early information of the environmental conditions of the subject property and the possible need for additional, more extensive investigation or mitigation, to enable the property to be used for the intended purpose of the potential buyer and minimize any contingent environmental liabilities in the future. Specifically, the Phase I ESA is designed to recognize and catalog those concerns or problems that the environmental and safety professional observe and/or suspect which deserve further investigation or mitigation and are identified as Recognized Environmental Conditions (RECs). Therefore, a major purpose of the Phase I ESA is to evaluate and establish the elements and need for more intrusive investigation, specifically to develop a Phase II ESA Investigation Sampling and Analysis Plan.

2.0 Property Description

The Subject Site is comprised of four (4) parcels totaling approximately 13,350 square feet of building area located on a total lot size of approximately 22,499 square feet, APNs: 5426-005-002, 5426-005-003, 5426-005-004 and 5426-005-005. Refer to Exhibit A for legal property descriptions. The Subject Site is located within a mixed commercial and residential area in the City of Los Angeles, on the north side of Sunset Boulevard between Descanso Drive and Micheltorena Street. The subject property site map is shown in Figure 2. The Subject Site building was constructed in 1951 and is currently operated as an automotive collision repair and body shop facility, from about 2014 through the present time in 2018.

The exterior of the building area is visibly in fair condition with no visible damage from wear, and no recent building upgrades or renovations. The current automotive collision repair and body work operations include the use of two (2) paint spray booths, paint mixing and parts washing stations, hydraulic lifts, one (1) 3-stage clarifier with floor drain, and drum storage. These operations include the use and storage of hazardous materials, which is a considered Recognized Environmental Condition (REC) and requires further investigation at this time.

The Site building structure was originally operated by Metropolitan Chevrolet Dealership from about 1951 through about 1973. Reportedly, the Metropolitan Chevrolet Dealership was closed in 1973 and operated two (2) underground storage tanks that included one (1) 1,100 gallon waste oil storage tank and one (1) 1,100 gasoline fuel tank and dispensing system. These UST tanks were reportedly closed and abandoned in-place in 1973 although no records were found in the Phase I ESA file review on the UST closure or site conditions at the time of closure. These UST tanks are currently under investigation by the Property Owner and the Los Angeles Fire Department CUPA requires these tanks to be removed and properly closed at this time. The Subject Site was subsequently operated as an auto body repair shop tenants from the 1990s by the past tenant, All Magic Paint & Body Shop in early 2000 through about 2010.

Therefore, the Subject Site has historically been operated as an automotive body paint and repair facility by various automotive body work facilities throughout the history of the Subject Site, from about 1973 through the present time and was involved in the storage and use of hazardous materials for automotive service related activities since about 1951. Refer to Section 2.0 of this report, and Exhibit B for City Directory Report.

3.0 Phase I ESA Findings

In conducting the Phase I ESA, ENCON completed the review of local and regional government environmental records, historical tenant survey, site reconnaissance by an environmental professional, and an evaluation of the evidence collected during the site assessment. The Phase I ESA report revealed evidence of current automotive body repair and spray paint booth operations and historical automotive service activities from about 1951 through the present time at the Subject Site address 3225 Sunset Boulevard in Los Angeles, California.

ENCON reviewed permit files were reviewed for the Subject Site through South Coast Air Quality Management District (SCAQMD) Facility Information Detail (FIND) database. From this search, ENCON identified four (4) listings related to the usage of spray paint booths at the Subject Site. These spray booth operations include the use and storage of potentially hazardous materials including general waste oils, auto parts cleanings solvents and spent solvents, chemical wastes and volatile organic compounds from the spray auto paint booth chemical usages. These on-going operations performed at the Subject Site are considered a Recognized Environmental Condition (REC), requiring further investigation at this time. Refer to Exhibit D for SCAQMD permit records.

In addition, ENCON reviewed the EDR Radius Map report for the Subject Site confirmed that the site was listed on government environmental databases associated with reported hazardous chemical material or waste uses or releases to the environment or regulatory corrective actions, specifically 3225 Sunset Boulevard. This site address is listed as a Haznet site, an EMI site, and a FINDS site. EDR describes Haznet sites as facilities where data has been extracted from copies of copies of hazardous waste manifests received each year by DTSC. EMI sites are described as facilities with Emissions Inventory Data, and FINDS sites are described as Facility Index System, which contains facilities updated by the Environmental Protection Agency (EPA). Refer to Exhibit E for the EDR Radius Map Report.

During the recent Site inspection performed by ENCON, the Subject Site was fully operational as an automotive body repair shop facility, including the use of hydraulic lifts in the repair and service operations, the use and storage of automotive waste solvents and waste oil drums, use and storage of automotive paint and solvent mixing operations, one 3-stage waste water treatment clarifier, and the use of two (2) paint spray booths and one paint spray room within the facility. The building is of older construction and is in good condition with no evidence of spills and leaks. The main building floor as well as the vehicle storage yard and access way pavements are generally paved with concrete and asphalt and appear to be in good condition.

Two (2) UST tank direct burial fill ports were observed on the south yard with vent pipes attached to the main building. These UST fill ports and vent lines are indicative of the presence of a former waste oil UST tank and a former gasoline fuel UST tank that have not been removed and are currently present in the south parking lot. As reported by the Los Angeles Fire Department these tanks were abandoned in 1973 and included two (2) 1,100 gallon UST tanks. The waste oil tank was reported to be filled with waste oil materials. Refer to Attachment A for Site Inspection Photographs.

Therefore, the government records suggest that the Subject Site use at 3225 Sunset Boulevard has adversely affected the Subject Site and contingent environmental conditions exist at this time from the past automotive repair and body work operations performed at the Site. These automotive repair activities are of environmental concern since these type operations historically stored, used, and generated hazardous automotive chemical materials and wastes, specifically automotive fuel and motor oil products, motor oil wastes, and spent volatile organic compounds solutions in parts washing and spray painting activities, and further investigation, Phase II ESA.

4.0 Conclusions and Recommendations

In conducting the Phase I ESA, ENCON completed the review of local and regional government environmental records, historical tenant survey, site reconnaissance by an environmental professional, and an evaluation of the evidence collected during the site assessment. ENCON performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 at 3209-3227 Sunset Boulevard in Los Angeles, California (Subject Site). Any exceptions to or deletions from this practice are described in this Phase I ESA Report.

Based on the Phase I ESA file review and field inspections, the following Recognized Environmental Concerns (RECs) and potential areas of environmental concern (AOC) were identified at the Subject Site:

1) REC#01 – Locations of two (2) abandoned UST waste oil and fuel tanks,
2) REC#02 – Locations of operating hydraulic lifts,
3) REC#03 – Waste oil drum storage area,
4) REC#04 – Automotive service chemical and paint-solvent storage work stations,
5) REC#05 – 3-stage waste water treatment clarifier and receptor discharge line,
6) REC#06 – General use and storage of parts washing spent solvent stations, and
7) REC#07 – Two operating spray booths and one (1) paint body parts spray room.

These types of automotive repair operations generate hazardous automotive and hydraulic oils waste streams and spent solvent solutions which can pose a potential risk to the environmental from unauthorized spills and leaks over the past 67 years of automotive service and body repair work. Refer to Exhibit D for hazardous waste disposal records.

These current and historical automotive repair, service, auto body work and painting operations typically involve the use and storage of hazardous materials, and are considered a Recognized Environmental Concerns (RECs) since these types of operations typically store, use and generate hazardous automotive chemical materials and wastes, specifically automotive fuel and motor oil products, motor oil wastes, auto spent volatile organic compounds (VOC) solutions in parts washing activities, and VOC paint solvents. In addition, the presence of the two (2) abandoned UST tanks, reportedly abandoned in-place in 1973, are not in compliance with current State UST tank closure regulations. The Los Angeles City Fire Department (CUPA) will require these tanks to be removed and properly closed in the near future.

Based on ENCON's Phase I ESA findings and recommendations and the seven (7) identified RECs, a Phase II ESA subsurface soil and soil gas investigation is recommended to confirm the presence, or absence, of chemical releases that may have adversely affected the Subject Site from these targeted Recognized Environmental Conditions, RECs, identified at the Subject Site. The proposed Phase II ESA Investigation should address both the threat to State groundwater and the vapor intrusion threat to the workers and public since the Subject Site has been involved with volatile organic automotive chemicals and petroleum hydrocarbons in the waste oil and gasoline hydrocarbon ranges.

Based on the presence of two old UST tanks onsite (one (1) 1,100 gallon waste oil tank and one (1) 1,100 gallon former gasoline fuel tank) that were reportedly abandoned in-place in 1973 by the Los Angeles City Fire Department Inspector and confirmed by both the Department and ENCON Field Inspection Staff., these abandon UST tanks were not properly closed in accordance with State UST Closure Guidelines and are environmental conditions of concern, RECs. Therefore, these UST tank sites on the Subject Property are currently "out of compliance" with the State of California UST Programs and will have to be properly permitted and closed under the direction of the Los Angeles City Fire Department, Environmental Programs, as soon as possible in the near future and prior to the completion of the pending real estate transaction. In addition, it may be warranted to conduct a pre-pull subsurface investigation of the UST tank sites that will provide to the transaction parties preliminary information on whether the use of these tanks have adversely affected the Subject Site and pose a contingent environmental liability at this time.

The lead and asbestos containing material(s) conditions of the properties were limited to general observations of exposed surface interior and exterior conditions and is not considered in this Phase I ESA as LBP or ACM surveys. The ages and conditions of the buildings, however, would suggest the paint surfaces may contain lead-based paint (LBP). Asbestos containing materials (ACM) in the ceiling and floor tiles and other materials may be suspected because of the age of the structures. Any planned major building repair or demo in the future should involve a full LBP and ACM surveys.

Prepared by:

ENCON Technologies Inc.
Environmental & Engineering Services

G. Joseph Scatoloni, ENCON Principal
Registered Environmental Professional

REGISTERED ENVIRONMENTAL PROFESSIONAL
G. JOSEPH SCATOLONI REP 783394 NREP

1.0 INTRODUCTION

1.1 Subject Property and Client

The Phase I ESA was requested by RYDA Ventures, LLC, Project Client and Potential Buyer, as it pertains to the potential sale and associated real estate transactions of the subject properties located at 3209-3227 Sunset Boulevard in Los Angeles, California (Subject Site). ENCON Technologies, Inc., Environmental & Engineering Services (ENCON) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E-1527-13 for the subject property. Refer to Figure 1 for Site Vicinity Map. The Subject Site is comprised of four (4) parcels totaling approximately 13,350 square feet of building area located on a total lot size of approximately 22,499 square feet, APNs: 5426-005-002, 5426-005-003, 5426-005-004 and 5426-005-005. Refer to Exhibit A for legal property descriptions.

The Subject Site is located within a mixed commercial and residential area in the City of Los Angeles, on the north side of Sunset Boulevard between Descanso Drive and Micheltorena Street. The subject property site map is shown in Figure 2. The Subject Site building was constructed in 1951, and is currently operated as an automotive collision repair and body shop facility. The exterior of the building area is visibly in fair condition with no visible damage from wear, and no recent building upgrades or renovations. The current automotive collision repair and body work operations include the use of two (2) paint spray booths, paint mixing and parts washing stations, hydraulic lifts, one (1) 3-stage clarifier with floor drain, and drum storage. These operations include the use and storage of hazardous materials, which is a considered Recognized Environmental Condition (REC) and requires further investigation at this time.

The Site building structure was originally operated by Metropolitan Chevrolet Dealership from about 1951 through about 1973. Reportedly, the Metropolitan Chevrolet Dealership was closed in 1973 and operated two (2) underground storage tanks that included one (1) 1,100 gallon waste oil storage tank and one (1) 1,100 gasoline fuel tank and dispensing system. These UST tanks were reportedly closed and abandoned in-place in 1973 although no records were found in the Phase I ESA file review on the UST closure or site conditions at the time of closure. These UST tanks are currently under investigation by the Property Owner and the Los Angeles Fire Department CUPA requires these tanks to be removed and properly closed at this time. The Subject Site was subsequently operated as an auto body repair shop tenants from the 1990s by the past tenant, All Magic Paint & Body Shop in early 2000 through about 2010.

Therefore, the Subject Site has historically been operated as an automotive body paint and repair facility by various automotive body work facilities throughout the history of the Subject Site, from about 1973 through the present time and was involved in the storage and use of hazardous materials for automotive service related activities since about 1951. Refer to Section 2.0 of this report, and Exhibit B for City Directory Report.

1.2 Phase I Environmental Site Assessment Methods

The Client has requested this Phase I Environmental Site Assessment for a real estate transaction purposes. The purpose of the Phase I ESA report is to identify all known and suspected Recognized Environmental Conditions (RECs) in connection with subject property. A REC is defined as the presence, or likely presence, of any hazardous or California regulated substances to include petroleum products in, on, or present at the subject property due to past or present releases into the structures on the property or into the ground, groundwater, or surface water associated with the property under conditions indicative of a past or current unauthorized release to the environment or pose a material threat of a future release to the environment. Hazardous material releases that do not present a material risk to the public or the environment and generally would not be subject to regulatory enforcement or are identified as *de minmis conditions* and not classified as a REC, requiring intrusive further investigation.

The E-1527-13 ASTM Standard has developed various categories of Recognized Environmental Conditions (RECs) in connection with the subject property environmental assessment to include: a) Controlled Recognized Environmental Conditions (CRECs) and b) Historical Recognized Environmental Conditions (HRECs) as well as c) Vapor Intrusion Conditions (VICs) and Vapor Encroachment Conditions (VECs) (ASTM E-2600-08).

a) Controlled Recognized Environmental Conditions (CRECs) is 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 which may have allowed hazardous substances to remain in place subject to the implementation of required institutional or engineering controls or restricted use (NFA with conditions, low-threat site closure, or risk based closures)

b) Historical Recognized Environmental Conditions (HRECs) is 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 without subjecting the property to any controls or limitations or restrictions. (NFA with no conditions, change in regulatory criteria or sampling methods or analysis)

c) Vapor Intrusion Conditions (VICs) and/or Vapor Encroachment Conditions (VECs) is a REC resulting from the presence or likely presence of any chemicals of concern (COCs) in the indoor air environment of an existing or planned building stricture on a property caused by the release of volatile organic compound (VOCs) vapors from contaminated soil or groundwater either on the property (VICs) or within close proximity to the property (VECs), at concentrations that present or may present an unacceptable health risk to the occupants or tenants

1.3 Phase I Environmental Site Assessment Purpose

Under the federal Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, or "Superfund"), owners of property where hazardous substances have been released, including deposited or disposed of, are strictly liable for the costs of response and cleanup. This liability generally extends to landowners who have or received title after the release has occurred, unless the landowner can demonstrate that at the time of acquisition or leasing, he had no knowledge or reason to know of the release or disposal.

Such an "innocent landowner" or "innocent purchaser" must meet certain statutory requirements and bears the burden of proof in establishing this defense. Specifically, the landowner must demonstrate that prior to the sale or acquisition or leasing, he undertook "all appropriate inquiry into the previous ownership and uses of the property consistent with good industrial customary practice in effort to minimize liability".[1] As a result of this potential contingent liability, essentially all non-residential real estate transactions now include a Phase I Environmental Site Assessment and a Phase II Environmental Site Assessment, as needed to complete the environmental site assessment evaluation.

The American Society for Testing and Materials (ASTM) has published a standard defining recommended elements to be included in a Phase I assessment. No legal standard currently exist, however, defining a site assessment. According to the ASTM standard[2], the goal of the Phase I ESA is to identify recognized site environmental conditions which may suggest or indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws.[3]

The purpose of a Phase I ESA is to assist the owner, purchaser or lender qualify for the innocent landowner defense by providing reliable, early information on the environmental condition of the property and the possible need for additional evaluations and investigations, referred to as a Phase II. For reference purposes, Phase I involves non intrusive investigation methods which are designed to identify the most common contamination sources and conditions while the Phase II is designed to verify the presence, or absence of the contamination and characterize the nature and extent of the contamination using the Phase I findings. Phase III covers the actual site mitigation and/or remediation (cleanup) based on the information derived in the Phase II investigation.

A Phase I ESA entails non intrusive research to identify areas of potentially significant liability for the current or prospective owner or operator. The conditions identified in the Phase I which suggest possible onsite contamination are described in the Phase I ESA report and the client is notified that further investigations may be warranted to confirm the existence, or absence, of the suspected contamination. Therefore, one of the primary purposes of the Phase I ESA is to evaluate the need for more intrusive Phase II investigations.

The Phase I findings and recommendations reflect the professional judgments made by the assessment team based on observations of the site and a thorough review of available agency and other historical records. The Phase I Environmental Site Assessment conducted at this property has been performed to meet the ASTM 1527-13 standard.

1.4 Phase I Environmental Site Assessment Major Elements

Phase I ESA Record Research - A Phase I Environmental Site Assessment is comprised of five (5) primary elements: (1) review of available government records and associated databases for evidence of possible environmental contamination; (2) site reconnaissance through a site walk of the property; (3) limited interview with current owners and/or occupants of the property as well as with various appropriate local government agency representatives; (4) review of available historical tenant and aerial maps to define past uses of the site; and (5) an evaluation of the evidence obtained during the site assessment.

A review of the available records was conducted using government databases by Environmental Data Resource, Inc. (EDR) radius maps, historical tenant survey, the Regional water Quality Control Board files, South Coast Air Quality Management District files, and Department of Toxic Substances Control files.

1.5 Special Terms and Conditions

The lead and asbestos containing material(s) conditions of the properties were limited to general observations of exposed surface interior and exterior conditions and is not considered in this Phase I ESA as LBP or ACM surveys. The ages and conditions of the buildings, however, would suggest the paint surfaces may contain lead based paint (LBP). Asbestos containing materials (ACM) in the ceiling and floor tiles and other materials may be suspected because of the age of the structures. Any planned major building repair or demo in the future should involve a full LBP and ACM surveys.

1.6 Environmental Site Assessment Limitations and Exceptions

Consistent with customary Phase I practice and the ASTM 2013 standard, the subject property environmental assessment included a preliminary site walk inspection, but the potential presence of lead or contamination in the groundwater, nor was the quality of the property's drinking water evaluated in this Phase I environmental site assessment. No land survey of the property was made by ENCON or environmental liens or restriction were researched or presented in this Phase I ESA. Any statement of dimensions, capacities, quantities or distances should be considered as approximate in this assessment and the report.

ENCON assumed that there are no hidden, or latent environmental conditions or defects in or of the property, subsoil, structures, other than those noted herein. No responsibility for such conditions or for their repair is assumed by ENCON. In addition, information, estimates, and opinion furnished to ENCON and contained in this report were assumed to be provided from reliable sources believed to be true and correct. Therefore, ENCON assumes no further responsibility for the accuracy of this information since no independent investigation was conducted to substantiate this information.

A Phase I Environmental Site Assessment is not an audit. Although such a compliance audit may sometimes be useful in connection with step-out/step-in or acquisition of a commercial or industrial property, an audit involves an extensive review and scrutiny or current and past records as well as a more expanded agency review effort.

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[1] 42USC9601(35)(B)

[2] ASTM E-1527-13, page 1

[3] op cit., p.6

2.0 EXISITING SITE DESCRIPTION

2.1 Legal Site Descriptions

The Subject Site is comprised of four (4) parcels totaling approximately 13,350 square feet of building area located on a total lot size of approximately 22,499 square feet, APNs: 5426-005-002, 5426-005-003, 5426-005-004 and 5426-005-005. Refer to Exhibit A for legal property descriptions.

The Subject Site is located within a mixed commercial and residential area in the City of Los Angeles, on the north site of Sunset Boulevard between Descanso Drive and Micheltorena Street. The subject property site map is shown in Figure 2. The Subject Site building was constructed in 1951 and is currently operated as an automotive collision repair and body shop facility. The exterior of the building area is visibly in fair condition with no visible damage from wear, and no recent building upgrades or renovations. The current automotive collision repair and body work operations include the use of two (2) paint spray booths, paint mixing and parts washing stations, hydraulic lifts, one (1) 3-stage clarifier with floor drain, and drum storage. These operations include the use and storage of hazardous materials, which is a considered Recognized Environmental Condition (REC) and requires further investigation at this time.

2.2 Subject Site Historical Usage

Based on the EDR City Directory Historical Tenant Report Survey, the Subject Site was reported to operate in the following manner. Refer to Exhibit B for Historical Tenant Reports.

Year	Tenant	Source
2018	Sunset Body Works	ENCON Inspection
2014	First Class Auto Craft	EDR Digital Archive
	LEJ, LLC	EDR Digital Archive
	First Class Auto Craft	EDR Digital Archive
2010	All Magic Paint & Body, Inc.	EDR Digital Archive
	LEJ, LLC	EDR Digital Archive
2006	All Magic Paint	Haines Company, Inc.
2000	M & K Body Shop	Haines & Company
1990	M & K Body Shop	Pacific Bell
1986	M & K Body Shop	Pacific Bell
1981	M & K Body Shop	Pacific Telephone
1976	M & K Body Shop	Pacific Telephone
1973	Reported UST Tanks Closure	LA City Fire Department
1971	Metropolitan Chevrolet Co.	Pacific Telephone
1951	Sunset Blvd Metropolitan Chevrolet	Pacific Telephone & Telegraph

2.3 Site Plan

A site plan of the present general layout of the Subject Site structures is shown in Figure 2.

3.0 ENVIRONMENTAL SETTING

3.1 Physiography

The Subject Site is located near the southern flank of the Santa Monica Mountains, on the Hollywood Piedmont Slope. The Santa Monica Mountains are part of the Transverse Range Geomorphic Province of California, and extend westward from the Elysian Hills in Los Angeles to San MiguelIsl and offshore from Ventura (Norris and Webb, 1976). The Elysian Hills are primarily marine in origin and include massive slates, conglomerates, sandstones, and deep-water shales and turbidite deposits (deep-water debris flows).

The Site is situated within the Hollywood GroundwaterBasin, which extends southward towards the La Brea High, a subsurface structural feature beneath the La Brea Plain. The Basin's western and eastern boundaries are the Inglewood fault and the Elysian Hills; respectively The Hollywood Basin is comprised of approximately 650 feet of sediments containing known aquifers and includes Recent Alluvium, and the Lakewood and San Pedro Formations of Pleistocene Age. Below 650 feet below ground surface (bgs), basement rocks of Pliocene to Miocene age are present.

The soils in the vicinity of the Subject Site are mapped as Recent Alluvium (Qal) with limited sandstone bedrock exposures in outcrops and road cuts. The Qal consists of approximately five to 35 feet of fine-grained sediments infilling former drainages near the base of the Elysian Hills. Semi-perched aquifers have been documented within the Qal; however, they have not been differentiated or named. Beneath the Qal, the Lakewood Formation extends over the entire Hollywood Basin and outcrops in the southern half south of the La Brea High and outcrops on the eastern border of the basin along the base of the Elysian Hills. The Lakewood Formation includes the Bellflower Aquiclude and the Exposition and Gage Aquifers.

3.2 Site Geology

The soils encountered in the vicinity of the Subject Site, along Sunset Boulevard, consist of fine grained, high plasticity, low permeability clays and silts ranging in thickness from 20 to 30 feet overlying highly weathered and weathered sandstone of the Lakewood Formation. The top five feet (7 feet to 12 feet bgs) of bedrock is highly weathered and loosely cemented, while the bedrock below 12 feet bgs grades to slightly weathered and well cemented sandstone bedrock.

Sunset Boulevard loses elevation to the west and is bounded by hills to the north and south. This topography suggests that Sunset Boulevard follows a former drainage channel which has been filled with clay and silt alluvium, and the groundwater exiting the site joins groundwater flowing to the west in the coarser grained sedimentary layers of the in filled channel.

4.0 INFORMATION FROM SITE RECONNAISSANCE

4.1 General Site Walk Description

A site walk was conducted by G. Joseph Scatoloni, REA II and Senior Environmental Engineer, on June 30, 2018. The property was made available by the current tenant, and the Project Client. See Attachment A for photos taken during site walk.

4.2 Environmental Field Reconnaissance

Property Address:	3209-3227 Sunset Boulevard
City:	Los Angeles
County:	Los Angeles
State:	California 90026
Prepared for:	Potential Buyer (RYDA, LLC)

Property Is:	____ vacant land,	____ vacant property,
	_x_ improved,	_x_ occupied
Type Is:	____ Residential,	_x_ Commercial,
	___ Industrial (light),	

GENERAL FIELD OBSERVATIONS

Were there any physical signs of the following observed on the subject property?

Use: yes, no or none, unknown (UK).

Yes Underground Storage Tanks?

Based on ENCON's site inspection, there is evidence of two (2) underground storage tanks (USTs) at the Subject Site. One (1) of the USTs is reportedly a waste oil tank, and one (1) UST is reportedly a gasoline tank. The exact condition and status of the USTs are unknown although the LA City Fire Inspector reported that the tanks were abandoned in 1973 and both the waste oil and gasoline UST tanks were 1,100 gallon. Also, the waste oil UST tank was filled with waste oil material.

Yes Evidence of former USTs?

There were two direct buried UST tank fill ports located on the south portion of the Subject Property that are indicative of the presence of underground storage tanks.

No Above Ground Tanks?

Yes Vent Pipes?

There were two UST vent pipes attached to the main building on the south portion of the Subject Property that are further indicative of the presence of underground storage tanks.

Yes Fill Ports?

There were two direct buried UST tank fill ports located on the south portion of the Subject Property that are indicative of the presence of underground storage tanks.

None Water Wells, Monitoring Wells, or Borings?

Yes 55-Gallon Drums containing hazardous materials?

Based on ENCON's site inspection, waste oil and chemical storage 55-gallon drums were observed in the waste oil drum storage on the south portion of property, outside the main building entrance area at the Subject Site. Waste material 55-gallon drums were observed in the vicinity of the spray booths and the parts paint spray room on the north side of the main building.

Yes Chemical Containers?

Numerous paint and solvent containers were observed in the vicinity of the spray booths and the parts paint spray room on the north side of the main building

Yes Paint Spray Booths or Painting Enclosures

ENCON noted two (2) operating paint spray booths at the Subject Site.

No Open Trash?
No Discarded Batteries?

Yes 3-Stage Clarifier?

ENCON noted one (1) 3-stage clarifier, just outside the paint spray booth area and paint parts washing stations at the Subject Site. The clarifier appeared to be used for collection of floor maintenance and cleaning liquids, parts washing and paint spray rinse water from the spray paint materials.

No Septic Tank?
No Streams, Lakes or Ponds?
No Pits, Ponds or Lagoons for Waste Treatment or Storage
No Oil Stained Soil, Concrete, or Drains?
No Chemically Etched and Damaged Concrete?
No Surface Conditions, Asphalt or Concrete

Yes Chemical Odors Detected?

Paint spray odors were present at mild levels in the main building in the vicinity of the spray booths, paint mixing stations, and auto body parts paint spray room on the north side of the main building

No Vegetation Damage, Showing Distressed or Dying Vegetation?
No Oily Sheen on Water in Sumps,
No Uneven Settling or Unexplainable Grade Changes?
No Abandoned Pits, Ponds, or Lagoons?
No Old Electric Transformers, Electric Devices, Light Ballasts or Hydraulic fixtures
None Pesticide or Herbicide Containers or any noticeable pesticide odors?

Yes Suspected Lead Paint Hazard (LBP)

Age of the building materials (1951) suggests the presence of LBP

Yes Suspected Asbestos Containing Material (ACM)

Age of the building materials (1951) suggests the presence of ACM.

None Visual Signs of Mold and/or Water Damage
NA Radon Screening Been Conducted?

NEIGHBORING ADJACENT PROPERTIES

No Any evidence of neighboring adjacent properties engaged in storing, transporting or producing waste, chemicals or hazardous materials?

No Any activities of adjacent properties may pose potential environmental risks to the subject property?

No Adjoining or close proximity neighboring properties used as a gasoline station, motor repair, commercial printing, dry cleaner, photo developing lab or landfill?

5.0 HISTORICAL SITE RESEARCH AND USAGE

5.1 Historical Site Usage Overview

The State and local CUPA regulatory agency files were reviewed for the subject site from the South Coast Air Quality Management District (SCAQMD), the Department of Toxic Substances Control (DTSC), State Regional Water Quality Control Board (Regional Board), Los Angeles Department of Building and Safety (LA DBS), and Los Angeles Department of Public Works (LA DPW). Refer to Exhibit D for additional detail information.

In addition, public record reports and documents were requested from EDR included: Sanborn Maps and Aerial Photos for review by ENCON. These files and documents are presented in the following sections. Refer to Exhibit C for additional detail information.

5.2 South Coast Air Quality Management District Permit File Review

Permit files were reviewed for the Subject Site through South Coast Air Quality Management District (SCAQMD) Facility Information Detail (FIND) database. There following air emission related permits were identified for the Subject Site address 3225 Sunset Boulevard:

1) **Sunset Body Works** – This facility is listed as active through SCAQMD although no equipment is listed, and there are no notices of violation (NOV) or notices to comply (NC) on file. However, during ENCON's site inspection of the Subject Site, ENCON noted two (2) paint spray booths at the Subject Site. Refer to Attachment A for site photos.
2) **All Magic Paint & Body, Inc.** – This facility is listed as sold through SCAQMD. In 2004 and 2005, this facility had permits to operate a spray booth and solvents as part of their operation. The permit details one (1) of the spray booths as an automotive type, 14 feet by 30 feet by 10.5 feet, with five (5) exhaust filters, one (1) natural gas heater, and one (1) 10 horsepower (HP) exhaust fan. The second spray booth is detailed as 14 feet by 28 feet by 9 feet 6 inches, with a natural gas heater, eighteen (18) exhaust filters, and one (1) 3 HP exhaust fan.
3) **Elite Body Shop, Inc.** – This facility is listed as active, although the permit on file is listed as inactive. In 2002, this facility had a permit to operate a spray booth with solvents as part of their operation. The permit details the spray booth as 14 feet by 9 feet 6 inches by 9 feet 6 inches with eighteen (18) exhaust filters, a natural gas fired heater and one (1) 3 HP exhaust fan.

   In addition, this facility was issued one (1) notice of violation (NOV) and two (2) notices to comply (NC). The NOV was issued in March 2003 for an expired permit, and the NC's were issued in March 2002 and March 2003 for a change in ownership and posting the permit to operate at the facility, respectively. All of the notices were corrected with SCAQMD.

4) **First Class Auto Craft** – This facility is listed as sold. In 2008 through 2010, the facility had three (3) permits to operate a spray booth with solvents as part of their operation. The permit issued in February 2008 details the use of a 14 foot by 30 foot by 10 foot five inch spray booth with five (5) exhaust filters, a natural gas heater and one (1) 10 HP exhaust fan. In February 2010, two (2) permits to operate spray booths were issued with the following specifications: one (1) automotive type spray booth at 17 feet 9 inches by 27 feet four inches by 11 feet with a natural gas heater, four (4) exhaust filters and one (1) 10 HP exhaust fan and one (1) spray booth at 14 feet by 30 feet, by 10 feet 5 inches with a natural gas heater, five (5) exhaust filters and one (1) 10 HP exhaust fan.

   In addition, this facility was issued one (1) notice to comply (NC) in May 2001. The NC was issued for maintaining daily gas usage reports. The notice was corrected with SCAQMD.

These spray booth operations include the use and storage of potentially hazardous materials including general waste oils, auto parts cleanings solvents and spent solvents, chemical wastes and volatile organic compounds from the spray auto paint booth chemical usages. These on-going operations performed at the Subject Site are considered a Recognized Environmental Condition (REC), requiring further investigation at this time. Refer to Exhibit D for SCAQMD permit records.

5.3 Department of Toxic Substances Control Hazardous Waste Disposal

The historical hazardous waste disposal records were requested from the State of California EPA Department of Toxic Substances Control (DTSC) for the Subject Site. Hazardous waste disposal records were found for the subject property address 3225 Sunset Boulevard. See below for descriptions of the DTSC waste profiles and Exhibit D for records.

1) **LEJ LLC doing business as First Class Auto Craft** – This profile is listed as inactive, however, between 2008 and 2016, this facility disposed of varying quantities of hazardous waste, including unspecified solvents, waste oil and mixed oil, and other organic solids.
2) **LEJ LLC doing business as Sunset Auto Crafters** – This facility is listed as inactive. There are no records of hazardous wastes disposed from this facility.
3) **M & K Body Shop** – This profile is listed as inactive, however, between 1993 and 2007, this facility disposed of varying quantities of hazardous waste, including unspecified solvent mixtures and unspecified organic liquid mixtures.
4) **All Magic Paint & Body** – This profile is listed as inactive, however, in 2006, this facility disposed of approximately 0.198 tons of unspecified solvent mixtures.
5) **LETR, Inc. doing business as Sunset Body Works** – This facility is listed as active and has two (2) DTSC profiles. In 2017, the facility disposed of approximately 0.306 tons of unspecified solvent waste.

These hazardous waste disposal records confirm the use and storage of hazardous materials including general waste oils, auto parts cleanings solvents and spent solvents, chemical wastes and volatile organic compounds from the spray auto paint booth chemical usages. These on-going operations performed at the Subject Site are considered a Recognized Environmental Condition (REC), requiring further investigation at this time. Refer to Exhibit D for SCAQMD permit records.

5.4 CalEPA Geotracker and DTSC Envirostor File Review

The Subject Site property was not reported on any State regulatory list as a Leaking Underground Storage Tank (LUST), permitted UST facility, or DTSC Cleanup site on Geotracker or Envirostor public files.

5.5 Los Angeles County Department of Building and Safety

The building and permit records were requested from the Los Angeles County Department of Building and Safety (LA DBS) for the Subject Site. See below for descriptions of permits and Exhibit D for records.

1) In the 1950s, the Subject Site was operated as a used car lot for Metropolitan Chevrolet Company.
2) In 1952, Metropolitan Chevrolet submitted an application to construct a retaining wall to the existing apartment building and commercial store at the Subject Site.
3) In 1972, an application was submitted by the property owner, Jack Bloomrust. Based on the permit, the owner was proposing sand-blasting the interior of the building area.
4) In 1983, the building is detailed as a retail store and the application was to re-roof the building area.

5.6 Los Angeles County Department of Public Works

The underground storage tank (UST) records were requested from the Los Angeles County Department of Public Works (LA DPW) for the Subject Site. No records were available from LA DPW for the Subject Site property.

5.4 Certified Sanborn Map Report Summary

A Certified Sanborn Map Report was prepared on July 9, 2018 by EDR. The Sanborn Library was searched by EDR covering the Subject Site and neighboring properties. Maps were identified for 1919, 1950, 1953, 1957, 1960, 1961, 1966, 1968, 1969 and 1970. The available maps are summarized below and provided in Exhibit C for reference.

1919 – The Subject Site is shown as vacant land, with no details available.

1950 – The Subject Site is vacant land. The adjacent properties are listed as a restaurant, an office, and residential.

1953 to 1970 – The Subject Site is listed as auto sales and auto service.

5.5 Historical Aerial Map Report

The EDR Historical Aerial Photo Package is a screening tool designed to assist the environmental professional in evaluating the targeted and neighboring properties over the period of 1923 through 2016. Refer to Exhibit C for aerial photos for 1923, 1928, 1938, 1948, 1952, 1964, 1977, 1979, 1981, 1989, 1994, 2002, 2005, 2009, 2012 and 2016. The following observations were made from the aerial photos:

1923 to 1928 – The Subject Site appears to be vacant land. The surrounding properties are vacant or residential in nature.

1938 – The Subject Site shows signs of development. The surrounding properties appear to have been developed to mostly residential in nature.

1948 – The Subject Site is vacant land. The surrounding properties appear to be residential and commercial in nature.

1952 – The Subject Site has been developed, most likely to the auto sales and service operation noted in the Sanborn Map ® records above. The surrounding properties remain commercial and residential in nature.

1964 to 2016 – The Subject Site building area remains about the same, and is similar to the building structures currently located at the Site. The surrounding areas remain commercial and residential in nature.

6.0 INTERVIEWS

At the time of the site inspection, the Subject Property tenant would not participate in the interview and did not offer any environmental information about the property history or uses.

7.0 REGULATORY GOVERNMENT AGENCY RESEARCH

7.1 Database Information Research Method and Approach

ENCON contracted with Environmental Data Resources (EDR) to review databases maintained by the federal, state, and local regulatory agencies for the Subject Site located at 3209-3227 Sunset Boulevard in Los Angeles, California. This review was designed to identify facilities and properties recently or currently under investigation for environmental contamination within a specific radius of the subject site. Additionally, this search noted any reported hazardous waste sites, landfills, Superfund sites, or businesses generating or treating hazardous wastes within the radius area. Finally, records of spills and other types of releases of hazardous materials were reviewed for properties within a smaller radius. Refer to Exhibit E for government file research reports.

ENCON does not assert to the completeness or accuracy of the database report. ENCON's review is therefore only as current and accurate as that provided in the database report and this may not cover all known or potential hazardous waste or contaminated sites. Further, there may be errors in the data base information reported for a site resulting from a number of different operations involved in processing the search. These errors could result in a site being included in the database due to a similar street name as a street within the search radius, when in fact the site is outside the search distance for the report. Additionally, a site within the search area may be omitted resulting from errors in the data entry phase of the search process. While ENCON does periodically spot check review the database reports against other available information from other agencies and field inspections to improve quality assurance and control, the accuracy and completeness of each report can not be guaranteed by ENCON.

Therefore, the following information is a tabulation and interpretation of this provided in data, based on a careful evaluation of the database reports, maps, knowledge of the area and region, and professional judgment about the potential environmental conditions. A complete copy of the regulatory agency database search report is provided in this report, refer to Exhibit E. The site information map, contained in the database report, illustrates the location of the Subject Site relative to the listed properties that are discussed and reviewed in the following section.

In each case, the radius distance from the subject site was chosen on the basis of the potential hazard that identified neighboring properties could pose to the subject property, the type of information provided, and the extent of overlap with other, more extensive databases. The resulting database search provided information that meets or exceeds the ASTM requirements. The data of the most recent update for each database is noted parenthetically below, following a description of the database. The name, address, status, and distance from the subject site for each site identified by the database are also given.

This information is presented to aid in the assessment of potential impact to the subject site from groundwater contamination. This groundwater information is based on the best available hydrogeology data and that the direction of groundwater flow in the shallow aquifer generally follows the topography in the general area.

The results are organized by listings cited that were identified on a particular database. Since some of the sites appear on more than one database, these sites may be listed more than once. A summary of the environmental conditions of these sites are described below and in the following manner; according to closest proximity to the subject site and the topographic gradient (upgradient, cross-gradient, and down-gradient). The Subject Site is summarized initially followed by the adjacent sites. The database detailed information is provided in Exhibit E and specific page number is noted in the following summary sheets for reference purposes.

7.2 Subject Site Findings

The government record review for the Subject Site confirmed that the site was listed on government environmental databases associated with reported hazardous chemical material or waste uses or releases to the environment or regulatory corrective actions, specifically at 3225 Sunset Boulevard. This site address is listed on the government files as a Haznet site, an EMI site, and a FINDS site. EDR describes Haznet sites as facilities where data has been extracted from copies of copies of hazardous waste manifests received each year by DTSC confirming that hazardous materials were used and generated on the Subject Site. EMI sites are described as facilities with Emissions Inventory Data usually associated with the use of volatile organic compounds (VOCs) and paint spraying operations, and FINDS sites are described as Facility Index System, which contains facilities updated by the Environmental Protection Agency (EPA). Refer to Exhibit E for the EDR Radius Map Report. The government records did not show the Subject Site as a UST site although the Site was confirmed to contain two (2) abandoned in-place two 1,100 gallon UST tanks at this time.

Therefore, the government records suggest that the Subject Site historical chemical uses at 3225 Sunset Boulevard may have adversely affected the Subject Site and caused contingent environmental conditions at this time from the past automotive repair and body work operations performed at the Subject Site. These automotive repair activities are of environmental concern since these type operations historically stored, used, and generated hazardous automotive chemical materials and wastes, specifically automotive fuel and motor oil products, motor oil wastes, and spent volatile organic compounds solutions in parts washing and spray painting activities.

7.3 Adjacent and Neighboring Properties Summary

Based on a review of the EDR Radius Map for potential environmental risk sites within 1/8 mile of the Subject Site, there are eleven (11) neighboring facilities listed with regulatory cleanup actions resulting from unauthorized releases of hazardous materials that may pose a risk to the subject property. The list includes, but is not limited to, historical dry cleaner facilities, small quantity generators, Leaking Underground Storage Tank (LUST) sites, and historical automotive facilities. Based on the list of neighboring sites, none of the operations are located adjacent to the Subject Site, which limits the potential off-site threat to the subject property. Refer to Exhibit E for Radius Map Report.

Therefore, it is ENCON's professional opinion that these operations within 1/8 of a mile of the subject property, do not pose a potential off-site encroachment concern to the subject site, and does not require further investigation at this time.

8.0 CONCLUSIONS AND RECOMMENDATIONS

In conducting the Phase I ESA, ENCON completed the review of local and regional government environmental records, historical tenant survey, site reconnaissance by an environmental professional, and an evaluation of the evidence collected during the site assessment. ENCON performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 at 3209-3227 Sunset Boulevard in Los Angeles, California. Any exceptions to or deletions from this practice are described in this Phase I ESA Report.

Based on the Phase I ESA file review and field inspections, the following Recognized Environmental Concerns (RECs) and potential areas of environmental concern (AOC) were identified at the Subject Site:

1) REC#01 – Locations of two (2) abandoned UST waste oil and fuel tanks,
2) REC#02 – Locations of operating hydraulic lifts,
3) REC#03 – Waste oil drum storage area,
4) REC#04 – Automotive service chemical and paint-solvent storage work stations,
5) REC#05 – 3-stage waste water treatment clarifier and receptor discharge line,
6) REC#06 – General use and storage of parts washing spent solvent stations, and
7) REC#07 – Two operating spray booths and one (1) paint spray room.

These types of automotive repair operations generate hazardous automotive and hydraulic oils waste streams and spent solvent solutions which can pose a potential risk to the environmental from unauthorized spills and leaks over the past 67 years of automotive service and body repair work. Refer to Exhibit D for hazardous waste disposal records.

These current and historical automotive repair, service, auto body work and painting operations typically involve the use and storage of hazardous materials, and are considered a Recognized Environmental Concerns (RECs) since these types of operations typically store, use and generate hazardous automotive chemical materials and wastes, specifically automotive fuel and motor oil products, motor oil wastes, auto spent volatile organic compounds (VOC) solutions in parts washing activities, and VOC paint solvents. In addition, the presence of the two (2) abandoned UST tanks, reportedly abandoned in-place in 1973, are not in compliance with current State UST tank closure regulations. The Los Angeles City Fire Department (CUPA) will require these tanks to be removed and properly closed in the near future.

Based on ENCON's Phase I ESA findings and recommendations and the seven (7) identified RECs, a Phase II ESA subsurface soil and soil gas investigation is recommended to confirm the presence, or absence, of chemical releases that may have adversely affected the Subject Site from these targeted Recognized Environmental Conditions, RECs, identified at the Subject Site. The proposed Phase II ESA Investigation should address both the threat to State groundwater and the vapor intrusion threat to the workers and public since the Subject Site has been involved with volatile organic automotive chemicals and petroleum hydrocarbons in the waste oil and gasoline hydrocarbon ranges.

Based on the presence of two old UST tanks onsite (one (1) 1,100 gallon waste oil tank and one (1) 1,100 gallon former gasoline fuel tank) that were reportedly abandoned in-place in 1973 by the Los Angeles City Fire Department Inspector and confirmed by both the Department and ENCON Field Inspection Staff., these abandon UST tanks were not properly closed in accordance with State UST Closure Guidelines and are environmental conditions of concern, RECs. Therefore, these UST tank sites on the Subject Property are currently "out of compliance" with the State of California UST Programs and will have to be properly permitted and closed under the direction of the Los Angeles City Fire Department, Environmental Programs, as soon as possible in the near future and prior to the completion of the pending real estate transaction. In addition, it may be warranted to conduct a pre-pull subsurface investigation of the UST tank sites that will provide to the transaction parties preliminary information on whether the use of these tanks have adversely affected the Subject Site and pose a contingent environmental liability at this time.

The lead and asbestos containing material(s) conditions of the properties were limited to general observations of exposed surface interior and exterior conditions and is not considered in this Phase I ESA as LBP or ACM surveys. The ages and conditions of the buildings, however, would suggest the paint surfaces may contain lead-based paint (LBP). Asbestos containing materials (ACM) in the ceiling and floor tiles and other materials may be suspected because of the age of the structures. Any planned major building repair or demo in the future should involve a full LBP and ACM surveys.

9.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Mr. G. Joseph Scatoloni, REA II & Senior Environmental Manager, performed the Phase I Environmental Site Assessment. Mr. Scatoloni has over 24 years background and experience in environmental site assessment and compliance commercial and industrial projects, including environmental CalEPA and ASTM regulations, regulatory review, investigations, and remediation, and site compliance audits. He is a Registered Environmental Assessor II, REA 20150, by the Environmental Assessment Association, Sacramento, California as well as a Registered Environmental Property Assessor and Registered Environmental Professional, REPA 783394.

The ENCON REA Team is comprised of environmental experts in understanding and applying the federal, state, and local regulatory guidelines in California and other western states to commercial and industrial site financial and real estate transactions for both financial institutions and private transactions. The ENCON REA Team is comprised of G. Joseph Scatoloni, Environmental Professional, and environmental research assistant, Elizabeth Bartley. All of the project management was conducted by Mr. Scatoloni.

The ENCON REA Team has managed and participated in numerous projects requiring specific knowledge and interpretation of hazardous waste and chemical material management, chemical process engineering, regulatory compliance, permitting, subsurface soil and groundwater investigation, and remedial actions as well as health and safety codes. Mr. Scatoloni has experience as an environmental compliance evaluator, performing facility industrial and commercial site environmental assessments and audits.

The ENCON REA Team has performed Phase I Environmental Site Assessments for USEPA, CalEPA reporting, waste treatment permitting, EPA Wells Investigation Program, property transfer, site and service station closures, underground storage tank removals, client due diligence, and beneficial use of property.

Prepared by:

ENCON Technologies Inc.
Environmental & Engineering Services

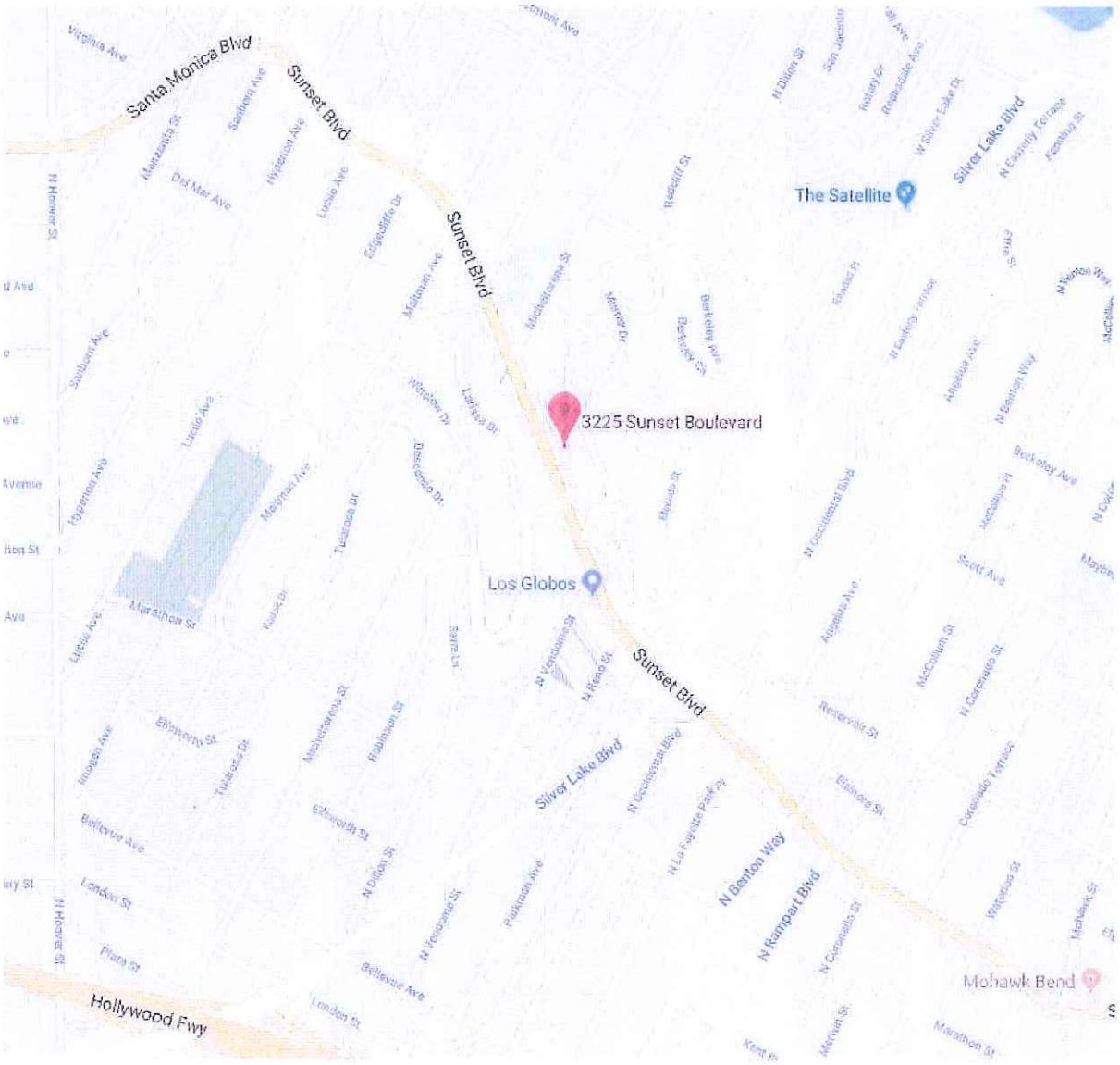
G. Joseph Scatoloni, REPA/REP #783394
ENCON Registered Environmental Professional



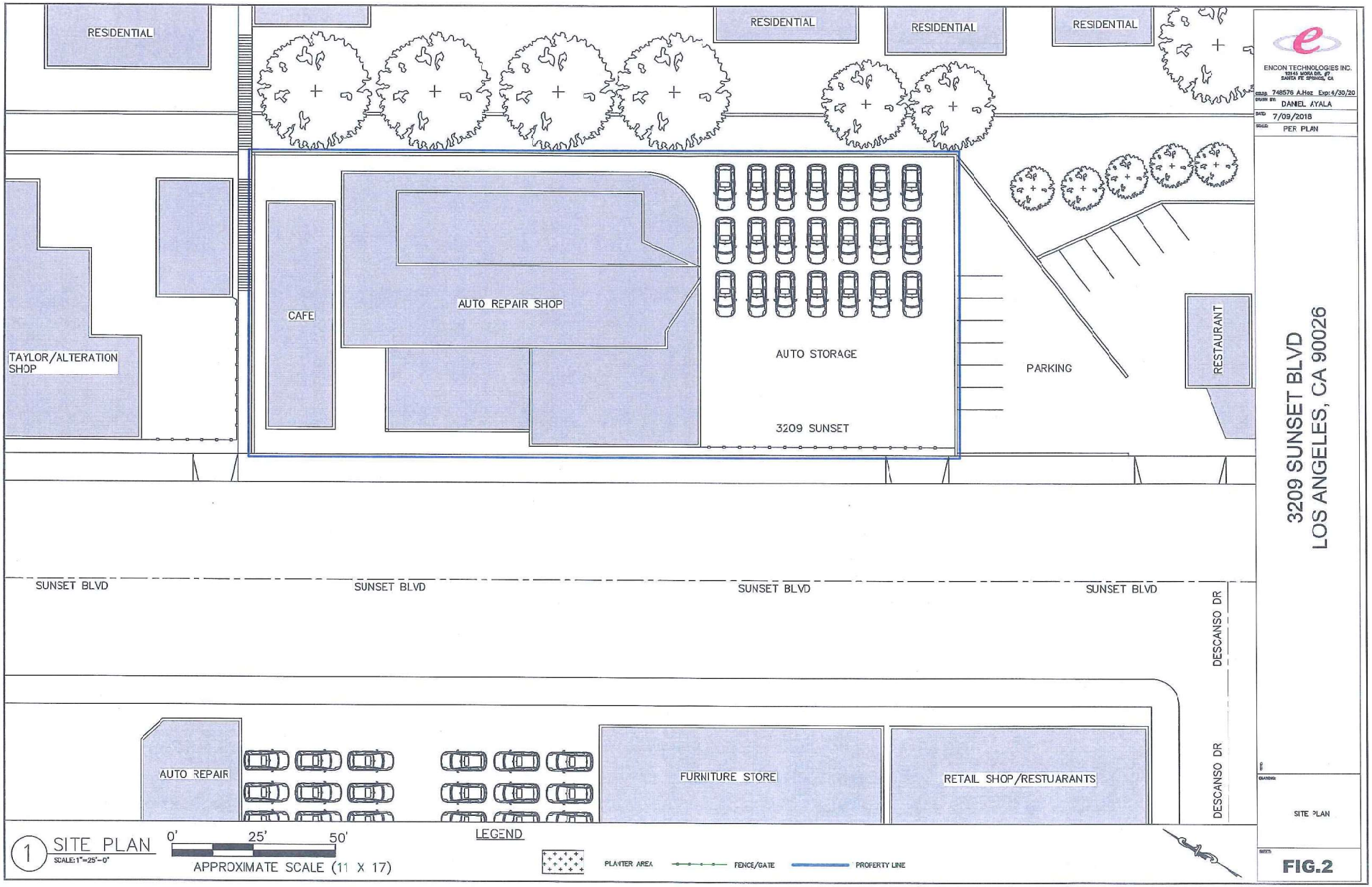
Elizabeth Bartley, Phase I Tech Staff
ENCON REA Technical Assistant

FIGURES:

Figure 1	Site Vicinity Map
Figure 2	Site Property Area Map



ENCON **Technologies, Inc.** *12145 Mora Drive, Suite 7* *Santa Fe Springs, CA 90670*	***Site Vicinity Map*** ***3209-3227 Sunset Boulevard*** ***Los Angeles, California 90026***	**LEGEND** Subject Site Boundary Lines North *Scale: NA* **October 29, 2018** **FIGURE 1**


RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
CAFE
AUTO REPAIR SHOP
AUTO STORAGE
PARKING
RESTAURANT
TAYLOR/ALTERATION SHOP
3209 SUNSET
SUNSET BLVD
SUNSET BLVD
SUNSET BLVD
SUNSET BLVD
DESCANSO DR
DESCANSO DR
AUTO REPAIR
FURNITURE STORE
RETAIL SHOP/RESTUARANTS
LEGEND
PLANTER AREA
FENCE/GATE
PROPERTY LINE
1 SITE PLAN
SCALE: 1"=25'-0"
0' 25' 50'
APPROXIMATE SCALE (11 X 17)
ENCON TECHNOLOGIES INC.
DRAWN BY: DANIEL AYALA
DATE: 7/09/2018
SCALE: PER PLAN
3209 SUNSET BLVD
LOS ANGELES, CA 90026
DRAWING: SITE PLAN
SHEET: FIG.2

ATTACHMENTS:

Attachment A Site Photos

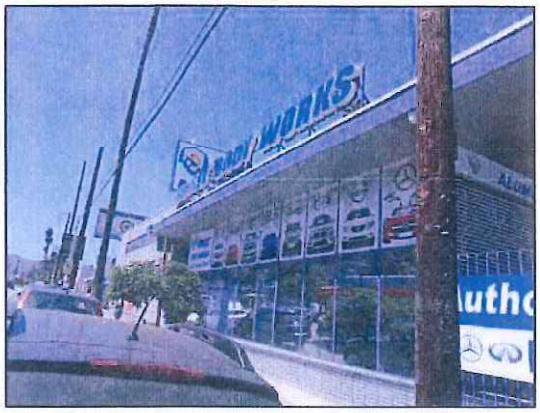


Photo #1: Exterior of Subject Site building area.



Photo #4: Entrance to body work area at Subject Site.



Photo #2: Entrance to yard area at Subject Site.



Photo #5: Office area at Subject Site.



Photo #3: Vehicle storage at Subject Site.

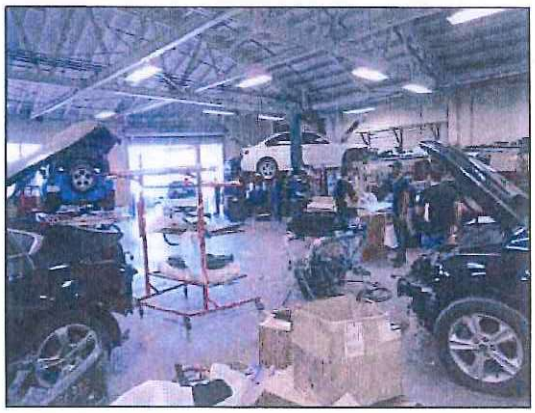


Photo #6: Automotive work at Site.



Photo #7: Automotive parts and work stations at Site.



Photo #10: Automotive spend waste oil at work station at Site.



Photo #8: Automotive hydraulic lifts in shop area at Site.



Photo #11: 3-stage clarifier at Site.



Photo #9: Automotive hydraulic lifts in shop area at Site.



Photo #12: One (1) of two (2) paint spray booths at Site.



Photo #13: One (1) of two (2) paint spray booths at Site.



Photo #16: Fill port to UST located at the Subject Site.



Photo #14: Automotive body parts prepped for painting in paint booth.

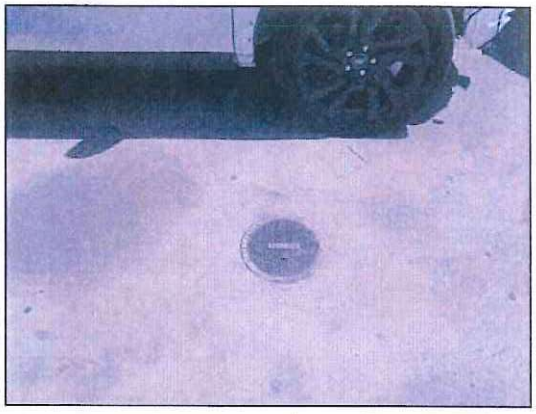


Photo #17: Fill port to UST located at the Subject Site.



Photo #15: Drum storage area at Subject Site.



Photo #18: Fill port to UST located at the Subject Site.

ENCON

FURTHER PHASE II ESA REPORT
SUBSURFACE SOIL INVESTIGATION

Prepared For:

RYDA Ventures, LLC
1525 South Broadway
Los Angeles, California 90015
Attention: Daniel Neman

Subject Site:

Sunset Body Works Facility
Former Metropolitan Chevrolet Dealership
3225 Sunset Boulevard
(3209-3227 Sunset Boulevard)
Los Angeles, California 90026

Prepared by:

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June 3, 2019

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Exhibit A Soil Analytical Laboratory Report
Exhibit B ENCON Phase II ESA Subsurface Soil and Soil Gas Investigation Report, dated April 1, 2019 (Text Only)

1.0 INTRODUCTION

1.1 Project Overview

ENCON Technologies, Inc., Environmental & Engineering Services (ENCON) was retained by RYDA Ventures, LLC, Potential Buyer and Project Client, to perform a Further Phase II Environmental Site Assessment Soil Investigation at the automotive body shop facility located at 3209-3227 Sunset Boulevard in Los Angeles, California (Subject Site). The Further Phase II ESA Investigation scope and sampling and analysis plan (SAP) was based on the detection of elevated Total Petroleum Hydrocarbon (TPH) constituents that were identified in two (2) REC areas of environmental concern (AOCs). These areas were located the vicinity of the abandon UST tanks (AOC #01) and the east auto service bay, adjacent to the former hydraulic lift (AOC #02).

The objective of this further soil investigation was to define the extent of contamination in these targeted AOCs and to estimate the corresponding contingent environmental liability to remove and remediate these two (2) separate targeted areas:

1) **AOC #01: Abandon UST Tank** – Elevated petroleum hydrocarbon in the gasoline hydrocarbon range was detected at 10 ft-bgs in the vicinity of abandon 1,000 gallon gasoline tank and additional step-out exploratory borings were advanced to define the vertical and lateral extent of the soil contamination, and
2) **AOC #02: Former Hydraulic Lift** – Elevated petroleum hydrocarbon in the hydraulic oil hydrocarbon range was detected at 5 ft-bgs in the vicinity of the former hydraulic lift located in the east most service bay inside the main building and additional step-out exploratory borings were advanced to determine the vertical and lateral extent of the soil contamination

For reference purposes, ENCON's previous Phase II ESA Subsurface Soil and Soil Gas Investigation, dated April 1, 2019, is provided in Exhibit B and describes these AOCs in more details. The Project Client intends to redevelop the Subject Site for commercial use and therefore, these targeted contaminated areas will be remediated and closed.

1.2 Subject Site Historical Use

The Subject Site is comprised of four (4) parcels totaling approximately 13,350 square feet of building area located on a total lot size of approximately 22,499 square feet, APNs: 5426-005-002, 5426-005-003, 5426-005-004 and 5426-005-005. The Subject Site is located within a mixed commercial and residential area in the City of Los Angeles, on the north side of Sunset Boulevard between Descanso Drive and Micheltorena Street. The subject property site map is shown in Figure 2. The Subject Site building was constructed in 1951 and is currently operated as an automotive collision repair and body shop facility, from about 2014 through the present time in 2018.

Based on ENCON's site inspection performed as part of the Phase I ESA, the exterior of the building area was visibly in fair to good condition with no visible damage from wear, and no recent building upgrades or renovations. The current automotive collision repair and body work operations include the use of two (2) paint spray booths, paint mixing and parts washing stations, former hydraulic lifts, one (1) 3-stage clarifier with floor drain, and waste oil drum storage area. These operations include the use and storage of hazardous materials, which are a considered Recognized Environmental Conditions (RECs) and requires further investigation at this time.

The Site building structure was originally operated by Metropolitan Chevrolet Dealership from about 1951 through about 1973. Reportedly, the Metropolitan Chevrolet Dealership was closed in 1973 and operated two (2) underground storage tanks that included one (1) 1,100 gallon waste oil storage tank and one (1) 1,100 gasoline fuel tank and dispensing system. These UST tank operations were reportedly closed in 1973 although no records were found in the Phase I ESA file review that the UST were properly closed in accordance with State guidelines. These UST tanks are currently under investigation by the Property Owner and the Los Angeles Fire Department CUPA requires these tanks to be removed and properly closed at this time. The Subject Site was subsequently operated as an auto body repair shop tenants from the 1990s by the past tenant, All Magic Paint & Body Shop in early 2000 through about 2010.

During the recent Site inspection performed by ENCON, the Subject Site was fully operational as an automotive body repair shop facility, including the use and storage of automotive waste solvents and waste oil drums, use and storage of automotive paint and solvent mixing operations, one 3-stage waste water treatment clarifier, and the use of two (2) paint spray booths and one paint spray room within the facility. The building is of older construction and is in good condition normal evidence of spills and leaks associated with body work and painting operations. The main building floor as well as the vehicle storage yard and access way pavements are generally paved with concrete and asphalt and appear to be in good condition.

Two (2) UST tank direct burial fill ports were observed on the south yard with vent pipes attached to the main building. These UST fill ports and vent lines are indicative of the presence of a former waste oil UST tank and a former gasoline fuel UST tank that have not been removed and are currently present in the south parking lot. As reported by the Los Angeles Fire Department these tank operations were closed in 1973 and included two (2) 1,100 gallon UST tanks. The waste oil tank was reported to be filled with waste oil materials and the gas tank contained several inches of unspecified waste liquid.

Therefore, the Subject Site has historically been operated as an automotive service and repair facility and more recently as a body work and painting facility by various automotive service operations throughout the history of the Subject Site, from about 1951 through the present time. In this past 70 years of operation, the Subject Site has been involved in the storage and use of hazardous materials for automotive service related activity. In addition, the government records confirmed that the Subject Site use at 3225 Sunset Boulevard was automotive and these type operations pose an environmental risk from the current and historical automotive repair and body work operations performed at the Subject Site.

1.3 Previous Phase II Investigation Conclusions and Recommendations

The Phase II ESA subsurface investigation has revealed no significant evidence of adverse petroleum hydrocarbons or automotive solvent chemically affected soil, or soil gas, in connection with the Subject Site which would prevent or limit the use of the Subject Site for the current commercial automotive service and body work use. The Phase II ESA testing selectively investigated the automotive repair and body work shop, parts washing, waste treatment, paint spraying, and waste oil storage portions of the Subject Site. The soil and soil gas data, and present site conditions suggest that the previous and current automotive service and body work operations have not adversely affected the environmental conditions of the Subject Site. The present site conditions do not pose a significant threat to groundwater beneath the site, or adversely affect the workers or the public health risk in a commercial setting.

The Subject Site is currently a low environmental risk site at this time with two environmental conditions of concern to be investigated further and subsequently removed and closed:

1) The presence of the two (2) abandoned 1,100 gallon UST tanks is a current environmental compliance matter and must be removed under the direction of the Los Angeles City Fire Department in the very near future. Also, the presence of petroleum hydrocarbon affected soils detected beneath the tanks (AOC1), although at slightly elevated concentrations, is a contingent environmental liability that may pose a potential environmental risk to obtaining a clean tank closure NFA status by the State CUPA immediately. Therefore, the UST tanks should be removed prior to the Subject Site acquisition and prior to the real estate transaction being completed. In addition, the fuel product source in the vicinity of the UST tanks should be delineated to define the vertical and lateral extent and the source removed during the UST tank removal and closure activities.
2) The presence of a source of hydraulic waste oil located in the vicinity of the former hydraulic lifts (AOC2) between 5 feet bgs and approximately 14 feet bgs is a contingent environmental liability that may pose a potential risk to groundwater and construction workers if disturbed during future redevelopment construction activities. Therefore, the hydraulic waste oil source should be delineated to define the vertical and lateral extent and the source removed during the redevelopment of the Subject Site.

Based on ENCON's conclusions and recommendations provided in the Phase II ESA Subsurface Soil and Soil Gas Investigation, dated April 1, 2019, the following areas required further investigation to define the vertical and lateral extent of the TPH contamination at the Subject Site. ENCON technical staff developed the Further Soil Sampling and Analysis Plan (SAP) to investigate these areas of concern (AOCs) at the Subject Site. Refer to Figure 2 for Site Boring Location Map showing the AOCs and Sampling Plan.

2.0 FURTHER PHASE II ESA SUBSURFACE INVESTIGATION SCOPE

Based on the Phase II ESA subsurface soil investigation data, reported April 1, 2019, ENCON technical staff developed the further soil sampling and analysis plan (SAP) to investigate these targeted areas of concern (AOCs) at the Subject Site. The primary objective of the SAP was to determine the lateral and vertical extent of the contamination in these targeted areas of concern and establish the quantity and general location of the contaminated soil to be removed. Refer to Figure 2 for Site Boring Location Map showing the AOCs and sampling plan.

1. **AOC #01 – Underground Storage Tank Area** – Based on the previous Phase II investigation results, petroleum hydrocarbon in the gasoline range (TPHg) was detected in soils adjacent to the abandon UST tanks and vent lines, SB3, at 10 ft-bgs and below detection limits at approximately 14 ft-bgs. This data suggests that a gasoline release had occurred in the past and the TPHg contamination was limited to shallow soils beneath the invert of the UST tank to a depth of approximately 15 ft-bgs. In addition, the contamination was not detected in SB1 or SB2 in the vicinity of the abandon UST tanks that suggested the contamination was limited to the west portion of the UST tank site in the vicinity of the vent pipe.

   Therefore, the sampling plan for the UST tank area was designed to address the downgradient locations from the UST tank site which where ASB1 and ASB2 borings were located west and southwest from the UST tank site. ENCON advanced two (2) soil borings in the vicinity of the underground storage tank area (ASB1 and ASB2). The borings were advanced to a total depth of 15 feet bgs and samples were collected at 10 ft-bgs and 15 ft-bgs or refusal depth. The constituent of concern in this area was total petroleum hydrocarbons in the gasoline range (TPHg).

2. **AOC #02 –Hydraulic Lift Operation** – Based on the previous Phase II investigation results, petroleum hydrocarbon in the hydraulic oil range (TPHo) was detected in soils adjacent to the former hydraulic lift, SB14, at 10 ft-bgs in the east service bay inside the main building. This data suggests that a hydraulic lift release had occurred and TPHo contamination was present in shallow soils in the vicinity of the former lift. Based on this limited soil data, the vertical and lateral extent of the hydraulic oil contamination was required to be defined as well as whether the two additional former lifts located on the west service bays may have leaked.

   Therefore, the sampling plan for the former hydraulic lift area was designed to address the former hydraulic lift area which was located west and north of SB14 and the east most former hydraulic lift location. ENCON advanced five (5) soil borings in the vicinity of the hydraulic lift operations (ASB3, ASB4, ASB5, ASB6 and ASB7). The soil borings were advanced to a total depth of 15 feet bgs and samples were collected at 10 ft-bgs and 15 ft-bgs or refusal. The constituents of concern in this area were total petroleum hydrocarbons in the hydraulic waste oil range (TPHo) and diesel range (TPHd).

3.0 EXPLORATORY SOIL BORING INVESTIGATION

3.1 Sampling Plan and Boring Locations

Prior to field drilling, ENCON's field engineer marked each boring location and the Subject Site utilities were surveyed and cleared using US Dig Alert. The boring locations may be adjusted in this pre drilling period to ensure safety and proper clearances.

Geoprobe sampling locations were selected based on the results of the historical review of the available documents and the areas targeted of hazardous materials storage or usage. The soil sampling was conducted primarily to evaluate areas where hazardous materials were used and/or released at the Subject Site. The soil gas sampling was conducted to determine the potential vapor intrusion risk to the building area.

The soil boring data evaluated in this Phase II ESA investigation consists of the following targeted areas. Refer to Figure 2 for Sampling Plan and Boring Location Map.

Site Area Description	Boring IDs	Sampling Depth (ft. bgs)	Analyses
AOC #01 – UST Area: ASB1 – Northwest from UST area ASB2 – Southwest from UST area	ASB1 ASB2	10 feet and 13 feet 10 feet and 15 feet	EPA Method 8015M TPH-Gasoline
AOC #02 – Hydraulic Lift Area: ASB3 – Western perimeter of lift area ASB4 – Northern perimeter of lift area ASB5 – Southern perimeter of lift area ASB6 – Southern perimeter of lift area	ASB3 ASB4 ASB5 ASB6 ASB7	5 feet, 10 feet and 12.5 feet 5 feet, 10 feet and 15 feet 10 feet and 15 feet 10 feet 10 feet	EPA Method 8015M TPH-Oil and TPH-Diesel

3.2 Drilling, Soil Matrix Sampling and Field Methods

Seven (7) exploratory soil borings were advanced on May 18 and May 19, 2019 as described above under the direction Mr. G. Joseph Scatoloni, ENCON Registered Environmental Professional. Refer to Figure 2 for sampling locations.

1) Two (2) exploratory soil borings (ASB1 and ASB2) were advanced within the vicinity of the underground storage tanks (USTs). The soil borings were advanced to a total depth of 15 feet bgs, or refusal, and soil samples were collected at 10 feet bgs and 15 feet bgs. Refusal was encountered in ASB1 at 13 feet bgs.
2) Five (5) exploratory soil borings (ASB3, ASB4, ASB5, ASB6 and ASB7) were advanced in the vicinity of the hydraulic lift area. ASB3 and ASB4 were advanced to a total depth of 15 feet bgs, or refusal and soil samples were collected at 5 feet, 10 feet and 15 feet. Refusal was encountered in ASB3 at 12.5 feet bgs. ASB5 was advanced to a total depth of 15 feet bgs and soil samples were collected at 10 feet and 15 feet bgs. ASB6 and ASB7 were advanced to a total depth of 10 feet bgs and soil samples were collected at 10 feet bgs.

All of the soil borings were advanced using a Geoprobe 5410 direct push rig, limited access rig hammer and a hand held drilling tool, as needed. The soil samples were collected with a 1" diameter by 30 inch removable acetate liner from each sampling interval. Each liner was cut at both ends and the center 6" portion of the liner was capped on both ends with Teflon and plastic caps.

All sampling equipment was properly cleaned between sample intervals and boring locations. The sampling equipment was cleaned using a triple rinse decontamination process consisting of a phosphate free primary wash (Alconox or TSP), a secondary stage with a low pH water to reduce the likelihood cross-contamination (mild solution of nitric acid HN03), and a tertiary rinse using de-ionized water. Soil samples were visually inspected in the field for traces of contamination. Groundwater was not encountered during drilling.

Upon collection, all soil samples were labeled, recorded on a chain-of-custody document, and placed in cold storage until delivered to a state-certified laboratory for analysis. Soil samples were collected in accordance with accepted EPA Sampling Protocol and handled according to standard EPA chain-of-custody procedures.

No evidence of subsurface contamination odors or discoloration in soils was indicated in the borings or soil cuttings. No groundwater or saturated zones were encountered during the drilling at any depth. Soil boring locations are illustrated in Figure 2.

3.3 Soil Sample Laboratory Analyses

All of the soil samples were transported Jones Environmental in Santa Fe Springs, California, on the next business day following collection by the field technician. The soil samples were analyzed for the following constituents of concern (COCs) as follows, and as detailed in the tables above:

1. **AOC #01** – The soil samples collected from ASB1 and ASB2 were submitted for analysis for total petroleum hydrocarbons in the gasoline range (TPHg) using EPA Method 8015M.
2. **AOC #02** – The soil samples collected from ASB3, ASB4, ASB5, ASB6 and ASB7 were submitted for analysis for total petroleum hydrocarbons in the oil range (TPHo) and diesel range (TPHd) using EPA Method 8015M. The soil samples collected from 5 feet bgs collected from ASB3 and ASB4 were placed on hold pending analysis.

The analytical laboratory reports are provided in Exhibit A for reference purposes, and the sampling plan is shown in Figure 2.

4.0 SUBSURFACE SOIL AND SOIL GAS INVESTIGATION FINDINGS

4.1 Soil Sample Laboratory Results

Soil samples were submitted to a State-Certified analytical laboratory, accredited under the Environmental ELAP for analysis. The soil results are summarized in Table 1 and Table 2 below. Complete soil laboratory analytical reports are provided in Exhibit A for reference.

ENCON submitted fourteen (14) soil samples to a California State certified laboratory, Jones Environmental, for analyses using proper sampling and chain-of-custody procedures. Selected samples were analyzed for total petroleum hydrocarbon in the gasoline range (TPHg), waste oil range (TPHo) and diesel range (TPHd) using EPA Method 8015M in order to address the RECs identified at the Subject Site. The soil analytical laboratory data report is provided in Exhibit A for reference, as well as summarized in this report.

Table 1: Soil Sample Analytical Results in the UST Tank Area (AOC #01)

Sample ID	Date Sampled	Location of Boring	TPH Gasoline Range (mg/kg)
SB1-10'	March 23-March 24, 2019	Adjacent to Abandon UST Gasoline Tank	**32.0**
SB2-10'	March 23-March 24, 2019	Adjacent to Abandon UST Waste Oil Tank	**9.2**
SB3-10'	March 23-March 24, 2019	Adjacent to UST Vent Pipes onWest Side of Tanks	**380.0**
SB3-14'	March 23-March 24, 2019	Adjacent to UST Vent Pipes onWest Side of Tanks	ND
ASB1-10'	May 18-May19, 2019	West Downgradient Location Inside Main Building	ND
ASB1-13'	May 18-May19, 2019	West Downgradient Location Inside Main Building	ND
ASB2-10'	May 18-May19, 2019	Southwest Downgradient Location Inside Main Building	ND
ASB2-15'	May 18-May19, 2019	Southwest Downgradient Location Inside Main Building	ND
RL			**1.00**

Note:
ND – Not Detected Above Laboratory Reporting Limits; RL – Laboratory Reporting Limit;
TPH – Total Petroleum Hydrocarbons

Table 2: Soil Sample Analytical Results Hydraulic Lift Area (AOC #02)

Sample ID	Date Sampled	Location of Boring	TPH Hydraulic Oil Range (mg/kg)	TPH Hydraulic Light Oil Range (mg/kg)
SB14-9	March 23-March 24, 2019	Adjacent to East-Most Former Hydraulic Lift	**4,400.0**	NA
ASB3-10	May 18-May19, 2019	Adjacent to West-Most Former Hydraulic Lift	**71.7**	**321.0**
ASB3-12.5	May 18-May19, 2019	Adjacent to West-Most Former Hydraulic Lift	ND	ND
ASB4-10	May 18-May19, 2019	Adjacent to East-Most Former Hydraulic Lift	**143.0**	**575.0**
ASB4-15	May 18-May19, 2019	Adjacent to East-Most Former Hydraulic Lift	ND	ND
ASB5-10	May 18-May19, 2019	Adjacent to East-Most Former Hydraulic Lift	**751.0**	**3,080.0**
ASB5-15	May 18-May19, 2019	Adjacent to East-Most Former Hydraulic Lift	ND	ND
ASB6-10	May 18-May19, 2019	Adjacent to Center Former Hydraulic Lift	**277.0**	**1,040.0**
ASB7-10	May 18-May19, 2019	Adjacent to West-Most Former Hydraulic Lift	**41.6**	**192.0**
RL			**10.0**	**10.0**

Note:
ND – Not Detected Above Laboratory Reporting Limits; RL – Laboratory Reporting Limit;
NA – Not Analyzed for this constituent; TPH – Total Petroleum Hydrocarbons

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 UST Tank TPH Contamination (AOC #01)

Based on the soil data results from this UST tank release investigation, the petroleum hydrocarbon (TPH) contamination detected in the vicinity of UST tanks appears to be limited to the tank area of about 10' by 15' as shown in Figure 4 located outside the main building to a depth of approximately 15 ft-bgs. Also, the soil data suggests that the TPH contamination does not extend inside the main building and has not migrated below 15 ft-bgs.

Therefore, based on these soil data, ENCON concluded that the TPH release in the UST tank area does not pose a significant threat to groundwater, estimated to be located at 30+ ft-bgs in this area of Sunset Boulevard and the Subject Site is a low environmental risk site as it pertains to the TPH release in the vicinity of the abandon UST tanks. In addition, the TPH contamination does not pose an environmental risk to the public or tenant workers or restrict the use of the Subject Property for commercial use at this time.

However, the presence of the abandon UST tanks is not in compliance with State UST Tank regulations at this time and these tanks should be removed and the UST tanks formally closed. Reportedly, the UST tank removal and closure is currently permitted with the Los Angeles City fire Department (local CUPA) and the tank closure will be performed in the near future.

In the process of removing the two abandon UST tanks, ENCON recommends that permission is obtained from the Los Angeles City fire Department Inspector to over-excavate the UST tank hole during the removal of the tanks to address this residual TPH contamination located beneath the tanks in the field.

5.2 Hydraulic Lift TPH Contamination (AOC #02)

Based on the soil data results from this hydraulic lift release investigation, the petroleum hydrocarbon (TPH) contamination detected in the vicinity of the east most hydraulic lift appears to be limited to the east service-bay area although the TPH contamination has spread beneath the west service-bays encompassing an affected area of about 25' diameter to a depth of 15 ft-bgs as shown in Figure 4. The soil data suggests that the TPH contamination is limited to shallow soils to depth of approximately 15 ft-bgs and does not appear to have migrated below 15 ft-bgs. Therefore, the hydraulic waste oil contamination does not pose a significant threat to groundwater at 30+ ft-bgs.

Therefore, based on these soil data, ENCON concluded that the TPH release in the former hydraulic lift area does not pose a significant threat to groundwater, estimated to be located at 30+ ft-bgs in this area of Sunset Boulevard and the Subject Site is a low environmental risk site as it pertains to the TPH release in the vicinity of the former lifts. In addition, the TPH contamination does not pose an environmental risk to the public or tenant workers or restrict the use of the Subject Property for commercial use at this time.

However, since the presence of the residual soil contamination is a contingent environmental liability, this contaminated soil should be removed and disposed off-site to a permitted disposal facility during redevelopment of the Subject Site.

Therefore, it is the professional opinion of ENCON Technologies, Inc. that no further investigations are necessary at this time and the Subject Site is suitable for commercial use. If, however, the Subject Site is redeveloped, or the use is changed to office, residential or other highly sensitive uses, the TPH affected soil should be removed by a waste management licensed contractor and disposed of off-site at an approved disposal facility, employing a Soils Management Plan (SMP) by a licensed environmental professional under the direction of a California Professional Geologist.

6.0 REPORT PREPARATION AND LIMITATIONS

This Further Phase II ESA Report was prepared for RYDA Ventures, LLC, Project Client and Potential Buyer, as it pertains to the property located at 3209-3227 Sunset Boulevard in Los Angeles, California (Subject Site). The conclusions presented in this report were based upon the Phase I Environmental Site Assessment (ESA), Phase II Environmental Site Assessment – Subsurface Soil and Soil Gas Investigation, and Further Phase II ESA Soil Investigation performed by ENCON Technologies, Inc. in accordance with the ASTM E1527-13 site environmental assessment.

The consultant makes no guarantees as to the accuracy or completeness of information obtained from others. It is possible that information exists beyond the scope of this investigation. Additional information which was not available to Consultant at the time of writing the Report may result in a modification of the conclusions and recommendations presented.

The Services performed by the Consultant have been conducted in a manner consistent with the level of care ordinarily exercised by members of our profession currently practicing under similar conditions. This report is not a legal opinion but may under certain circumstances be prepared at the direction of counsel, may be in anticipation of litigation, and may be classified as an attorney client communication or as an attorney-work product.

The findings in this report are based on field observations and analytical data provided by an independent laboratory. Interpretations of the subsurface conditions at the site were made from these observations and data as well as limited number of data points from soil borings. Subsurface conditions may vary from these data points.

If there are any questions regarding soil sample collection or soil analysis, please contact Joseph Scatoloni, Project Manager at (562) 777-2200.

Respectfully submitted by,

ENCON Technologies, Inc.

PROFESSIONAL GEOLOGIST
THOMAS DONALD SMITH
No.8379
STATE OF CALIFORNIA

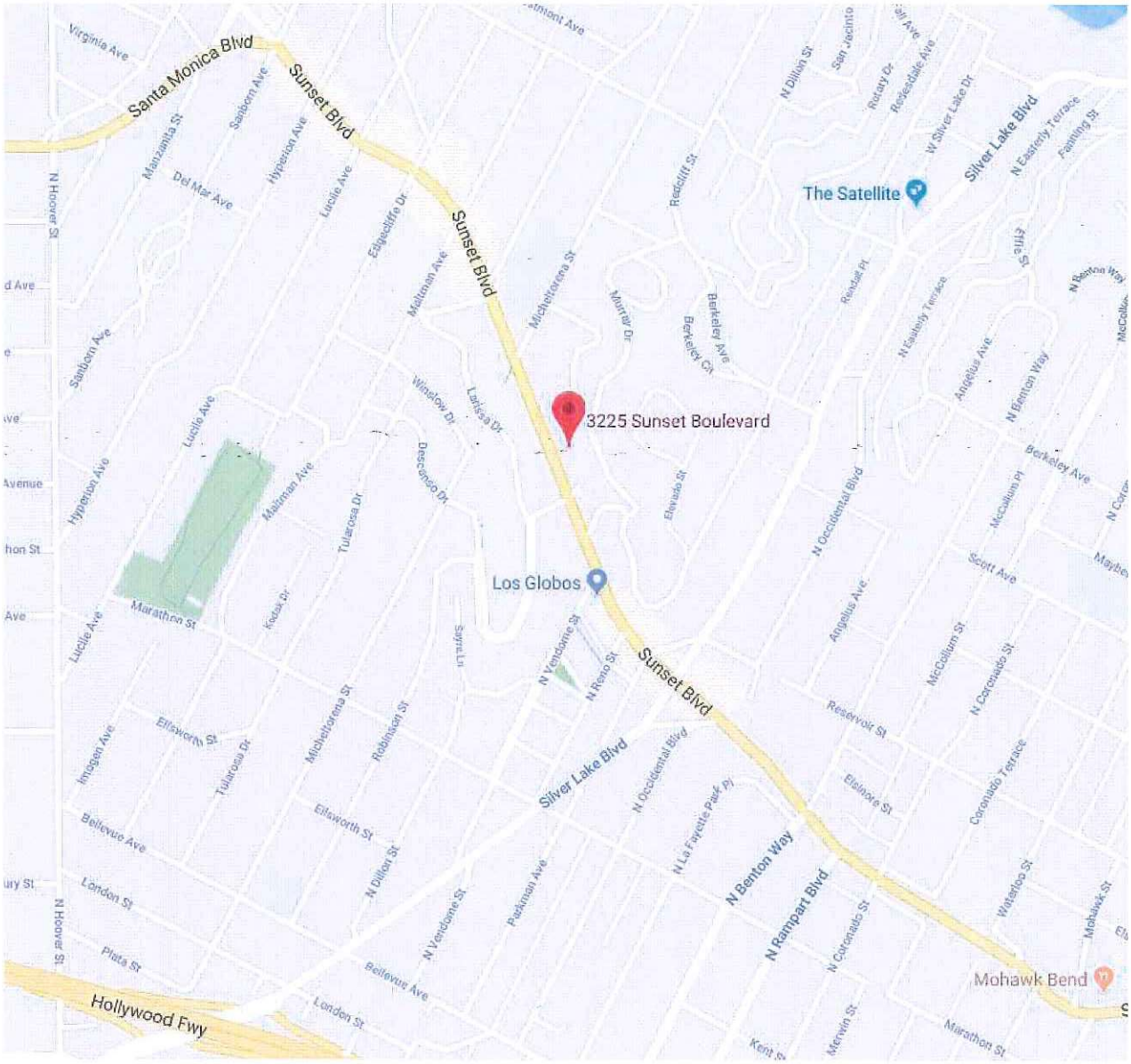
Expires June 30, 2020

G. Joseph Scatoloni, ENCON Principal
Senior Remedial Engineer & Project Manager

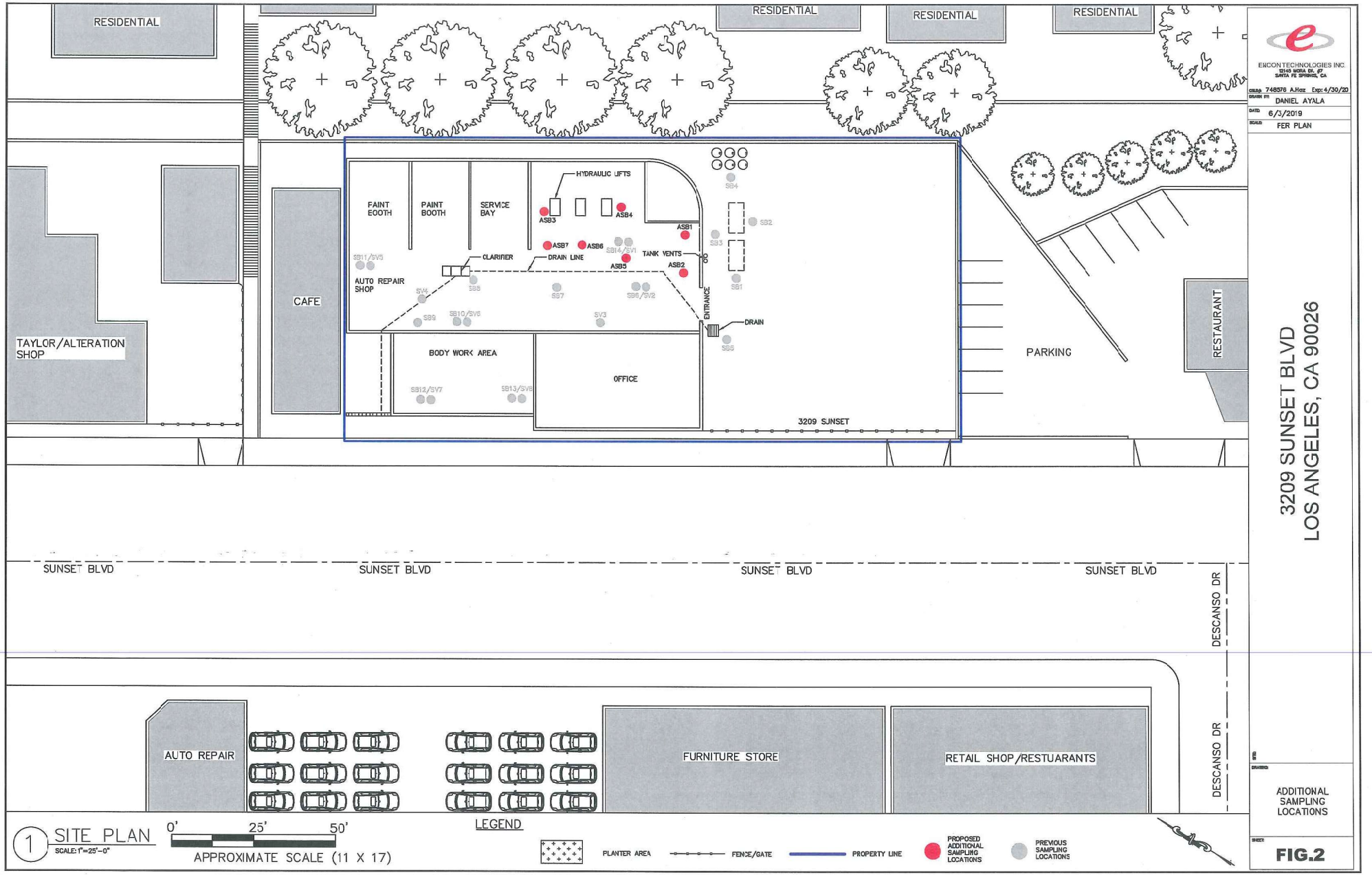
Thomas D. Smith,
California Professional Geologist, # 8379

FIGURES:

Figure 1	Site Vicinity Map
Figure 2	Site Map with Sampling Locations
Figure 3	Estimated TPH Concentrations in Soil at 10 feet bgs
Figure 4	TPH Concentration Contour Map



ENCON **Technologies, Inc.** *12145 Mora Drive, Suite 7* *Santa Fe Springs, CA 90670*	***Site Vicinity Map*** ***3209-3227 Sunset Boulevard*** ***Los Angeles, California 90026***	**LEGEND** Subject Site Boundary Lines North *Scale: NA* **October 29, 2018** **FIGURE 1**



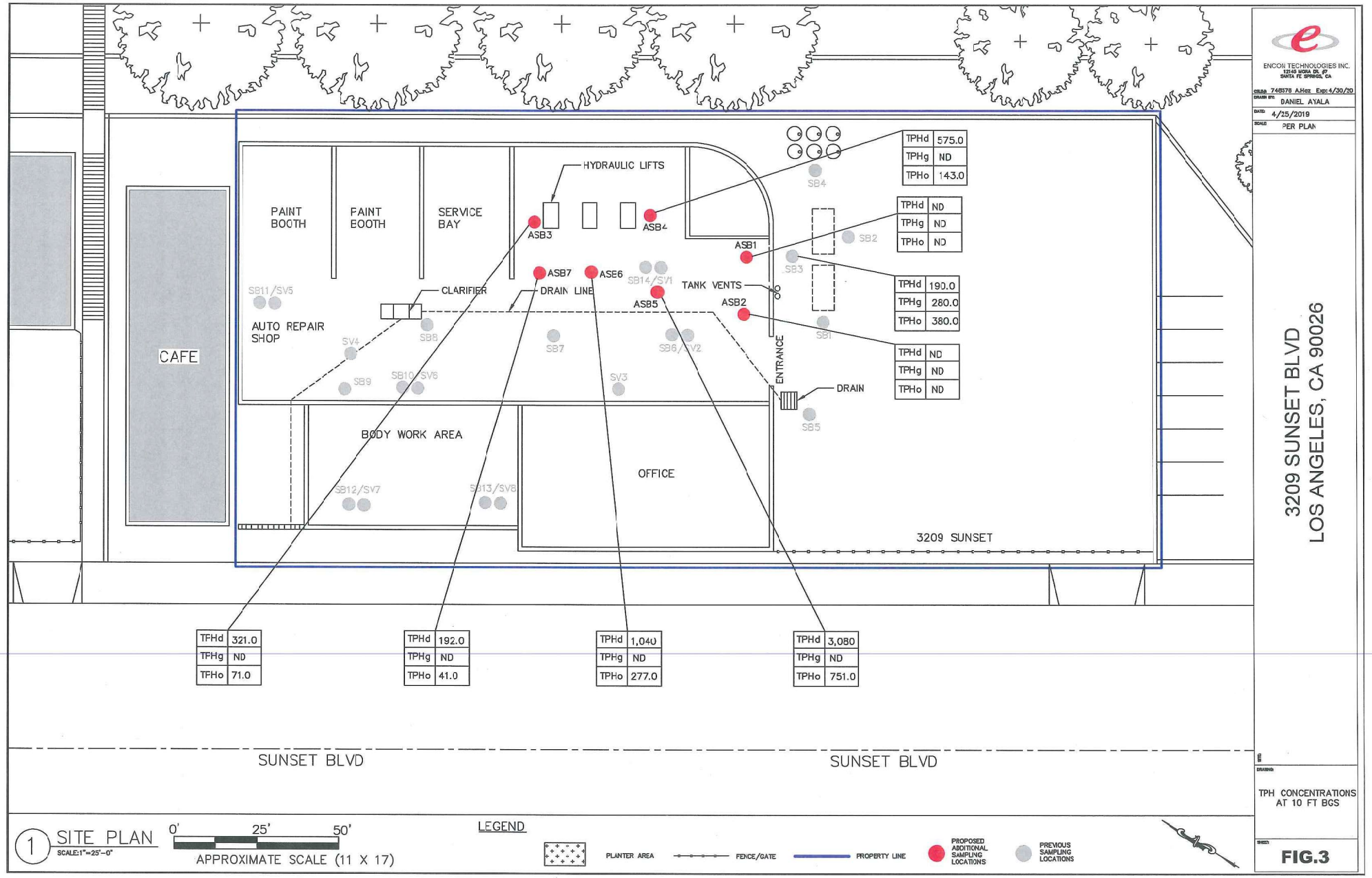
ENCONTECHNOLOGIES INC.
12149 MORA DR. #7
SANTA FE SPRINGS, CA

CHECKED: 748576 A.Hoz Exp: 4/30/20
DRAWN BY: DANIEL AYALA
DATE: 6/3/2019
SCALE: PER PLAN

3209 SUNSET BLVD
LOS ANGELES, CA 90026

DRAWING: ADDITIONAL SAMPLING LOCATIONS

SHEET: FIG.2



ENCON TECHNOLOGIES INC.
12249 MORA DR. #7
SANTA FE SPRINGS, CA

CSLB# 748578 A,Haz Exp:4/30/20

DRAWN BY: DANIEL AYALA

DATED: 4/25/2019

SCALE: PER PLAN

3209 SUNSET BLVD
LOS ANGELES, CA 90026

DRAWING:
TPH CONCENTRATIONS AT 10 FT BGS

SHEET:
FIG.3

1 SITE PLAN
SCALE:1"=25'-0"

0' 25' 50'
APPROXIMATE SCALE (11 X 17)

LEGEND

PLANTER AREA
FENCE/GATE
PROPERTY LINE
PROPOSED ADDITIONAL SAMPLING LOCATIONS
PREVIOUS SAMPLING LOCATIONS

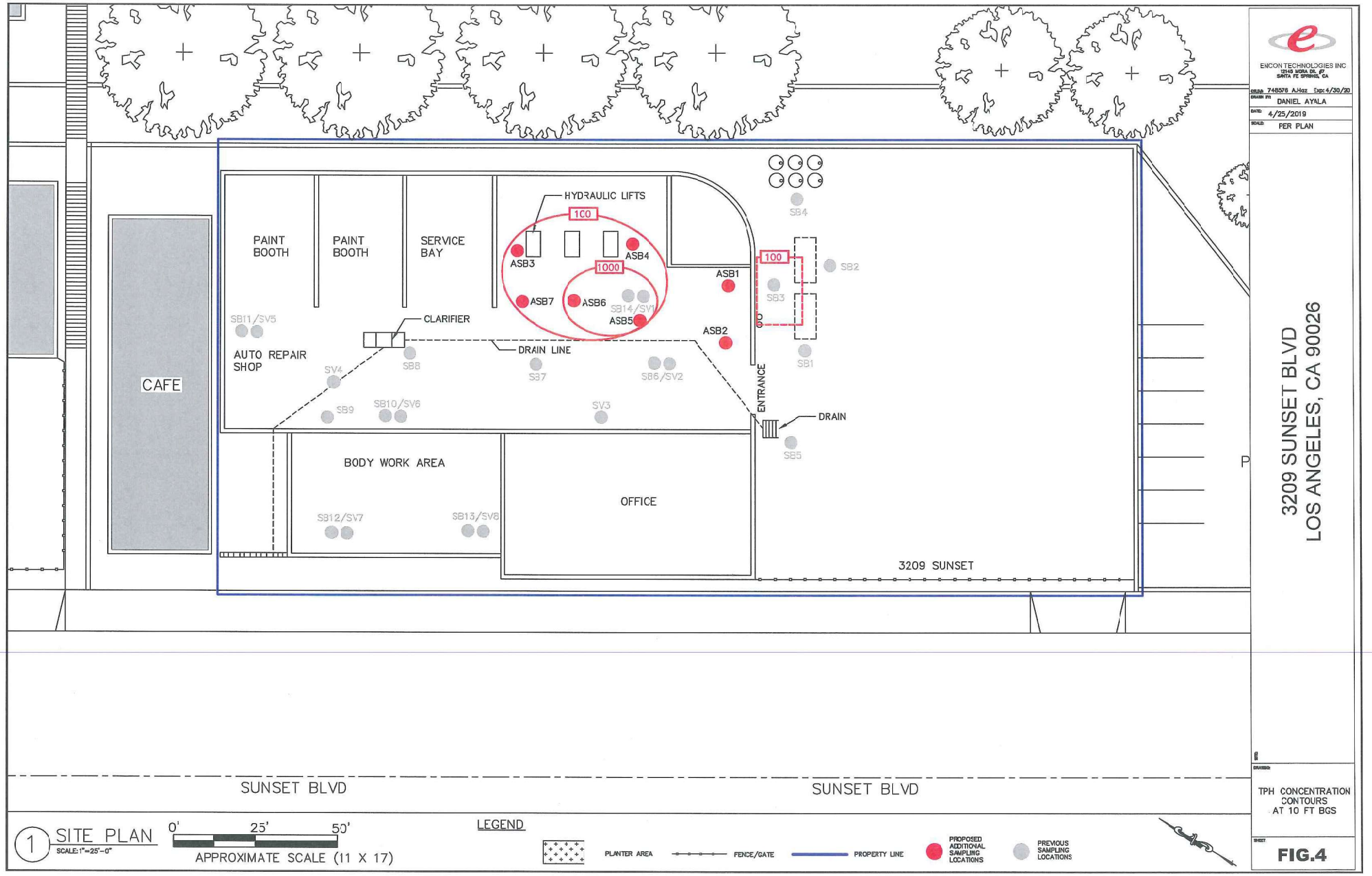

PAINT BOOTH
PAINT BOOTH
SERVICE BAY
HYDRAULIC LIFTS
100
1000
100
ASB1
ASB2
ASB3
ASB4
ASB5
ASB6
ASB7
SB1
SB2
SB3
SB4
SB5
SB6/SV2
SB8
SB9
SB10/SV6
SB11/SV5
SB12/SV7
SB13/SV8
SB14/SV1
SV3
SV4
S37
CLARIFIER
DRAIN LINE
AUTO REPAIR SHOP
CAFE
ENTRANCE
DRAIN
BODY WORK AREA
OFFICE
3209 SUNSET
SUNSET BLVD
SUNSET BLVD
ENCON TECHNOLOGIES INC
12149 MORA DR. #7
SANTA FE SPRINGS, CA
DRAWN BY: DANIEL AYALA
DATE: 4/25/2019
SCALE: PER PLAN
3209 SUNSET BLVD
LOS ANGELES, CA 90026
TPH CONCENTRATION CONTOURS AT 10 FT BGS
FIG.4
1 SITE PLAN
SCALE: 1"=25'-0"
0' 25' 50'
APPROXIMATE SCALE (11 X 17)
LEGEND
PLANTER AREA
FENCE/GATE
PROPERTY LINE
PROPOSED ADDITIONAL SAMPLING LOCATIONS
PREVIOUS SAMPLING LOCATIONS

Exhibit A

Soil Analytical Laboratory Report

JONES ENVIRONMENTAL, INC.

714-449-9937
562-646-1611
805-399-0060

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

JONES ENVIRONMENTAL
LABORATORY RESULTS

Client:	Encon Technologies	**Report date:**	5/24/2019
Client Address:	12145 Mora Drive #7 Santa Fe Springs, CA 90670	**JEL Ref. No.:**	ST-13785
Attn:	Joe Scataloni	**Date Sampled:**	5/19/2019
		Date Received:	5/20/2019
Project:	Sunset Body Works	**Date Analyzed:**	5/23/2019
Project Address:	3209 Sunset Blvd. Los Angeles, CA	**Physical State:**	Soil

ANALYSES REQUESTED

Soil:

1. EPA 8015M – Extended Range Hydrocarbons
2. EPA 8260B by 5035 – Gasoline Range Organics

Approval: _____

Steve Jones, Ph.D.

JONES ENVIRONMENTAL, INC.

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562-646-1611
805-399-0060

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SANTA FE SPRINGS, CA 90670
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JONES ENVIRONMENTAL
LABORATORY RESULTS

Client:	ENCON Technologies	**Report date:**	5/24/2019
Client Address:	12145 Mora Drive #7 Santa Fe Springs, CA 90670	**Jones Ref. No.:**	ST-13785
Attn:	Joe Scatoloni	**Date Sampled:**	5/19/2019
		Date Received:	5/20/2019
Project:	Sunset Body Works	**Date Analyzed:**	5/20-21/2019
Project Address:	3209 Sunset Blvd. Los Angeles, CA	**Physical State:**	Soil

EPA 8015M - Extended Range Hydrocarbons

Sample ID:	**ASB3-10'**	**ASB3-12.5'**	**ASB4-10'**	**ASB4-15'**	**ASB5-10'**		
Jones ID:	**ST-13785-06**	**ST-13785-07**	**ST-13785-09**	**ST-13785-10**	**ST-13785-11**	**Reporting Limit**	**Units**
Carbon Chain Range							
C10 - C11	ND	ND	**1.0**	ND	**20.9**	1.0	mg/kg
C12 - C13	**1.5**	ND	**3.2**	ND	**18.5**	1.0	mg/kg
C14 - C15	**11.2**	ND	**20.8**	ND	**123**	1.0	mg/kg
C16 - C17	**29.0**	ND	**54.7**	ND	**299**	1.0	mg/kg
C18 - C19	**57.8**	ND	**111**	ND	**570**	1.0	mg/kg
C20 - C23	**125**	ND	**211**	ND	**1130**	1.0	mg/kg
C24 - C27	**79.6**	ND	**144**	ND	**755**	1.0	mg/kg
C28 - C31	**51.3**	ND	**94.6**	ND	**509**	1.0	mg/kg
C32 - C35	**23.7**	ND	**47.4**	ND	**255**	1.0	mg/kg
C36 - C39	**11.1**	ND	**24.9**	ND	**122**	1.0	mg/kg
C40 - C43	**3.5**	ND	**13.2**	ND	**43.7**	1.0	mg/kg
Diesel Range Organics (C10-C28)	**321**	ND	**575**	ND	**3080**	10.0	mg/kg
Oil Range Organics (C29-C40)	**71.7**	ND	**143**	ND	**751**	10.0	mg/kg
Dilution Factor	1	1	1	1	10		
Surrogate Recovery:						**QC Limits**	
Hexacosane	51%	76%	64%	90%	83%	30 - 120	
Batch:	8015_052019_01	8015_052019_01	8015_052019_01	8015_052119_01	8015_052119_01		

ND = Value less than reporting limit

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JONES ENVIRONMENTAL
LABORATORY RESULTS

Client:	ENCON Technologies	**Report date:**	5/24/2019
Client Address:	12145 Mora Drive #7 Santa Fe Springs, CA 90670	**Jones Ref. No.:**	ST-13785
Attn:	Joe Scatoloni	**Date Sampled:**	5/19/2019
		Date Received:	5/20/2019
Project:	Sunset Body Works	**Date Analyzed:**	5/20-21/2019
Project Address:	3209 Sunset Blvd. Los Angeles, CA	**Physical State:**	Soil

EPA 8015M - Extended Range Hydrocarbons

Sample ID:	**ASB5-15'**	**ASB6-10'**	**ASB7-10'**		
Jones ID:	**ST-13785-12**	**ST-13785-13**	**ST-13785-14**	**Reporting Limit**	**Units**
Carbon Chain Range					
C10 - C11	ND	ND	ND	1.0	mg/kg
C12 - C13	ND	**4.9**	ND	1.0	mg/kg
C14 - C15	ND	**37.7**	**6.8**	1.0	mg/kg
C16 - C17	ND	**91.2**	**17.7**	1.0	mg/kg
C18 - C19	ND	**176**	**35.1**	1.0	mg/kg
C20 - C23	ND	**389**	**74.0**	1.0	mg/kg
C24 - C27	ND	**280**	**47.8**	1.0	mg/kg
C28 - C31	ND	**190**	**29.8**	1.0	mg/kg
C32 - C35	ND	**90.1**	**14.3**	1.0	mg/kg
C36 - C39	ND	**47.6**	**6.0**	1.0	mg/kg
C40 - C43	ND	**24.1**	**1.1**	1.0	mg/kg
Diesel Range Organics (C10-C28)	ND	**1040**	**192**	10.0	mg/kg
Oil Range Organics (C29-C40)	ND	**277**	**41.6**	10.0	mg/kg
Dilution Factor	1	1	1		
Surrogate Recovery:				**QC Limits**	
Hexacosane	75%	67%	63%	30 - 120	
Batch:	8015_052019_01	8015_052019_01	8015_052119_01		

ND = Value less than reporting limit

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JONES ENVIRONMENTAL
LABORATORY RESULTS

Client:	ENCON Technologies	**Report date:**	5/24/2019
Client Address:	12145 Mora Drive #7 Santa Fe Springs, CA 90670	**Jones Ref. No.:**	ST-13785
Attn:	Joe Scatoloni	**Date Sampled:**	5/19/2019
		Date Received:	5/20/2019
Project:	Sunset Body Works	**Date Analyzed:**	5/20-21/2019
Project Address:	3209 Sunset Blvd. Los Angeles, CA	**Physical State:**	Soil

EPA 8015M - Extended Range Hydrocarbons

Sample ID:	METHOD BLANK	METHOD BLANK		
Jones ID:	MB-052019_01	MB-052119_01	**Reporting Limit**	**Units**
Carbon Chain Range				
C10 - C11	ND	ND	1.0	mg/kg
C12 - C13	ND	ND	1.0	mg/kg
C14 - C15	ND	ND	1.0	mg/kg
C16 - C17	ND	ND	1.0	mg/kg
C18 - C19	ND	ND	1.0	mg/kg
C20 - C23	ND	ND	1.0	mg/kg
C24 - C27	ND	ND	1.0	mg/kg
C28 - C31	ND	ND	1.0	mg/kg
C32 - C35	ND	ND	1.0	mg/kg
C36 - C39	ND	ND	1.0	mg/kg
C40 - C43	ND	ND	1.0	mg/kg
Diesel Range Organics (C10-C28)	ND	ND	10.0	mg/kg
Oil Range Organics (C29-C40)	ND	ND	10.0	mg/kg
Dilution Factor	1	1		
Surrogate Recovery:			**QC Limits**	
Hexacosane	78%	66%	30 - 120	
Batch:	8015_052019_01	8015_052119_01		

ND = Value less than reporting limit

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JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client:	ENCON Technologies	**Report date:**	5/24/2019
Client Address:	12145 Mora Drive #7 Santa Fe Springs, CA 90670	**Jones Ref. No.:**	ST-13785
Attn:	Joe Scatoloni	**Date Sampled:**	5/19/2019
		Date Received:	5/20/2019
Project:	Sunset Body Works	**Date Analyzed:**	5/20-21/2019
Project Address:	3209 Sunset Blvd. Los Angeles, CA	**Physical State:**	Soil

BATCH: 8015 _052019_01 **Prepared:** 5/20/2019 **Analyzed:** 5/20/2019

EPA 8015M - Extended Range Hydrocarbons

	Result	Spike Level	% Recovery	% RPD	% Recovery Limits	Units
LCS:	LCS-052019_01	**SAMPLE SPIKED:**	CLEAN SOIL			
Analyte:						
Diesel	**450**	500	90%		60 - 140	mg/kg
Surrogate Recovery:						
Hexacosane			75%		30 - 120	
LCSD:	LCSD-052019_01	**SAMPLE SPIKED:**	CLEAN SOIL			
Analyte:						
Diesel	**455**	500	91%	1.1%	60 - 140	mg/kg
Surrogate Recoveries:						
Hexacosane			73%		30 - 120	
CCV:	CCV-052019_01					
Analyte:						
Diesel	**873**	1000	87%		80 - 120	mg/kg

LCS = Laboratory Control Sample
LCSD= Laboratory Control Sample Duplicate
CCV = Continuing Calibration Verification
RPD = Relative Percent Difference

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JONES ENVIRONMENTAL
QUALITY CONTROL INFORMATION

Client:	ENCON Technologies	**Report date:**	5/24/2019
Client Address:	12145 Mora Drive #7 Santa Fe Springs, CA 90670	**Jones Ref. No.:**	ST-13785
Attn:	Joe Scatoloni	**Date Sampled:**	5/19/2019
		Date Received:	5/20/2019
Project:	Sunset Body Works	**Date Analyzed:**	5/20-21/2019
Project Address:	3209 Sunset Blvd. Los Angeles, CA	**Physical State:**	Soil

BATCH: 8015 _052119_01 **Prepared:** 5/21/2019 **Analyzed:** 5/21/2019

EPA 8015M - Extended Range Hydrocarbons

	Result	Spike Level	% Recovery	% RPD	% Recovery Limits	Units
LCS:	LCS-052119_01	**SAMPLE SPIKED:**	CLEAN SOIL			
Analyte:						
Diesel	**412**	500	82%		60 - 140	mg/kg
Surrogate Recovery:						
Hexacosane			75%		30 - 120	
LCSD:	LCSD-052119_01	**SAMPLE SPIKED:**	CLEAN SOIL			
Analyte:						
Diesel	**433**	500	87%	5.0%	60 - 140	mg/kg
Surrogate Recoveries:						
Hexacosane			82%		30 - 120	
CCV:	CCV-052119_01					
Analyte:						
Diesel	**1050**	1000	105%		80 - 120	mg/kg

LCS = Laboratory Control Sample
LCSD= Laboratory Control Sample Duplicate
CCV = Continuing Calibration Verification
RPD = Relative Percent Difference

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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	Encon Technologies	**Report date:**	5/24/2019
Client Address:	12145 Mora Drive #7 Santa Fe Springs, CA 90670	**Jones Ref. No.:**	ST-13785
Attn:	Joe Scataloni	**Date Sampled:**	5/19/2019
		Date Received:	5/20/2019
Project:	Sunset Body Works	**Date Analyzed:**	5/23/2019
Project Address:	3209 Sunset Blvd. Los Angeles, CA	**Physical State:**	Soil

EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

Sample ID:	**ASB1-10'**	**ASB1-13'**	**ASB2-10'**	**ASB2-15'**		
Jones ID:	**ST-13785-01**	**ST-13785-02**	**ST-13785-03**	**ST-13785-04**	**Reporting Limit**	**Units**
Analytes:						
Gasoline Range Organics (C4-C12)	ND	ND	ND	ND	0.20	mg/kg
TIC:						
Ethanol	ND	ND	ND	ND	50.0	µg/kg
Dilution Factor	1	1	1	1		
Surrogate Recoveries:					**QC Limits**	
Dibromofluoromethane	98%	99%	100%	96%	60 - 140	
Toluene-d_8	101%	103%	102%	103%	60 - 140	
4-Bromofluorobenzene	97%	103%	100%	99%	60 - 140	
	VOC3-052319-02	VOC3-052319-02	VOC3-052319-02	VOC3-052319-02		

ND= Value less than reporting limit

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JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client:	Encon Technologies	**Report date:**	5/24/2019
Client Address:	12145 Mora Drive #7 Santa Fe Springs, CA 90670	**Jones Ref. No.:**	ST-13785
Attn:	Joe Scataloni	**Date Sampled:**	5/19/2019
		Date Received:	5/20/2019
Project:	Sunset Body Works	**Date Analyzed:**	5/23/2019
Project Address:	3209 Sunset Blvd. Los Angeles, CA	**Physical State:**	Soil

EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

Sample ID:	**METHOD BLANK**		
Jones ID:	**052319-V3MB2**	**Reporting Limit**	**Units**
Analytes:			
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg
TIC:			
Ethanol	ND	50.0	µg/kg
Dilution Factor	1		
Surrogate Recoveries:		**QC Limits**	
Dibromofluoromethane	94%	60 - 140	
Toluene-d_8	99%	60 - 140	
4-Bromofluorobenzene	99%	60 - 140	
	VOC3-052319-02		

ND= Value less than reporting limit

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JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client:	Encon Technologies	**Report date:**	5/24/2019
Client Address:	12145 Mora Drive #7 Santa Fe Springs, CA 90670	**Jones Ref. No.:**	ST-13785
Attn:	Joe Scataloni	**Date Sampled:**	5/19/2019
		Date Received:	5/20/2019
Project:	Sunset Body Works	**Date Analyzed:**	5/23/2019
Project Address:	3209 Sunset Blvd. Los Angeles, CA	**Physical State:**	Soil

EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

Sample Spiked:	CLEAN SOIL		**GC#:**	VOC3-052319-02	
Jones ID:	**052319-V3LCS2**	**052319-V3LCSD2**		**052319-V3CCV2**	
Parameter	MS Recovery (%)	MSD Recovery (%)	RPD	Acceptability Range (%)	CCV	Acceptability Range (%)
Vinyl chloride	114%	115%	1.3%	60 - 140	131%	80 - 120
1,1-Dichloroethene	94%	89%	5.0%	60 - 140	100%	80 - 120
Cis-1,2-Dichloroethene	106%	105%	0.9%	70 - 130	110%	80 - 120
1,1,1-Trichloroethane	103%	104%	0.5%	70 - 130	119%	80 - 120
Benzene	104%	105%	0.7%	70 - 130	116%	80 - 120
Trichloroethene	97%	95%	1.9%	70 - 130	110%	80 - 120
Toluene	104%	99%	4.8%	70 - 130	114%	80 - 120
Tetrachloroethene	94%	92%	2.2%	70 - 130	105%	80 - 120
Chlorobenzene	98%	94%	4.8%	70 - 130	109%	80 - 120
Ethylbenzene	103%	98%	4.5%	70 - 130	119%	80 - 120
1,2,4 Trimethylbenzene	96%	90%	7.1%	70 - 130	113%	80 - 120
Gasoline Range Organics (C4-C12)	102%	98%	3.8%	70 - 130		
Surrogate Recovery:						
Dibromofluoromethane	98%	100%		60 - 140	106%	60 - 140
Toluene-d_8	100%	105%		60 - 140	115%	60 - 140
4-Bromofluorobenzene	101%	101%		60 - 140	109%	60 - 140

MS = Matrix Spike
MSD = Matrix Spike Duplicate
CCV = Continuing Calibration Verification
RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 20%

Chain-of-Custody Record

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Turn Around Requested:
- ☐ Immediate Attention
- ☐ Rush 24 Hours
- ☐ Rush 48 Hours
- ☐ Rush 72 Hours
- ☒ Normal

Report Options
EDD ____
EDF* - 10% Surcharge ____
*Global ID ____

LAB USE ONLY
Jones Project #
ST-13785
Page 1 of 2

Sample Condition as Recieved:
Chilled ☐ yes ☐ no
Sealed ☐ yes ☐ no

Client	ENCON TECHNOLOGIES INC.
Date	5/19/19
Project Name	SUNSET BODY WORKS
Client Project #	
Project Address	3209 SUNSET BLVD.
	LOS ANGELES, CA.
Email	encon@encontech.net, davidbaltazar.encon@yahoo.com
Phone	(562) 777-2200
Report To	JOE SCATTONI
Sampler	D. BALTAZAR, N. LAMBERT

Sample Container / Preservative Abbreviations

AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

Sample ID	Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	TPH-g	TPH-o	Hold	Number of Containers	Notes & Special Instructions
ASB1-10'	5/19/19	0855	ST-13785-01	NONE	AS	S	X			1	
ASB1-13'		0920	ST-13785-02				X				
ASB2-10'		0935	ST-13785-03				X				
ASB2-15'		0950	ST-13785-04				X				
ASB3-5'		1020	ST-13785-05				[redacted]		X		
ASB3-10'		1035	ST-13785-06					X			
ASB3-12.5'		1100	ST-13785-07					X			
ASB4-5'		1115	ST-13785-08				[redacted]		X		
ASB4-10'		1135	ST-13785-09					X			
ASB4-15'	↓	1200	ST-13785-10	↓	↓	↓		X		↓	

Relinquished By (Signature)	**Printed Name**	**Received By (Signature)**	**Printed Name**	Total Number of Containers
	DAVID BALTAZAR		JACOB PAYETTE	
Company	**Date / Time**	**Company**	**Date / Time**	
ENCON		JEL	5/20 08:20	
Relinquished By (Signature)	**Printed Name**	**Received By Laboratory (Signature)**	**Printed Name**	
Company	**Date: / Time**	**Company**	**Date / Time**	

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been reqested, and the information provided herein is correct and accurate.

Chain-of-Custody Record

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Santa Fe Springs, CA 90670
(714) 449-9937
Fax (714) 449-9685
www.jonesenv.com

Turn Around Requested:
- ☐ Immediate Attention
- ☐ Rush 24 Hours
- ☐ Rush 48 Hours
- ☐ Rush 72 Hours
- ☒ Normal

Report Options
EDD ____
EDF* - 10% Surcharge
*Global ID ____

LAB USE ONLY
Jones Project #
ST-13785
Page 2 of 2

Sample Condition as Recieved:
Chilled ☐ yes ☐ no
Sealed ☐ yes ☐ no

Client ENCON TECHNOLOGIES INC.
Date 5/19/19
Project Name
Client Project #
Project Address SEE PAGE 1
Email
Phone
Report To **Sampler**

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

Sample ID	Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	TPH-D	TPH-O	Hold	Number of Containers	Notes & Special Instructions
ASB5-~~DD~~ 10'	5/19/19	1345	ST-13785-11	NONE	AS	S		X		1	
ASB5-15'	↓	1405	ST-13785-12	↓	↓	↓		X		↓	
ASB6-10'	↓	1455	ST-13785-13	↓	↓	↓		X		↓	
ASB7-10'	↓	1510	ST-13785-14	↓	↓	↓		X		↓	

Relinquished By (Signature)	Printed Name DAVID BALTAZAR	Received By (Signature)	Printed Name JACOB PAYETTE
Company ENCON	Date Time	Company JEL	Date 5/20 Time 8:12
Relinquished By (Signature)	Printed Name	Received By Laboratory (Signature)	Printed Name
Company	Date: Time	Company	Date Time

4 Total Number of Containers

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been reqested, and the information provided herein is correct and accurate.

Exhibit B

ENCON Phase II ESA Subsurface Soil and Soil Gas Investigation Report,
dated April 1, 2019 (Text Only)

ENCON

PHASE II ESA REPORT
SUBSURFACE SOIL AND SOIL GAS INVESTIGATION

Subject Property:

RYDA Ventures, LLC
1525 South Broadway
Los Angeles, California 90015
Attention: Daniel Neman

Prepared For:

Sunset Body Works Facility
Former Metropolitan Chevrolet Dealership
3225 Sunset Boulevard
(3209-3227 Sunset Boulevard)
Los Angeles, California 90026

Prepared by:

ENCON Technologies, Inc.
Environmental and Engineering Services
12145 Mora Drive Suite #7
Santa Fe Springs, CA 90670
Tel: (562) 777-2200, Fax: (562) 777-2201
Email:encon@encontech.net

April 1, 2019

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FIGURES:

Figure 1 Site Vicinity Map
Figure 2 Site Map with Sampling Locations

EXHIBITS:

Exhibit A Soil Analytical Laboratory Report
Exhibit B Soil Gas Analytical Laboratory Report
Exhibit C ENCON Phase I Environmental Site Assessment Report, dated October 30, 2018 (Text Only)

1.0 INTRODUCTION

1.1 Project Overview

ENCON Technologies, Inc., Environmental & Engineering Services (ENCON) was retained by RYDA Ventures, LLC, Potential Buyer and Project Client, to perform a Phase II Environmental Site Assessment Soil and Soil Gas Investigation at the automotive body shop facility located at 3209-3227 Sunset Boulevard in Los Angeles, California (Subject Site). The Phase II ESA Investigation scope and sampling and analysis plan (SAP) was based on the RECs identified in Phase I ESA conclusions and recommendations prepared by ENCON, dated October 30, 2018. Refer to Exhibit C for text portion of ENCON's Phase I ESA Report. The Phase II ESA site subsurface investigation was requested by the Project Client for the pending real estate transaction. The Project Client intends to redevelop the Subject Site for commercial use.

The Subject Site is comprised of four (4) parcels totaling approximately 13,350 square feet of building area located on a total lot size of approximately 22,499 square feet, APNs: 5426-005-002, 5426-005-003, 5426-005-004 and 5426-005-005. Refer to Exhibit A for legal property descriptions. The Subject Site is located within a mixed commercial and residential area in the City of Los Angeles, on the north side of Sunset Boulevard between Descanso Drive and Micheltorena Street. The subject property site map is shown in Figure 2. The Subject Site building was constructed in 1951 and is currently operated as an automotive collision repair and body shop facility, from about 2014 through the present time in 2018.

1.2 Subject Site History

Based on ENCON's site inspection performed as part of the Phase I ESA, the exterior of the building area was visibly in fair to good condition with no visible damage from wear, and no recent building upgrades or renovations. The current automotive collision repair and body work operations include the use of two (2) paint spray booths, paint mixing and parts washing stations, former hydraulic lifts, one (1) 3-stage clarifier with floor drain, and waste oil drum storage area. These operations include the use and storage of hazardous materials, which is a considered Recognized Environmental Condition (REC) and requires further investigation at this time.

The Site building structure was originally operated by Metropolitan Chevrolet Dealership from about 1951 through about 1973. Reportedly, the Metropolitan Chevrolet Dealership was closed in 1973 and operated two (2) underground storage tanks that included one (1) 1,100-gallon waste oil storage tank and one (1) 1,100 gasoline fuel tank and dispensing system. These UST tank operations were reportedly closed in 1973 although no records were found in the Phase I ESA file review that the UST were properly closed in accordance with State guidelines. These UST tanks are currently under investigation by the Property Owner and the Los Angeles Fire Department CUPA requires these tanks to be removed and properly closed at this time. The Subject Site was subsequently operated as an auto body repair shop tenants from the 1990s by the past tenant, All Magic Paint & Body Shop in early 2000 through about 2010.

During the recent Site inspection performed by ENCON, the Subject Site was fully operational as an automotive body repair shop facility, including the use and storage of automotive waste solvents and waste oil drums, use and storage of automotive paint and solvent mixing operations, one 3-stage waste water treatment clarifier, and the use of two (2) paint spray booths and one paint spray room within the facility. The building is of older construction and is in good condition normal evidence of spills and leaks associated with body work and painting operations. The main building floor as well as the vehicle storage yard and access way pavements are generally paved with concrete and asphalt and appear to be in good condition.

Two (2) UST tank direct burial fill ports were observed on the south yard with vent pipes attached to the main building. These UST fill ports and vent lines are indicative of the presence of a former waste oil UST tank and a former gasoline fuel UST tank that have not been removed and are currently present in the south parking lot. As reported by the Los Angeles Fire Department these tank operations were closed in 1973 and included two (2) 1,100-gallon UST tanks. The waste oil tank was reported to be filled with waste oil materials and the gas tank contained several inches of unspecified waste liquid.

Therefore, the Subject Site has historically been operated as an automotive service and repair facility and more recently as a body work and painting facility by various automotive service operations throughout the history of the Subject Site, from about 1951 through the present time. In this past 70 years of operation, the Subject Site has been involved in the storage and use of hazardous materials for automotive service-related activity. In addition, the government records confirmed that the Subject Site use at 3225 Sunset Boulevard was automotive and these type operations pose an environmental risk from the current and historical automotive repair and body work operations performed at the Subject Site.

These automotive repair activities are considered a recognized environmental concerns (RECs) since these type of operations historically stored, used, and generated hazardous automotive materials and wastes, specifically automotive fuel and motor oil products, motor oil wastes, and spent volatile organic compounds solutions in parts washing and spray painting activities, and therefore, a Phase II ESA Investigation is warranted at this time.

1.3 Environmental Site Assessment and Investigation Purposes

The Project Client has requested this Phase II Subsurface Soil and Soil Gas Investigation for real estate transaction purposes. The purpose of the Phase I ESA report is to identify all known and suspected Recognized Environmental Conditions (RECs) in connection with subject property. A REC is defined as the presence, or likely presence, of any hazardous or California regulated substances to include petroleum products in, on, or present at the subject property due to past or present releases into the structures on the property or into the ground, groundwater, or surface water associated with the property under conditions indicative of a past or current unauthorized release to the environment or pose a material threat of a future release to the environment.

The purpose of a Phase I ESA record review and evaluation was to assist the Project Client and Potential Buyer as well as the lender by providing reliable, early information on the environmental condition of the property and the possible need for additional evaluations and investigations, referred to as a Phase II ESA Subsurface Investigation. For reference purposes, the Phase I ESA involves non-intrusive investigation methods which are designed to identify the most common contamination sources and site conditions that pose a known or potential environmental risk to the property while the Initial Phase II ESA investigation is designed to verify the presence, or absence, of the contamination and characterize the nature of the contamination using the Phase I ESA finding sampling and analysis plan. A further or additional Phase II ESA investigation may be required to define the extent of the contamination and develop a conceptual model. Phase III ESA remediation covers the actual site mitigation and/or remediation (cleanup) based on the information derived in the Phase II ESA investigation.

1.4 Phase I ESA Findings and Identified Recognized Environmental Conditions (RECs)

Based on ENCON's conclusions and recommendations provided in the Phase I-ESA, the following Recognized Environmental Conditions (RECs) were identified at the Subject Site and these RECs do pose a potential environmental risk, requiring Phase II subsurface soil and soil gas investigation. These RECs were used by ENCON technical staff to develop the Sampling and Analysis Plan (SAP) to investigate these RECs at the Subject Site that may have environmentally impacted the Subject site. Refer to Figure 2 for Site Boring Location Map showing areas of concern (AOC)/RECs, and Sampling Plan.

1. **REC #01 – Underground Storage Tank Area:** Two (2) UST tank direct burial fill ports were observed on the south yard with vent pipes attached to the main building. As reported by the Los Angeles Fire Department these tanks were abandoned in 1973 and included two (2) 1,100-gallon UST tanks that historically stored gasoline and diesel fuels. These historical operations include the use and storage of hazardous materials, including petroleum hydrocarbons in the gasoline range (TPHg), fuel additives (BTEX and oxygenates) and petroleum hydrocarbons in the diesel range (TPHd). Three (3) exploratory soil borings were advanced in the vicinity of the UST area.
2. **REC #02 – Waste Oil Drum Storage Area:** Waste oil drums were noted as being stored along the northern property line. These operations include the use and storage of hazardous materials, including petroleum hydrocarbons in the diesel range (TPHd). One (1) exploratory soil boring was advanced in the vicinity of the drum storage area.
3. **REC #03 – 3-Stage Wastewater Clarifier and Discharge Drain:** The 3-stage clarifier was located inside the main building and the clarifier fed southeast to a grade-surface drain located adjacent to the entrance of the building area. Since the wastewater from the site washdown and accidental spills and leaks may contain spent solvents and motor and hydraulic waste oils, the clarifier and drain may have been impacted hazardous chemicals, including chlorinated and hydrocarbon solvent volatile organic compounds (VOCs), petroleum hydrocarbons, and metals found in automotive spent solvents and waste oils from accidental spills and leaks. Five (5) exploratory soil borings were advanced adjacent to the clarifier influent and effluent area, the vicinity of the waste discharge line, and grade surface drain.

4. **REC #04: Spray Booth and General Auto Building Operations:** The current automotive body work and repair facility includes the use of two (2) paint spray booths, paint mixing and parts washing stations, hydraulic lifts, one (1) 3-stage clarifier with floor drain, and drum storage. These auto body work, painting shop and general auto repair operations typically involve the use of hazardous materials that include chlorinated and hydrocarbon solvent volatile organic compounds (VOCs) and petroleum hydrocarbons found in automotive spent solvents and waste motor oils from accidental spills and leaks. Four (4) exploratory soil borings were advanced inside the main building in the vicinity of the parts washing stations and the general auto service activities.
5. **REC #05 –Hydraulic Lifts:** The current automotive body work and repair facility includes the use of hydraulic lifts. The use of hydraulic lifts typically involve the use of hazardous materials that include chlorinated and hydrocarbon solvent volatile organic compounds (VOCs) and petroleum hydrocarbons found in waste oils from accidental spills and leaks. One (1) exploratory soil boring was advanced in the vicinity of the hydraulic lift at the Subject Site.
6. **REC #06 – VOC Vapor Intrusion Assessment:** Due to the current and historical solvent based auto repair, parts washing, paint booth chemical use activities and historical use of one (1) gasoline and one (1) diesel underground storage tanks (USTs) at the Subject Site, eight (8) soil gas probes were installed, to further investigate the presence, or absence, of volatile organic compounds (VOCs) and to evaluate the potential vapor intrusion conditions (VICs) at the Subject Site for the current use as well as for future Subject Property redevelopment purposes.

Based on the six (6) identified RECs at the Subject Site, a Phase II ESA subsurface soil and soil gas investigation was required to confirm the presence, or absence, of any significant unauthorized releases of hazardous material present beneath the Subject Site at this time that may pose a significant threat to the environment or public safety, or poses any environmental restrictions or limitations to the commercial use of the Subject Property. The Phase II ESA subsurface investigation was designed to address all RECs identified at the Subject Site in the Phase I ESA assessment performed by ENCON under the direction of a California Professional Geologist and Registered Environmental Professional.

2.0 ENVIRONMENTAL SETTING

2.1 Physiography

The Subject Site is located near the southern flank of the Santa Monica Mountains, on the Hollywood Piedmont Slope. The Santa Monica Mountains are part of the Transverse Range Geomorphic Province of California and extend westward from the Elysian Hills in Los Angeles to San Miguel Isl and offshore from Ventura (Norris and Webb, 1976). The Elysian Hills are primarily marine in origin and include massive slates, conglomerates, sandstones, and deep-water shales and turbidite deposits (deep-water debris flows).

The Site is situated within the Hollywood Groundwater Basin, which extends southward towards the La Brea High, a subsurface structural feature beneath the La Brea Plain. The Basin's western and eastern boundaries are the Inglewood fault and the Elysian Hills; respectively The Hollywood Basin is comprised of approximately 650 feet of sediments containing known aquifers and includes Recent Alluvium, and the Lakewood and San Pedro Formations of Pleistocene Age. Below 650 feet below ground surface (bgs), basement rocks of Pliocene to Miocene age are present.

The soils in the vicinity of the Subject Site are mapped as Recent Alluvium (Qal) with limited sandstone bedrock exposures in outcrops and road cuts. The Qal consists of approximately five to 35 feet of fine-grained sediments infilling former drainages near the base of the Elysian Hills. Semi-perched aquifers have been documented within the Qal; however, they have not been differentiated or named. Beneath the Qal, the Lakewood Formation extends over the entire Hollywood Basin and outcrops in the southern half south of the La Brea High and outcrops on the eastern border of the basin along the base of the Elysian Hills. The Lakewood Formation includes the Bellflower Aquiclude and the Exposition and Gage Aquifers.

2.2 Site Geology

The soils encountered in the vicinity of the Subject Site, along Sunset Boulevard, consist of fine grained, high plasticity, low permeability clays and silts ranging in thickness from 20 to 30 feet overlying highly weathered and weathered sandstone. The top five feet (7 feet to 12 feet bgs) of bedrock is highly weathered and loosely cemented, while the bedrock below 12 feet bgs grades to slightly weathered and well cemented sandstone bedrock.

Sunset Boulevard loses elevation to the west and is bounded by hills to the north and south. This topography suggests that Sunset Boulevard follows a former drainage channel which has been filled with clay and silt alluvium, and the groundwater exiting the site joins groundwater flowing to the west in the coarser grained sedimentary layers of the in filled channel.

3.0 PHASE II ESA SUBSURFACE INVESTIGATION SCOPE OF WORK

Based on the Phase I ESA findings and recommendations prepared by ENCON, a Phase II ESA subsurface soil and soil gas investigation was recommended to confirm the presence, or absence, of chemical releases that may have adversely affected the Subject Site from the RECs identified, listed below. ENCON Senior Registered Environmental Property Assessor, Mr. G. Joseph Scatoloni conducted a site reconnaissance on June 30, 2018 to inspect the Subject Site and develop a Phase II ESA Sampling & Analysis Plan (SAP).

The SAP was developed to address the subsurface soil and soil gas site conditions associated with the identified RECs, or potential areas of concern (AOCs), in order to define the risk to the environment and occupants of the Subject Site. Refer to Figure 2 for Sampling Plan showing the boring locations.

1. **REC #01 – Underground Storage Tank (UST) Area** – ENCON proposed advancing three (3) soil borings (SB1, SB2 and SB3) in the vicinity of the USTs. Borings SB1, SB2 and SB3 were advanced to a total depth of 15 feet below grade surface (bgs), or refusal, and soil samples were collected at 10 feet and 15 feet bgs. The constituents of concern in these areas are total petroleum hydrocarbons in the gasoline range (TPHg), oil range (TPHo), diesel range (TPHd), fuel additives and by-products (BTEX/Oxygenates) and volatile organic compounds (VOCs).
2. **REC #02 – Waste Oil Drum Storage Area** – ENCON proposed advancing one (1) soil boring (SB4) in the vicinity of the drum storage area. Boring SB4 was advanced to a total depth of 10 feet bgs and soil samples were collected at 5 feet and 10 feet bgs. The constituents of concern in this area are TPHg, TPHo, TPHd and VOCs.
3. **REC #03 – 3-Stage Wastewater Clarifier and Discharge Drain** – ENCON proposed advancing five (5) soil borings in the vicinity of the 3-stage clarifier and discharge drain (SB5, SB6, SB7, SB8 and SB9). Boring SB5 was advanced to a total depth of 5 feet bgs with soil samples collected at 2 feet and 5 feet bgs. Borings SB6, SB7 and SB9 were advanced to a total depth of 5 feet bgs with soil samples collected at 5 feet bgs, and Boring SB8 was advanced to a total depth of 7 feet bgs with a soil sample collected at 7 feet bgs. The constituents of concern in this area are TPHo, VOCs and metals.
4. **REC #04 – Spray Booth and General Auto Building Operations** – ENCON proposed advancing four (4) soil borings in the vicinity of the paint booth and parts washing area and general automotive operations (SB10, SB11, SB12 and SB13). Borings SB10, SB11, SB12 and SB13 were advanced to a total depth of 5 feet bgs and soil samples were collected at 5 feet bgs. The constituents of concern in these areas are TPHo and VOCs.
5. **REC #05 – Body Work and Hydraulic Lift Operation** – ENCON proposed advancing one (1) soil boring in the vicinity of the hydraulic lift area (SB14). Boring SB14 was advanced to a total depth of 10 feet bgs, or refusal, and soil samples were collected at 5 feet bgs and 10 feet bgs. The constituent of concern in this area is TPHo.

6. **REC #04 – Potential Chemical Soil Gas Vapor Intrusion** – ENCON proposed advancing eight (8) soil gas probes (SV1, SV2, SV3, SV4, SV5, SV6, SV7 and SV8) in the vicinity of the automotive body work and spray booth operations in order to address the potential vapor intrusion concerns (VICs) at the Subject Site. The soil gas probes were advanced to a depth of 5 feet bgs. The constituents of concern are volatile organic compounds (VOCs).

ENCON submitted twenty (20) soil and eight (8) soil gas samples for analysis using proper chain-of-custody procedures to a State certified analytical laboratory and analyze representative soil samples for petroleum hydrocarbon in the gasoline range (TPHg), oil range (TPHo), and diesel range (TPHd) using EPA Method 8015M, volatile organic solvent compounds (VOCs) using EPA Method 8260B, fuel additives and by-products (BTEX/oxygenates) using EPA Method 8260, and metals using EPA Method 6010, and the soil gas samples were analyzed for VOCs using EPA Method 8260B, in order to address RECs identified at the Subject Site. The soil analytical laboratory data report is provided in Exhibit A and the soil gas analytical laboratory data is provided in Exhibit B for reference, as well as summarized in this report.

4.0 EXPLORATORY SOIL BORING INVESTIGATION

4.1 Sampling Plan and Boring Locations

Prior to field drilling, ENCON's field engineer marked each boring location and the Subject Site utilities were surveyed and cleared using US Dig Alert. The boring locations may be adjusted in this pre drilling period to ensure safety and proper clearances.

Geoprobe sampling locations were selected based on the results of the historical review of the available documents and the areas targeted of hazardous materials storage or usage. The soil sampling was conducted primarily to evaluate areas where hazardous materials were used and/or released at the Subject Site. The soil gas sampling was conducted to determine the potential vapor intrusion risk to the building area.

The soil boring data evaluated in this Phase II ESA investigation consists of the following targeted areas. Refer to Figure 2 for Sampling Plan and Boring Location Map.

Site Area Description	Boring IDs	Sampling Depth (ft. bgs)	Analyses
REC #01 – UST Area: SB1 – South of gasoline UST tank SB2 – East of waste oil UST tank SB3 – Adjacent to tank vent lines	SB1	10 feet and 12.5 feet	EPA Method 8015M TPH-Gasoline and EPA Method 8260 Fuel Additives and By-Products
	SB2	10 feet and 15 feet	EPA Method 8015M TPH-Gasoline, TPH-Oil, TPH-Diesel, and EPA Method 8260B for VOCs
	SB3	10 feet and 14 feet	EPA Method 8015M TPH-Gasoline, TPH-Oil, TPH-Diesel, and EPA Method 8260B for VOCs
REC #02 – Waste Oil Drum Storage Area: SB4 – Northern area of property, adjacent to drum storage.	SB4	5 feet and 10 feet	EPA Method 8015M TPH-Gasoline, TPH-Oil, TPH-Diesel, and EPA Method 8260B for VOCs

REC #03 – 3-Stage Clarifier and Waste Discharge Drain: SB5 – Adjacent to exterior ground drain SB6 – Adjacent to wastewater drain line SB7 – Adjacent to wastewater drain line SB8 – Adjacent to 3-stage clarifier	SB5	2 feet 5 feet	Title 22 CAM Metals EPA Method 8015M TPH-Oil and EPA Method 8260B VOCs
	SB6, SB7 and SB9	5 feet	EPA Method 8015M TPH-Oil and EPA Method 8260B VOCs
	SB8	7 feet	Title 22 CAM Metals, EPA Method 8015M TPH-Oil and EPA Method 8260B VOCs
REC #04 – Spray Booth and General Auto Repair and Body Work Operations SB10 – Center auto repair area (south portion) SB11 – Center auto repair area (north portion) SB12 – Body work area (west portion) SB13 – Body work area (east portion)	SB10, SB11, SB12 and SB13	5 feet	EPA Method 8015M TPH-Oil and EPA Method 8260B VOCs
REC #05 – Former Hydraulic Lift Area SB14 – Adjacent to hydraulic lift area	SB14	5 feet and 9 feet	EPA Method 8015M TPH-Oil

The soil gas boring data evaluated in this Phase II ESA investigation consists of the following targeted areas inside the main building:

Site Area Description	Boring IDs	Sampling Depth	Analyses
REC #06 – Vapor intrusion from sub slab soil gas SV1 – Hydraulic lift area SV2 – Interior of auto repair work area (central area) SV3 – Interior of auto repair work area (south portion) SV4 – Interior of auto repair work area (central area) SV5 – Interior, adjacent to spray booth (north portion) SV6 – Interior of auto repair work area (south portion) SV7 – Interior of auto body work area (west portion) SV8 – Interior of auto body work area (east portion)	SV1, SV2, SV3, SV4, SV5, SV6, SV7 and SV8	5 feet	EPA Method 8260B VOCs

4.2 Drilling, Soil Matrix Sampling and Field Methods

Thirteen (13) exploratory soil borings were advanced on March 16, 2019 and March 17, 2019 as described above under the direction Mr. G. Joseph Scatoloni, ENCON Registered Environmental Professional. Refer to Figure 2 for sampling locations.

1) Three (3) exploratory soil borings (SB1, SB2, and SB3) were advanced within the vicinity of the underground storage tanks (USTs) (REC #01). SB1 was advanced in the vicinity of the former gasoline tank, SB2 was advanced in the vicinity of the former waste oil tank and SB3 was advanced in the vicinity of the tank vent lines. The three (3) soil borings were advanced to a total depth of 15 feet bgs, or refusal, and soil samples were collected at 10 feet bgs and 15 feet bgs. Refusal was encountered in SB1 at 12.5 feet bgs and in SB3 at 14 feet bgs.
2) One (1) exploratory soil boring (SB4) was advanced in the vicinity of the waste oil drum storage area (REC #02). SB4 was advanced to a total depth of 10 feet bgs and soil samples were collected at 5 feet and 10 feet bgs.
3) Five (5) exploratory soil borings (SB5, SB6, SB7, SB8 and SB9) were advanced in the vicinity of the 3-stage clarifier and wastewater discharge line and drain (REC #03). SB5 was advanced in the vicinity of the ground surface drain on the exterior of the building area to a total depth of 5 feet bgs, and soil samples were collected at 2 feet and 5 feet bgs. SB6, SB7 and SB9 were advanced in the vicinity of the wastewater discharge line within the building area to a total depth of 5 feet bgs and soil samples were collected from each soil boring at 5 feet bgs. SB8 was advanced in the vicinity of the 3-stage clarifier to a total depth of 7 feet bgs and a soil sample was collected at 7 feet bgs.
4) Four (4) exploratory soil borings (SB10, SB11, SB12 and SB13) were advanced in the vicinity of the spray booth operation and general vicinity of the automotive repair and body work areas (REC #04). SB10 was advanced in the vicinity of the general automotive repair area, in the southern portion of the main building area. SB11 was advanced in the vicinity of the general automotive repair area and spray booth operation, in the northern portion of the main building area. SB12 was advanced in the western portion of the automotive body work area and SB14 was advanced in the eastern portion of the automotive body work area. Each boring was advanced to a total depth of 5 feet bgs and a soil sample was collected from each boring at 5 feet bgs.
5) One (1) soil boring (SB14) was advanced in the vicinity of the former hydraulic lift area within the building area. SB14 was advanced to a total depth of 9 feet bgs and soil samples were collected at 5 feet and 9 feet bgs.

All the soil borings were advanced using a Geoprobe 5410 direct push rig, limited access rig hammer and a hand-held drilling tool, as needed. The soil samples were collected with a 1" diameter by 30-inch removable acetate liner from each sampling interval. Each liner was cut at both ends and the center 6" portion of the liner was capped on both ends with Teflon and plastic caps.

All sampling equipment was properly cleaned between sample intervals and boring locations. The sampling equipment was cleaned using a triple rinse decontamination process consisting of a phosphate free primary wash (Alconox or TSP), a secondary stage with a low pH water to reduce the likelihood cross-contamination (mild solution of nitric acid HN03), and a tertiary rinse using de-ionized water. Soil samples were visually inspected in the field for traces of contamination. Groundwater was not encountered during drilling.

Upon collection, all soil samples were labeled, recorded on a chain-of-custody document, and placed in cold storage until delivered to a state-certified laboratory for analysis. Soil samples were collected in accordance with accepted EPA Sampling Protocol and handled according to standard EPA chain-of-custody procedures.

No evidence of subsurface contamination odors or discoloration in soils was indicated in the borings or soil cuttings. No groundwater or saturated zones were encountered during the drilling at any depth. Soil boring locations are illustrated in Figure 2.

4.3 Drilling, Soil Gas Sampling and Field Methods

On March 16 and March 17, 2019, eight (8) soil gas probes (SV1, SV2, SV3, SV4, SV5, SV6, SV7 and SV8) were installed using a 5410 Geoprobe direct push drill rig, limited access rig hammer, and a hand-held drilling tool, as needed. The soil gas probes were installed at a depth of 5 feet bgs and consisted of an air diffuser connected to ¼" diameter polyethylene flex tubing that extended to above the grade surface for sampling. The space surrounding the diffusers was filled with fine sand and sealed to the near surface with bentonite chips and water treatment.

The soil gas sampling probes were allowed to equilibrate, and sampling was conducted by applying a vacuum and collecting vapor samples. After each probe was allowed to equalize, soil gas sample was extracted using a Xitech Model 1060H 1-Liter High Vac Bag Sampler vacuum pump and sampling box drawing air from the subsurface through the poly tubing and filling a Tedlar bag located inside the Sampler Box, upstream from the pump. The samples were collected after purging at least 7 pore volumes by the Field Technician.

4.4 Soil and Soil Gas Sample Laboratory Analyses

All the soil and gas samples were transported to C & E Laboratories in Cerritos, California and Eurofins Calscience in Garden Grove, California, on the next business day following collection by the field technician. The soil and soil gas samples were analyzed for the following constituents of concern (COCs) as follows, and as detailed in the tables above:

1. **REC #01** – Two (2) soil samples were collected from each boring (SB1, SB2 and SB3) at 10 feet and 15 feet bgs (or refusal). The soil samples collected from SB1 were submitted for analysis for total petroleum hydrocarbons in the gasoline range (TPHg) using EPA Method 8015M and fuel additives and by-products (BTEX/Oxygenates) using EPA Method 8260, respectively. The soil samples collected from SB2 and SB3 were submitted for analysis for total petroleum hydrocarbons in the gasoline (TPHg), oil (TPHo) and diesel (TPHd) ranges using EPA Method 8015M as well as Volatile Organic Compounds (VOCs) using EPA Method 8260B.
2. **REC #02** – Two (2) soil samples were collected from SB4 at 5 feet and 10 feet bgs. The soil samples were submitted for analysis for TPHg, TPHo and TPHd ranges using EPA Method 8015M as well as Volatile Organic Compounds (VOCs) using EPA Method 8260B.
3. **REC #03** – Six (6) soil samples were collected and analyzed as follows: two (2) soil samples were collected from SB5 at 2 feet and 5 feet bgs. The soil sample collected at 2 feet bgs was submitted for analysis for CA Title 22 metals using EPA Method 6010 and the soil sample collected at 5 feet bgs was submitted for analysis for TPHo using EPA Method 8620B and VOCs using EPA Method 8260B. One (1) soil sample was collected from each boring (SB6, SB7 and SB9) at 5 feet bgs and the soil samples were submitted for analysis for TPHo using EPA Method 8620B and VOCs using EPA Method 8260B. One (1) soil sample was collected from SB8 at 7 feet bgs and the soil sample was submitted for analysis for CA Title 22 metals using EPA Method 6010, TPHo using EPA Method 8620B and VOCs using EPA Method 8260B.
4. **REC #04** – Four (4) soil samples were collected from each soil boring (SB10, SB11, SB12 and SB13) at 5 feet bgs and the soil samples were submitted for analysis for TPHo using EPA Method 8620B and VOCs using EPA Method 8260B.
5. **REC #05** – Two (2) soil samples were collected from SB14 at 5 feet and 9 feet bgs and the soil samples were submitted for analysis for TPHo using EPA Method 8015M.
6. **REC #06** – Eight (8) soil gas samples (SV1, SV2, SV3, SV4, SV5, SV6, SV7 and SV8) were advanced to a depth of 5 feet bgs and the soil gas samples were collected at 5 bgs. The soil gas samples were submitted for analysis for VOCs using EPA Method 8260B.

The analytical laboratory reports are provided in Exhibit A and Exhibit B for reference purposes, and the sampling plan is shown in Figure 2.

5.0 SUBSURFACE SOIL AND SOIL GAS INVESTIGATION FINDINGS

5.1 Soil Sample Laboratory Results

Soil samples were submitted to a State-Certified analytical laboratory, accredited under the Environmental ELAP for analysis. The soil results are summarized in Table 1 through Table 7 below. Complete soil laboratory analytical reports are provided in Exhibit A for reference.

Table 1: Soil Sample Analytical Results
UST Tank Area (REC #01)

Sample ID	TPH Gasoline Range (mg/kg)	TPH Oil Range (mg/kg)	TPH Diesel Range (mg/kg)
SB1-10	32.0	NA	NA
SB1-12.5	ND	NA	NA
SB2-10	9.2	26.0	14.0
SB2-15	ND	ND	ND
SB3-10	380	280	190
SB3-14	ND	ND	ND
RL	1.0	1.0	1.0

Note:
ND – Not Detected Above Laboratory Reporting Limits; RL – Laboratory Reporting Limit;
NA – Not Analyzed for this constituent; TPH – Total Petroleum Hydrocarbons

Table 2: Soil Sample Analytical Results
UST Tank Area (REC #01)

Sample ID	Benzene (ug/kg)	Toluene (ug/kg)	Ethylbenzene (ug/kg)	Toluene (ug/kg)	Isopropylbenzene (ug/kg)	n-Propylbenzene (ug/kg)	Other VOCs (ug/kg)
SB1-10	ND	ND	ND	ND	NA	NA	ND
SB1-12.5	ND	ND	ND	ND	NA	NA	ND
SB2-10	ND	ND	ND	ND	54.0	1,100	ND
SB2-15	ND	ND	ND	ND	ND	ND	ND
SB3-10	ND	ND	25.0	ND	2,000	7,800	ND
SB3-14	ND	ND	ND	ND	ND	ND	ND
RL	5.0	5.0	5.0	5.0	5.0	500	5.0

Note:
ND – Not Detected Above Laboratory Reporting Limits;
RL – Laboratory Reporting Limit

Table 3: Soil Sample Analytical Results
Waste Oil Drum Storage Area (REC #02)

Sample ID	TPH Gasoline Range (mg/kg)	TPH Oil Range (mg/kg)	TPH Diesel Range (mg/kg)	VOCs (ug/kg)
SB4-5	ND	ND	ND	ND
SB4-10	ND	ND	ND	ND
RL	1.0	1.0	1.0	5.0

Note:
ND – Not Detected Above Laboratory Reporting Limits; RL – Laboratory reporting Limit;
TPH – Total Petroleum Hydrocarbons; VOCs – Volatile Organic Compounds

Table 4: Soil Sample Analytical Results
3-Stage Clarifier (REC #03)

Sample ID	TPH Oil Range (mg/kg)	VOCs (ug/kg)	Metal Compounds CAM Metals (mg/kg)
SB5-2	NA	NA	Within acceptable ranges. See Table 7
SB5-5	ND	ND	NA
SB6-5	ND	ND	NA
SB7-5	ND	ND	NA
SB8-7	ND	ND	Within acceptable ranges. See Table 7
SB9-5	ND	ND	NA
RL	1.0	1.0	1.0

Note:
ND – Not Detected Above Laboratory Reporting Limits; RL – Laboratory reporting Limit;
NA – Not Analyzed for this constituent; TPH – Total Petroleum Hydrocarbons;
VOCs – Volatile Organic Compounds

Table 5: Soil Sample Analytical Results
Spray Booth and General Automotive Repair and Body Work Areas (REC #04)

Sample ID	TPH Oil Range (mg/kg)	VOCs (ug/kg)
SB10-5	ND	ND
SB11-5	ND	ND
SB12-5	ND	ND
SB13-5	ND	ND
RL	1.0	1.0

Table 6: Soil Sample Analytical Results
Former Hydraulic Lift Area (REC #05)

Sample ID	TPH Hydraulic Oil Range (mg/kg)
SB14-5	ND
SB14-9	4,400
RL	1.0

Note:
ND – Not Detected Above Laboratory Reporting Limits; RL – Laboratory reporting Limit;
TPH – Total Petroleum Hydrocarbons; VOCs – Volatile Organic Compounds

Table 7: Soil Metal Sample Analytical Results for CA Title 22 CAM Metals mg/kg

Sample ID	Arsenic	Barium	Chromium	Cobalt	Copper	Lead	Nickel	Vanadium	Zinc
SB5-2	ND	97.2	16.8	11.8	22.5	2.28	30.9	52.6	54.4
SB8-7	3.16	273	15.6	28.2	38.6	4.85	46.7	37.4	69.0
RL	1.0	0.5	0.25	0.25	0.5	0.5	0.25	0.25	1.0
Residential Tier 1 ESLs	0.067	15,000	100,000	23.0	3,100	80	820	390	23,000
Commercial Tier 1 ESLs	0.310	220,000	100,000	350	47,000	320	11,000	5,800	350,000
DTSC Background	12.0								

Note:
ND – Not detected above laboratory reporting limits;
RL – Laboratory reporting Limit;
DTSC Background – Arsenic Adjusted Background Concentration of 12 mg/kg was based on statistical study of sites throughout Southern California as reported by CalEPA DTSC. This arsenic concentration is used as a screening level for anthropogenic and naturally occurring levels of arsenic in soil in Southern California.

5.2 Soil Gas Sample Laboratory Results

Soil gas samples were submitted to a State-Certified analytical laboratory, accredited under the Environmental ELAP for analysis. The soil gas results are summarized in Table 8 below. Complete soil gas laboratory analytical reports are provided in Exhibit B for reference.

Table 5: Soil Sample Analytical Results
Vapor Intrusion Assessment at Subject Site (ug/L)

Sample ID	Boring Location	PCE (ug/L)	TCE (ug/L)	Benzene (ug/L)	Ethylbenzene (ug/L)	Toluene (ug/L)	Xylenes (ug/L)	Other VOCs (ug/L)
SV1-5	Vicinity of hydraulic lifts	ND	ND	ND	ND	ND	ND	ND
SV2-5	Central automotive work area	ND	ND	ND	ND	ND	ND	ND
SV3-5	Southern automotive work area	ND	ND	ND	ND	ND	ND	ND
SV4-5	Central automotive work area	ND	ND	ND	ND	ND	ND	ND
SV5-5	Vicinity of the spray booth area	ND	ND	ND	ND	ND	ND	ND
SV6-5	Southern automotive work area	ND	ND	ND	ND	ND	ND	ND
SV7-5	West portion of body work area	ND	ND	ND	ND	ND	ND	ND
SV8-5	East portion of body work area	ND	ND	ND	ND	ND	ND	ND
RL		**0.05**	**0.05**	**0.05**	**0.05**	**0.05**	**0.05**	**0.50**
Commercial / Industrial Soil Gas Screening Level (Tier 1 ESLs)		**2.1**	**3.0**	**0.42**	**4.9**	**1,300**	**440**	**--**
Residential Soil Gas Screening Level (Tier 1 ESLs)		**0.24**	**0.24**	**0.048**	**0.56**	**160**	**52.0**	**--**

ND – Not detected above laboratory Reporting Limits; NA – Not analyzed for this constituent
RL – Laboratory reporting Limit

6.0 SUBSURFACE SOIL AND SOIL GAS INVESTIGATION RESULTS

6.1 Summary of Soil Sample Results and Conclusions

ENCON submitted twenty (20) soil samples to a California State certified laboratory, Eurofins CalScience, for analyses using proper sampling and chain-of-custody procedures. Selected samples were analyzed for total petroleum hydrocarbon in the gasoline range (TPHg), waste oil range (TPHo) and diesel range (TPHd) using EPA Method 8015M, organic and chlorinated solvent VOCs, fuel additives and by-products using EPA Method 8260B and metals using EPA Method 6010/7000, in order to address the RECs identified at the Subject Site.

Based on the soil data analytical results, the following conclusions are provided:

1) The soil data in the vicinity of the two (2) parts washing and paint mixing stations were found to be below detection limits for all volatile organic compounds (VOCs) automotive solvent based chemicals and waste oils. In addition, VOC automotive painting chlorinated, and hydrocarbon solvents were not detected in any of the painting areas or body work area inside the building,

2) All the CAM Metals were found to be below detection limits or within acceptable ranges normally found in Southern California associated with the 3-stage clarifier wastewater treatment unit and the discharge piping to the POTW,

3) Petroleum hydrocarbons in the waste oil ranges (TPHo) in the automotive repair and wastewater activities were found to be below detection limits in the body work shop and painting operations, and the wastewater treatment clarifier activities inside the building as well as waste drum storage located outside the building,

4) Petroleum hydrocarbons in the waste oil ranges (TPHo) were detected in the vicinity of the 1,100-gallon UST waste oil storage tank located outside the building in two (2) of the 10-foot soil samples, SB2 and SB3, at concentrations at 26.0 mg/kg and 280.0 mg/kg respectively, although not detected in the 5 feet bgs samples. These concentrations are below maximum soil screening levels (MSLs) and regulatory action levels of >1,000 mg/kg (Los Angeles Region 4 RWQCB, May 1996 published MSLs) and suggest that these releases were most likely de minimis from accidental spills and leaks from the use of the waste oil storage tank and not a significant release from a waste oil storage tank.

   In addition, the chlorinated and hydrocarbon VOCs waste chemical constituents were found to be below detection limits or at trace levels in the vicinity of the waste oil tank. Since the TPHo petroleum hydrocarbon and VOC concentration were below detection limits at 14 ft-bgs, the TPHo release appears to be limited to the tank area and does not pose a significant threat to groundwater at approximately 32 ft-bgs, or the environment.

5) Petroleum hydrocarbons in the diesel fuel ranges (TPHd) were detected in the vicinity of the 1,100-gallon UST waste oil storage tank located outside the building in two (2) of the soil samples, SB2 and SB3 at 10 feet bgs, at concentrations at 14.0 mg/kg and 190.0 mg/kg respectively, although not detected in the 5 feet bgs samples. These concentrations are below maximum soil screening levels (MSLs) and regulatory action levels of 1,000 mg/kg (Los Angeles Region 4 RWQCB, May 1996 published MSLs) and suggest that these releases were most likely de minimis from accidental spills and leaks from the use of the waste oil storage tank and not from a significant release from the waste oil storage tank.

   In addition, the hydrocarbon VOCs waste chemical constituents were found to be below detection limits or at trace levels in the vicinity of the waste oil tank. Since the TPHd petroleum hydrocarbon and VOC concentration were below detection limits at 14 ft-bgs, the past TPHd releases appear to be limited to the tank area and do not pose a significant threat to groundwater at approximately 32 ft-bgs or the environment.

6) Elevated petroleum hydrocarbons in the gasoline ranges (TPHg) were detected in the vicinity of the 1,100-gallon UST gasoline and waste oil storage tanks located outside the building in three (3) of the 10 foot soil samples, SB1, SB2 and SB3, at concentrations of 32.0 mg/kg, 9.2 mg/kg and 380 mg/kg, respectively, although not detected in the 5 feet bgs samples. Only one of three soil samples were above the published maximum soil screening level for TPHg of 100 mg/kg (Los Angeles Region 4 RWQCB, May 1996 published MSLs, Table 4-1). These TPHg soil data and concentrations suggest that this release was most likely a result of minor incidences from accidental spills and leaks during the former use of the gasoline filling and/or dispensing operations and not a significant release from the fuel storage tank.

   In addition, the aromatic hydrocarbon (BTEX) and fuel additive constituents were all found to be below detection limits or at trace levels in the vicinity of the gasoline tank. Since the TPHg and VOC concentrations were below detection limits at 14 feet bgs, the TPHg petroleum hydrocarbon release appears to be limited to the tank area to a vertical depth of approximately 14 feet bgs and does not appear to pose a significant threat to groundwater at approximately 32 feet bgs or the environment.

   These 1,100-gallon UST gasoline tank and 1,100-gallon waste oil storage tank operations were terminated in 1973 by the former Metropolitan Chevrolet Dealership tenant and not reportedly used by any subsequent auto service tenants to the present time. The State regulation states that UST tanks that are not in use within a twelve (12) month period and properly permitted by the City of Los Angeles must be permitted for closure and properly removed in accordance with State UST Tank Closure Guidelines under the State CUPA, Los Angeles City Fire Inspector.

The presence of these abandoned UST tanks is an environmental compliance matter and must be removed under the direction of the Los Angeles City Fire Department in the very near future. Also, the presence of petroleum hydrocarbon affected soils detected beneath the tanks, however, is a contingent environmental liability that may pose a potential environmental risk to obtaining a tank closure NFA status by the State CUPA. Therefore, the UST tanks should be removed prior to the Subject Site acquisition and prior to the real estate transaction being completed.

7) Elevated petroleum hydrocarbon in the waste hydraulic oil ranges (TPHo) was detected in the vicinity of the former hydraulic lifts located inside the building auto service bays in soil sample, SB14 at 9 feet bgs at a concentration of 4,400 mg/kg although not detected in the 5 feet bgs sample. This TPHo concentration is below maximum soil screening levels (MSLs) and regulatory action levels of 10,000 mg/kg (Los Angeles Region 4 RWQCB, May 1996 published MSLs) however, significantly elevated to indicate the presence of a potential major source of hydraulic fluid, located in the vicinity of several former hydraulic lifts inside the building. At this time waste oil source does not pose a significant threat to groundwater at 32 ft-bgs or the public since it is located beneath the concrete foundation cap between 5 ft-bgs and approximately 14 ft-bgs.

   This source of hydraulic waste oil located in the vicinity of the former hydraulic lifts, however, is a contingent environmental liability that may pose a potential risk to groundwater and construction workers if disturbed during future redevelopment construction activities. Therefore, the hydraulic waste oil source should be delineated to define the vertical and lateral extent and the source removed during the redevelopment of the Subject Property.

6.2 Summary of Soil Gas Sample Results and Conclusions

ENCON submitted eight (8) soil gas samples to a California State certified laboratory, C&E Laboratories, for analyses using proper sampling and chain-of-custody procedures. The soil gas samples were analyzed for automotive aromatic hydrocarbons and chlorinated solvent compounds (VOCs) using EPA Method 8260B, to evaluate the potential for vapor intrusion into the building structure area (REC #06). All the soil gas sample data obtained from the Subject Site were found to be below detection limits for all volatile organic compounds, VOCs, that include all automotive chlorinated and hydrocarbon solvent chemicals of concern used in automotive repair, auto body work and painting, and waste oil and unspecified waste solvent management operations. Therefore, the past and current automotive repair operations and site environmental conditions do not pose a vapor intrusion environmental threat to the Subject Property or a risk to the workers or public currently.

7.0 RECOMMENDATIONS

The Phase II ESA subsurface investigation has revealed no significant evidence of adverse petroleum hydrocarbons or automotive solvent chemically affected soil, or soil gas, in connection with the Subject Site which would prevent or limit the use of the Subject Site for the current commercial automotive service and body work use. The Phase II ESA testing selectively investigated the automotive repair and body work shop, parts washing, waste treatment, paint spraying, and waste oil storage portions of the Subject Site. The soil and soil gas data, and present site conditions suggest that the previous and current automotive service and body work operations have not adversely affected the environmental conditions of the Subject Site. The present site conditions do not pose a significant threat to groundwater beneath the site, or adversely affect the workers or the public health risk in a commercial setting.

The Subject Site is currently a low environmental risk site at this time with two environmental conditions of concern to be noted for this pending real estate transaction:

1) The presence of the two (2) abandoned 1,100-gallon UST tanks is a current environmental compliance matter and must be removed under the direction of the Los Angeles City Fire Department in the very near future. Also, the presence of petroleum hydrocarbon affected soils detected beneath the tanks, although at slightly elevated concentrations, is a contingent environmental liability that may pose a potential environmental risk to obtaining a clean tank closure NFA status by the State CUPA immediately. Therefore, the UST tanks should be removed prior to the Subject Site acquisition and prior to the real estate transaction being completed.

2) The presence of a source of hydraulic waste oil located in the vicinity of the former hydraulic lifts between 5 feet bgs and approximately 14 feet bgs is a contingent environmental liability that may pose a potential risk to groundwater and construction workers if disturbed during future redevelopment construction activities. Therefore, the hydraulic waste oil source should be delineated to define the vertical and lateral extent and the source removed during the redevelopment of the Subject Site.

Therefore, it is the professional opinion of ENCON Technologies, Inc. that no further investigations are necessary currently, and the Subject Site is suitable for the current automotive body work commercial use. If, however, the Subject Site is redeveloped, or the use is changed to residential or other highly sensitive uses, further subsurface investigations may be necessary.

8.0 REPORT PREPARATION AND LIMITATIONS

This Phase II ESA Report was prepared for RYDA Ventures, LLC, Project Client and Potential Buyer, as it pertains to the property located at 3209-3227 Sunset Boulevard in Los Angeles, California (Subject Site). The conclusions presented in this report were based upon the Phase I Environmental Site Assessment (ESA) and Phase II Environmental Site Assessment – Subsurface Soil and Soil Gas Investigation performed by ENCON Technologies, Inc. in accordance with the ASTM E1527-13 site environmental assessment.

The consultant makes no guarantees as to the accuracy or completeness of information obtained from others. It is possible that information exists beyond the scope of this investigation. Additional information which was not available to Consultant at the time of writing the Report may result in a modification of the conclusions and recommendations presented.

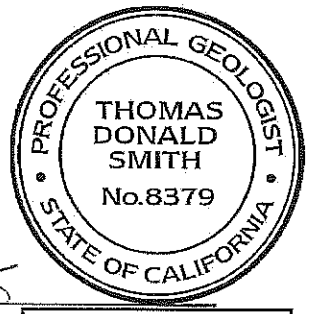
The Services performed by the Consultant have been conducted in a manner consistent with the level of care ordinarily exercised by members of our profession currently practicing under similar conditions. This report is not a legal opinion but may under certain circumstances be prepared at the direction of counsel, may be in anticipation of litigation, and may be classified as an attorney client communication or as an attorney-work product.

The findings in this report are based on field observations and analytical data provided by an independent laboratory. Interpretations of the subsurface conditions at the site were made from these observations and data as well as limited number of data points from soil borings. Subsurface conditions may vary from these data points.

If there are any questions regarding soil sample collection or soil analysis, please contact Joseph Scatoloni, Project Manager at (562) 777-2200.

Respectfully submitted by,

ENCON Technologies, Inc.



G. Joseph Scatoloni, ENCON Principal
Senior Remedial Engineer & Project Manager

Thomas D. Smith,
California Professional Geologist, # 8379

Expires June 30, 2020

ATTACHMENT 7

Additional Maps of the Project Site

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Figure 1 - DTSC EnviroStor Map

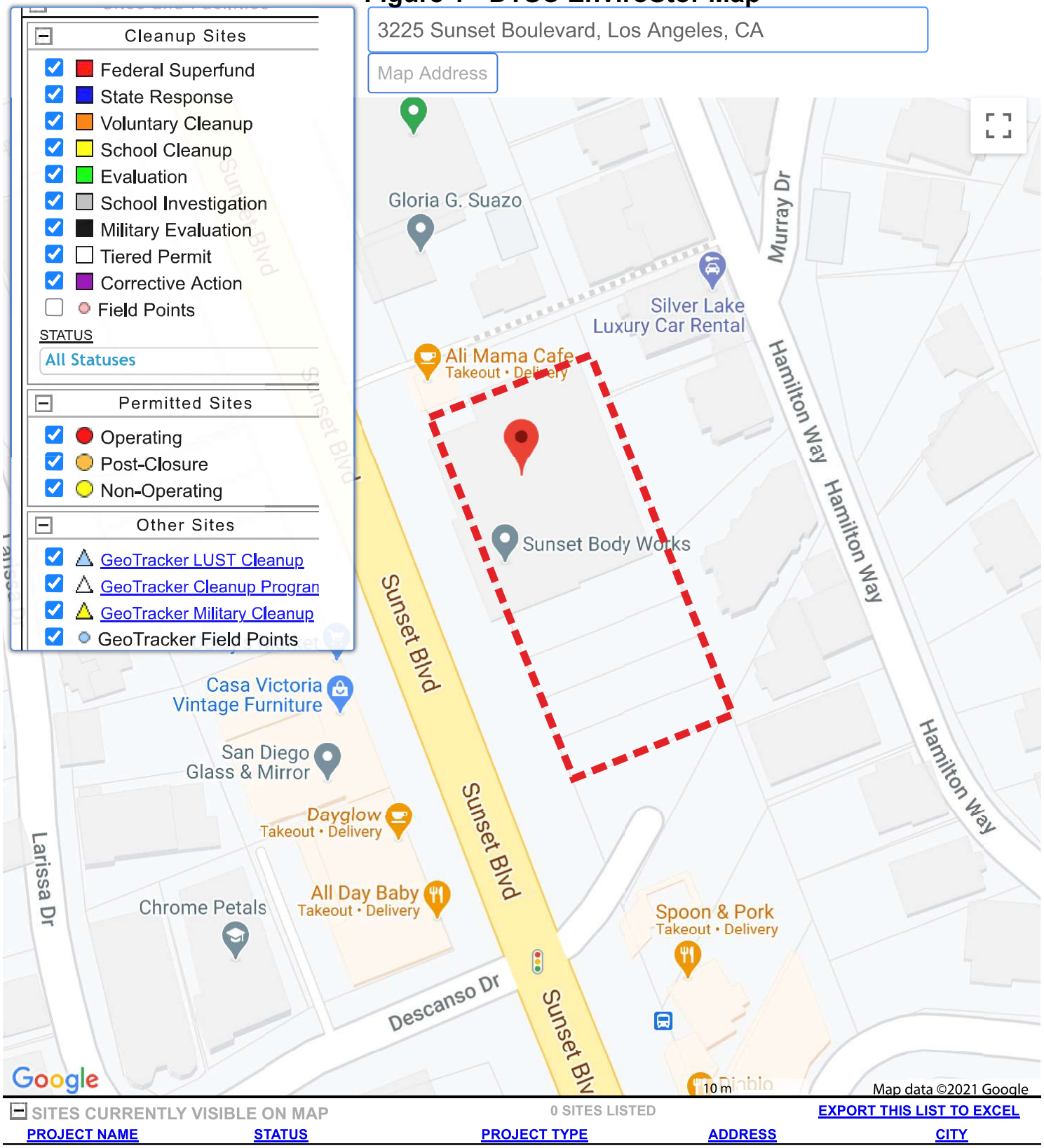


Figure 2 - Sewer Information Map

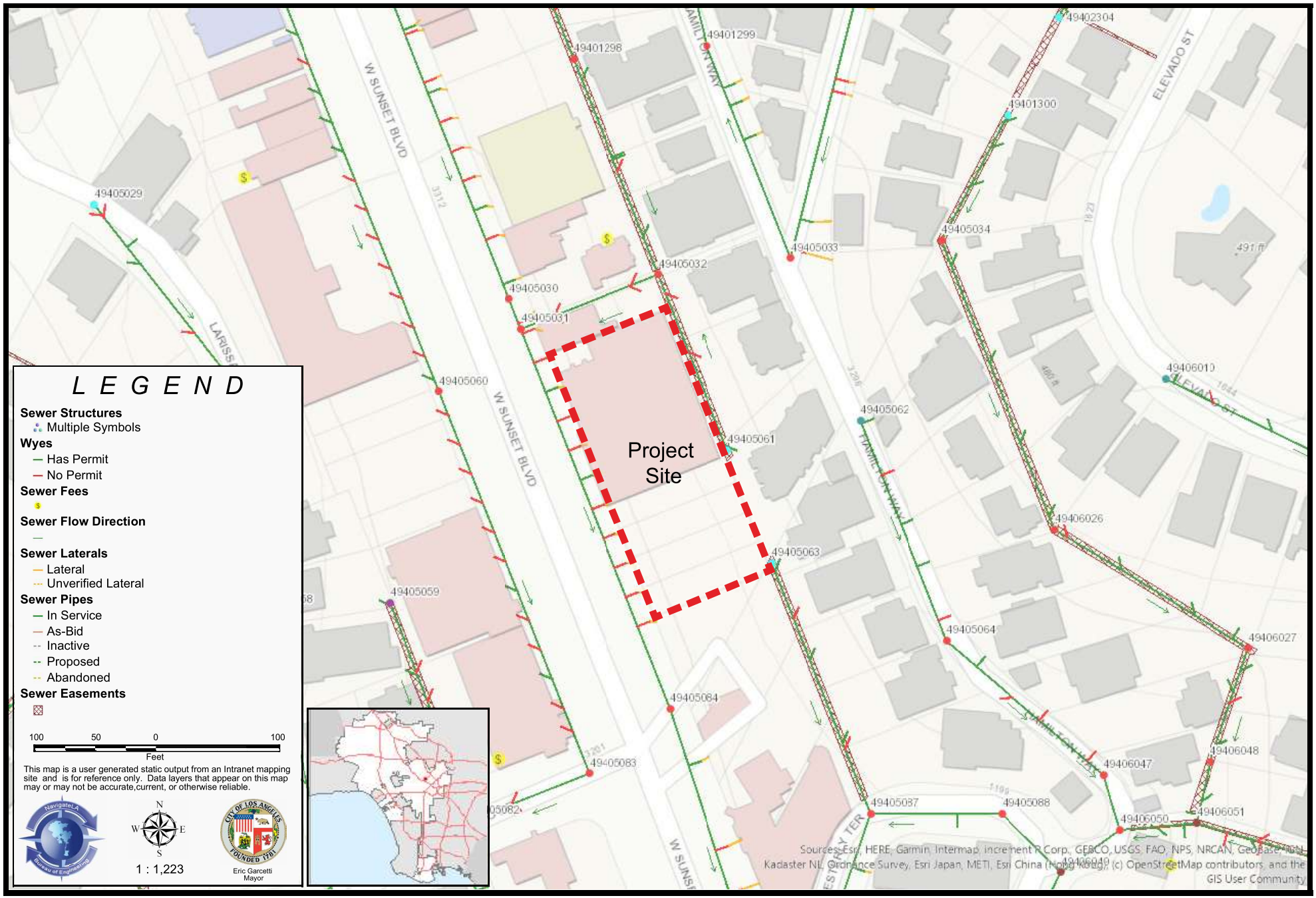
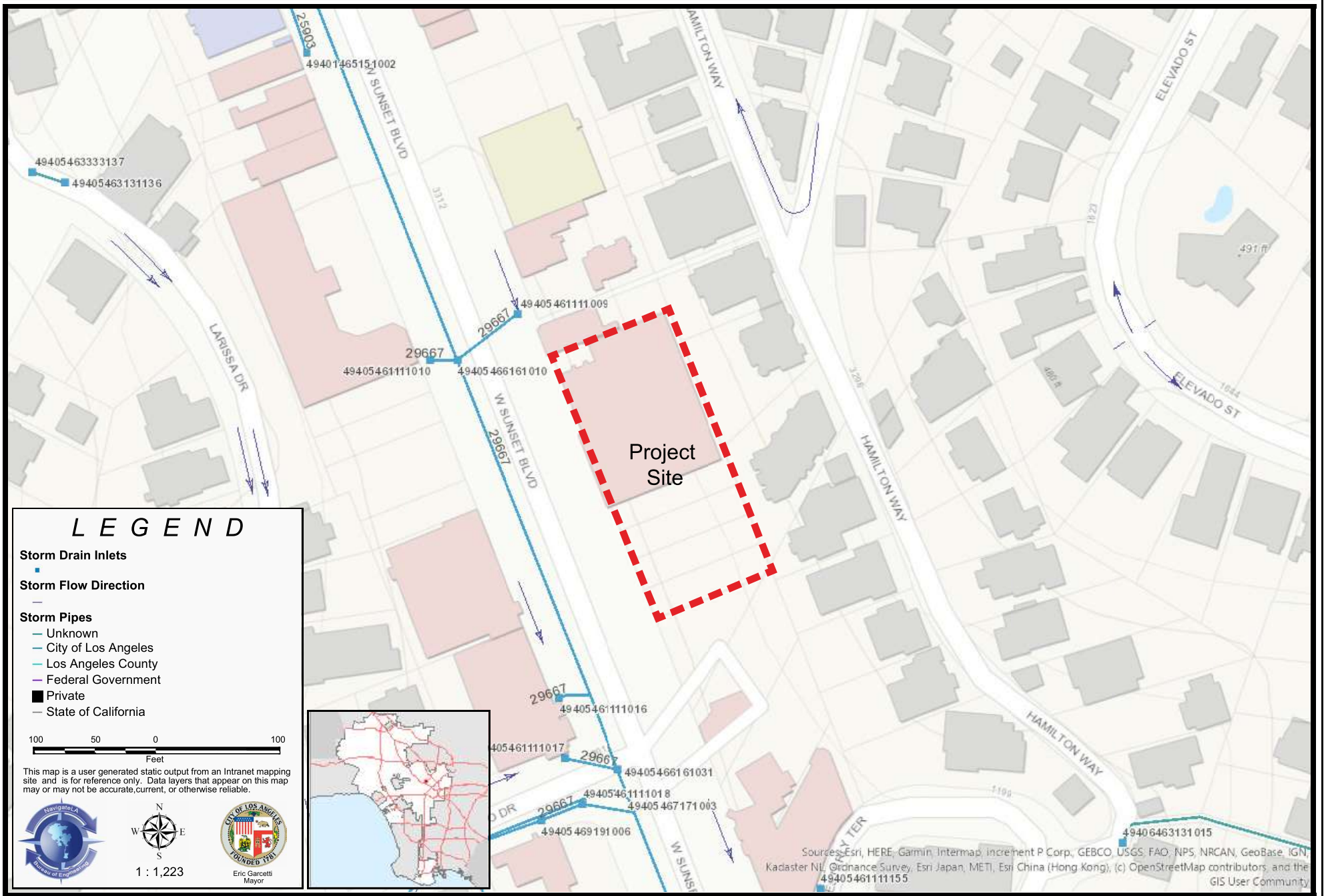
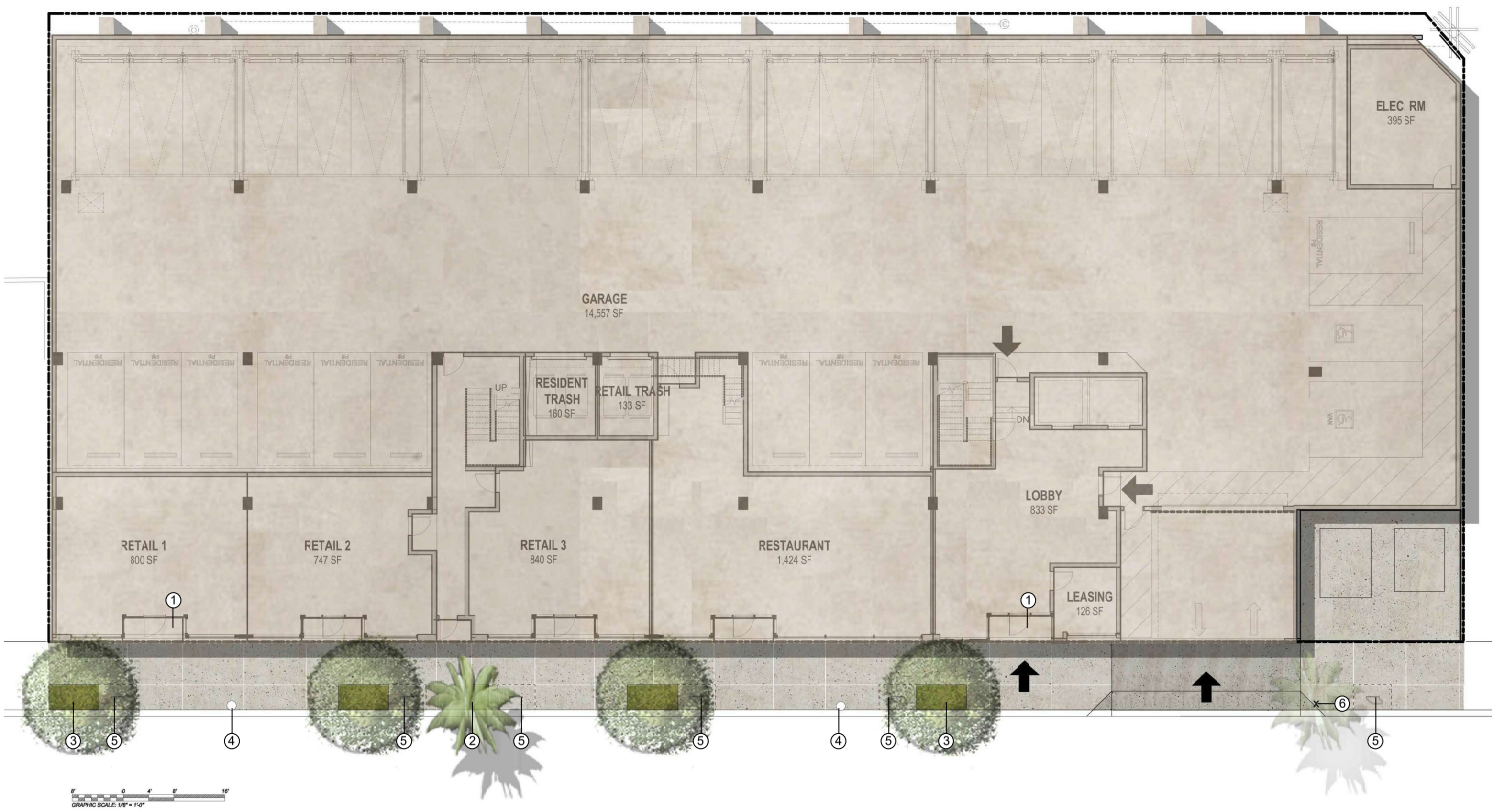


Figure 3 - Stormwater Information Map



Attachment B

Landscape Plans



PROPOSED PLANT PALETTE: LEVEL 1

BOTANICAL NAME	COMMON NAME
STREET TREES (36" BOX): OR AS APPROVED BY STREET TREE DIVISION	
CERCIS OCCIDENTALIS	WESTERN REDBUD
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
QUERCUS AGRIFOLIA	COAST LIVE OAK
PARKWAY / TREE-WELL PLANTING (SOD):	
AGROSTIS PALLENS	NATIVE BENT GRASS
PHYLA NODIFLORA	KURAPIA

TREES REQUIRED: 21 (82 UNITS)

TREES PROVIDED ON SITE: 23
- GROUND LEVEL: 4 (36" BOX NATIVE STREET TREES)
- LEVEL 2: 3 (36" BOX) + 3 (24" BOX)
- LEVEL 6: 1 (36" BOX) + 12 (24" BOX)

OPEN SPACE

COMMON OUTDOOR OPEN SPACE PROVIDED: 3,930 SF
25% OF OUTDOOR OPEN SPACE-REQUIRED LANDSCAPE: 983 SF
LANDSCAPE PROVIDED: 1,065 SF
- LEVEL 2: 360 SF
- LEVEL 6: 705 SF

NOTE:
-ALL LANDSCAPED AREAS TO BE IRRIGATED BY AUTOMATIC WATERING SYSTEM.
-NO SIGNIFICANT TREES ON SITE.

NOTE:
SEE ARCHITECTURAL SHEETS FOR:
-PROJECT SUMMARY FOR OPEN SPACE CALCULATIONS.
-COLORED BUILDING RENDERINGS

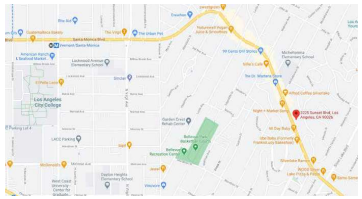






1. ACCENT PAVING PATTERN AT STORE FRONTS
2. EXISTING STREET TREE PALM TO REMAIN
3. (4) FOUR NEW NATIVE STREET TREES. EXACT LOCATIONS AND SPECIES TO BE APPROVED BY LA CITY STREET TREE DIVISION. MIN. 24" BOX. PLACED OUTSIDE OF VIEW OF RETAIL SIGNAGE
4. EXISTING POWER POLES TO REMAIN
5. SHORT-TERM BICYCLE PARKING. LOCATION TO BE COORDINATED WITH CIVIL ENGINEERING.
6. EXISTING PALM TREE TO BE REMOVED

VICINITY MAP



LEGAL DESCRIPTION:
PARCEL 1:
LOTS 2 THROUGH 10 INCLUSIVE OF TRACT NO. 5036, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGES 12 TO 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APNS:
5426-005-002 , 5426-005-003
5426-005-004, AND 5426-005-005

OWNERSHIP:
RYDA VENTURES
1525 S Broadway Way
Los Angeles, CA 90015

ARCHITECTURAL CONSULTANTS:
MVE + PARTNERS
888 S. Figueroa Street, Suite 21
Los Angeles, CA 90017
213.805.7600

LANDSCAPE CONSULTANTS:
GAUDET DESIGN GROUP
322 Tejon Place
Palos Verdes Estates, CA 90274
310.828.4908

LICENSED LANDSCAPE ARCHITECT
CLIFF JOHN GAUDET
Lic. No. 3976
Signature
Date: November 30, 2021
Renewal: 02-17-2023
STATE OF CALIFORNIA

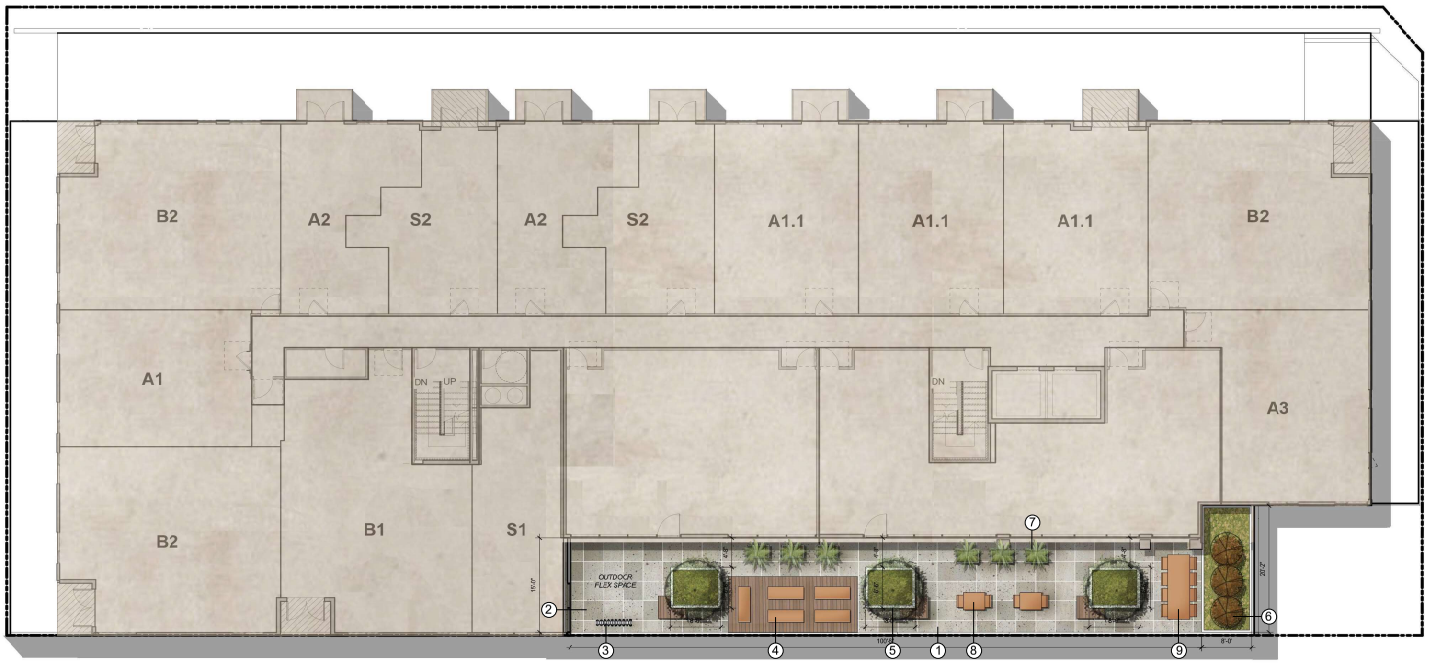
Gaudet Design Group
Landscape Architecture

SCALE: 1/8" = 1'-0"

3225 SUNSET BOULEVARD
Los Angeles, CA
Entitlement: Level 1 Landscape Plan

FEBRUARY 11TH, 2021

NORTH



PROPOSED PLANT PALETTE: LEVEL 2

BOTANICAL NAME	COMMON NAME
SPECIMEN TREES (36" BOX):	
LAGERSTROEMIA INDICA	CRAPE MYRTLE
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	COMPACT MAGNOLIA
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE TREE
SMALL TREES / PALMS (24" BOX):	
AGONIS FLEXUOSA 'BURGUNDY'	BURGUNDY PEPPERMINT TREE
PITTOSPORUM 'MARJORIE CHAN.'	VARIEGATED KOHUHU
TECOMA 'ORANGE JUBILEE'	ORANGE JUBILEE TECOMA
CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
HOWEA FORSTERIANA	KENTIA PALM
SMALL HEDGE SCREENING (15 GALLON):	
BUXUS MICROPHYLLA	JAPANESE BOXWOOD
OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE DWARF OLIVE
PITTOSPORUM 'MARJORIE CHAN.'	VARIEGATED KOHUHU
SHRUB PLANTING (15 GALLON):	
COPROSMA KIRKII 'VARIEGATA'	COPROSMA KIRKII 'VARIEGATA'
PHILODENDRON SELLOUM	TREE PHILODENDRON
PHILODENDRON 'XANADU'	WINTERBORN PHILODENDRON
RHAPHIOLEPIS UMBELLATA MINOR	DWARF YEDDO HAWTHORN
GRASSES / GRASSY SHRUBS (5 GALLON):	
ANIGOZANTHOS 'HARMONY'	KANGAROO PAW
CLIVIA MINIATA	ORANGE CLIVIA
CRASSULA FALCATA	AIRPLANE PLANT
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
SANSEVIERIA SPECIES	SANSEVIERIA
VINE PLANTING (5 GALLON):	
LOTUS BERTHELOTII	PARROT'S BEAK
PELARGONIUM PELTATUM	HOT PINK IVY GERANIUM
UNDERPLANTING (5 GALLON):	
HUECHERA ELEGANS	URN FLOWERED ALLUMROOT



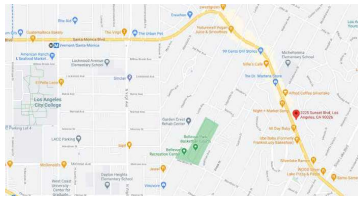






1. TWO-TONE FLOATING PEDESTAL PAVERS
2. OPEN OUTDOOR FREE-WEIGHTS AND STRETCHING AREA
3. OUTDOOR FREE-WEIGHT RACK
4. FLUSH DECKING. YOGA OR FLEX DECK
5. (3) 36" BOX SPECIMEN TREES IN 42" HIGH PLANTERS WITH WOOD BENCH SEATING
6. (3) 24" BOX SMALL TREES IN RAISED PLANTER
7. LARGE PLANTERS WITH ACCENT PLANTING
8. TWO-TOP TABLES AND CHAIRS
9. OUTDOOR MEETING TABLE

VICINITY MAP



LEGAL DESCRIPTION:
PARCEL 1:
LOTS 2 THROUGH 10 INCLUSIVE OF TRACT NO. 5036, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGES 12 TO 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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5426-005-002 , 5426-005-003
5426-005-004, AND 5426-005-005

OWNERSHIP:
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ARCHITECTURAL CONSULTANTS:
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LANDSCAPE CONSULTANTS:
GAUDET DESIGN GROUP
322 Tejon Place
Palos Verdes Estates, CA 90274
310.828.4908

LICENSED LANDSCAPE ARCHITECT
CLARK JOHN GAUDET
Lic. No. 3970
Signature
November 30, 2021
Renewal Date
02-11-2023
STATE OF CALIFORNIA

Gaudet Design Group
Landscape Architecture

SCALE: 1/8" = 1'-0"

3225 SUNSET BOULEVARD
Los Angeles, CA
Entitlement: Level 2 Landscape Plan

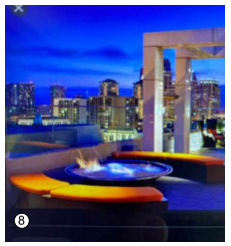
FEBRUARY 11TH, 2021

NORTH

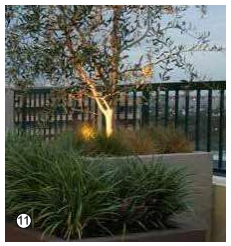


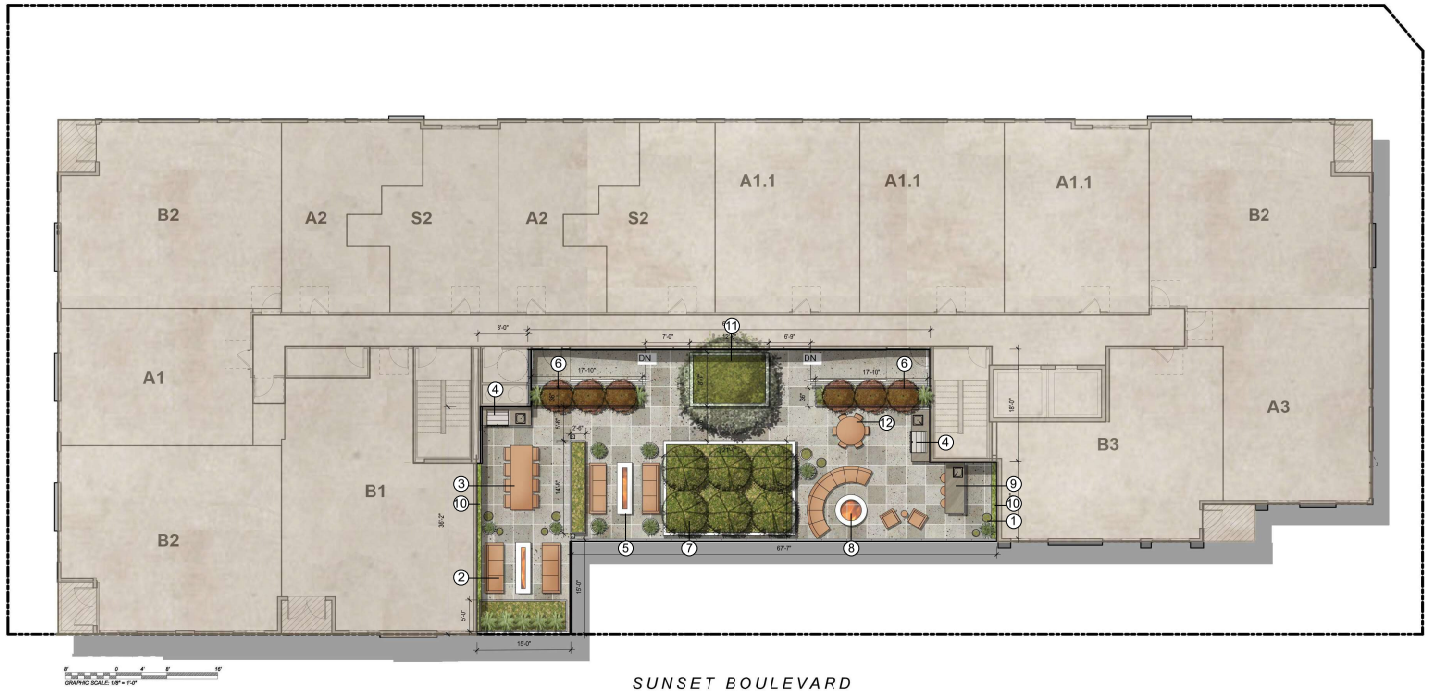










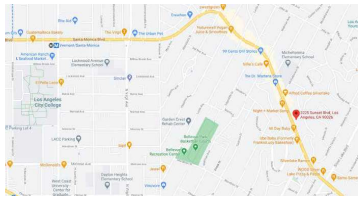


PROPOSED PLANT PALETTE: LEVEL 6

BOTANICAL NAME	COMMON NAME
SPECIMEN TREES (24" / 36" BOX):	
LAGERSTROEMIA INDICA	CRAPE MYRTLE
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	COMPACT MAGNOLIA
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE TREE
SMALL TREES / PALMS (24" BOX):	
AGONIS FLEXUOSA 'BURGUNDY'	BURGUNDY PEPPERMINT TREE
PITTOSPORUM 'MARJORIE CHAN.'	VARIEGATED KOHUHU
TECOMA 'ORANGE JUBILEE'	ORANGE JUBILEE TECOMA
CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
HOWEA FORSTERIANA	KENTIA PALM
SMALL HEDGE SCREENING (15 GALLON):	
BUXUS MICROPHYLLA	JAPANESE BOXWOOD
OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE DWARF OLIVE
PODOCARPUS ELONG. 'MONMAL'	ICEE BLUE YELLOW-WOOD
SHRUB PLANTING (15 GALLON):	
COPROSMA KIRKII 'VARIEGATA'	COPROSMA KIRKII 'VARIEGATA'
PHILODENDRON SELLOUM	TREE PHILODENDRON
PHILODENDRON XANADU	WINTERBORN PHILODENDRON
RHAPHIOLEPIS UMBELLATA MINOR	DWARF YEDDO HAWTHORN
GRASSES / GRASSY SHRUBS (5 GALLON):	
ANIGOZANTHOS 'HARMONY'	KANGAROO PAW
CLIVIA MINIATA	ORANGE CLIVIA
CRASSULA FALCATA	AIRPLANE PLANT
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
SANSEVIERIA SPECIES	SANSEVIERIA
VINE PLANTING (5 GALLON):	
LOTUS BERTHELOTII	PARROT'S BEAK
PELARGONIUM PELTATUM	HOT PINK IVY GERANIUM
UNDERPLANTING (5 GALLON):	
HUECHERA ELEGANS	URN FLOWERED ALLUMROOT

① TWO-TONE FLOATING PEDESTAL PAVERS
② COVERED FIRE PIT LOUNGE SEATING
③ COVERED DINING AREA
④ OUTDOOR BARBEQUE
⑤ FIRE PIT LOUNGE SEATING
⑥ (6) 24" BOX SMALL TREES IN RAISED PLANTERS
⑦ (6) 24" BOX MID-SIZED TREE "GROVE"
⑧ CIRCULAR FIRE LOUNGE SEATING
⑨ BAR SEATING
⑩ LIVING WALL
⑪ (1) LARGE 36" BOX SPECIMEN TREE PLANTER
⑫ LARGE OUTDOOR DINING TABLE

VICINITY MAP



LEGAL DESCRIPTION:
PARCEL 1:
LOTS 2 THROUGH 10 INCLUSIVE OF TRACT NO. 5036, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGES 12 TO 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APNS:
5426-005-002 , 5426-005-003
5426-005-004, AND 5426-005-005

OWNERSHIP:
RYDA VENTURES
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310.828.4908

LICENSED LANDSCAPE ARCHITECT
CLARK JOHN GAUDET
Lic. No. 3976
Signature
November 30, 2021
Renewal Date
02-11-2021
STATE OF CALIFORNIA

GDG Gaudet Design Group
Landscape Architecture

SCALE: 1/8" = 1'-0"

3225 SUNSET BOULEVARD
Los Angeles, CA
Entitlement: Level 6 Landscape Plan

FEBRUARY 11TH, 2021

NORTH

Exhibit B

Environmental Consultant Response

September 1, 2022

The Honorable City Council
City of Los Angeles
City Hall, Room 395
Los Angeles, California 90012

RE: Responses to the Appeals to the 3225 W. Sunset Blvd. Project Case No.: CPC-2021-2035-DB-CU-CUB-SPR-HCA, ENV-2021-2036-CE

Dear Honorable Members:

On behalf of the Project Applicant (Sunset Twins-HH, LLC), Parker Environmental Consultants prepared the supporting environmental analysis for the 3225 W. Sunset Blvd. Project ("The Project") Class 32 Categorical Exemption (report dated January 2022) pursuant to the criteria set forth in Section 15332 (Class 32 Infill Development Projects) under the California Environmental Quality Act (CEQA) (P.R.C. 21000-21189.2), and the State CEQA Guidelines (C.C.R. Title 14, Division 6, Chapter 3, 15000-15387). On March 29, 2022 the Los Angeles City Planning Commission determined that the Project is categorically exempt from CEQA and found there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.[1]

Two appeals to the Project have been filed challenging the City's CEQA determination. Appeal No. 1, was filed by Nicole Antoine on behalf of the Responsible Urban Development Initiative, and Appeal No. 2 was filed by Mr. David Richardson. Both of these appeal letters challenge the City's determination that the Project is categorically exempt from CEQA, specifically citing the adequacy of the CE's cumulative impact analysis. As the environmental consultant on record, Parker Environmental Consultants has reviewed the Appellants' justification letters and provide the following responses regarding the adequacy of the CE's cumulative impacts analysis.

The format of our responses includes a summarized restatement of the Appellant's claims, followed by a detailed response to the issues raised. The other non-CEQA issues that pertain to the entitlement requests and entitlement findings are not CEQA issues and are thus not addressed within this response.

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[1] *Los Angeles City Planning Commission, Corrected Letter of Determination for Case No. CPC-2021-2035-DB-CU-CUB-SPR-HCA, ENV-2021-2036-CE, Project Site: 3209 - 3227 West Sunset Boulevard, dated March 29, 2022.*

APPEAL LETTER No. 1

Nicole Antoine
Responsible Urban Development Initiative
February 28, 2022

COMMENT 1.1

Summary: The project description does not reflect applicant "RYDA's" piecemeal development of three similar projects within a two-block corridor of Sunset Blvd.

RESPONSE 1.1

The commenter asserts that four projects located at 3004-3016 Sunset Boulevard, 3301-3327 Sunset Boulevard, 3210-3218 Sunset Boulevard, and the Proposed Project (3209-3227 Sunset Boulevard) comprise one large project under CEQA. This claim is misleading and incorrect. Each of the projects identified above are individual development projects proposed by separate legal entities and are not dependent upon each other. Each of the projects identified by the Appellant are located on separate properties under separate ownership, are subject to separate entitlement approvals, and are bound by conditions of approval that are individual to each application on a project-by-project basis.[2] Additionally, none of these projects share a common property line and all are geographically separated by either Sunset Boulevard and/or other developed properties between them. The projects are not interconnected to serve as a single project. Neither does the Proposed Project nor the two fully entitled projects legally compel or practically presume completion of another action. They are each independent, stand-alone developments and would not serve as part of a larger, singular project, now or in the future. Additionally, the Project identified for 3210-3218 Sunset Boulevard Project is speculative and there is no project currently proposed at that location.[3] As such, the prospect of future development at this site is speculative and cannot be counted among the related projects with regard to addressing cumulative impacts under CEQA.

The commenter's citation of prior CEQA case law determinations bear no relation in fact to the Project. To the contrary, the analysis in the Categorical Exemption provides substantial evidence that the Proposed Project meets the criteria for a Class 32 Categorical Exemption, as set forth in CEQA Statute and Guidelines Section 15332, and is therefore exempt from the requirements for the preparation of environmental documents and further CEQA review. The Proposed Project inherently would not result

[2] *Ibid.*
[3] *City of Los Angeles, Department of City Planning, Zoning and Information Map Access System, http://zimas.lacity.org/. Accessed May 2022.*

in a significant environmental impact on any baseline conditions or future environmental conditions, as Class 32 Categorical Exemptions are found not to have a significant impact on the environment.[4]

Additionally, the Appellant fails to acknowledge that the Categorical Exemption prepared for the Proposed Project addresses the potential cumulative effects of the Proposed Project in conjunction with the identified related projects (except for the one that is not a project) in the Project vicinity. The development at 3304-3016 Sunset Boulevard is identified as Related Project No. 4. The development at 3301-3327 Sunset Boulevard is identified as Related Project No. 3. See Table 20, Related Projects on page 89 of the CE Analysis). The 3210-3218 Sunset Boulevard "project" is only speculation by the Appellant. As such, it cannot be counted among the related projects and cannot be effectively analyzed for potential significant impacts in conjunction with the Proposed Project. CEQA does not require an analysis of speculative related projects.

The cumulative analysis provided in the Categorical Exemption concluded that the Proposed Project and related projects would not result in a significant cumulative effect on the environment pursuant to CEQA Statute and Guidelines Sections 15300, 15300.2, and 15332. It was concluded that the Proposed Project, in conjunction with the related projects, would not have significant cumulative impacts on traffic, noise, air quality, or utilities (water, wastewater, solid waste, electricity, and natural gas), nor would there be significant cumulative impacts to public services (fire protection, police protection, schools, parks, and other public facilities), scenic highways, hazardous waste sites, or historic resources. The assertions made by the Appellants that cumulative impacts were not addressed are false and do not rise to the level of substantial evidence supporting the finding that a significant cumulative impact would occur if the Project is approved.

COMMENT 1.2

In a January 3, 2022 letter submitted to the case file, Silver Lake resident David Richardson offered his observations regarding traffic and other specific adverse impacts related to the 3209 Sunset project, both individually and cumulatively, based upon personal knowledge as a 17-year homeowner on Hamilton Way.

RESPONSE 1.2

Regarding cumulative traffic impacts, Section 3(C) Exceptions to Categorical Exemptions in the Categorical Exemption already explains that, in accordance with the City's Traffic Assessment Guidelines, projects that are consistent with the Southern California Association of Government's (SCAG) Regional Transportation Plan / Sustainable Communities Strategy (RTP/SCS) in terms of development location, density, and intensity, are part of the regional solution for meeting air pollution

[4] *See 2022 CEQA Statute and Guidelines, Sections 15000 and 15300.2.*

and GHG goals and would have a less than significant impact on VMT. As the Proposed Project's housing and population growth would be consistent with the 2020-2045 RTP/SCS regional growth projections, the Proposed Project would not create a cumulatively considerable VMT impact on the environment, and cumulative transportation impacts would remain less than significant.

COMMENT 1.6

Summary: The Project is required to complete an Environmental Impact Report because there is a fair argument that the Project may have a significant environmental impact.

RESPONSE TO COMMENT 1.6

The commenter's assumption that the "fair argument" standard applies is incorrect. The Proposed Project falls under the definition of a Class 32 Infill Development Project and is categorically exempt from CEQA. As such, the burden of proof shifts to the challenging party to produce evidence showing that one of the exceptions applies to take the Project out of the exempt category. (San Francisco Beautiful v. City and County of San Francisco (2014) 226 Cal.App.4th 1012, 1022-23.)

CEQA Guidelines section 15300.2, subdivision (c), provides: "Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances." The Supreme Court clarified the meaning of the language, the relative burdens and the applicable standards of review in Berkeley Hillside Preservation v. City of Berkeley (2015) 60 Cal.4th 1086 (Berkeley Hillside). "As to projects that meet the requirements of a categorical exemption, a party challenging the exemption has the burden of producing evidence supporting an exception." (Id. at p. 1105.)

Here, the Appellant has not met its burden, as there is no evidence in the record to conclude that there will be a cumulative adverse impact caused by the proposed Project and other projects in this area. A list of past, current, or future projects, even if found to be accurate, by itself does not represent substantial evidence of any type of cumulative impact. Speculation that significant cumulative impacts will occur simply because other projects may be approved in the same area is insufficient to trigger this exception and is not evidence that the proposed Project will have adverse impacts or that the impacts are cumulatively considerable (Hines v. California Coastal Comm'n (2010) 186 Cal.App.4th 830, 857). The Appellant also fails to provide any evidence as to why a 1-mile radius constitutes the "same place". The Appellant has not submitted any substantial evidence that validates their assertions that the cumulative impact exception applies.

Other than a vague claim that the area is in a "high pedestrian and car traffic area", the Appellant does not state which cumulative effects are actually at issue. For example, automobile delay, as described

solely by level of service or similar measures of vehicular capacity or traffic congestion, cannot constitute a significant environmental impact for purposes of CEQA. (Public Resources Code § 21099.)