EXHIBIT B

ENVIRONMENTAL DOCUMENTS

ENV-2022-1049-SCEA

Attachments

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

Sustainable Communities Environmental Assessment

Found Residences Project

Case Number: ENV-2022-1049-SCEA
CPC-2022-1048-DB-HCA

Project Location: 6422 W. Selma Avenue, 1540-1552 N. Wilcox Avenue Los Angeles, 90028

Community Plan Area: Hollywood

Council District: 13 – Hugo Soto-Martinez

Project Description: The Found Residences Project (the "Project") encompasses a Project area of approximately 15,022 square feet (0.35 acre), inclusive of the area to be incorporated following the requested lot line adjustment (the "Project Site"). 6422 Selma Owner, LLC (the "Applicant") proposes the demolition of the existing one-story storage building and the retention and refurbishment of portions of the existing one-story historic commercial building on the Project Site to develop a 15-story building with 45 4-bedroom residential units. The Project would encompass a total floor area of up to 67,599 square feet resulting in a Floor Area Ratio (FAR) of 4.5:1 and would have a maximum building height of 180 feet and five inches (180'-5"). In total, the Project would provide 6,456 square feet of common open space which includes two ground floor courtyards, and three common-space terraces (on floors 13 and 14, and the roof), The Project also includes 10 common-space living-rooms with balconies (on floors 3-12), and private balconies (on floors 3-14). The Project would provide up to 36 parking spaces, with vehicle access provided via a two-way driveway on Selma Avenue. In addition, the Project would provide 44 bicycle spaces including five short term spaces, and 39 long term spaces located within an enclosed bicycle storage area on the ground level.

PREPARED FOR:

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March 2023

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I. INTRODUCTION

A. PURPOSE OF A SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT

The purpose of this Sustainable Communities Environmental Assessment (SCEA) is to evaluate the environmental effects of the proposed Found Residences Project (Proposed Project; Project) in accordance with the California Environmental Quality Act (CEQA). In addition, the SCEA evaluates the Project's consistency with the Southern California Association of Government's (SCAG's) Connect SoCal 2020-2045 Regional Transportation Plan / Sustainable Communities Strategy (RTP/SCS) adopted in September 2020, and incorporates the feasible mitigation measures, performance standards, and/or criteria from the Connect SoCal RTP/SCS Environmental Impact Report (EIR) into the Proposed Project.

The SCEA form of CEQA documentation was established by SB 375 to provide streamlined environmental review for certain "Transit Priority Projects." SB 375 (Public Resources Code [PRC] § 21155(b)) defines Transit Priority Projects (TPPs) as projects that shall:

(1) contain at least 50 percent residential use, based on total building square footage and, if the project contains between 26 percent and 50 percent nonresidential uses, a floor area ratio of not less than 0.75;

(2) provide a minimum net density of at least 20 dwelling units per acre; and

(3) be within one-half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan. A major transit stop is as defined in § 21064.3, except that, for purposes of this section, it also includes major transit stops that are included in the applicable regional transportation plan. For purposes of this section, a high-quality transit corridor means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours. A project shall be considered to be within one-half mile of a major transit stop or high-quality transit corridor if all parcels within the project have no more than 25 percent of their area farther than one-half mile from the stop or corridor and if not more than 10 percent of the residential units or 100 units, whichever is less, in the project are farther than one-half mile from the stop or corridor.

See **Chapter III, SCEA Assessment Eligibility,** for a discussion of the Project's consistency with the criteria listed above.

The intent of the CEQA streamlining provisions is not to undercut or circumvent CEQA requirements, but rather to reduce documentation and redundancy and to provide an incentive for TPPs that are consistent with a larger effort to reduce greenhouse gas (GHG) emissions by integrating transportation and land use planning.

A SCEA is comparable to an Initial Study / Mitigated Negative Declaration since the lead agency must find that all potentially significant impacts of a project have been identified, adequately analyzed, and mitigated to a level of insignificance. However, unlike a negative declaration, the SCEA need not consider the cumulative effects of the project that have been adequately addressed and mitigated in prior EIRs, in this case the SCAG Connect SoCal RTP/SCS EIR. Also, growth-inducing impacts are not required to be referenced, described, or addressed and project specific or cumulative impacts from cars and light duty truck trips on global warming or the regional transportation network need not be referenced, described or discussed. The SCEA will also incorporate applicable and feasible mitigation measures from the SCAG Connect SoCal RTP/SCS EIR.

B. PROJECT SUMMARY

The Applicant, 6422 Selma Owner, LLC, proposes the development of the Found Residences Project (Proposed Project) on an approximately 15,022 square foot (0.35 acre) site (Project Site) located within the Hollywood Community Plan (Community Plan) Area in the City of Los Angeles (City). The Project Site is located at 6422 Selma Avenue, and portions of 1540-1552 N. Wilcox Avenue, Lots 2, 3, 4, and 5 of Tract No. 1754, Assessor Parcel Numbers (APN) 5546-013-002, and 5546-013-003. The portion of the site fronting Selma Avenue (APN 5546-013-003) is currently developed with a 1-story, approximately 6,500 square foot commercial building. The remainder of the site is currently developed with a 1-story, approximately 9,945 square foot storage building. The 3-story Gilbert Hotel building abuts the proposed new development to the west, fronting Wilcox Avenue, and although this building is a part of the subject property, the Proposed Project will be located on the adjacent portions of the property and will not affect this building, which will remain entirely in place. The Project Applicant is requesting a Lot Line Adjustment which would adjust the lot lines between Lots 2, 3, 4, and 5 of Tract No. 1754, Assessor Parcel Numbers (APN) 5546-013-002, and 5546-013-003, such that the commercial building fronting Selma and the storage building to be demolished will be on one lot, and the Gilbert will be the other lot(s), and

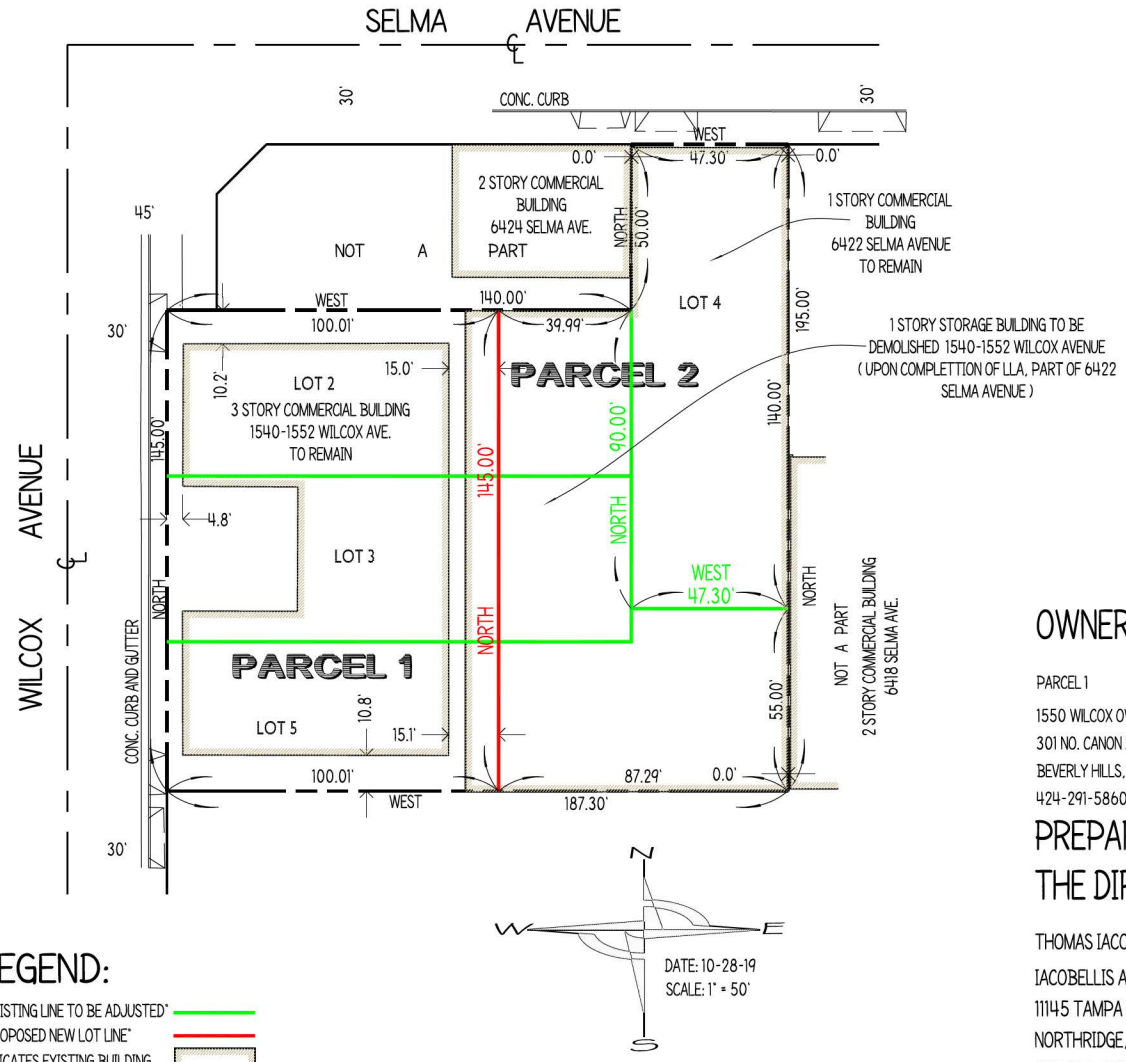
that the proposed new development will only be on the new Selma-fronting lot (6422 Selma, the Project Site). Please refer to **Figure I-1, Lot Line Adjustment Diagram**.

The Applicant proposes the redevelopment of the Project Site with a new 15-story multi-family residential building containing 45 residential units and up to 36 on-site parking spaces. The Proposed Project would rise to a maximum building height of approximately 180 feet and five inches (180'-5") and would include a total square footage of up to approximately 67,599 square feet, resulting in a Floor Area Ratio (FAR) of 4.5 to 1 (4.5:1). The Proposed Project would provide twelve residential levels above two levels of at- and above-grade stacked parking, ground-floor residential amenity space, a roof terrace, and a basement area containing a 50,000 gallon fire water storage tank, a fire pump room, and two elevator pits. A total of 15 percent of the proposed residential units (six units) would be designated as restricted affordable housing for Very Low Income Households.

Project parking would be provided on the lower two levels of the Project, accessed by one driveway along Selma Avenue. The parking may be provided through a stacking system, tall enough to accommodate three automobiles high. Therefore, although the parking area physically occupies the two lower levels of the Project, it is only accessible on the ground-floor level. The Project will also provide 39 long-term and five short-term residential bicycle parking spaces.

LOT LINE ADJUSTMENT NO. AA-2018-476-PMEX

"LOT LINE FOR THE PURPOSES OF MERGING"



LEGEND:

"EXISTING LINE TO BE ADJUSTED"

"PROPOSED NEW LOT LINE"

INDICATES EXISTING BUILDING

DATE: 10-28-19
SCALE: 1" = 50'

SURVEYOR'S NOTES:

1. ZONING: C4-2D
2. DISTRICT MAP NO. 148-5A187
3. AREAS:

EXISTING PARCEL 1: 22,901.50 SQ. FT. OR 0.5257 ACRES
EXISTING PARCEL 2: 6,622.00 SQ. FT. OR 0.1520 ACRES

EXISTING LOT 2: 7,000.00 SQ. FT. OR 0.1607 ACRES
EXISTING LOT 3: 7,000.00 SQ. FT. OR 0.1607 ACRES
EXISTING LOT 4: 6,622.00 SQ. FT. OR 0.1520 ACRES
EXISTING LOT 5: 8,901.50 SQ. FT.. OR 0.2044 ACRES

PROPOSED PARCEL 1: 14,501.32 SQ. FT. OR 0.3329 ACRES
PROPOSED PARCEL 2: 15,022.18 SQ. FT. OR 0.3449 ACRES

4. ADDRESS:

PARCEL 1: 1548-1552 WILCOX AVENUE
PARCEL 2: 6422 SELMA AVENUE

EXISTING LEGAL DESCRIPTION:

LOTS 2, 3, 4 AND 5 OF TRACT 1754, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE 101 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER:

PARCEL 1

1550 WILCOX OWNER, LLC
301 NO. CANON DRIVE, SUITE 305
BEVERLY HILLS, CA. 90210
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PARCEL 2

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PROFESSIONAL LAND SURVEYOR
MARK FOX
PLS 6892
EXP. 06-30-21
STATE OF CALIFORNIA

SOURCE: Iacobellis and Associates, 2019

FIGURE I-1

IMPACT SCIENCES

Lot Line Adjustment Diagram

C. STATUTORY BACKGROUND

The Sustainable Communities and Climate Protection Act of 2008 amended the CEQA regulations to add Chapter 4.2, Implementation of the Sustainable Communities Strategy (PRC § 21155), which provides a CEQA exemption for Sustainable Community Projects and streamlined CEQA analysis for TPPs.

One such streamlining provision is the SCEA, the provisions of which are specified primarily in PRC § 21155.2. Section 21155.2(a) states that if a TPP incorporates all feasible mitigation measures, performance standards, or criteria set forth in the prior applicable environmental impact reports and adopted findings made pursuant to PRC § 21081, then it shall be eligible for a SCEA. For a detailed analysis of the project's compliance with SCEA statutory requirements, see the "Sustainable Communities Environmental Assessment Eligibility" section of this document.

D. ORGANIZATION OF THE SCEA

This SCEA is organized into six sections as follows:

I. **Introduction.** This section provides introductory information summarizing the key elements of the Sustainable Communities and Climate Protection Act and information about the Project.

II. **Project Description.** This section contains a detailed project description, contact information, existing general plan land use and zoning information, description of surrounding land uses, project objectives, a summary of required approvals, and the cumulative development scenario.

III. **Sustainable Communities Environmental Assessment Eligibility.** This section analyzes the Proposed Project's consistency with the TPP Criteria, the project's consistency with SCAG's Connect SoCal RTP/SCS goals and policies and identifies applicable mitigation measures from previously prepared and certified EIRs, in this case the SCAG Connect SoCal RTP/SCS EIR.

IV. **Sustainable Communities Environmental Assessment – Initial Study Analysis.** This section contains the completed Initial Study Checklist (Checklist) showing the significance level under each environmental impact category. Each environmental issue identified in the Initial Study Checklist contains an assessment and discussion of impacts associated with each subject area. When the evaluation identifies potentially significant effects, as identified

in the Checklist, mitigation measures are provided to reduce such impacts to a less than significant level.

V. **List of Preparers.** This section provides a list of City personnel, other governmental agencies, and consultant team members that participated in the preparation of the SCEA.

VI. **Appendices.** Includes various documents, technical reports, and information used in the SCEA and can be found in the case file for the Proposed Project.

II. PROJECT DESCRIPTION

A. INTRODUCTION

The Applicant, 6422 Selma Owner, LLC, proposes the development of the Found Residences Project (Proposed Project) on an approximately 15,022 square foot (0.35 acre) site (Project Site) located within the Hollywood Community Plan (Community Plan) Area in the City of Los Angeles (City). The Project Site is located at 6422 Selma Avenue, and portions of 1540-1552 N. Wilcox Avenue, Lots 2, 3, 4, and 5 of Tract No. 1754, Assessor Parcel Numbers (APN) 5546-013-002 and 5546-013-003.

The Project Site is located in a predominately commercial area roughly bounded by Selma Avenue to the north, Sunset Boulevard to the south, Cahuenga Boulevard to the east, and Wilcox Avenue to the west. The portion of the site fronting Selma Avenue (APN 5546-013-003) is currently developed with a 1-story, approximately 6,500 square foot commercial building. The remainder of the site is currently developed with a 1-story, approximately 9,945 square foot storage building. The 3-story Gilbert Hotel building abuts the proposed new development to the west, fronting Wilcox Avenue, and although this building is a part of the subject property, the Proposed Project will be located on the adjacent portions of the property and will not affect this building, which will remain entirely in place. The Project Applicant is requesting a Lot Line Adjustment which would adjust the lot lines between Lots 2, 3, 4, and 5 of Tract No. 1754, Assessor Parcel Numbers (APN) 5546-013-002, and 5546-013-003, such that the commercial building fronting Selma and the storage building to be demolished will be on one lot, and the Gilbert will be the other lot(s), and that the proposed new development will only be on the new Selma-fronting lot (6422 Selma, the Project Site). Please refer to **Figure II-3, Lot Line Adjustment Diagram**.

The Applicant proposes the redevelopment of the Project Site, with a new, 15-story multi-family residential building containing 45 4-bedroom residential units and up to 36 on-site parking spaces. The Proposed Project would rise to a maximum building height of approximately 180 feet and five inches (180'-5"), and would include a total square footage of up to approximately 67,599 square feet, with a Floor Area Ratio (FAR) of 4.5 to 1 (4.5:1), providing twelve residential levels above two levels of at- and above-grade stacked parking, a roof terrace, and a basement area containing a 50,000 gallon fire water storage tank, a fire pump room, and two elevator pits. A total of 15 percent of the proposed residential units (six units) would be designated as restricted affordable

housing for Very Low Income Households.

Project parking would be provided on the lower two levels of the Project, accessed by one driveway entering from Selma Avenue, through the existing commercial building, retaining the building's façade and front third of the original structure. The parking may be provided through a stacking system, tall enough to accommodate three automobiles high. Therefore, although the parking area physically occupies the two lower levels of the Project, it is only accessible on the ground-floor level. The Project will also provide 39 long-term and five short-term residential bicycle parking spaces.

B. PROJECT LOCATION AND SURROUNDING USES

As shown in **Figure II-2, Project Site and Vicinity**, the Project Site is located in a highly urbanized location surrounded by a mix of land uses including commercial, multi-family residential, institutional, and office space, roughly bounded by Selma Avenue to the north, Sunset Boulevard to the south, Cahuenga Boulevard to the east, and Wilcox Avenue to the west. The Project Site is located approximately 0.82 miles west from Interstate Highway 101 (US 101); in the Project vicinity.

The Site is served by the 2 Metro Local Line that stops at the corner of Wilcox Avenue and Sunset Boulevard approximately 0.16 miles from the Project Site. Additionally, there are several major bus routes running along Hollywood Boulevard, Highland Avenue, and Vine Street. Nearby transit service includes the 212 Metro Local Line, 210 Metro Local Line, 217 Metro Local Line, 222 Metro Local Line, Beachwood Canyon DASH Bus, Hollywood Clockwise DASH, Hollywood Counterclockwise DASH, and the Hollywood/DASH. The Project site is approximately 0.33 miles from the Hollywood/Vine Station of the Metro B Line (formerly the Red Line).

C. SITE BACKGROUND AND EXISTING SITE CONDITIONS

The Project Site is currently developed with a one-story commercial building currently occupied by a small business, and a one-story storage building which is vacant. The buildings were constructed in 1909 and 1925, respectively. As further described in Section IV-5 Cultural Resources, the existing commercial building on the Project Site is eligible as a historical resource under CEQA, while the storage building on the Project Site is not. Refer to Section IV-5. Cultural Resources.

There is currently no existing landscaping on the Project Site.

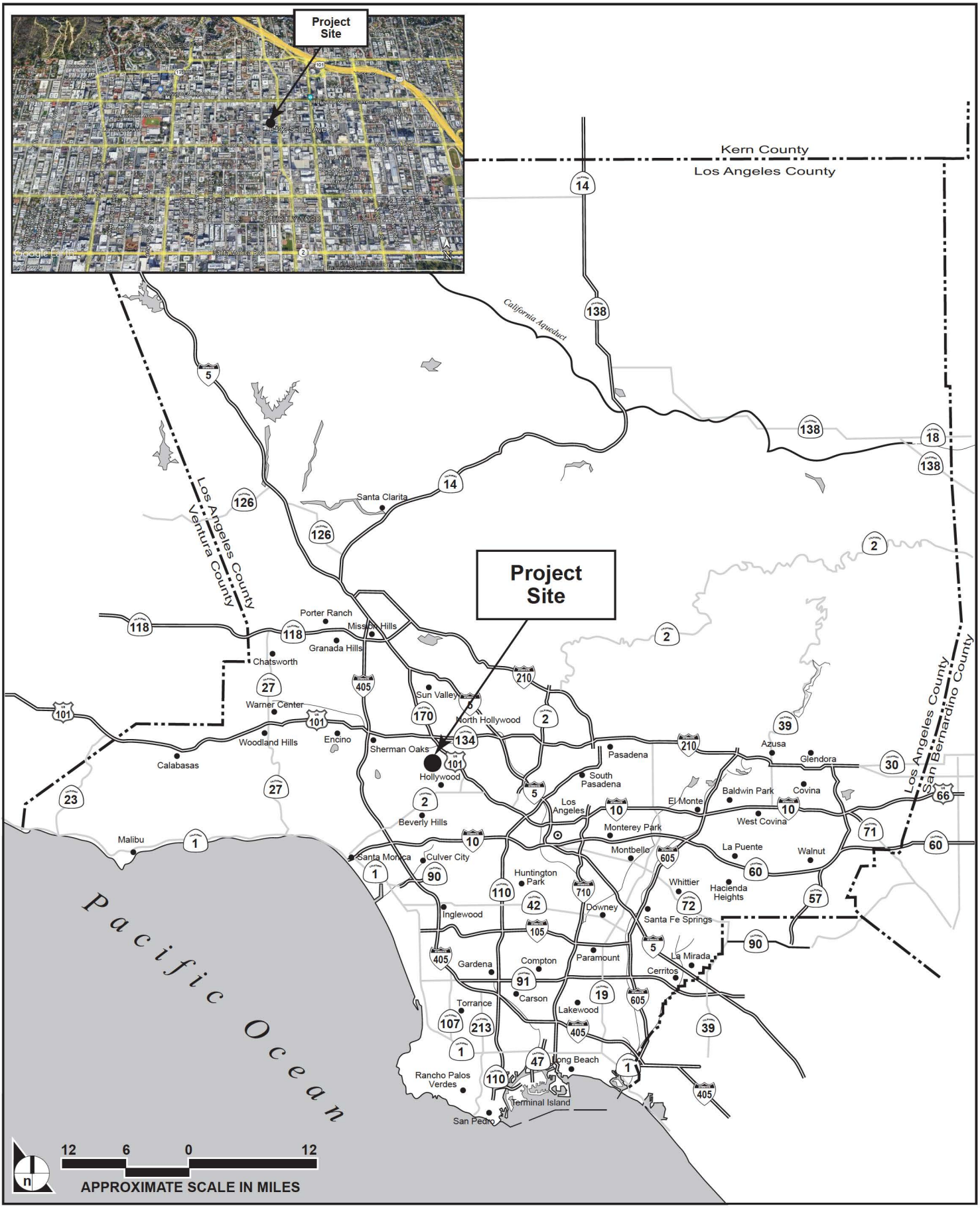
D. PLANNING AND ZONING

The Project Site is within the City of Los Angeles Hollywood Community Plan Area and is designated as a Transit Priority Area in the City of Los Angeles.[1] The Site's General Plan designation is Regional Center Commercial. The Property is currently zoned C4-2D. The C4 zoning designation allows multifamily development, and while the Project Site is located within Height District 2, which permits a maximum Floor Area Ratio (FAR) of 6:1, it is also subject to a D limitation which limits the FAR to 3:1. The base density permitted by the underlying zone is 400 square feet per dwelling unit.

Transit Priority Areas are identified under Zoning Information File No. 2452 as an area within one half mile of a major transit stop that is existing or planned.[2] The Project site is approximately 0.33 miles from the Hollywood/Vine Station of the Metro B Line (formerly the Red Line). Further, the Project site is served by the 2 Metro Local Line that stops at the corner of Wilcox Avenue and Sunset Boulevard approximately 0.16 miles from the Project Site. Additionally, there are several major bus routes running along Hollywood Boulevard, within approximately 0.16 miles of the Site, all of which have frequency of service intervals of 15-minutes or less during the morning and afternoon peak commute periods.

1 ZIMAS, LA City, Available online: http://zimas.lacity.org/, accessed March 3, 2020,

2 Section 21064.3 of the Public Resources Code (PRC) defines a "major transit stop" as a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. For purposes of Section 21099 of the PRC, a transit priority area also includes major transit stops in the City of Los Angeles (City) that are scheduled to be completed within the planning horizon of the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Community Strategy (RTP/SCS). City of Los Angeles Department of City Planning, ZI No. 2452, https://pdf4pro.com/view/city-of-los-angeles-department-of-city-planning-zoning-44bd27.html.



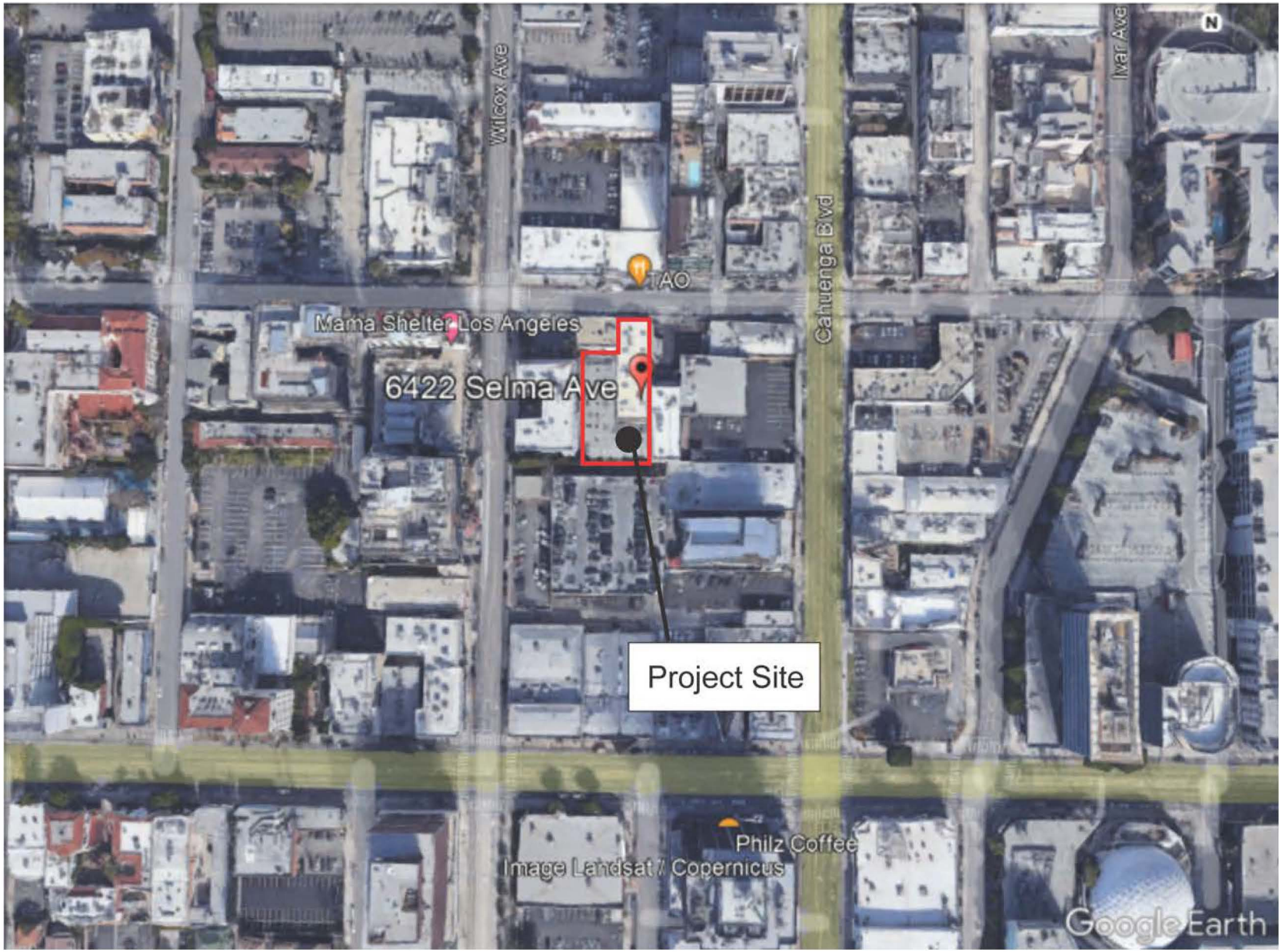
SOURCE: Impact Sciences, 2021

FIGURE **II-1**

IMPACT SCIENCES

Regional and Project Vicinity Map

1340.002•10/2021



SOURCE: Google Earth, 2020

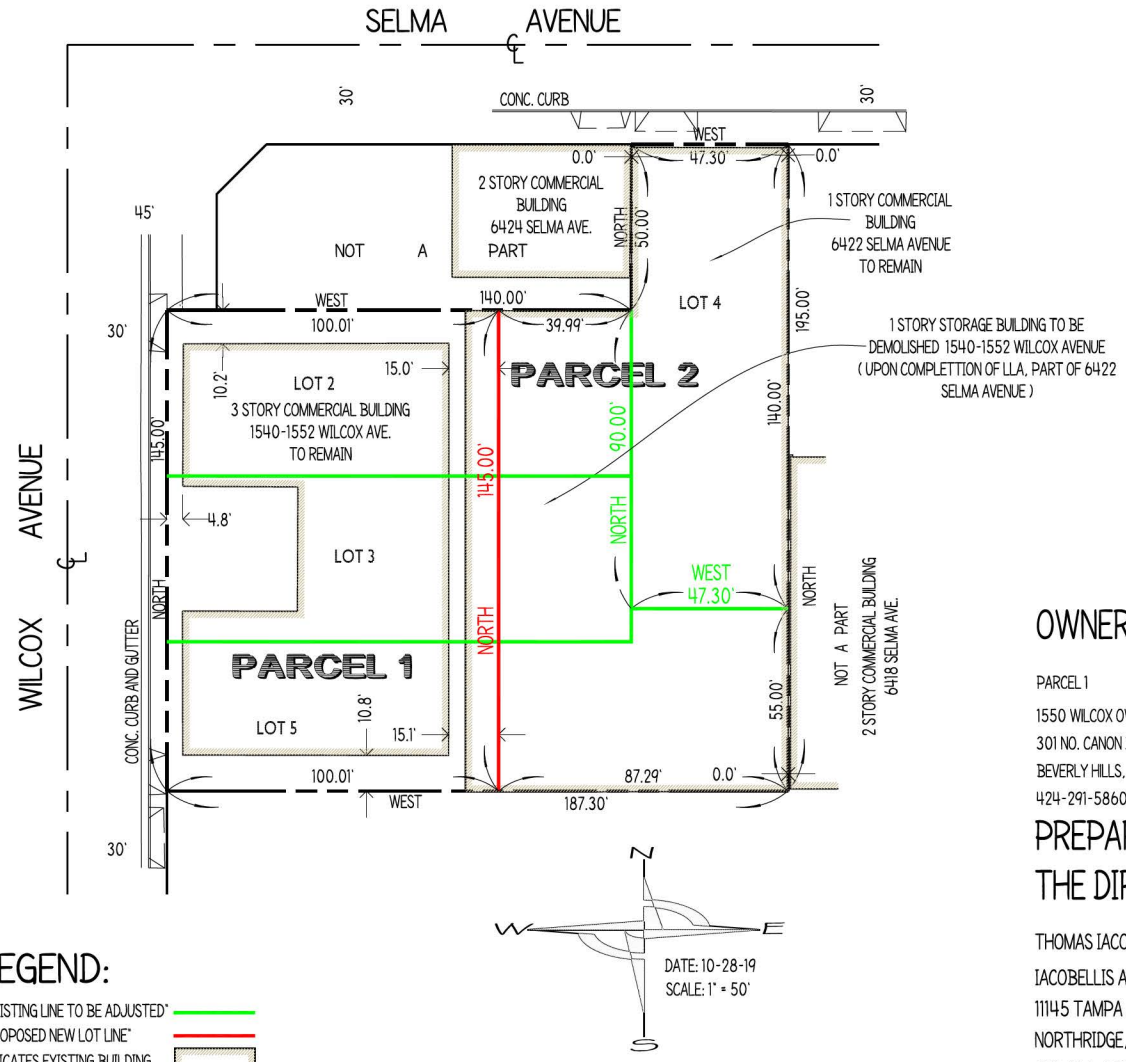
FIGURE **II-2**

IMPACT SCIENCES

Aerial View of the Project Site

LOT LINE ADJUSTMENT NO. AA-2018-476-PMEX

"LOT LINE FOR THE PURPOSES OF MERGING"



LEGEND:

"EXISTING LINE TO BE ADJUSTED"
"PROPOSED NEW LOT LINE"
INDICATES EXISTING BUILDING

SURVEYOR'S NOTES:

1. ZONING: C4-2D
2. DISTRICT MAP NO. 148-5A187
3. AREAS:
   - EXISTING PARCEL 1: 22,901.50 SQ. FT. OR 0.5257 ACRES
   - EXISTING PARCEL 2: 6,622.00 SQ. FT. OR 0.1520 ACRES
   - EXISTING LOT 2: 7,000.00 SQ. FT. OR 0.1607 ACRES
   - EXISTING LOT 3: 7,000.00 SQ. FT. OR 0.1607 ACRES
   - EXISTING LOT 4: 6,622.00 SQ. FT. OR 0.1520 ACRES
   - EXISTING LOT 5: 8,901.50 SQ. FT.. OR 0.2044 ACRES
   - PROPOSED PARCEL 1: 14,501.32 SQ. FT. OR 0.3329 ACRES
   - PROPOSED PARCEL 2: 15,022.18 SQ. FT. OR 0.3449 ACRES
4. ADDRESS:
   - PARCEL 1: 1548-1552 WILCOX AVENUE
   - PARCEL 2: 6422 SELMA AVENUE

EXISTING LEGAL DESCRIPTION:

LOTS 2, 3, 4 AND 5 OF TRACT 1754, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE 101 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER:

PARCEL 1
1550 WILCOX OWNER, LLC
301 NO. CANON DRIVE, SUITE 305
BEVERLY HILLS, CA. 90210
424-291-5860

PARCEL 2
6422 SELMA OWNER, LLC
301 NO. CANON DRIVE, SUITE 305
BEVERLY HILLS, CA. 90210
424-291-5860

PREPARED UNDER THE DIRECTION OF:

THOMAS IACOBELLIS, P.L.S. 4574
IACOBELLIS AND ASSOCIATES, INC.
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NORTHRIDGE, CA 91326
818-366-9222

PROFESSIONAL LAND SURVEYOR
MARK FOX
PLS 6892
EXP. 06-30-21
STATE OF CALIFORNIA

SOURCE: Iacobellis and Associates, 2019

FIGURE **II-3**

IMPACT SCIENCES

Lot Line Adjustment Diagram

E. PROJECT CHARACTERISTICS

The Project would demolish the existing one-story storage building, retain and refurbish the front third of the one-story commercial building fronting Selma Avenue, demolish the rest of the building, and construct a new 15-story multi-family residential building containing 45 4-bedroom residential units and up to 36 on-site parking spaces. The Proposed Project would rise to a maximum building height of approximately 180 feet and five inches (180'-5") and would include a total square footage of up to approximately 67,599 square feet with a Floor Area Ratio (FAR) of 4.5 to 1, providing twelve residential levels above two levels of at- and above-grade stacked parking, and ground-floor residential amenity space. A total of 15 percent of the proposed residential units (six units) would be designated as restricted affordable housing for Very Low Income Households.

Project parking would be provided on the lower two levels of the Project, accessed by one driveway entering from Selma Avenue, through the existing commercial building, retaining the building's façade and front third of the original structure. The parking may be provided through a stacking system, tall enough to accommodate three automobiles high. Therefore, although the parking area physically occupies the two lower levels of the Project, it is only accessible on the ground-floor level. The Project will also provide 39 long-term and five short-term residential bicycle parking spaces.

The proposed uses are summarized in **Table II-1, Project Summary**.

Table II-1
Project Summary

Total Lot Area[a]	15,022 SF
Total Permitted Floor Area (3:1 FAR without bonus)	45,066 SF
Total Permitted Floor Area (with density bonus)	67,599 SF
Total Proposed Maximum Floor Area	67,599 SF
Floor Area Ratio (FAR)	4.5 to 1
General Plan Designation	Regional Center Commercial
Zoning / Land Uses	C4-2D
Residential - Four-Bedroom	45 units total
Total Required LAMC Open Space	7,785 SF
Ground Floor (Rear Year & North Yard)	2,083 SF
Terraces @ 13th Floor	1,223 SF
Terraces @ 14th Floor	1,319 SF
Terrace @ 15th Floor (Roof Terrace)	1,831 SF

Total Provided LAMC Open Space	6,456 SF
Additional Open Space Not Counted Toward LAMC Open Space	
Private Balconies @ Typ. Floors = 170 SF x 10 (Level 3-12)	1,700 SF
Private Balconies @ Level 13	132 SF
Private Balconies @ Level 14	94 SF
Covered Roof Outdoor Area @ Level 14	65 SF
All the Interior Common Amenity = 294 SF x 10 (Levels 3-12)	2,940 SF
Total Open Space	11,387 SF
New Trees	10

Note:
a - Prior to Case No. AA-2019-476-PMEX, the total lot area of both the Selma and Wilcox Sites is 29,523 SF. Once the LLA is approved, the properties located at 6422 W. Selma Avenue will have a resultant lot area of 15,022 square feet and the properties located at 1540-1552 N. Wilcox Avenue will have a resultant lot area of 14,501 square feet.
Source: DLR Group, November 2022

Project Design, Open Space and Landscaping

The new building provides a variety of architectural materials and building planes, with special attention to maintaining the historic building façade at 6422 Selma Avenue, and interior wooden trusses. The building incorporates clean lines, articulated details, quality materials, and dignified presentation. The Proposed Project is modern in conceptual design, using alternate textures, colors, materials, and distinctive architectural treatments to add visual interest. Prior to the issuance of a building permit, the type or categories of all exterior glass and architectural features on the building façades and rooftops would be submitted for review to the Department of Building and Safety to ensure that highly reflective materials are not utilized. The proposed landscaping plan provides a mix of ground cover and trees to compliment the architecture. Plant material has been selected for temperature hardiness and low water use.

Open Space

Per Los Angeles Municipal Code (LAMC) 12.21 G, the Proposed Project is required to provide 175 square feet of useable open space for each dwelling unit with three or more habitable rooms for a total requirement of 7,785 square feet of total usable open space per LAMC. The Applicant proposes to construct 6,456 square feet of the proposed usable open space per LAMC as common open space areas. Specifically, the Proposed Project would provide approximately 2,083 square feet of ground floor open space, an approximately 1,223 square foot terrace on the 13th floor, an approximately 1,319 square foot terrace on the 14th floor, and an approximately 1,831 square foot 15th floor (rooftop) terrace. In addition, the Proposed Project would provide approximately 1,926 square feet of private balcony space, and 3,005 additional square feet of

common amenity space not counted towards the LAMC-required open space requirements. As such, the Proposed Project would provide approximately 11,387 square feet of total open space.

Access and Circulation

Automobile Parking

Pursuant to AB 2097, signed by the Governor on September 22, 2022, because of the Project's proximity to a Major Transit Stop, no parking is required for the Project. However, the Applicant will provide parking for residents on the lower two levels of the Project, accessed by one driveway along Selma Avenue, and the parking may be provided through a stacking system, tall enough to accommodate three automobiles high. Therefore, although the parking area physically occupies the two lower levels of the Project, it is only accessible on the ground-floor level. The Applicant will provide accessible parking spaces in conformance with the Americans with Disabilities Act (ADA) standards. Up to 30 percent the spaces provided will be equipped to be Electric Vehicle (EV) spaces and of those, 10 percent will be installed with Electric Vehicle Charging Stations (EVCS). The total number of required and provided electric vehicle spaces will be confirmed during the plan check process according to the California Green Building Code (CALGreen).

Bicycle Parking

Pursuant to LAMC Section 12.21 A.16 the Project would be required to provide a minimum of 44 bicycle parking spaces. The Project would be required to supply five short-term and 39 long term bicycle parking related to the Proposed Project. The Project will meet these requirements.

Lighting and Signage

New lighting would include building identification, commercial accent lighting, wayfinding, balcony lighting, and security lighting. Pedestrian areas including pathways and entryways into the Project would be well-lit for security. Light fixtures would be shielded and directed towards the areas to be lit and away from adjacent light-sensitive residential land uses.

The building would also include street address and identification/wayfinding signage for the vehicular and pedestrian entries to the building. Lighting would be designed in conformance with LAMC requirements and would not exceed the footcandle light intensity level required at the property line of the nearest sensitive receptor.

Security

Design Out Crime/Crime Prevention through Environmental Design. Through the City's land use and building permit process, the LAPD's Crime Prevention Unit provides guidance on design techniques for new developments to incorporate crime prevention into the development design. The techniques and process are outlined in the Design Out Crime Guidelines: Crime Prevention Through Environmental Design, and include the following basic concepts:

- Natural surveillance: The placement of physical features, activities, and people in a way that maximizes visibility.
- Natural access control: Restricting or encouraging people to come into a space through the placement of entrances, exits, fencing, landscaping, and lighting.
- Territorial reinforcement: The use of physical attributes to define ownership and separate public and private space.

The Proposed Project would include installation of security and fire sprinkler alarm systems that would be connected to a UL (Underwriters Laboratories Inc.) listed 24-hour monitoring station and local police and/or fire departments.

Closed circuit television (CCTV) cameras would be located throughout the Project and would record activity on the property at all times.

The main lobby at the ground floor level would have intercom access/controlled access. Residential parking would be gated with intercom access/controlled (card key or 'clicker') access.

The project is a 360-degree design, with building access and windows on all sides of the building, therefore placing "eyes" in all directions to create a system of natural surveillance.

The lobby entrance is located on the north side of the building. Sufficient building identification, wayfinding, and security lighting would be provided at the sidewalk level all around the building to help maintain a safe and secure environment for pedestrians walking to and around the building.

Green Building and Sustainability

Energy saving and sustainable design would be incorporated throughout the Project. The Project will meet California Green Building Standards Code, sometimes known as the Title 24 Building Standards Code (collectively known as the CALGreen Code). The Project's infill location would

promote the concentration of development in a developed location with extensive infrastructure. The proposed Project's proximity to public transportation and services would aid in reducing vehicle miles traveled for residents and employees.

In order to promote sustainability, this Project would be aligned to sustainable development targets including:

- Residential air filtering MERV 13
- Smoking prohibited in the building and within 25 feet of any opening
- ENERGY STAR Appliances
- Water sense labeled Low water use fixtures
- Drought tolerant landscaping
- Weather based irrigation control
- No invasive plants
- Drip irrigation only
- Insulated pipes
- LED lighting
- EV parking spaces
- Bike lockers, and storage

Thirty percent of the building parking would be reserved for electric vehicles (EV), 10 percent of which would be provided with electric vehicle service equipment (EVSE), the remaining 20 percent would be future EVSE ready (i.e., power capacity and conduits would be in place at build-out).

The building will be sustainably designed to meet and/or exceed all City of Los Angeles current building code and Title 24 requirements. As such, the Project will incorporate eco-friendly building materials, systems, and features wherever feasible, including Energy Star appliances, water saving/low flow fixtures, non-VOC paints/adhesives, drought tolerant landscaping, and high-performance building envelopment.

Project Construction

The Project is anticipated to be constructed over a period of approximately 24 months, with completion anticipated in January of 2026. Grading activities would include approximately 9,196 cubic yards of soil being exported from the Project Site. Construction hours would occur in accordance with the LAMC requirements, which prohibit construction between the hours of 9:00 P.M. and 7:00 A.M. Monday through Friday, 6:00 P.M. and 8:00 A.M. on Saturday, and at any

time on Sunday.

In addition, all contractors would be required to comply with the City of Los Angeles Noise Ordinance, i.e. Section 41.40 of the LAMC, which regulates noise from demolition and construction activities, and prohibits construction activity (including demolition) and repair work, where the use of any power tool, device, or equipment would disturb persons occupying sleeping quarters in any dwelling hotel, apartment, or other place of residence, between the hours of 9:00 p.m. and 7:00 a.m. Monday through Friday, and between 6:00 p.m. and 8:00 a.m. on Saturdays and holidays; all such activities are also prohibited on Sundays. Section 112.05 of the LAMC also specifies the maximum noise level of construction machinery that can be generated in any residential zone of the City or within 500 feet thereof. Refer also to Section IV-13, Noise.

During construction, construction walls and barriers would be erected to protect the Site from vandalism consistent with LAMC Section 91.6205, which regulates signage on construction barriers.

On-site grading and site preparation must comply with all applicable provisions of Chapter IX, Division 70 of the LAMC, which addresses grading, excavations, and fills. Further, the Proposed Project will be required to comply with standard regulations, including South Coast Air Quality Management District Rule 402, which will reduce construction erosion impacts. Rule 402 requires dust suppression techniques be implemented to prevent dust and soil erosion from creating a nuisance off-site.

Additionally, the Construction General Permit (CGP) issued by the State Water Resources Control Board (SWRCB), effective July 1, 2010, regulates construction activities to minimize water pollution, including sediment. The Proposed Project will be subject to National Pollution Discharge Elimination System permitting regulations, including the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP). Construction contractors will be required to prepare and implement a SWPPP and associated best management practices (BMPs) in compliance with the CGP, along with the City of Los Angeles Best Management Practices Handbook, Part A Construction Activities during grading and construction. Adherence to the BMPs in the SWPPP would reduce, prevent, or minimize soil erosion from project-related grading and construction activities.

Emergency access would be maintained to the Project Site during construction through marked emergency access points approved by the LAPD. Additionally, if there are partial closures to streets surrounding the Project Site, flagmen would be used to facilitate the traffic flow until such

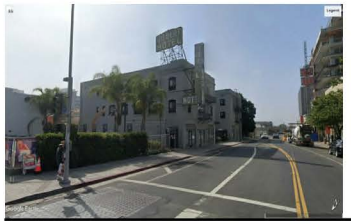
temporary street closures are complete.

Construction worker parking and building material laydown during construction of the Proposed Project would take place on the Project Site as much as is feasible.



US Postal

1615 Wilcox Ave, Los Angeles, CA 90028
Post Office - 2 stories



Gilbert Hotel

1550 Wilcox Ave, Los Angeles, CA 90028
Hotel - 3 stories



TAO Restaurant

6421 Selma Ave, Los Angeles, CA 90028
Restaurant - 1 story



Dream Hollywood

6417 Selma Ave, Hollywood, CA 90028
Hotel - 11 stories



Avenue

1601 N Cahuenga Blvd, Los Angeles, CA 90028
Cocktail Bar - 2 stories





Cafe Etc.

6371 Selma Ave, Los Angeles, CA 90028
Coffee Shop - 2 stories



Stout Burgers and Beers

1544 N Cahuenga Blvd, Los Angeles, CA 90028
Restaurant - 1 story

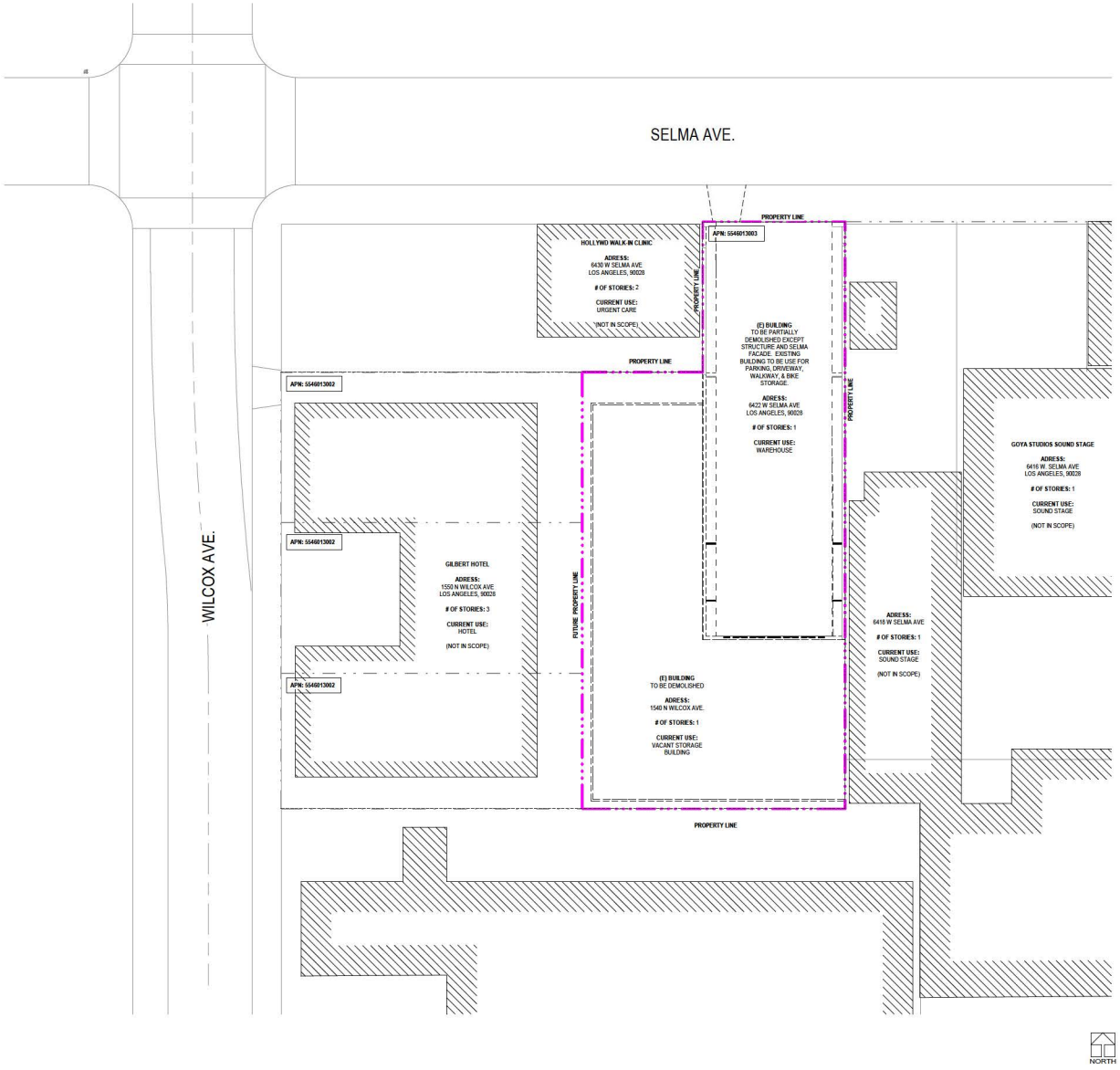
SOURCE: DLR Group, 2021

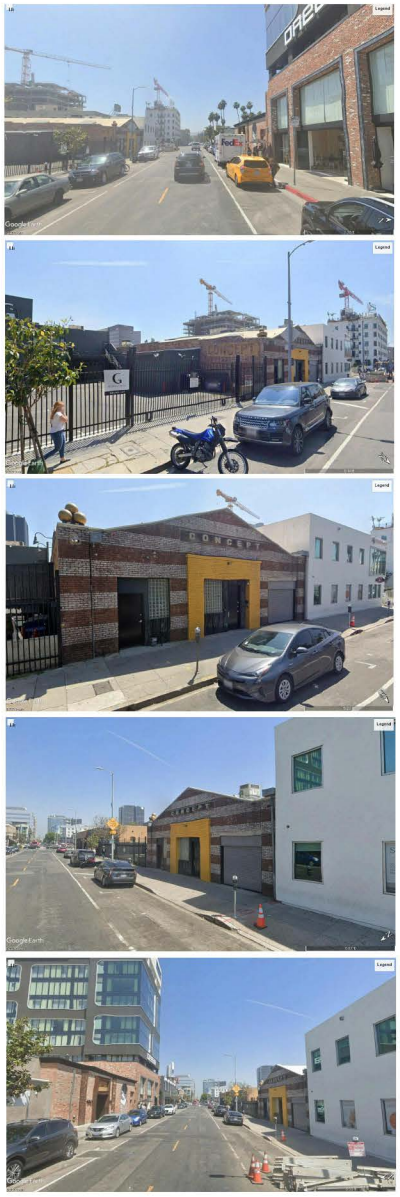
FIGURE **II-4**

IMPACT SCIENCES

Project Area Context

1340.002•10/2021





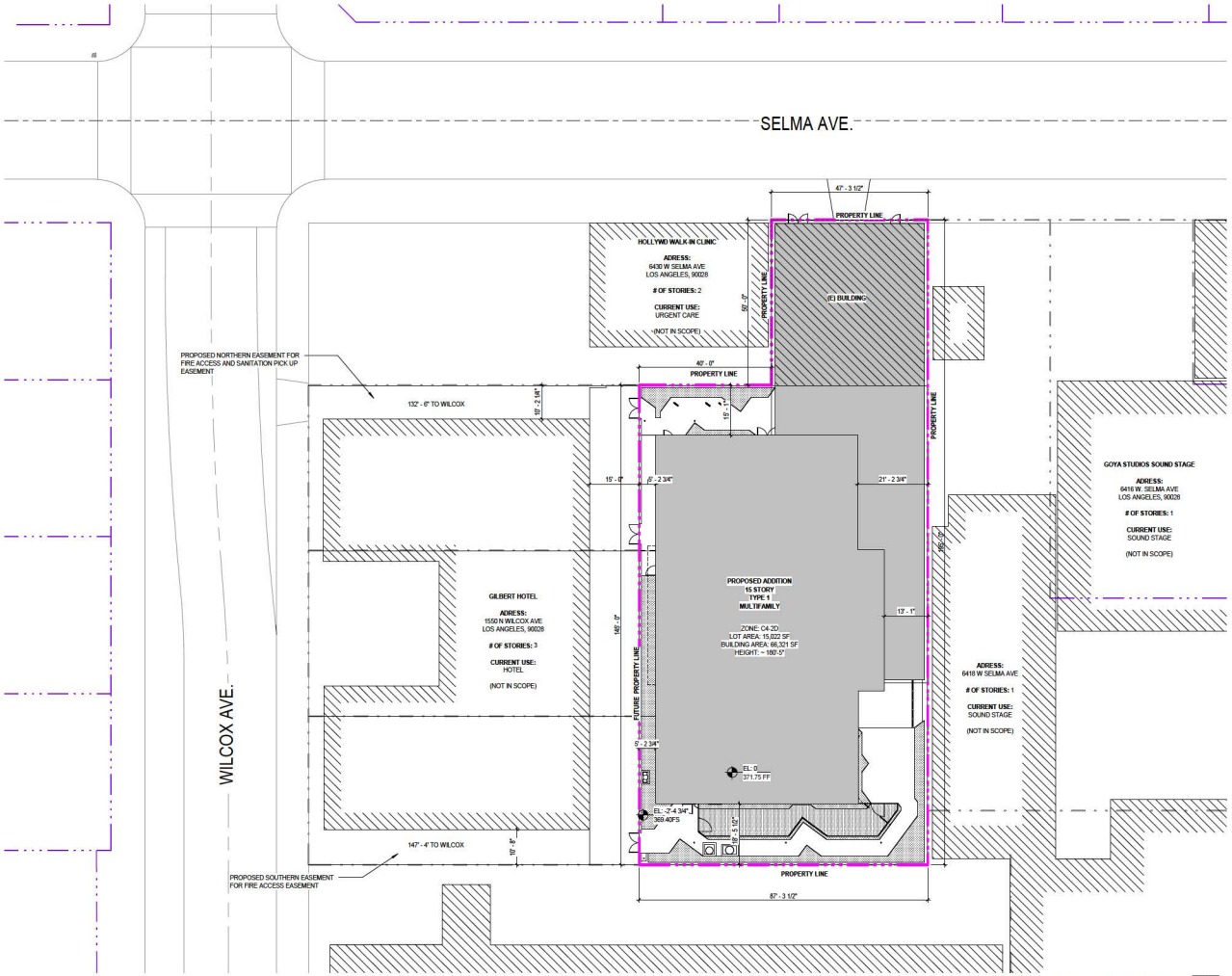
SOURCE: DLR Group, 2022

FIGURE **II-5**

IMPACT SCIENCES

Existing Site Plan and Site Context

1340.002•10/22



1 AD-03 OVERALL PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

ZONING/BUILDING SUMMARY

PROJECT NAME: **FOUND RESIDENCES**

ZONING		
	REQUIRED/ALLOWABLE	PROPOSED
6422 SELMA	C4 - 2D	

OCCUPANCY CLASSIFICATION		
	REQUIRED/ALLOWABLE	PROPOSED
6422 SELMA		GROUP R-4, S-2 (GARAGE)

OCCUPANCY SEPARATION (CBC Table 508.3.3)	
OCCUPANCY	SEPARATION REQUIRED
	N/A

GENERAL PLAN DESIGNATION		
	REQUIRED/ALLOWABLE	PROPOSED
6422 SELMA	REGIONAL CENTER COMMERCIAL	

COMMUNITY PLAN AREA		
	REQUIRED/ALLOWABLE	PROPOSED
6422 SELMA	HOLLYWOOD	

CONSTRUCTION TYPE		
	REQUIRED/ALLOWABLE	PROPOSED
6422 SELMA	TYPE III-B (EXISTING)	TYPE I-A (15 STORIES)

LOT AREA		
	REQUIRED/ALLOWABLE	PROPOSED
6422 SELMA	15,022 SF (CALCULATED)	

STORIES		
	REQUIRED/ALLOWABLE	PROPOSED
6422 SELMA	UNLIMITED	15 STORIES (15 ABOVE GRADE, 1 BELOW GRADE)

DENSITY		
	REQUIRED/ALLOWABLE	PROPOSED
6422 SELMA	BONUS (1:200) = 75 UNITS	45 4-BEDROOM UNITS

FAR		
	REQUIRED/ALLOWABLE	PROPOSED MAX
6422 SELMA	3:1 PER D - CONDITION	67,599 GROSS SF ABOVE GRADE / 15,022 SITE AREA = 4.5:1 (PER INCENTIVE)

FLOOR AREA (PER L.A.M.C.12.03)		
	REQUIRED/ALLOWABLE	PROPOSED MAX
6422 SELMA	15,022 X 4.5 = 67,599 SF DENS BON INCENTIVE	67,599 SF (SEE TABLE)

MAXIMUM HEIGHT (ZONING)		
	REQUIRED/ALLOWABLE	PROPOSED
6422 SELMA	UNLIMITED	180'-5"

SETBACKS: 6422 SELMA		
	REQUIRED/ALLOWABLE	PROPOSED
FRONT YARD (NORTH)	0' PER CA ZONE	0'
SIDE YARD (WEST)	16'	0' (PER DENS BON INCENTIVE)
SIDE YARD (NORTH)	16'	0' (PER DENS BON INCENTIVE)
SIDE YARD (EAST)	17'	0' (PER DENS BON INCENTIVE)
REAR YARD (SOUTH)	20'	0' (PER DENS BON INCENTIVE)

OPEN SPACE: 6422 SELMA
7,785 SF (175 x 45 UNITS WITH MORE THAN 3 HABITABLE ROOMS REQUIRED)

LANDSCAPE AREA: 6422 SELMA		
	REQUIRED/ALLOWABLE	PROPOSED
6422 SELMA	25% OF OPEN SPACE = 1,946 SF REQUIRED DENS BON INCENTIVE	1,966 SF; SEE A0-05
NUMBER OF TREES		10 TREES

VEHICULAR PARKING		
	REQUIRED/ALLOWABLE	PROPOSED
6422 SELMA	0 SPACES REQUIRED, PER AB 2097	23 SPACES, UP TO 36
	TOTAL PARKING REQUIRED: 0 SPACES, PER AB 2097	TOTAL PARKING PROPOSED: 23-36 SPACES

PARKING CALCULATIONS

AUTO PARKING REQUIRED	
SELMA, PER AB 2097	0 SPACES

AUTO PARKING PROVIDED	NUMBER OF SPACES
STANDARD SPACES (MECHANICAL LIFT BY KLAUS TRENDVARIO SYSTEM)	33
ACCESSIBLE SPACES	2
STANDARD SPACE	1
TOTAL SPACES PROVIDED	**36**

GUEST PARKING: NOT REQUIRED
ELETRIC VEHICLE CHARGING SPACES: 7 PROVIDED.

BIKE PARKING REQUIRED PER L.A.M.C. Table 12.21 A.16

RESIDENTIAL	NUMBER OF SPACES
SELMA, SHORT-TERM BIKE PARKING	5
SELMA, LONG-TERM BIKE PARKING	39
GRAND TOTAL REQUIRED	44

Short-term Spaces
Dwelling Units
1-25 : 1 space per 10 units =25/10 = 3
26-100 : 1 space per 15 units =20/15 = 2
TOTAL = 5

Long-term Spaces
Dwelling Units
1-25 : 1 space per units =25/1 = 25
26-100 : 1 space per 1.5 units =20/1.5 = 14
TOTAL = 39

BIKE PARKING PROVIDED

RESIDENTIAL	NUMBER OF SPACES	LEVEL
SHORT-TERM BIKE PARKING	5	L1
LONG-TERM BIKE PARKING	39	L1
GRAND TOTAL PROVIDED	44	

OPEN SPACE

	DESCRIPTION	AREA
REQUIRED OPEN SPACE	175 SF PER DU W/3 OR MORE HABITABLE ROOMS = 7,785 SF	**7,785 SF**
PROPOSED COMMON OPEN SPACE	REAR YARD + NORTH YARD (@GROUND FLOOR)	2,083 SF
	TERRACES @ 13TH FLOOR	1,223 SF
	TERRACES @ 14TH FLOOR	1,319 SF
	TERRACE @ 15TH FLOOR	1,831 SF
		6,456 SF
PROPOSED OPEN SPACE NOT COUNTED TOWARDS COMMON OPEN SPACE	PRIVATE BALCONIES @ TYP. FLOORS (LEVEL 3-12) = 170 x 10	1,700 SF
	PRIVATE BALCONIES @ LEVEL 13	132 SF
	PRIVATE BALCONIES @ LEVEL 14	94 SF
	COVERED ROOF OUTDOOR AREA @ LEVEL 14	65 SF
	ALL THE INTERIOR COMMON AMENITY = 294 SF X 10 (LEVEL 3-12)	2,940 SF
		2,931 SF

PROPOSED NUMBER OF TREES	LEVEL 01 = 5 TREES LEVEL ROOF = 5 TREES

FAR CALCULATION (PER L.A.M.C. 12.03)

REQUIRED 3:1	
PROPOSED ALLOWABLE MAX 4.5:1	15,022 X 4.5 = **67,599 SF**

PROPOSED GROSS AREA ABOVE GRADE	
FIRST	1,040 SF
SECOND	1,091 SF
THIRD - TWELFTH	5,892 SF (x10) = 58,920 SF
THIRTEENTH	4,469 SF
FOURTEENTH	3,363 SF
FIFTEENTH	385 SF
TOTAL PROPOSED	**67,268 SF**

AREA TYPES - F.A.R. LEGEND

AREAS INCLUDED IN F.A.R.
- AMENITIES
- RESIDENTIAL UNITS, BOH, TRASH/RECYCLE RM, COVERED WALKWAY
- CORRIDOR, LOBBY

AREAS EXCLUDED FROM F.A.R.
EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.

DENSITY BONUS INCENTIVES REQUEST

ON MENU:
OPEN SPACE REQUIREMENT REDUCTION BY 19%
REAR YARD SETBACK REDUCTION TO 18'-5 1/2"

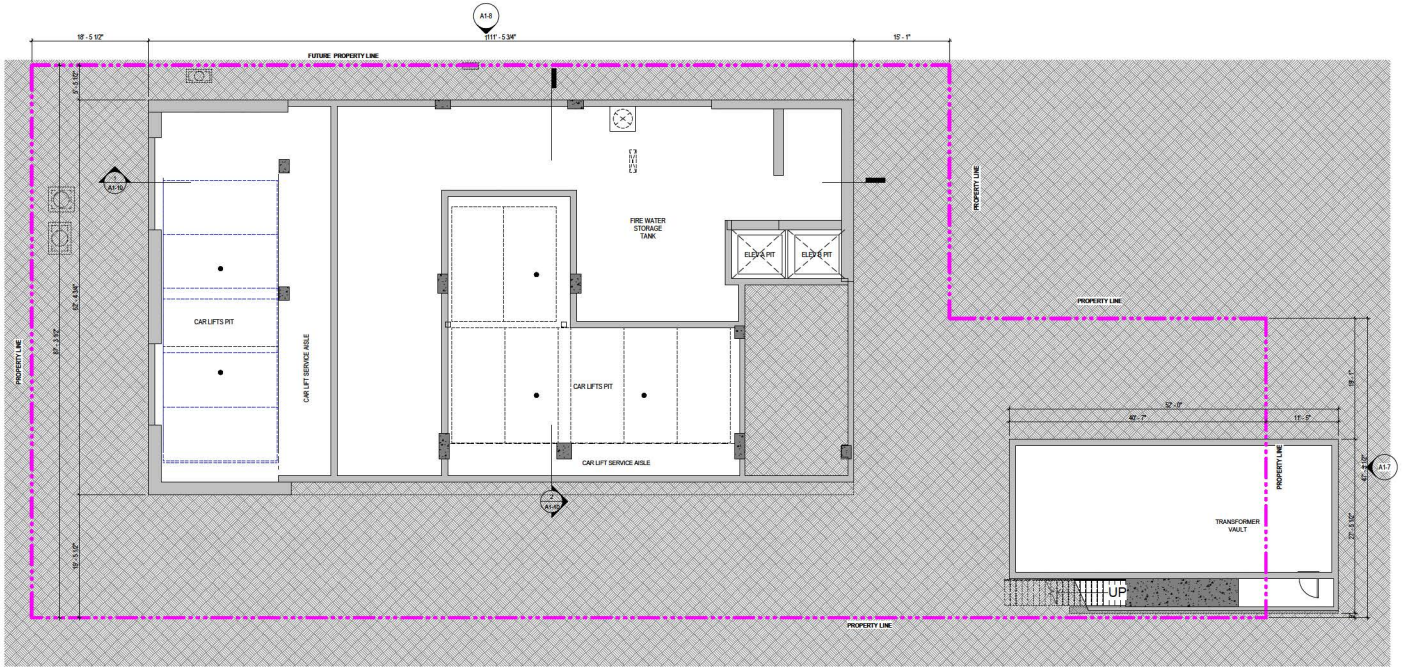
OFF MENU:
FLOOR AREA RATIO INCREASE TO 4.5:1

WAIVER OF DEVELOPMENT STANDARDS:
NORTHLY SIDE YARD SETBACK REDUCTION TO 0'
WESTERLY SIDE YARD SETBACK REDUCTION TO 0'
EASTERLY SIDE YARD SETBACK REDUCTION TO 0'
DRIVE AISLE REDUCTION TO 23'-5"

SOURCE: DLR Group, 2023

FIGURE II-6

Proposed Project Site Plan



OVERALL BASEMENT PLAN
SCALE: 1/8" = 1'-0"

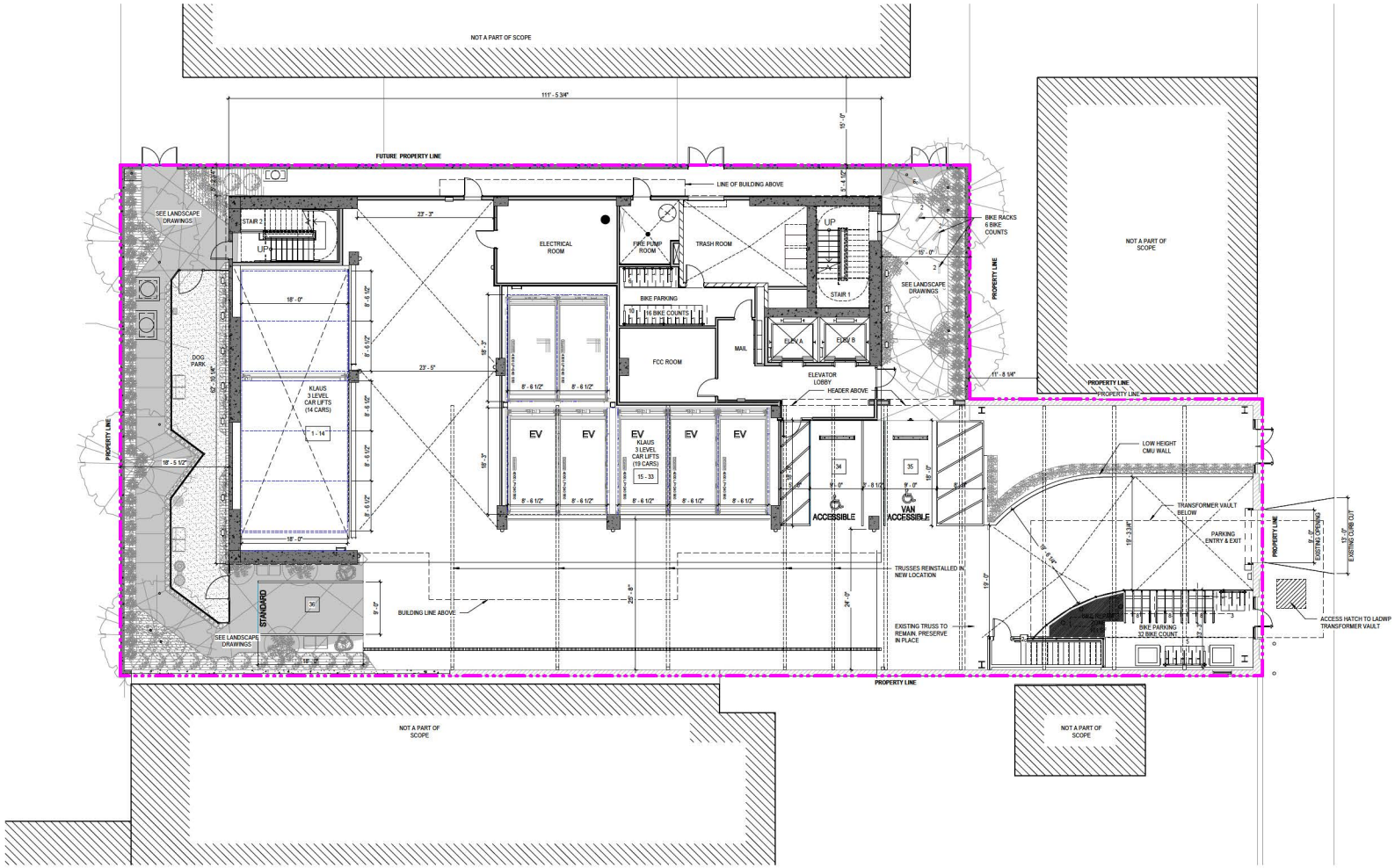
SOURCE: DLR Group, 2022

FIGURE II-7

Basement Plan

IMPACT SCIENCES

1340.002•12/22



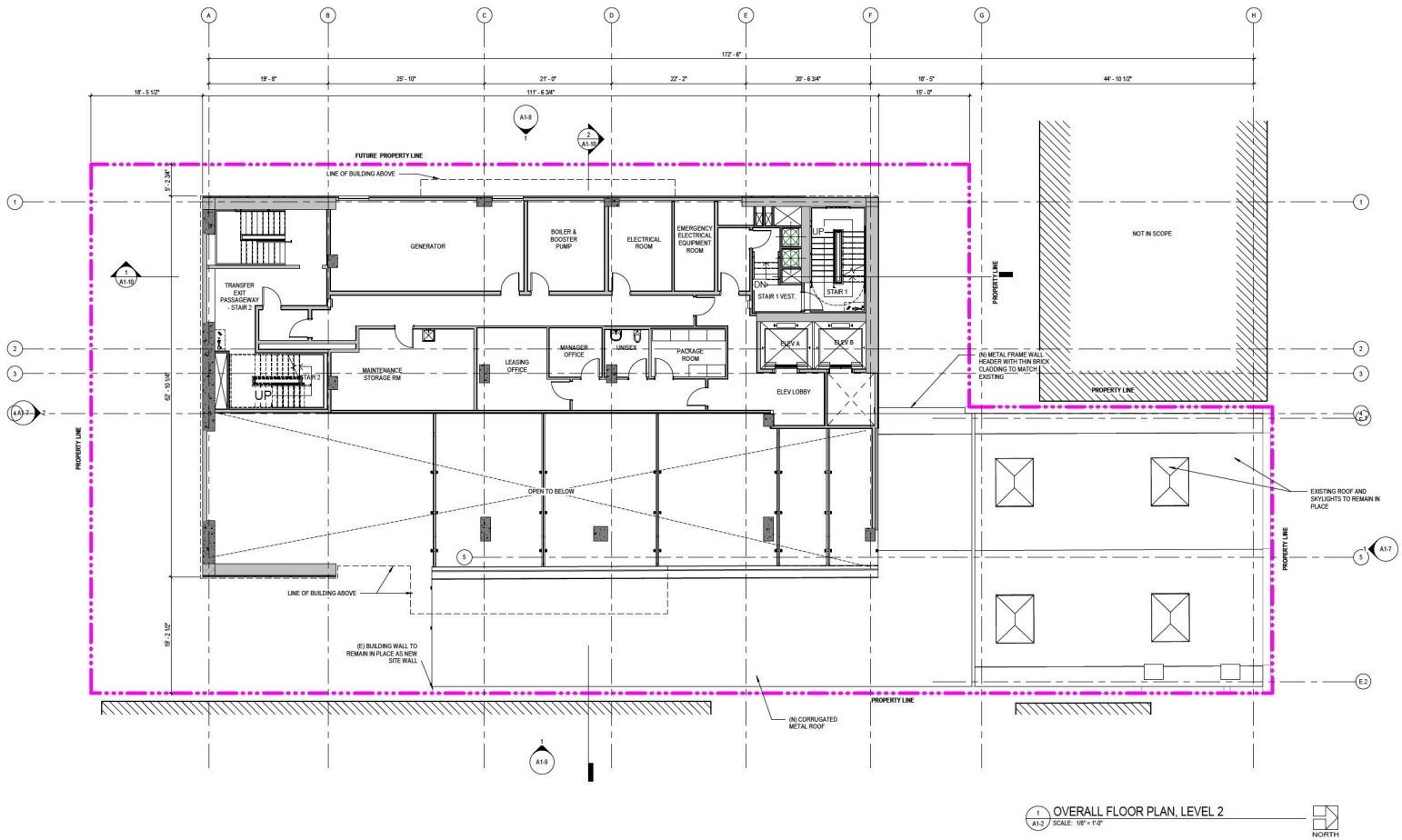
SOURCE: DLR Group, 2022

FIGURE **II-8**

IMPACT SCIENCES

Ground Floor Plan

1340.002•12/22



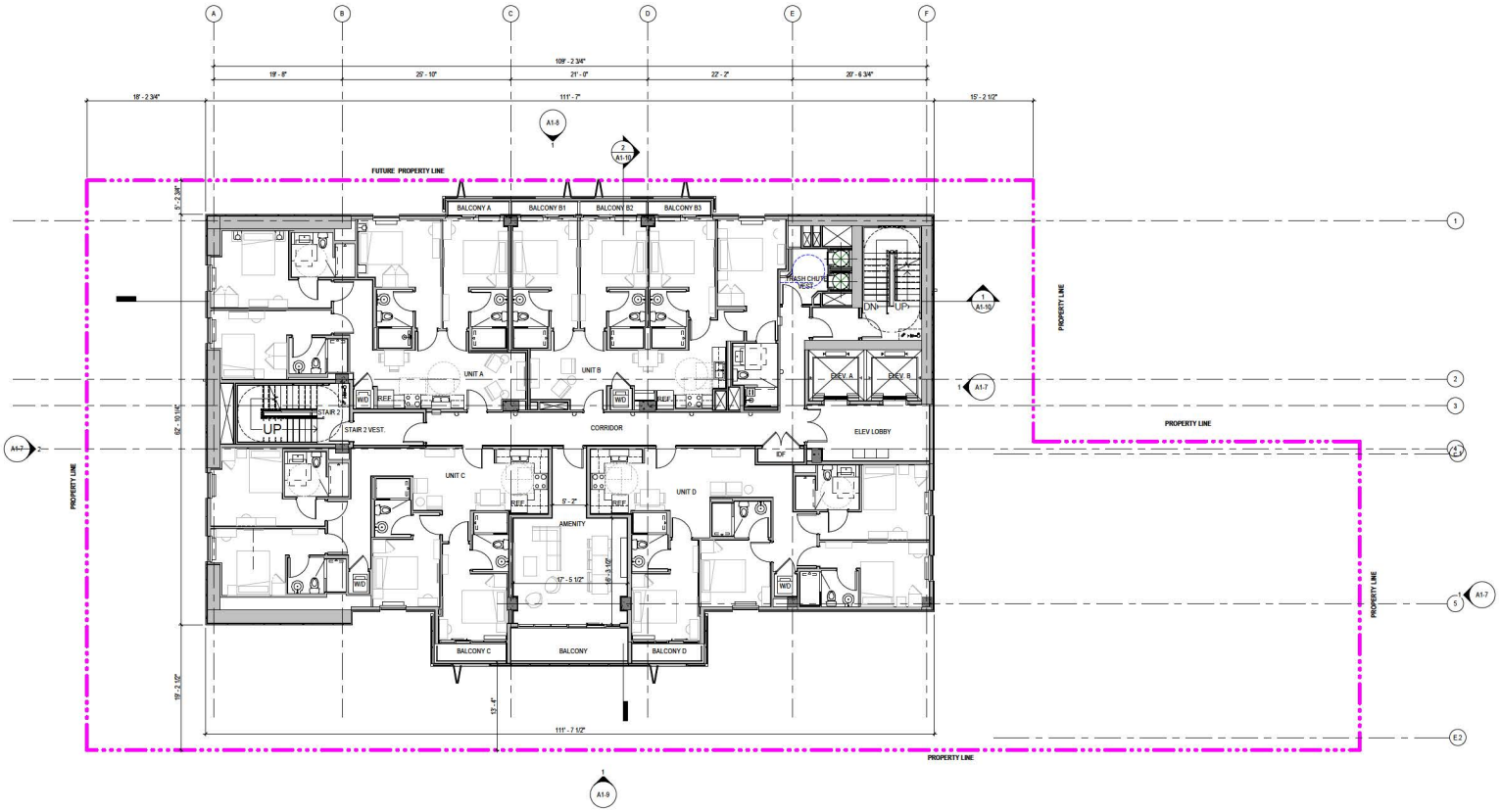
SOURCE: DLR Group, 2022

FIGURE **II-9**

IMPACT SCIENCES

Second Floor Plan

1340.002•12/22



1 A1-3 OVERALL FLOOR PLAN, TYPICAL (LEVEL 3-12)
SCALE: 1/8" = 1'-0"

NORTH

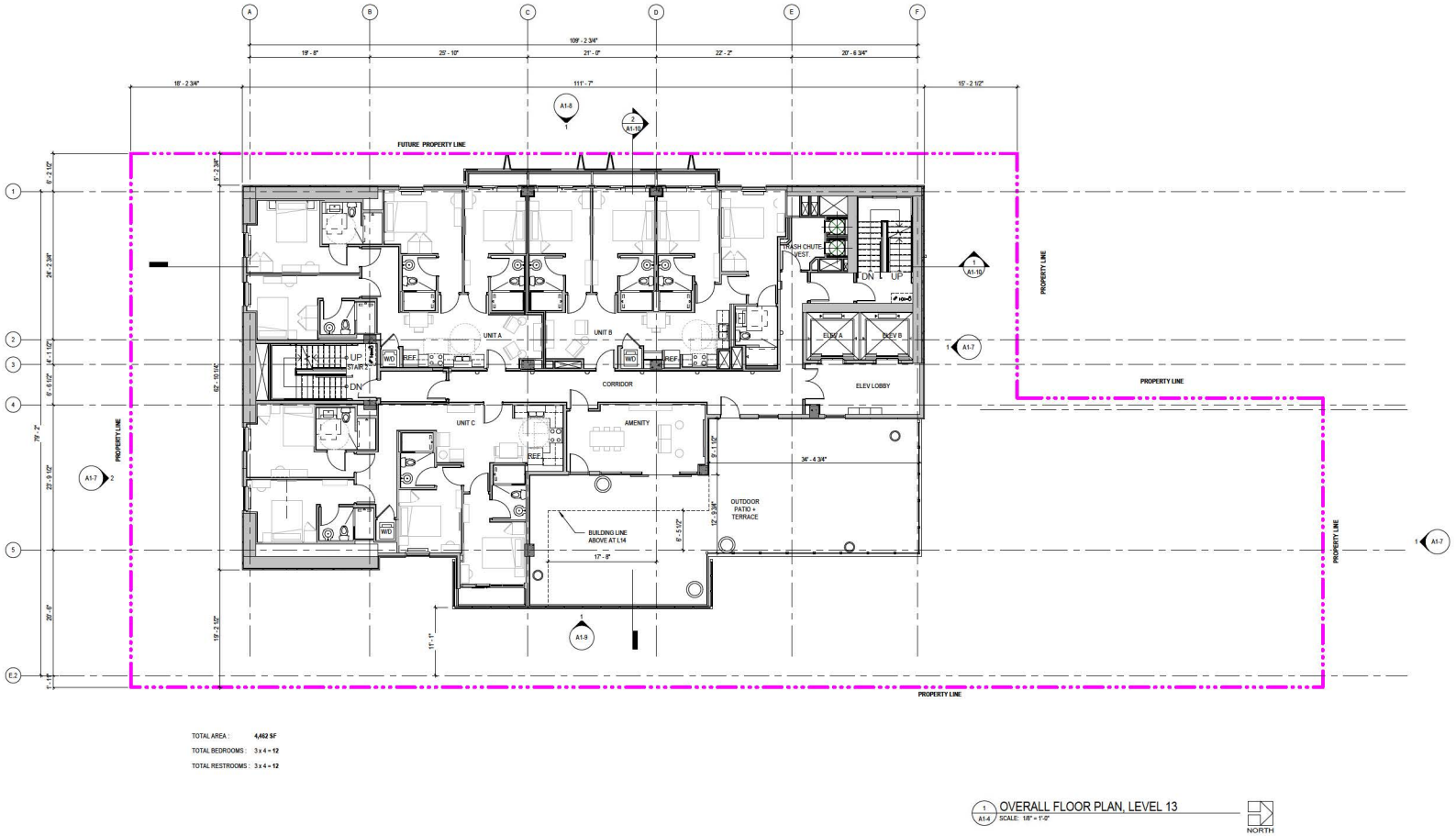
SOURCE: DLR Group, 2022

FIGURE II-10

Typical Floor Plan(Levels 3 - 12)

IMPACT SCIENCES

1340.002•12/22



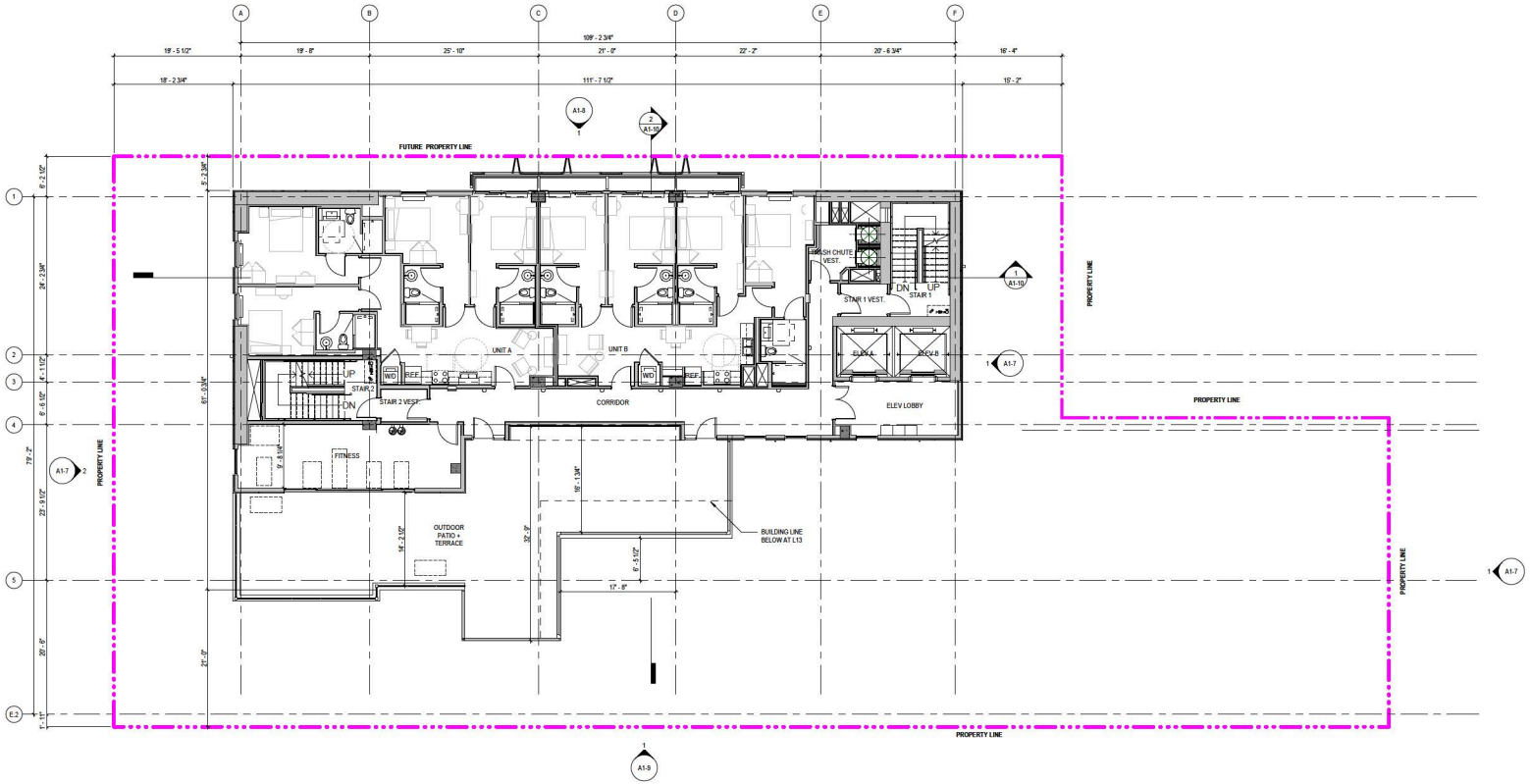
SOURCE: DLR Group, 2022

FIGURE **II-11**

IMPACT SCIENCES

Level 13 Floor Plan

1340.002•12/22



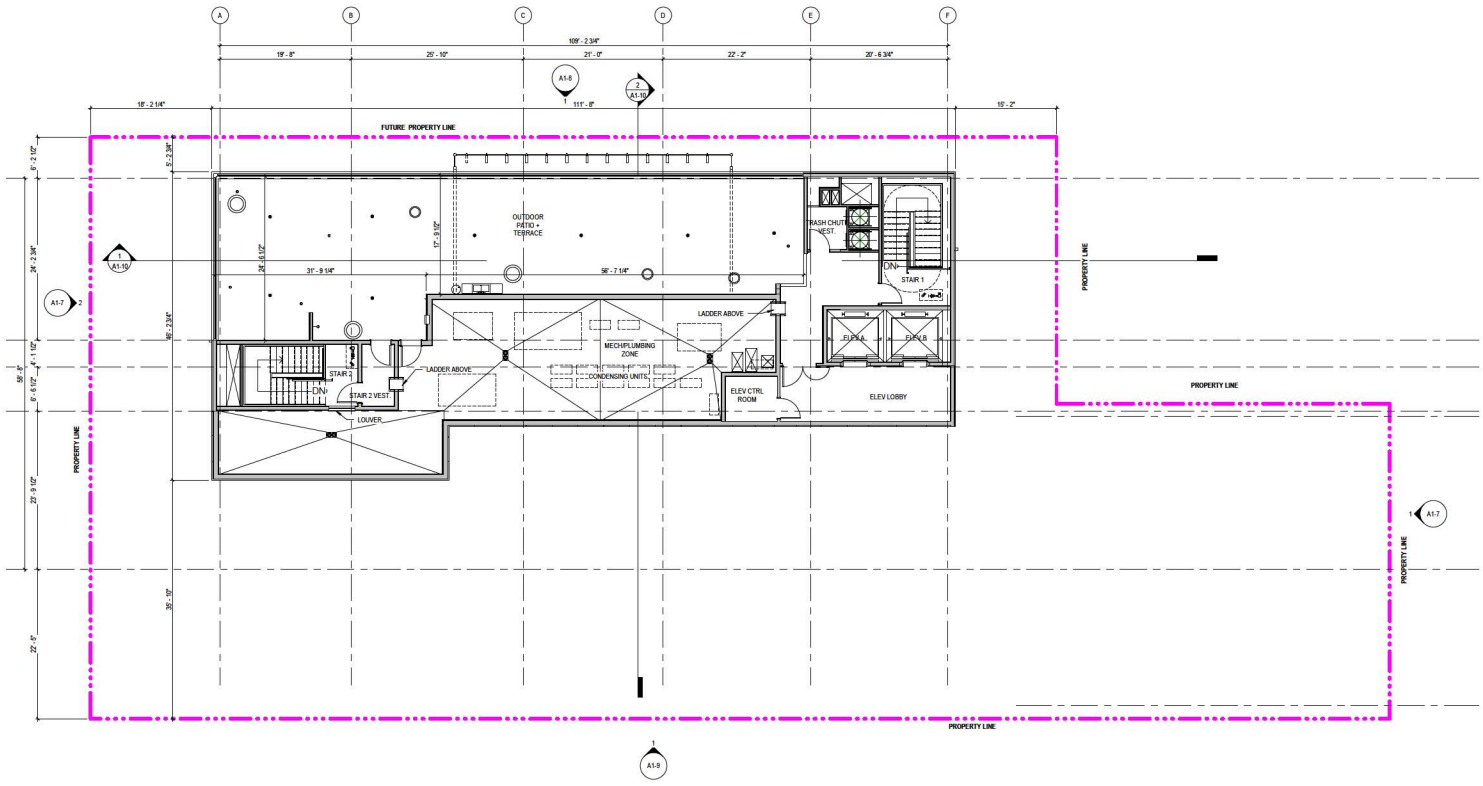
SOURCE: DLR Group, 2022

FIGURE **II-12**

IMPACT SCIENCES

Level 14 Floor Plan

1340.002•12/22



TOTAL AREA: 337 SF

1 A1-6 OVERALL FLOOR PLAN, LEVEL 15 & LOWER ROOF
SCALE: 1/8" = 1'-0"

NORTH

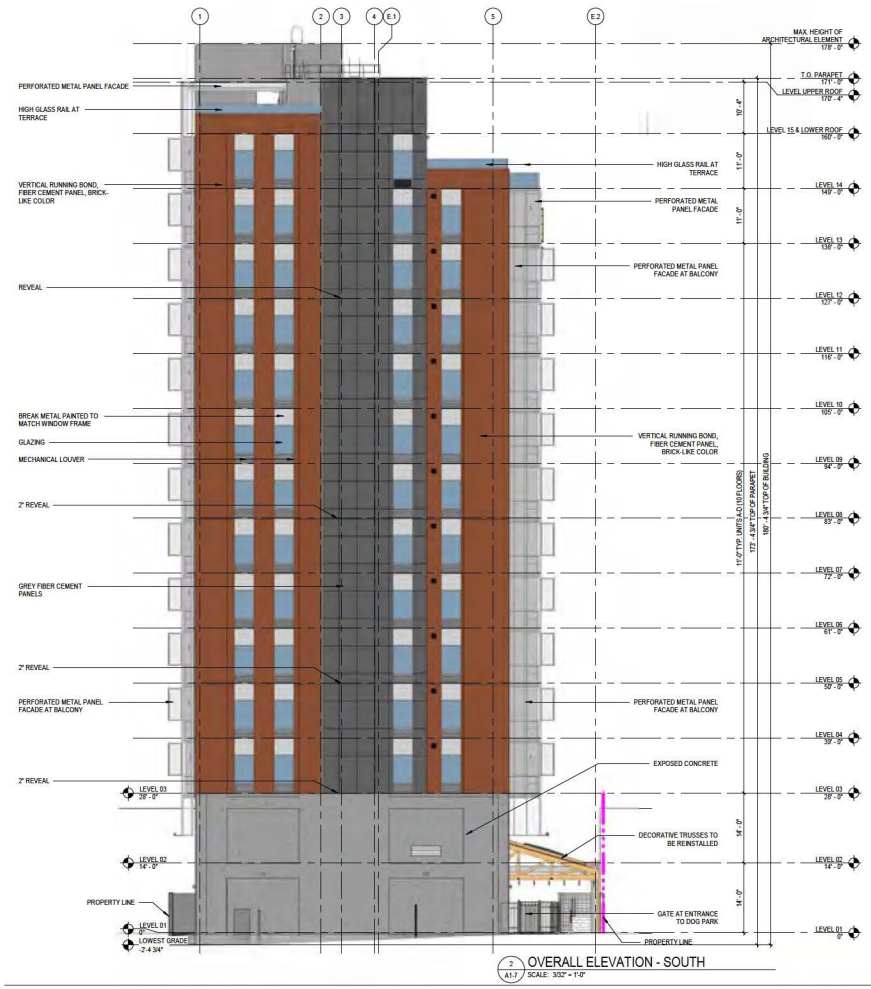
SOURCE: DLR Group, 2022

FIGURE II-13

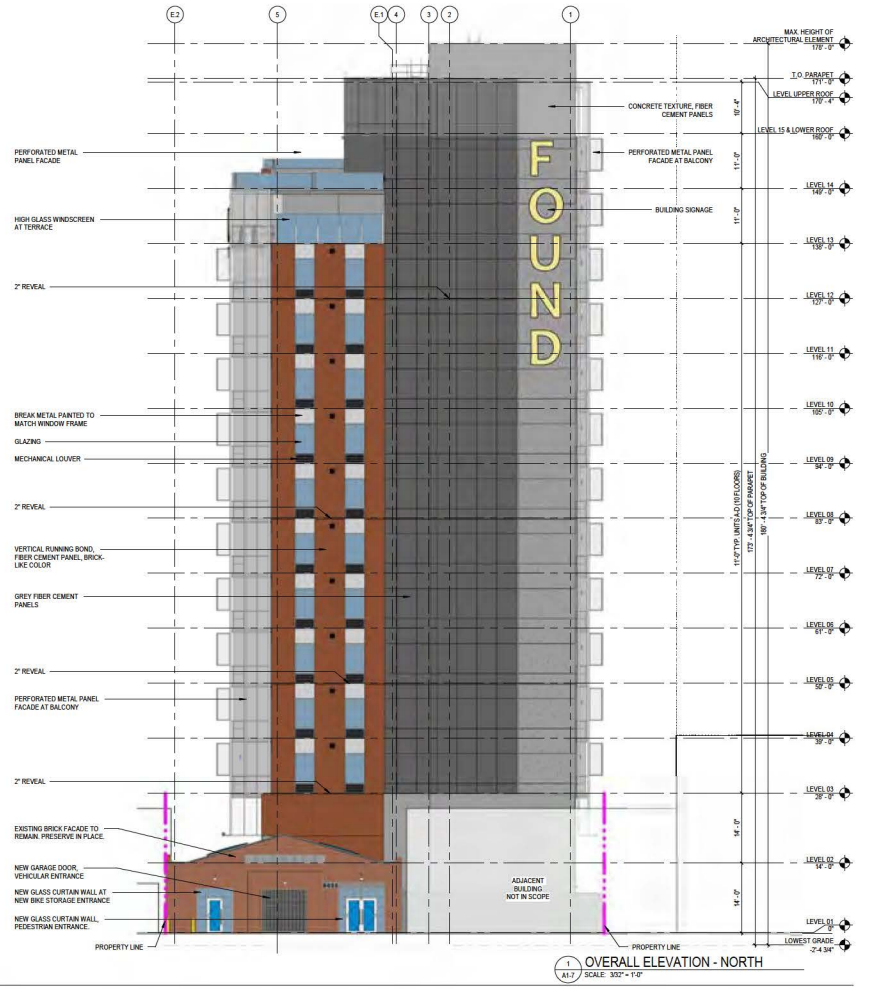
IMPACT SCIENCES

Level 15 & Lower Roof Floor Plan

1340.002•12/22



2 A1-7 OVERALL ELEVATION - SOUTH
SCALE: 3/32" = 1'-0"



1 A1-7 OVERALL ELEVATION - NORTH
SCALE: 3/32" = 1'-0"

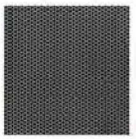
PROPOSED MATERIAL ARE BASIS OF DESIGN



GLASS WINDSCREEN
MANUFACTURER: TREX COMMERCIAL PRODUCTS



OPERABLE PERFORATED METAL PANEL
MANUFACTURER: McNICHOLS





FIBER CEMENT PANEL
MANUFACTURER: EQUITONE
TECTIVA



FIBER CEMENT PANEL
MANUFACTURER: EQUITONE
PICTURA



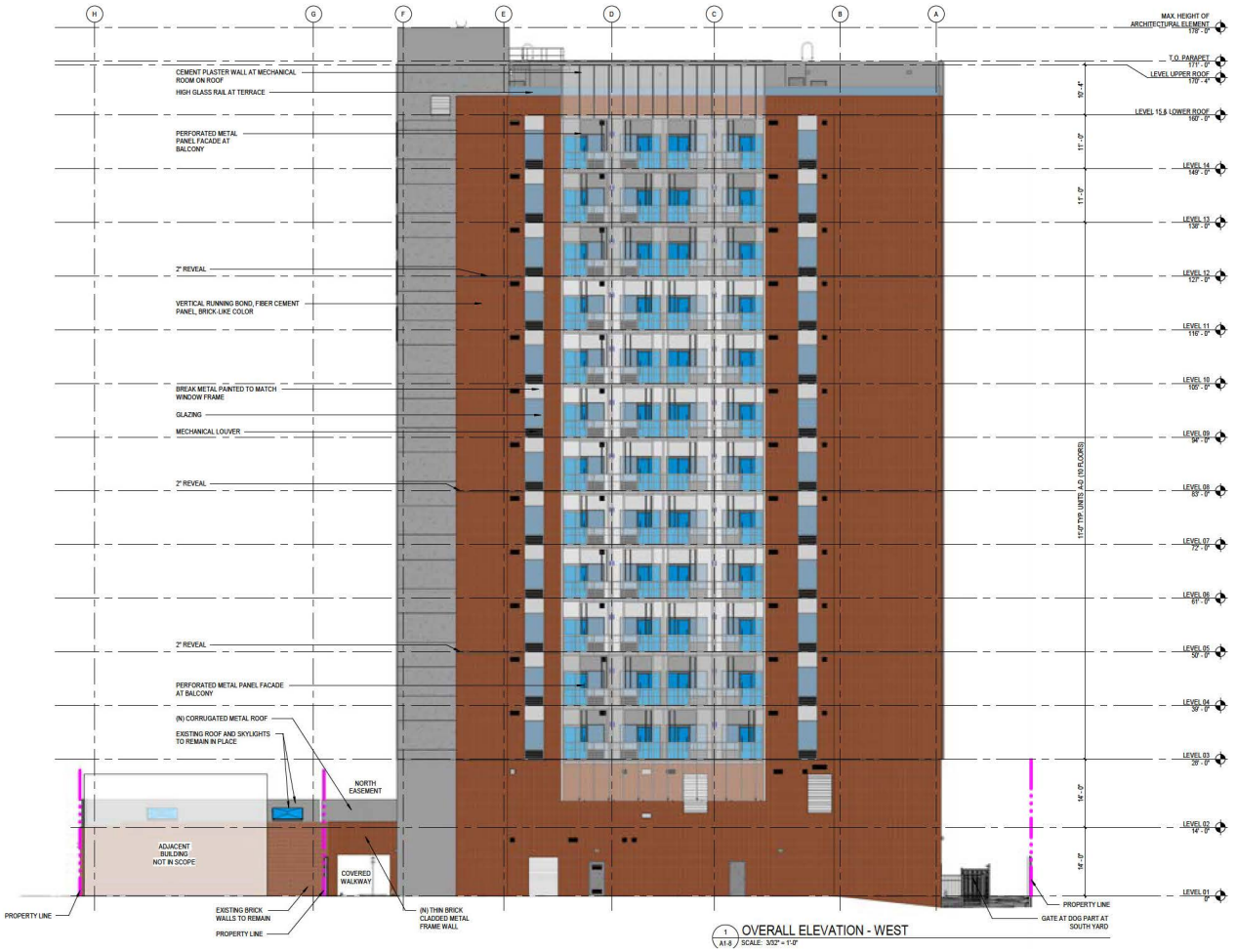
FIBER CEMENT PANEL
MANUFACTURER: EQUITONE
12" X 42" VERTICAL RUNNING BOND

SOURCE: DLR Group, 2022

FIGURE **II-14**

IMPACT SCIENCES

South and North Building Elevations



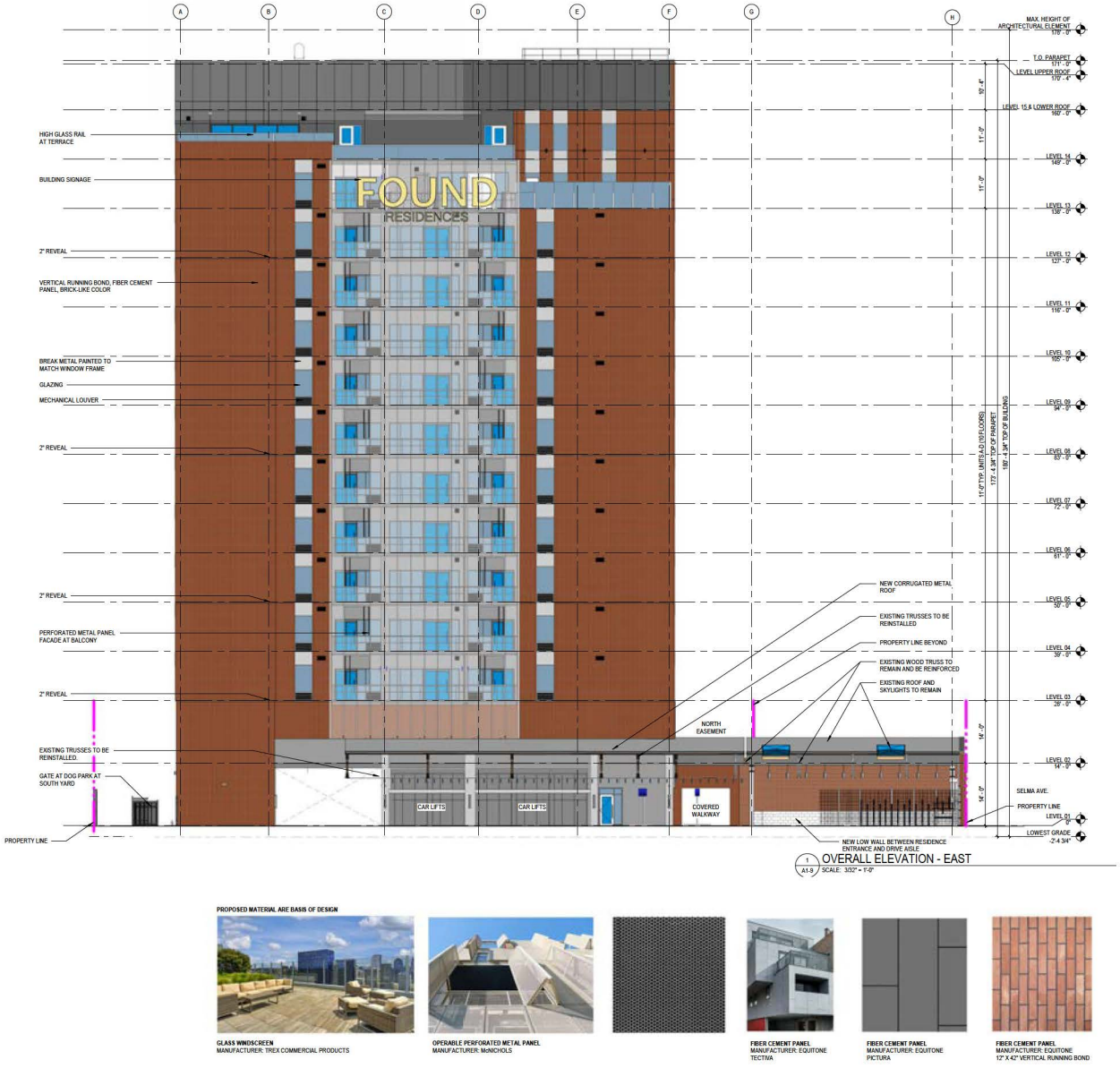
SOURCE: DLR Group, 2022

FIGURE **II-15**

IMPACT SCIENCES

West Building Elevation

1340.002•12/22



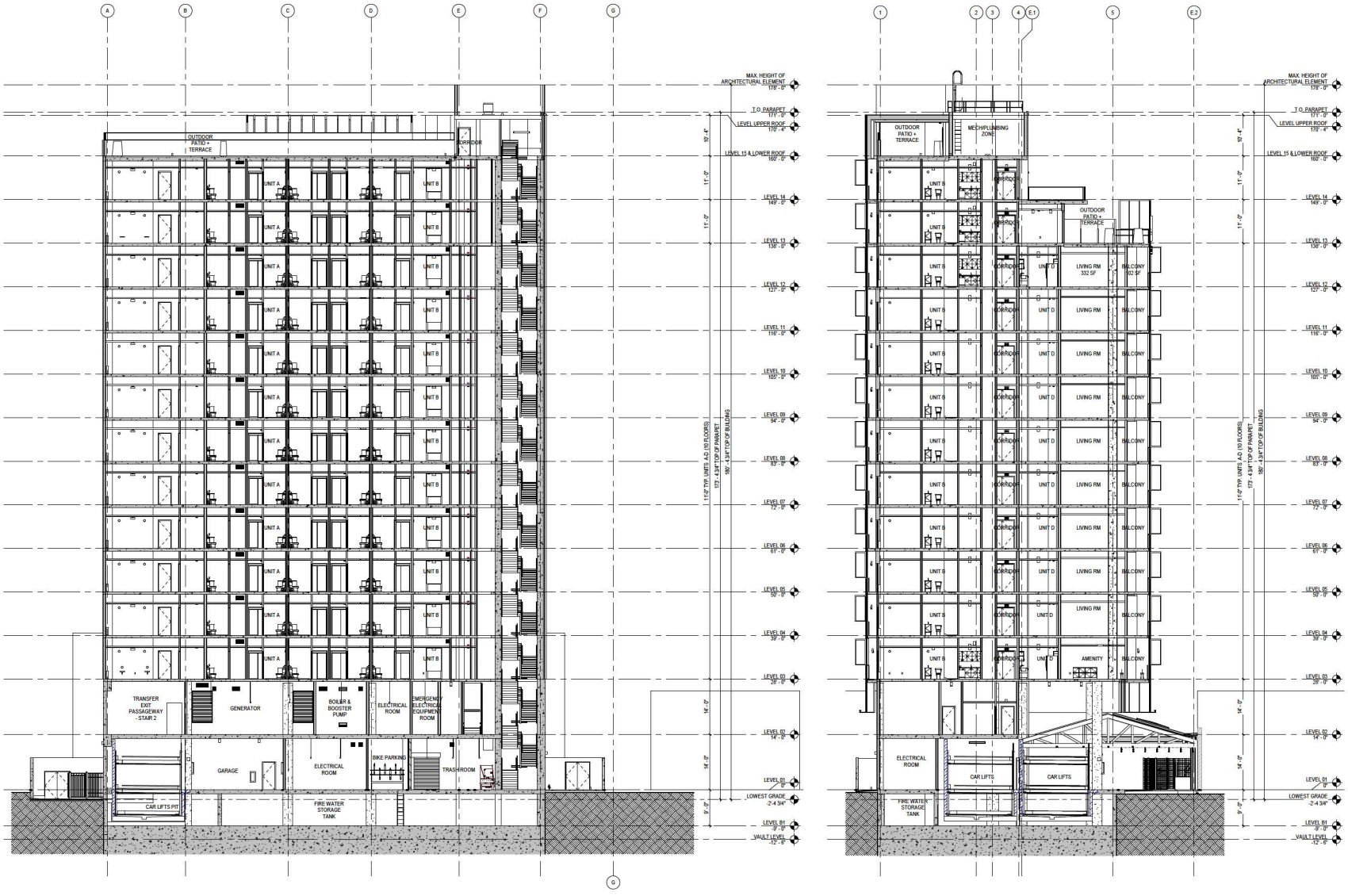
SOURCE: DLR Group, 2022

FIGURE **II-16**

IMPACT SCIENCES

East Building Elevation

1340.002•12/22



SOURCE: DLR Group, 2022

FIGURE **II-17**

IMPACT SCIENCES

Building Sections

1340.002•12/22



SOURCE: DLR Group, 2022

FIGURE **II-18**

IMPACT SCIENCES

Conceptual Rendering - View from Selma Avenue Looking Southwest

1340.002•12/22







SOURCE: DLR Group, 2022

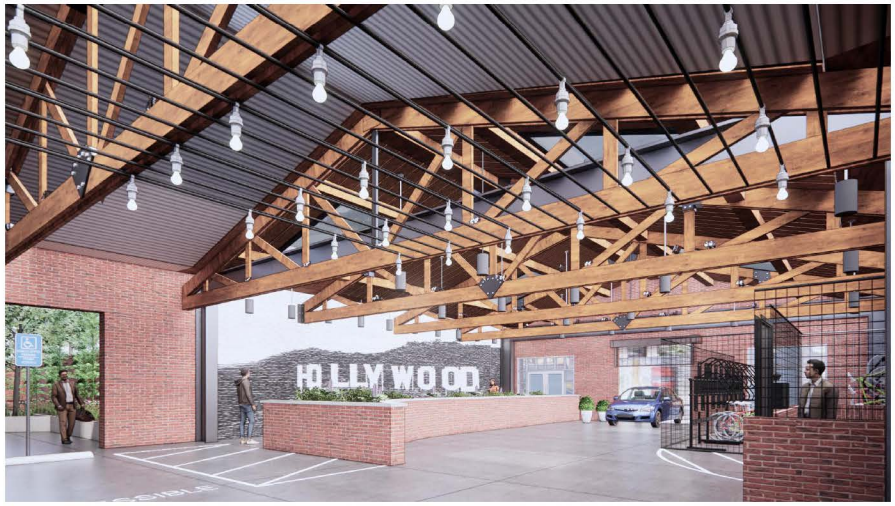
FIGURE **II-19**

IMPACT SCIENCES

Historic Facade on Selma Avenue - Existing and Proposed

1340.002•07/22









SOURCE: DLR Group, 2022

FIGURE II-20

IMPACT SCIENCES

Conceptual Renderings - Proposed Ground Floor Interiors

1340.002•07/22

Discretionary Actions

Discretionary entitlements, reviews, and approvals required for implementation of the Project would include, but would not necessarily be limited to, the following:

- **Density Bonus,** pursuant to LAMC Section 12.22.A 25, for a project with 45 dwelling units including six (6) units (15%) for Very Low Income Households for a period of 55 years with the following Incentives:

- **Additional Incentives – On-Menu**

  - **Yard/Setback**. A reduction in the required rear yard setback to allow eighteen feet and 5½ inches (18'-5½") in lieu of the 20-feet feet required for a fifteen-story building in C4-2D zone.

  - **Open Space.** A 19% reduction in the required open space to permit 6,456 square feet of common open space in lieu of the required 7,785 square feet.

- **Additional Incentives – Off-Menu**

  - **Floor Area Ratio.** An increase in Floor Area Ratio (FAR) to 4.5:1 in lieu of the permitted base FAR of 3.0:1 (pursuant to Ordinance No. 165,660), as permitted by LAMC 12.22.A.25(f)(4)(ii) to permit a total Floor Area of up to 67,599 sq. ft.; and

- **Waiver of Development Standards**

  - **Yard/Setback**. A reduction in the required northly side yard setback to allow zero (0) feet in lieu of the seventeen (17) feet otherwise required for a fifteen-story building in C4-2D zone,

  - **Yard/Setback.** A reduction in the required westerly side yard setback, to allow zero (0) feet in lieu of the seventeen (17) feet otherwise required for a fifteen-story building in C4-2D zone.

  - **Yard/Setback.** A reduction in the required easterly side yard setback, to allow zero (0) feet in lieu of the sixteen (16) feet otherwise required for a fifteen-story building in C4-2D zone.

- **Drive Aisle Reduction.** A reduction in drive aisle width to twenty-three feet and 5 inches (23'-5") in lieu of the required twenty-seven feet four inches (27'-4") feet, and the corresponding elimination of the 10" column clearance required for a reduced drive-aisle, as required by LAMC 12.21.A.5.

- Adoption of a **Sustainable Communities Environmental Assessment** (SCEA)**,** pursuant to SB 375, for a project within a High-Quality Transit Corridor.

- A **Hollywood Redevelopment Project Area (RPA)** administrative clearance.

- A **Lot Line Adjustment** (related case, currently filed under Case No. AA-2019-476-PMEX).[3]

- Approval of other permits, ministerial or discretionary, may be necessary in order to execute and implement the Project. Such approvals may include, but are not limited to: construction permits, building permits, landscaping approvals, exterior approvals, storm water discharge permits, grading permits, haul route permits, and installation and hookup approvals for public utilities and related permits.

[3] Subsequent to Case No. AA-2019-476-PMEX, the properties located at 6422 W. Selma Avenue will have a resultant lot area of 15,022 square feet and the properties located at 1540-1552 N. Wilcox Avenue will have a resultant lot area of 14,501 square feet. Refer to **Figure II-3, Lot Line Adjustment Diagram**.

III. SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT ELIGIBILITY

A. SUSTAINABLE COMMUNITIES STRATEGY CONSISTENCY ANALYSIS

SB 375 provides CEQA streamlining opportunities for TPPs that are "consistent with the use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy, for which the California Air Resources Board (CARB) has accepted a metropolitan planning organization's determination that the sustainable communities strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emission reduction targets established by CARB (see PRC, § 21155 (a)).

Use Designation, Density, and Building Intensity

On May 7, 2020, SCAG's Regional Council approved the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) for conformity purpose by the Federal Highway Administration (FHWA). On September 3, 2020, the SCAG Regional Council formally adopted the Connect SoCal plan to provide a roadmap to expand transportation options, improve air quality and bolster Southern California's long-term economic viability.

A qualifying Transit Priority Project is a project that is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in the SCAG Connect SoCal 2020-2045 RTP/SCS.

The Proposed Project would be consistent with the land use patterns promoted by the Connect SoCal Forecasted Regional Development Pattern. SCAG's Sustainable Communities Strategy (SCS) is built on a "bottom up" land use approach with engagement from local jurisdictions, meaning the overall uses are developed in coordination with local jurisdictions. Projects that are generally consistent with the general plan land use (or community or specific plan) would therefore be consistent with SCAG's use designations, as the local plans inform the SCS. Further, if the

project is not in an identified "constrained" area[1] and consistent with SCS policies (see policy consistency analysis in **Table III-3**) - it is therefore consistent with SCAG's use designations.

The Project Site, which is approximately 0.33 miles from a major transit stop, is in an area that is considered by SCAG as a High Quality Transit Area.[2] Furthermore, the project would not be located in any absolutely constrained areas such as on agricultural land, open space, or tribal lands.[3]

The Project would demolish the existing one-story storage building, retain and refurbish the front third of the one-story commercial building fronting Selma Avenue, demolish the rest of the building, and construct a 15-story, approximately 180 feet and 5 inches (180'-5") tall, multi-family residential project consisting of 45 dwelling units (with 15 percent (six units) restricted to Very Low-Income households), with two levels of parking. Overall, the Project would include a maximum floor area of approximately 67,599 square feet with an FAR of 4.5 to 1.

The Project would be served by Metro Line 2 (which stops at the corner of Wilcox Avenue and Sunset Boulevard approximately 0.1 miles from the Project Site), along with Metro Line 212, Metro Line 210, Metro Line 217, Metro Local Line 222, which run along Hollywood Boulevard, Highland Avenue, and Vine Street – refer to **Figure III-1** through **Figure III-4**.

Table III-1, Transit Priority Analysis, shows the Metro lines that serve the project area and the peak times. The nearest Metro Line 2 stop is the Wilcox Avenue and Sunset Boulevard stop located approximately 830 feet (0.16 miles) southwest of the Project Site. In addition, Metro Lines 212 and 217 have stops located at the intersection of Hollywood Boulevard and Wilcox Avenue, approximately 830 feet (0.16 miles) northwest of the Project Site.

1 Southern California Association of Governments. 2021. Variable Constrained Areas (VCAs) – SCAG Region. Available at: https://hub.arcgis.com/datasets/10938b4b749d4fb9af1b89e51ee8f314_1?geometry=-118.359%2C34.056%2C-118.319%2C34.069, last accessed June 23, 2021.

2 Southern California Association of Governments. 2021. High Quality Transit Area – SCAG Region. Available at: https://gisdata-scag.opendata.arcgis.com/datasets/high-quality-transit-areas-hqta-2045-scag-region/explore?location=34.052624%2C-118.273920%2C12.00, last accessed September 30, 2021.

3 Southern California Association of Governments. 2020. Sustainable Communities Strategy Technical Report. Available at: https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal_sustainable-communities-strategy.pdf?1606002097 last accessed September 30, 2021.

Table III-1
Transit Priority Analysis

Line	Approximate Peak Frequency in Minutes	Qualifies?
Metro Line 2	5-10	Yes
Metro Line 212	5-10	Yes
Metro Line 217	5-10	Yes

Source: Metro. Bus and Rail System. Available at: https://media.metro.net/documents/a5e11b4f-11ac-4807-8cd2-0e7cff6aa94e.pdf last accessed September 30, 2021.

The Proposed Project is also along the Metro B Line (Red Line) route, within approximately 0.33 mile of the Metro stop at Hollywood Boulevard and Vine Street. The Project Site is listed as being within a Transit Oriented Community (TOC) Incentive Area per the Los Angeles Department of City Planning.[4] Refer to **Figures III-1** through **III-4**.

Based on Exhibit 5 and Exhibit 6 of SCAG's SCS Background Documentation, the Project Site and surrounding area are within the "City" Land Development Category. The Proposed Project would be consistent with the *City Residential* Place Type. The Connect SoCal 2020-2045 RTP/SCS describes City Residential development as:

> *A dense residential-focused type, City Residential is dominated by mid- and high-rise residential towers, with some ground floor retail space. Parking is usually structured, below or above ground. Residents are well served by transit, and can walk or bicycle for many of their daily needs.*[5]

City Residential Place Type is further identified as: Similar to the Urban Residential land use mix, the land use mix for the City Residential place type is 65 percent residential, four percent employment, 11 percent mixed use, and 20 percent open/civic space. The City Residential place type is a dense residential-focused type, dominated by mid- and high-rise residential towers, with some ground-floor retail space. Parking is usually structured, below or above ground. Residents are well served by transit and can walk or bike for many daily needs. Residential density may

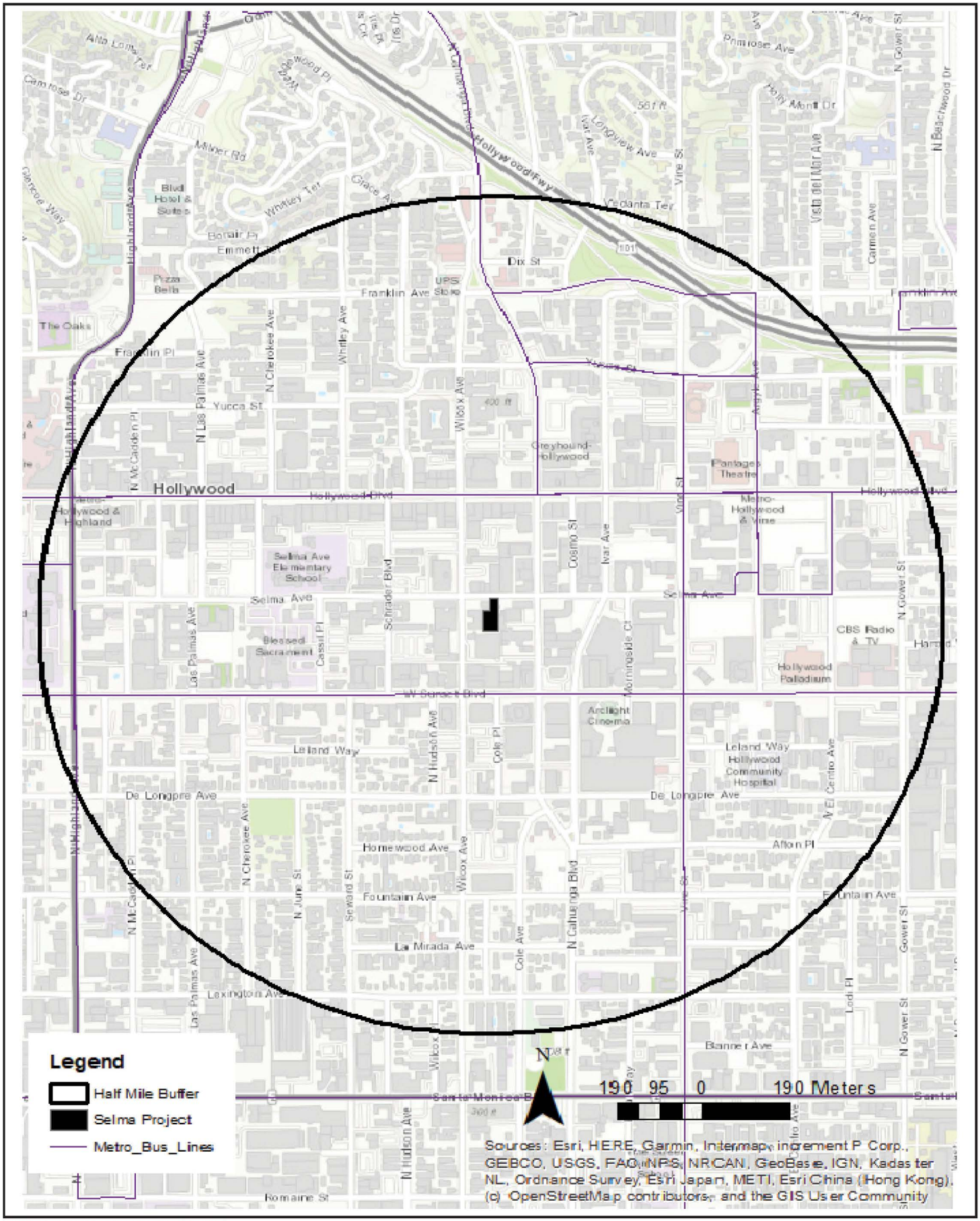
4 City of Los Angeles, ZIMAS. Available online: http://zimas.lacity.org/, accessed March 3, 2020.

5 Southern California Association of Governments, *Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy*, Adopted September 2020. Available online at: https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal-plan_0.pdf?1606001176, accessed July 21, 2021.

range from 35-75 households per acre, building heights may range from 5-40 stories, and total net FAR of the built environment within this place type may achieve 2.9:1.[6]

The Proposed Project is in a highly urbanized area within the City of Los Angeles near rapid transit, within the Hollywood Community Plan Area. The Project is an infill multi-family residential project that would provide 45 residential dwelling units. It is located within a High Quality Transit Area (HQTA) as defined by SCAG and a Transit Priority Area (TPA) as defined by SB 743, which supports transit opportunities and promotes a walkable environment. Additionally, access to the Project Site is served by a well-connected street network, which consists of a grid pattern as is most of the City of Los Angeles. As such, the Proposed Project is highly connected and provides accessibility for persons who choose not to drive or do not have access to a vehicle.

6 Southern California Association of Governments, *2020-2045 RTP/SCS Urban Footprint Place Types Summary*, page 2, https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal_sustainable-communities-strategy-appendix.pdf?1606002108, accessed July 21, 2021.

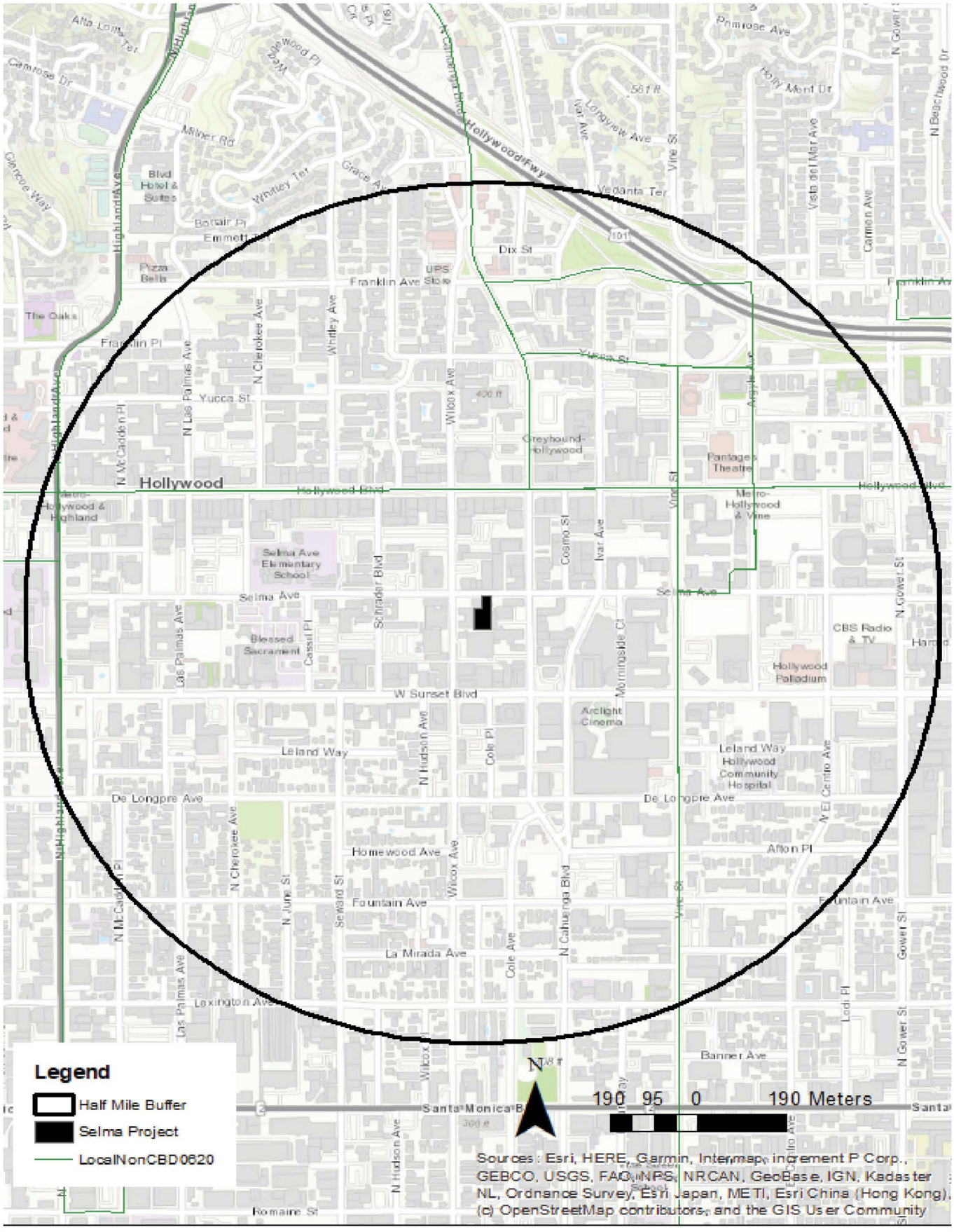


SOURCE: City of Los Angeles Geo Hub, 2021.

FIGURE **III-1**

IMPACT SCIENCES

Metro Bus Lines within Half Mile Radius

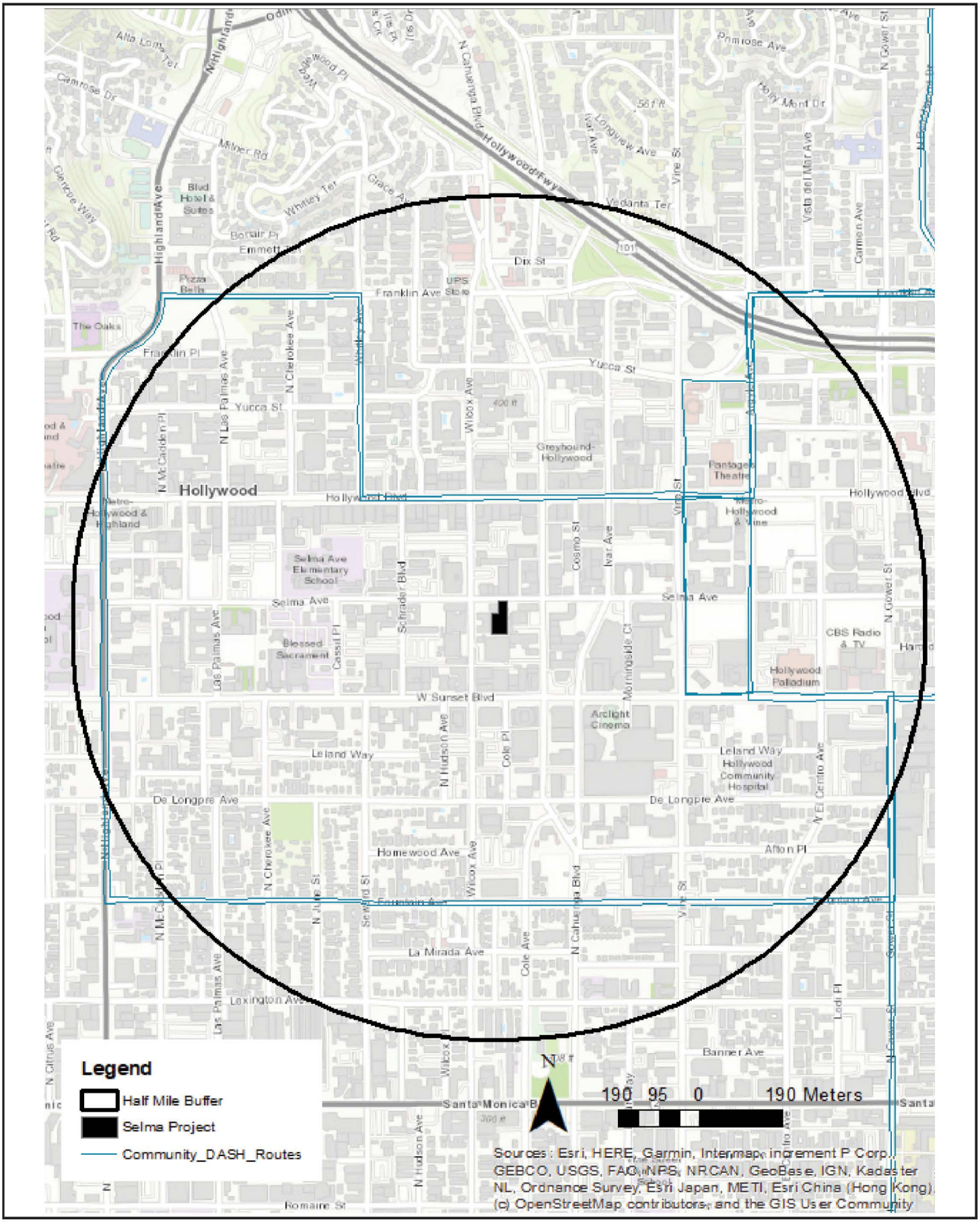


SOURCE: City of Los Angeles Geo Hub, 2021.

FIGURE **III-2**

IMPACT SCIENCES

Local Non-CBD Lines within Half Mile Radius

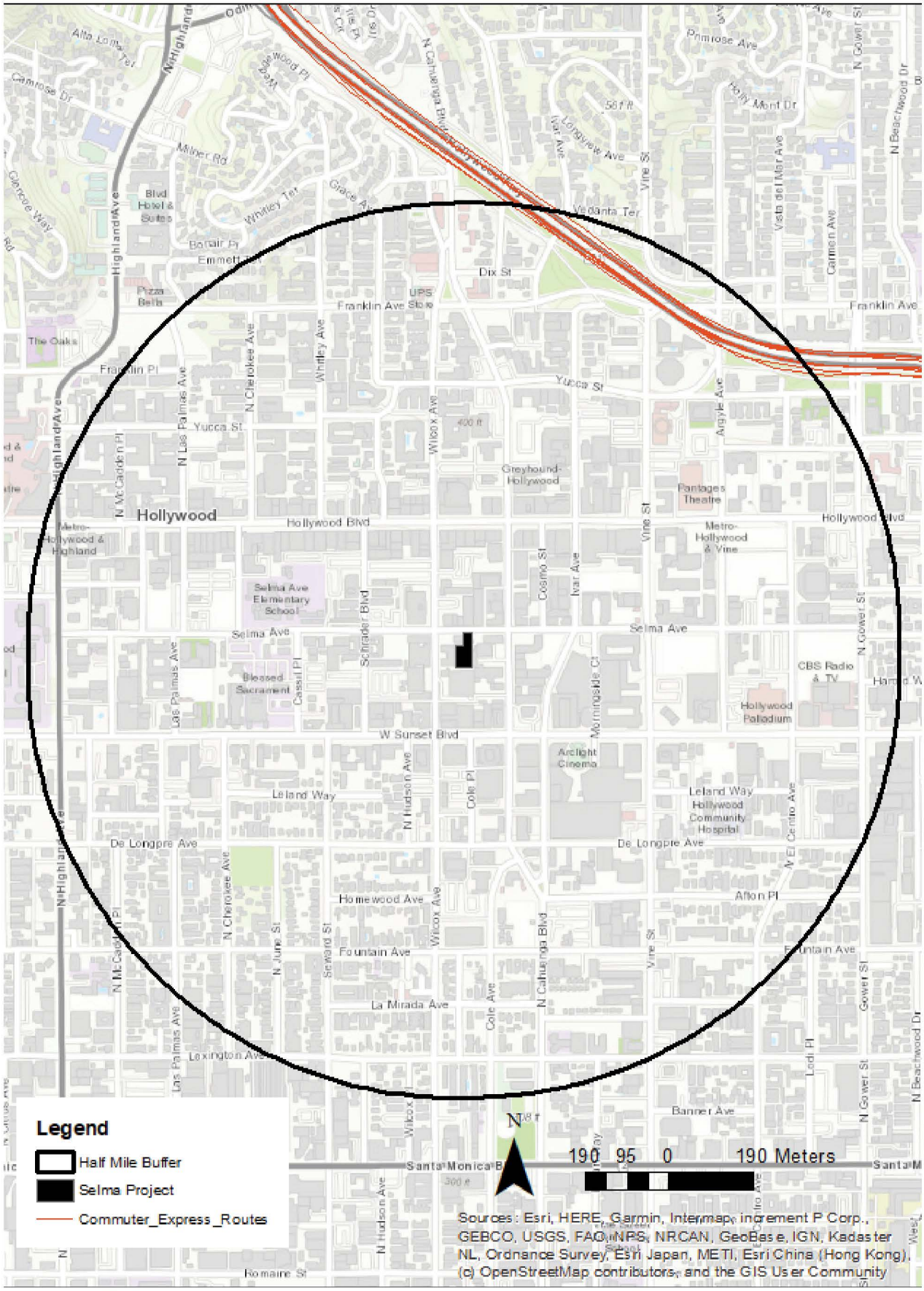


SOURCE: Esri, et al., 2021

FIGURE **III-3**

IMPACT SCIENCES

Community DASH Routes within Half Mile Radius

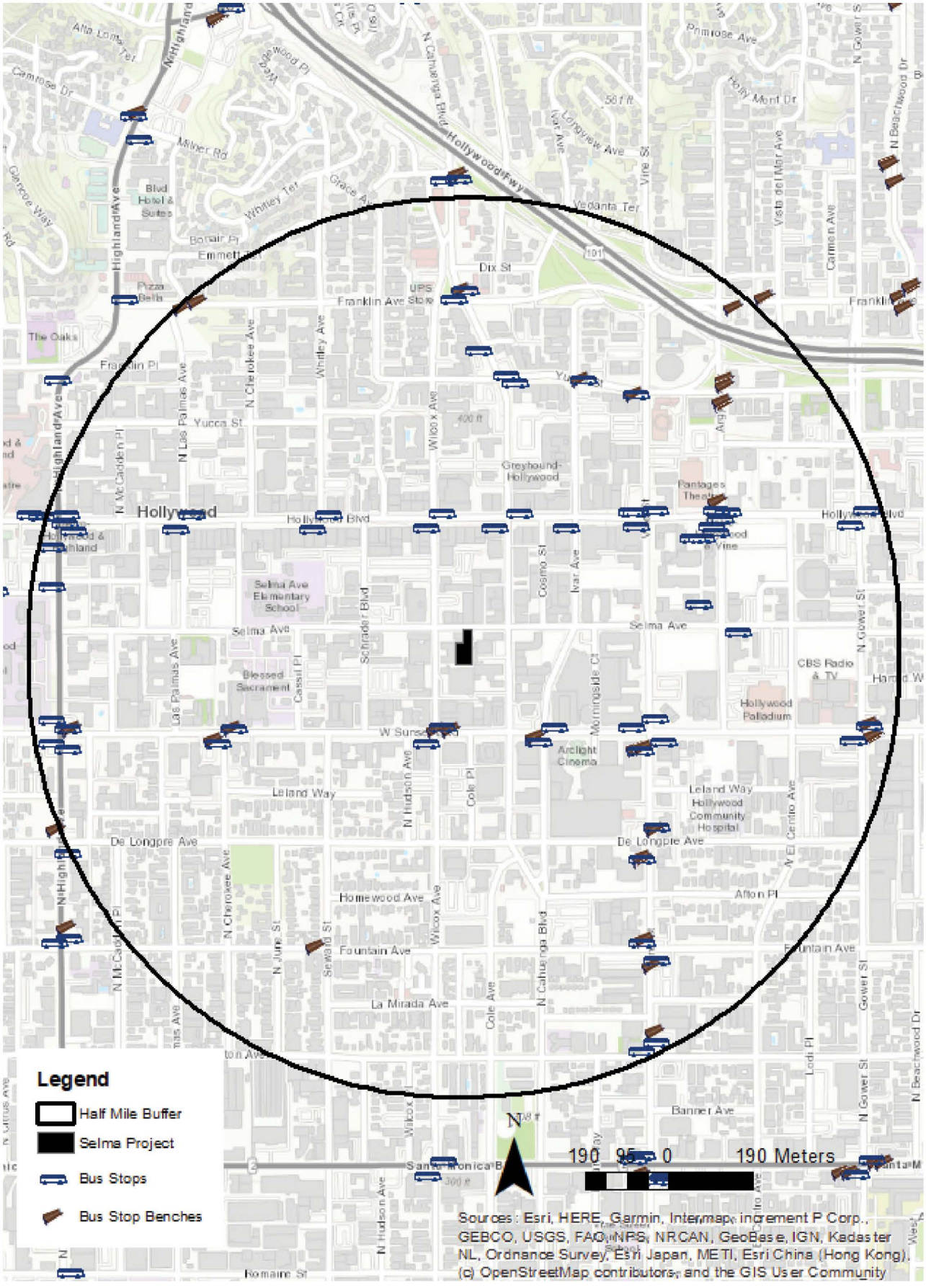


SOURCE: Esri, et al., 2021

FIGURE **III-4**

IMPACT SCIENCES

Commuter Express Route within Half Mile Radius

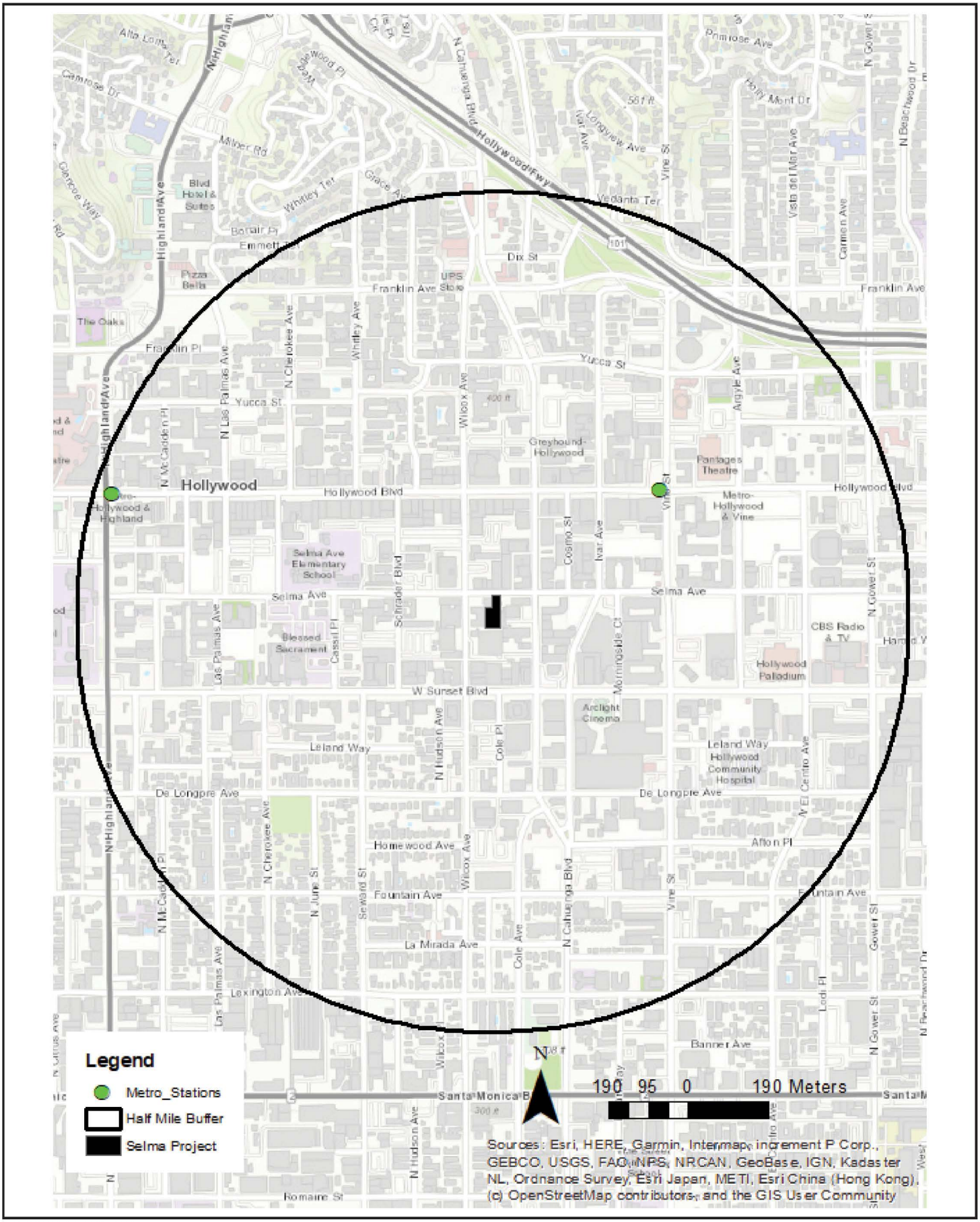


SOURCE: Esri, et al., 2021

FIGURE **III-5**

IMPACT SCIENCES

Bus Stops and Bus Benches within Half Mile Radius

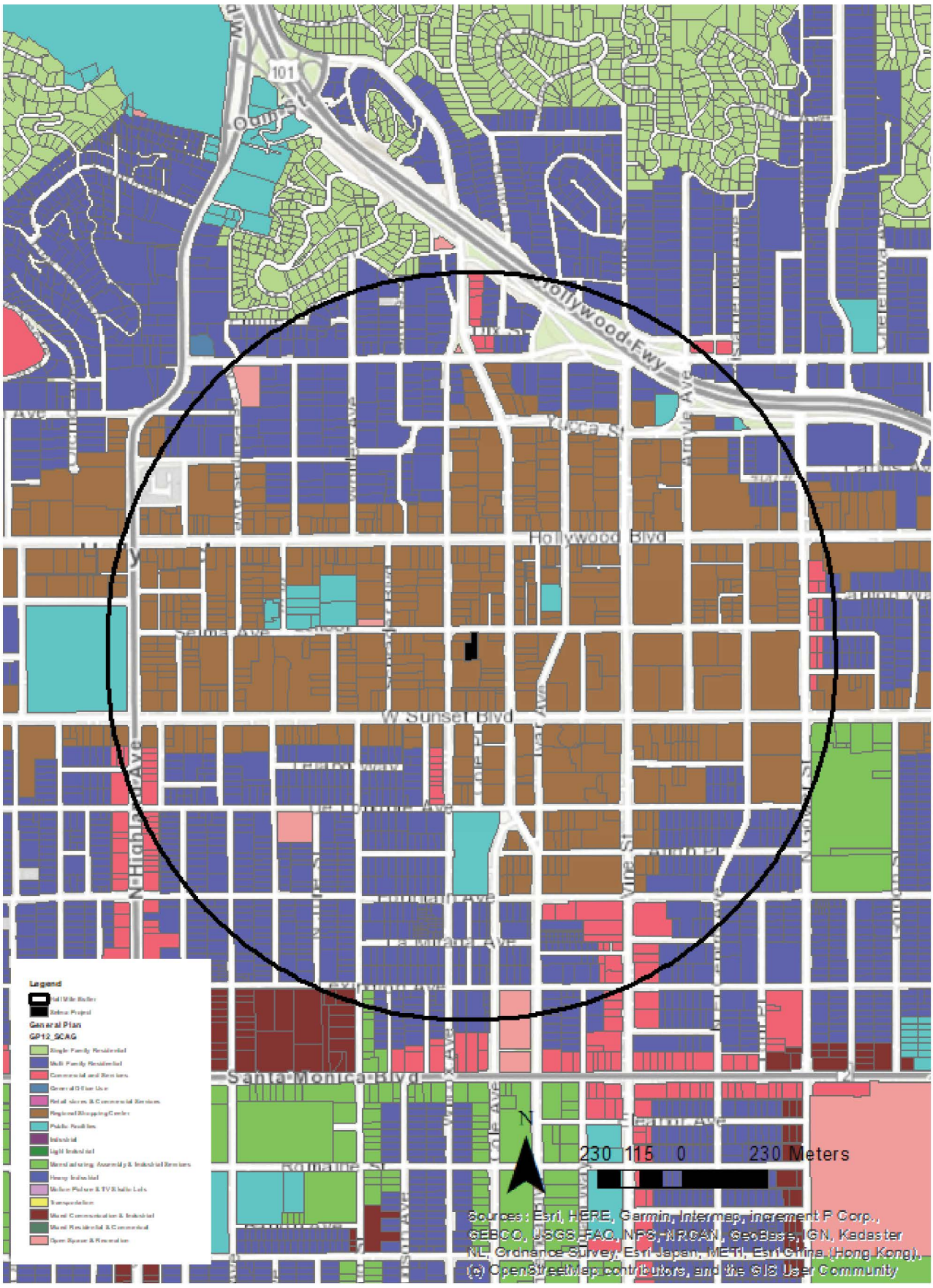


SOURCE: Esri, et al., 2021

FIGURE **III-6**

IMPACT SCIENCES

Metro Stations within Half Mile Radius

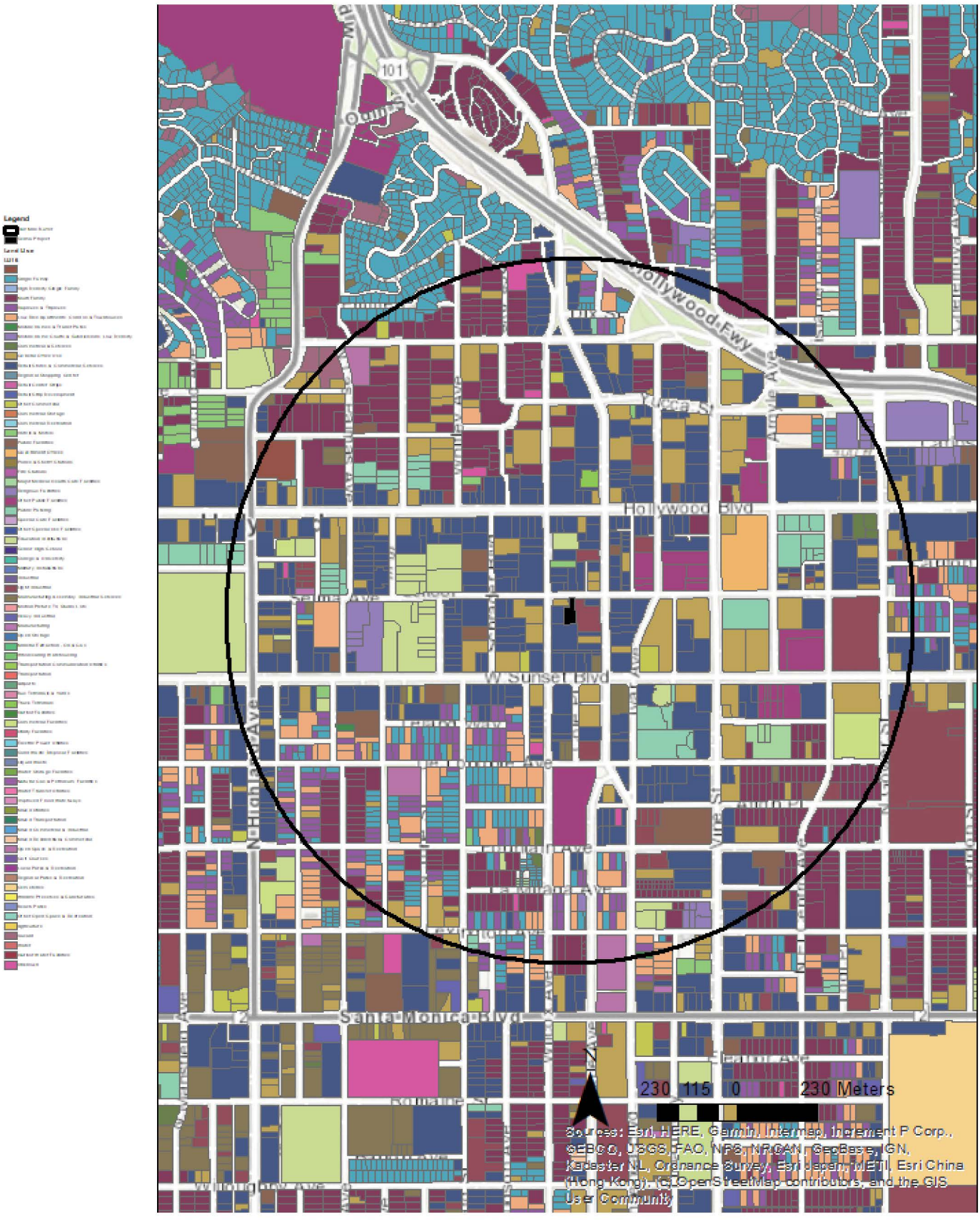


SOURCE: Esri, et al., 2021

FIGURE **III-7**

IMPACT SCIENCES

General Plan within Half Mile Radius

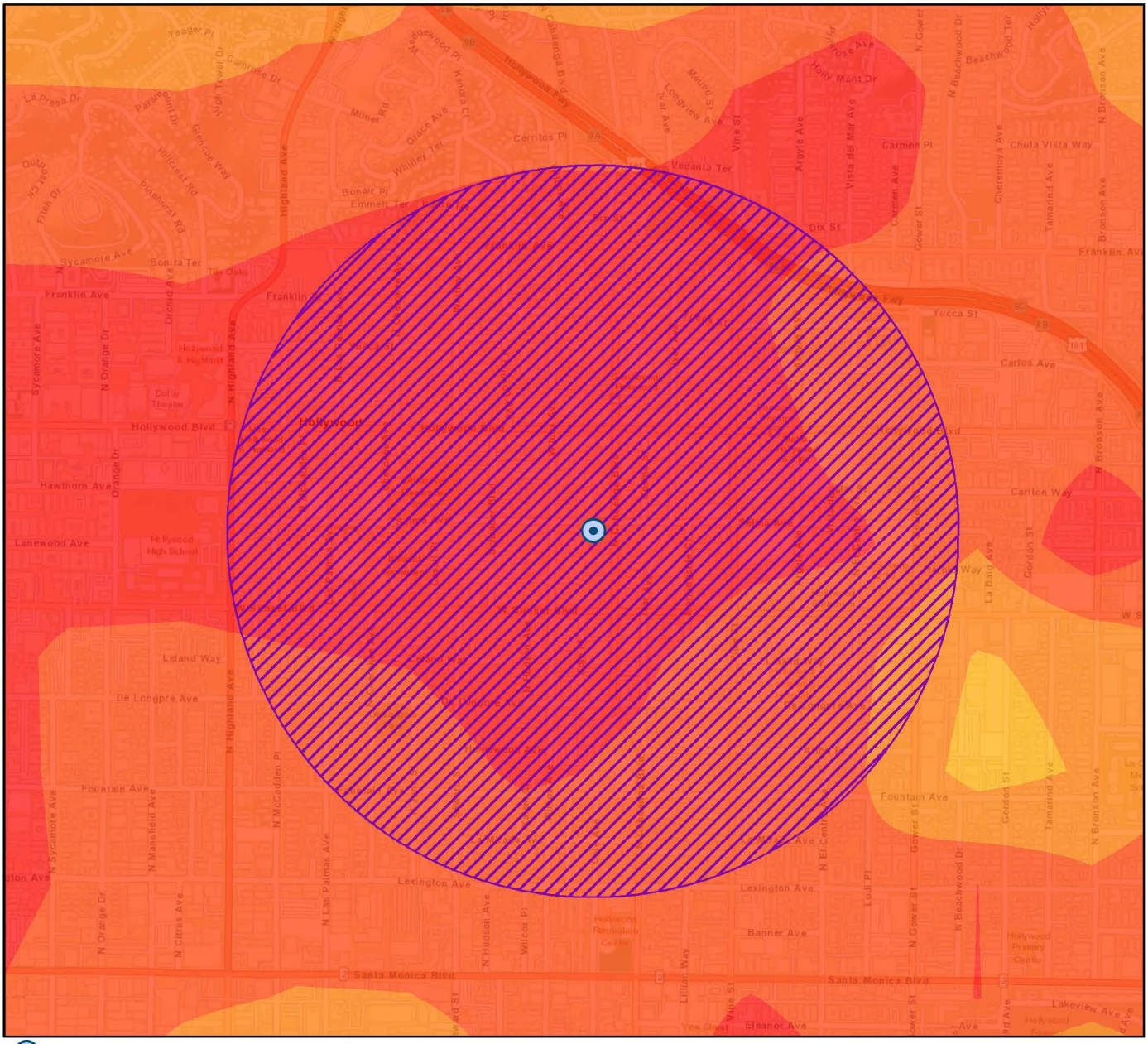


SOURCE: Esri, et al., 2021

FIGURE **III-8**

Land Use Plan within Half Mile Radius

IMPACT SCIENCES



SOURCE: Southern California Association of Governments, 2021

FIGURE III-9

IMPACT SCIENCES

SCAG Land Development Categories within Half-Mile Radius of the Project Site

The Connect SoCal 2020-2045 RTP/SCS further demonstrates that HQTAs may include high-density development, support pedestrian and bike infrastructure, reduce parking requirements, and retain affordable housing near transit. It also states HQTAs represent under three-percent of the region's acreage but are projected to be home to over 51 percent of new households between 2016 and 2045. Infrastructure investments that support walkable, compact communities that integrate land use and transportation planning for a better functioning built environment are essential within HQTAs.[7] Therefore, active transportation and new developments should be context-sensitive, responding to the existing physical conditions of the surrounding area. The Proposed Project is a multi-family housing development within approximately 0.16 miles of numerous existing rapid transit stops. It would promote pedestrian activity and bicycling activity by providing new housing in a dense, urbanized area.

The Proposed Project would construct a 14-story multi-family residential building consisting of 45 residential units. The Project would be approximately 180 feet and 5 inches (180'-5") in height and would include a maximum total square footage of approximately 67,599 square feet. Fifteen percent of the proposed residential units (six units) would be restricted as affordable housing for Very Low-Income households. The Proposed Project would provide automobile and bicycle parking that is consistent with LAMC standards. Therefore, the Proposed Project is similar to other developments within HQTAs.

Table III-2
SCAG Population, Housing, and Employment Projections for the City of Los Angeles, Los Angeles County, and the SCAG Region

Population			
Region	**2016**	**2045**	**% Annual Growth (2016-2045)**
Los Angeles City	3,933,800	4,771,300	0.73%
Los Angeles County	10,110,000	11,674,000	0.53%
SCAG Region	18,832,000	22,504,000	0.67%
Households			
Region	**2016**	**2045**	**% Annual Growth (2016-2045)**
Los Angeles City	1,367,000	1,793,000	1.07%
Los Angeles County	3,319,000	4,119,000	0.83%
SCAG Region	6,012,000	7,633,000	0.92%

7 Southern California Association of Governments. 2020. *Sustainable Communities Strategy Technical Report.* Available at: https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal_sustainable-communities-strategy.pdf?1606002097 last accessed September 30, 2021.

Employment			
Region	**2016**	**2045**	**% Annual Growth (2016-2045)**
Los Angeles City	1,848,300	2,135,900	0.54%
Los Angeles County	4,743,000	5,382,000	0.46%
SCAG Region	8,389,000	10,049,000	0.62%

Source:
SCAG, Connect SoCal 2020-2045 RTP/SCS Growth Forecast, Demographics and Growth Forecast Appendix, adopted September 2020.

Based on the number of units, unit type, and habitable rooms per unit, the construction of Proposed Project's 45 new multi-family residential dwelling units would result in a potential increase of approximately 180 net new residents in the City of Los Angeles.[8] A shown in **Table III-2, SCAG Population, Housing, and Employment Projections for the City of Los Angeles, Los Angeles County, and the SCAG Region**, the proposed increase in housing units and population would be consistent with SCAG's forecast of 426,000 additional households and approximately 837,500 persons in the City of Los Angeles between 2016 and 2045. Refer also to **Section V, Sustainable Communities Environmental Assessment**, **Section 13, Population and Housing**, for a discussion on the Proposed Project's consistency with SCAG's population and housing growth.

Further analysis of the Proposed Project's consistency with Connect SoCal 2020-2045 RTP/SCS is provided in **Table III-3, Consistency Analysis with Connect SoCal (2020–2045 Regional Transportation Plan/Sustainable Communities Strategy)**.

Table III-3
Consistency Analysis with Connect SoCal
(2020–2045 Regional Transportation Plan/Sustainable Communities Strategy)

Goals and Strategies	Consistency Assessment
Connect SoCal Goals	
Goal 1: Encourage regional economic prosperity and global competitiveness	**Not Applicable.** This Goal is directed at SCAG and the City of Los Angeles and does not apply to the Proposed Project. This strategy calls on encouraging regional economic prosperity and global competitiveness. As such, the Proposed Project would not interfere with such policymaking.

8 To be conservative, because all of the units for the Proposed Project would be four-bedroom units, this SCEA assumes an occupancy of four persons per unit, rather than the standard 2.80 persons per unit as shown in the U.S. Census Bureau. *City of Los Angeles*. Persons per Household 2015-2019. Available online at: https://www.census.gov/quickfacts/losangelescitycalifornia, accessed on September 30, 2021.

Goals and Strategies	Consistency Assessment
Goal 2: Improve mobility, accessibility, reliability, and travel safety for people and goods	**Consistent.** The Project Site is in an urbanized area within the City of Los Angeles. The Proposed Project would develop 45 multi-family residential and affordable units as well as commercial space within a High Quality Transit Area (HQTA) as defined by SCAG and a transit priority area as defined by SB 743. The Project Site is located approximately 0.16 miles from qualifying Metro Bus Lines with frequency of service intervals of 15 minutes or less during the morning and afternoon peak commute periods. Furthermore, the site is located less than 0.33 miles from the Metro B (Red) Line station located at the intersection of Hollywood Boulevard and Vine Street. The Proposed Project would provide residents, and visitors with convenient access to public transit and opportunities for walking and biking. The Project would include 39 long-term and five short-term bicycle parking spaces located within the ground floor of the development. As such, the location of the Proposed Project encourages a variety of transportation options and access and is therefore consistent with this Goal.
Goal 3: Enhance the preservation, security, and resilience of the regional transportation system	**Not Applicable.** This Goal is directed towards SCAG and does not apply to the Proposed Project. This strategy calls on enhancing the preservation, security, and resilience of the transportation system, the Proposed Project would not interfere with such policymaking. While not directed toward the Project, the Proposed Project would nevertheless be within the Metro B (Red) Line Extension route along Hollywood Boulevard. As such, while this goal is not directly applicable to the Proposed Project, it would not interfere with this goal.
Goal 4: Increase person and goods movement and travel choices within the transportation system	**Not Applicable.** This strategy calls on SCAG to increase person and goods movement and travel choices across the transportation system. The Project would not interfere with this goal. The Proposed Project would place housing in a priority growth area. As such, the Proposed Project would indirectly contribute to the available transportation options in the area.
Goal 5: Reduce greenhouse gas emissions and improve air quality	**Consistent.** The Project would result in criteria air pollutant and GHG emissions during construction and operation. However, air pollutant emissions would not exceed SCAQMD significance thresholds and the project's GHG emissions would be consistent with SCAG's Connect SoCal Plan and CARB's 2017 Scoping Plan. As such, the project would be consistent with this goal.
Goal 6: Support healthy and equitable communities	**Consistent.** The Proposed Project meets this goal by incorporating sustainable design features, such as meeting Cal Green and Title 24 Building Standards Code, and creating a healthy community for the residents. The low environmental footprint of the project also contributes to the overall health of the region by generating fewer GHG emissions and minimizing use of water. As such, the project would help achieve this goal.

Goals and Strategies	Consistency Assessment
Goal 7: Adapt to a changing climate and support an integrated regional development pattern and transportation network	**Consistent.** The Proposed Project would be located in proximity to public transit opportunities. Further, the Project includes sustainable features such as weather-based irrigation control, EV parking spaces, and bike lockers and storage to address climate adaptation. As such, the project would help to achieve this goal.
Goal 8: Leverage new transportation technologies and data-driven solutions that result in more efficient travel	**Not Applicable.** This Goal is directed towards SCAG and does not apply to the Proposed Project. This strategy calls on SCAG to use new transportation technologies and data-driven solutions to increase travel efficiency. As such, the Proposed Project would not interfere with this goal.
Goal 9: Encourage development of diverse housing types in areas that are supported by multiple transportation options	**Consistent.** The Proposed Project would construct 45 four-bedroom multi-family residential units. Furthermore, 15 percent of the units would be set aside for Very Low-Income residents. The Project Site is served by Metro Bus Lines with frequency of service intervals of 15 minutes or less during the morning and afternoon peak commute periods within 0.16 miles of the Project Site. Furthermore, the site is located approximately 0.33 miles from the Metro B (Red) Line station located at the intersection of Hollywood Boulevard and Vine Street. As such, the Proposed Project would help achieve this goal.
Goal 10: Promote conservation of natural and agricultural lands and restoration of habitats	**Not Applicable.** This Goal is directed towards SCAG and does not apply to the Proposed Project. This strategy calls on SCAG to promote the conservation of natural and agricultural land and the restoration of habitats. As such, the Proposed Project would not interfere with this goal.
Connect SoCal Strategies	
Strategy 1: Focus growth near destinations and mobility options	**Consistent.** The Project Site is located within a HQTA and transit priority area as defined by SCAG and SB 743. The Project Site is located within approximately 0.16 miles of Metro Bus Lines with frequency of service intervals of 15 minutes or less during the morning and afternoon peak commute periods within 0.16 miles of the Project Site. Furthermore, the site is located approximately 0.33 miles from the Metro B (Red) Line station located at Hollywood Boulevard and Vine Street. As such, the Proposed Project would be consistent with this goal.
Strategy 2: Promote diverse housing choices.	**Consistent.** The Proposed Project would develop 45 four-bedroom multi-family residential units. Furthermore, 15 percent of the unit would be set aside for Very Low-Income residents. As such, the Proposed Project would be consistent with this goal.
Strategy 3: Leverage technology innovations	**Not Applicable.** This strategy is directed to SCAG and does not apply to the Proposed Project. This strategy aims to promote low emission technologies, improve access to services through technology, and identify ways to incorporate “micro-power grids” in communities. As such, the Proposed Project would not interfere with this strategy.

Goals and Strategies	Consistency Assessment
Strategy 4: Support implementation of sustainability policies	**Consistent.** The Project would be designed to meet or exceed Cal Green and Title 24 Building Standards Code (CALGreen Code). The building will be sustainably designed to meet and/or exceed all City of Los Angeles current building code and Title 24 requirements. As such, the Project will incorporate eco-friendly building materials, systems, and features wherever feasible, including Energy Star appliances, water saving/low flow fixtures, non-VOC paints/adhesives, drought tolerant planting, and a high-performance building envelopment. As such, the Proposed Project would be consistent with this goal.
Strategy 5: Promote a Green Region	**Not Applicable.** This strategy is directed towards SCAG and does not apply to the Proposed Project. However, insofar as this relates to the Connect SoCal Goal 5, above, the Proposed Project would be Consistent.

Source: SCAG Connect SoCal 2020 – 2045 Regional Transportation Plan/Sustainable Communities Strategy.

B. TRANSIT PRIORITY PROJECT CRITERIA ANALYSIS

SB 375 provides CEQA streamlining opportunities for certain Transit Priority Projects (TPPs). A TPP is a project that meets the following three criteria (see PRC, § 21155 (b)):

a) Contains at least 50 percent residential use, based on total building square footage and, if the project contains between 26 percent and 50 percent nonresidential uses, a floor area ratio of not less than 0.75;
b) Provides a minimum net density of at least 20 units per acre; and
c) Is within one-half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan.

As discussed below, the Proposed Project qualifies as a TPP pursuant to the criteria set by PRC § 21155.

Consistency with Criterion #1a

The Proposed Project consists of 45 four-bedroom multi-family units encompassing a maximum of approximately 67,599 square feet. The new construction is 100 percent residential and as such, the Proposed Project would consist of over the minimum of 50 percent residential uses and be consistent with this Criterion. If considered as part of the larger Project Site, the usable, residential component encompasses up to approximately 67,599 square feet of the approximately 93,369

square feet of gross floor area, or approximately 72 percent of the gross floor area, which is also over the minimum of 50 percent residential uses.

Consistency with Criterion #2a

The Project Site is approximately 0.35 acres (15,022 sf). With 45 residential dwellings, the Proposed Project would have a density of 129 units per acre. As such, the Proposed Project would have over the required minimum density of 20 units per acre and be consistent with this Criterion.

Consistency with Criterion #3a

Public Resources Code (PRC) § 21155 (b) defines a "high-quality transit corridor" as a corridor with fixed route bus service with service intervals no longer than 15-minutes during peak commute hours.

PRC § 21099 defines a "transit priority area" as an area within one-half mile of a major transit stop that is "existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program adopted pursuant to § 450.216 or 450.322 of Title 23 of the Code of Federal Regulations." PRC § 21064.3 defines "major transit stop" as "a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15-minutes or less during the morning and afternoon peak commute periods." PRC § 21155 (b) states that a "major transit stop" is defined in PRC § 21064.3, except that, for purposes of § 21155 (b), it also includes major transit stops that are included in the applicable regional transportation plan.

The Proposed Project is located within a High Quality Transit Area (HQTA) as defined by SCAG and a transit priority area as defined by SB 743. The Project Site is located within approximately 0.33 miles of the Metro Hollywood/Vine Station. The Metro B (Red) Line provides service intervals less than 15-minutes during peak commute hours. As such, the Project would be located within one-half mile of a major transit stop and be consistent with this Criterion.

C. INCORPORATION OF FEASIBLE MITIGATION MEASURES, PERFORMANCE STANDARDS, AND CRITERIA FROM PRIOR APPLICABLE EIRS

PRC § 21151.2 requires that a transit priority project incorporate all feasible mitigation measures, performance standards, or criteria from prior applicable EIRs. The City of Los Angeles (City) has complied with PRC § 21151.2 by reviewing all suggested mitigation measures in Connect SoCal 2020-2045 RTP/SCS EIR and the Hollywood Community Plan EIR for imposition on the Project, refer to **Appendix A, Incorporation of Mitigation Measures**, of this SCEA. The mitigation measures were not imposed if the Project was found to be in substantial compliance with the mitigation measure as proposed or if the mitigation measures were found not to be relevant. If the Project was not found to be in substantial compliance or the mitigation measure was found relevant, the City considered whether to use the mitigation measure or an equally effective City mitigation measure (including the mitigation measures developed for the SCEA prepared for the Proposed Project). The applicable mitigation measures, performance standards, or criteria from the aforementioned documents are included in applicable technical sections of the Environmental Checklist portion of this SCEA. Some of the mitigation measures from prior applicable EIRs are duplicative or have minor inconsistencies with the Project-specific mitigation measures set forth below. The City, as lead agency, retains the discretion to modify or delete the measures from the prior EIRs to avoid duplication or resolve inconsistencies.

IV. SCEA ENVIRONMENTAL CHECKLIST

A. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Agriculture and Forestry Resources		Air Quality
	Biological Resources		Cultural Resources		Energy
	Geology and Soils		Greenhouse Gas Emissions		Hazards and Hazardous Materials
	Hydrology and Water Quality		Land Use and Planning		Mineral Resources
	Noise		Population and Housing		Public Services
	Recreation		Transportation		Tribal Cultural Resources
	Utilities and Service Systems		Wildfire		Mandatory Findings of Significance

DETERMINATION: (to be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.	
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment., but at least effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	
I find that the Project is a qualified "transit priority project" that satisfies the requirements of Sections 21155 and 21155.2 of the Public Resources Code (PRC), and a qualified "residential or mixed use residential project" that satisfies the requirements of Section 21159.28(d) of the PRC, and although the Project could have a potentially significant effect on the environment as identified in the Initial Study contained herein, there will not be a significant effect in this case, because this Sustainable Communities Environmental Assessment (SCEA) contains measures that either avoid or mitigate to a level of insignificance all potentially significant or significant effects of the Project.	**X**

MORE SONG	CITY PLANNER	MARCH 3, 2023
Name	Title	Date

B. EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact' is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The Lead Agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," may be cross-referenced).

5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. See *CEQA Guidelines* Section 15063(c)(3)(D). Earlier analyses are discussed in Section 21 at the end of the checklist.

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal

standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c) Mitigation Measures. For effects that are "less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier documents and the extent to which address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) The explanation of each issue should identify:

a) The significance criteria or threshold, if any, used to evaluate each question; and

b) The mitigation measure identified, if any, to reduce the impact to less than significant.

C. ENVIRONMENTAL IMPACTS

(explanations of all answers are required):

1. Aesthetics

In January 2016 the City of Los Angeles Planning Department provided guidance in the form of Zoning Information File ZI No. 2451 regarding Transit Priority Areas (TPAs) and exemptions when analyzing Aesthetics and Parking within TPAs pursuant to CEQA, as established in State Senate Bill (SB) 743.

Senate Bill 743, signed into law in September 2013, made several changes to CEQA for projects located in areas served by transit (i.e., TPAs). While the thrust of SB 743 addressed a major overhaul on how transportation impacts are evaluated under CEQA, it also limited the extent to which aesthetics and parking are defined as impacts under CEQA. Specifically, § 21099 (d)(1) of the Public Resources Code (PRC) states that a project's aesthetic and parking impacts shall not be considered a significant impact on the environment if:

1. The project is a residential, mixed-use residential, or employment center project, and

2. The project is located on an infill site within a transit priority area.

Section 21099 (a) of the PRC defines the following terms:

> *(4) "Infill site" means 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.*
>
> *(7) "Transit priority area" means an area within one-half mile of a major transit stop that is existing or planned.*

Section 21064.3 of the PRC defines a "major transit stop" as a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15-minutes or less during the morning and afternoon peak commute periods.

For purposes of § 21099 of the PRC, a transit priority area also includes major transit stops in the City of Los Angeles (City) that are scheduled to be completed within the planning horizon of the Southern California Association of Governments (SCAG) Regional Transportation Plan / Sustainable Community Strategy (RTP/SCS).

The Site is served by the 2 Metro Local Line that stops at the corner of Wilcox Avenue and Sunset Boulevard approximately 0.16 miles from the Project Site. Additionally, there are several major bus routes running along Hollywood Boulevard, Highland Avenue, and Vine Street. Serviced by the 212 Metro Local Line, 210 Metro Local Line, 217 Metro Local Line, 222 Metro Local Line, Beachwood Canyon DASH Bus, Hollywood Clockwise DASH, Hollywood Counterclockwise DASH, and the Hollywood/DASH. The Project site is approximately 0.33 miles from the Hollywood/Vine Station of the Metro B Line (formerly the Red Line). The B Line, Metro's 1st subway line to be built, runs between Downtown Los Angeles and North Hollywood. Landmark stops include: Grand Central Market, the LA Convention Center, Staples Center, MacArthur Park, the Pantages Theater, the Hollywood Walk of Fame and Universal Studios.[1] Furthermore, the site is within a Transit Priority Area within the City of Los Angeles.[2] For these reasons, the Proposed Project qualifies for the SB 743 exemption and the Project's aesthetic and parking impacts shall not be considered a significant impact. The analysis below is provided for **informational purposes only.**

According to Appendix G of the *State CEQA Guidelines*, the impacts of a proposed project related to aesthetics would be considered significant if the project would:

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b)	Substantially damage scenic resources, including, but not limited to, tress, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c)	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☒

1 Metro B Line Guide and Rail Map. Available online at: https://www.metro.net/riding/guide/b-line/, accessed October 1, 2021.

2 ZIMAS. LA City. Available online at: http://zimas.lacity.org/, accessed March 3, 2020.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

a. Have a substantial adverse effect on a scenic vista?

This discussion is for informational purposes only. The Proposed Project is located in a highly urbanized area in the City of Los Angeles. The Project Site is surrounded by a mix of commercial, retail, institutional, and residential uses.

Public views are those which can be seen from vantage points that are publicly accessible, such as streets, freeways, parks, and vista points. These views are generally available to a greater number of persons than are private views. Private views are those that can be seen from vantage points located on private property. The City of Los Angeles CEQA Thresholds do not protect views available from private vantage points such as private offices or residences.

At the street level, views in all directions are largely constrained by structures on adjacent parcels. As such, views from the street level near the Project Site would not be substantially affected as the existing building facade fronting Selma Avenue would be retained and refurbished and remain comparable in height to the existing buildings both to the west and east of the Project Site.

Pursuant to regulations provided in SB 743, which applies to residential, mixed-use residential, and employment center projects on infill sites within TPAs, aesthetic impacts cannot be considered significant. A TPA is defined as an area within one-half mile of a main transit stop that is existing or planned. As noted in **Chapter III, SCEA Eligibility**, the proposed project qualifies as a Transit Priority Project (TPP). Therefore, pursuant to CEQA § 21099(d), the project would have no impacts to scenic vistas.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

This discussion is for informational purposes only. No officially designated or eligible State-designated scenic highways are located adjacent to, or within view of, the Project Site.[3] Currently, the only portion of a scenic highway officially designated by the California Department of Transportation (Caltrans) within the City of Los Angeles is a short portion of the Pasadena Freeway (also known as the Arroyo Seco Historic parkway). A portion of Pacific Coast Highway (PCH), (beginning in the City of Santa Monica and heading towards the City of Malibu), is eligible to be designated as a State Scenic Highway.[4]

Pursuant to regulations provided in SB 743, which applies to residential, mixed-use residential, and employment center projects on infill sites within TPAs, aesthetic impacts cannot be considered significant. A TPA is defined as an area within one-half mile of a main transit stop that is existing or planned. As noted in **Chapter III, SCEA Eligibility**, the proposed project qualifies as a Transit Priority Project (TPP). Therefore, the Proposed Project would have no impacts to state scenic highways or scenic roadway corridors.

c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

This discussion is for informational purposes only. As the Project is located in an urbanized area, this analysis focus on whether the Project would conflict with applicable zoning and other regulations governing scenic quality. The entire property is designated for Regional Center Commercial land uses by the Hollywood Community Plan. The Regional Center Commercial designation corresponds to the C2, C4, P, PB, RAS3, and RAS4 zones, thus the Property's C4-2D zone is consistent with the Community Plan. The C4 zone paired with a "2" height district allows for unlimited height and stories while the "D" Development Limitation (Ordinance No. 165,660) permits a base floor area ratio of 3:1. The Proposed Project will seek an Off-Menu Incentive for an increase in Floor Area Ratio from 3.0:1 to 4.5:1, and thus would not exceed the FAR restrictions.

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3 California Department of Transportation. State Scenic Highway Map. Available at: https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways, accessed February 19, 2021.

4 California Department of Transportation. State Scenic Highway Map. Available at: https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways, accessed February 19, 2021.

The property is also located within the boundaries of the Hollywood Redevelopment Project Area ("RPA"). The RPA (formerly CRA/LA) is intended to guide design and scale of commercial and residential buildings within Hollywood. The property is located within the Regional Center area of the RPA and conforms to the letter and intent of the RPA with respect to the community's design priorities, FAR, and residential density.

The buildings to the east and west range from approximately 5 to 10 stories in height. The proposed height and scale of the proposed buildings would be consistent with the surrounding commercial and residential buildings to the east and west. Therefore, the Project would not conflict with applicable zoning or other regulations governing scenic quality and there would be no impact.

Other Visual and Aesthetic Considerations

No scenic highways in the Project area are designated by the State as analyzed for Impact 1(b) above.

During construction, construction walls and barriers would be erected to protect the Project Site from vandalism and, which have the potential to attract unauthorized bills and postings, consistent with LAMC Section 91.6205, which regulates signage on construction barriers.

During operation, the Project would be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to LAMC Section 91.8104.

Overall, while the Project would change the visual character of the Project Site, the height of the proposed building, design, massing, and scale would be compatible with the existing urban uses that set the aesthetic character of the vicinity. Based on the analysis above, the Project would not substantially degrade the existing visual character or quality of the Project Site or surrounding vicinity.

Furthermore, pursuant to regulations provided in SB 743, which applies to residential, mixed-use residential, and employment center projects on infill sites within TPAs, aesthetic impacts cannot be considered significant. A TPA is defined as an area within one-half mile of a main transit stop that is existing or planned. As noted in **Chapter III, SCEA Eligibility**, the proposed project qualifies as a Transit Priority Project (TPP). Therefore, impacts would be less than significant.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

This discussion is for informational purposes only. Light impacts are typically associated with the use of artificial light during the evening and nighttime hours. Glare may be a daytime occurrence caused by the reflection of sunlight or artificial light from highly polished surfaces, such as window glass and reflective cladding materials, and may interfere with the safe operation of a motor vehicle on adjacent streets. Daytime glare is common in urban areas and is typically associated with mid- to high-rise buildings with exterior façades largely or entirely comprised of highly reflective glass or mirror-like materials. Nighttime glare is primarily associated with bright point-source lighting that contrasts with existing low ambient light conditions.

The Project will be required to incorporate lighting design specifications to meet City standards as outlined in the Section 93.0117 of the LAMC, to ensure that the Project will have a less than significant impact on light and glare.

Pursuant to regulations provided in SB 743, which applies to residential, mixed-use residential, and employment center projects on infill sites within TPAs, aesthetic impacts cannot be considered significant. A TPA is defined as an area within one-half mile of a main transit stop that is existing or planned. As noted in **Chapter III, SCEA Eligibility**, the Proposed Project qualifies as a Transit Priority Project (TPP). As such, there would be no aesthetic impacts.

2. Agriculture and Forestry Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The California Department of Conservation, Division of Land Protection, lists Prime Farmland, Unique Farmland, and Farmland of Statewide Importance under the general category of "Important Farmland." The Farmland Mapping and Monitoring Program indicates that the Project Site is Urban and Built-Up Land, which is land that contains man-made structures or buildings under construction, and the infrastructure required for development (i.e. paved roads, sewers, water, electricity, drainage, or flood control facilities) that are specifically designed to serve that land.[5] The site is zoned C4-2D, is located within an

5 California Department of Conservation. California Important Farmland Finder. Available online at: https://maps.conservation.ca.gov/DLRP/CIFF/

urbanized area of the City of Los Angeles, and is currently developed which would classify the site as Urban and Built-Up Land. Therefore, implementation of the Proposed Project would not convert farmland to non-agricultural use. As such, no impacts would occur.

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Project Site is within the City of Los Angeles Hollywood Community Plan Area and is zoned C4-2D. The Project Site is not zoned for agricultural uses nor do agricultural uses occur on the Project Site. Only land located within an agricultural preserve is eligible for enrollment under a Williamson Act contract. Accordingly, the Project Site does not contain any lands covered by a Williamson Act contract. Therefore, implementation of the Proposed Project would not conflict with existing agricultural zoning or a Williamson Act Contract. As such, no impacts on agricultural resources would occur.

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220 (g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104 (g))?

No Impact. The Project Site is zoned is zoned C4-2D. The site and the surrounding area do not contain any forest land or land zoned for timberland production. Implementation of the Proposed Project would not conflict with existing zoning for, or cause rezoning of forest land or timberland. No impacts would occur.

d. Result in the loss of forest land or conversion of forest land to a non-forest use?

No Impact. See response to Section 2(c) above.

Additionally, forest land is defined as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits."[6] Timberland is defined as "land…which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees."[7] The Project Site is not zoned for forest land or timberland and there is no forest land or timberland on-site or in the

6 California PRC § 12220[g]

7 California PRC § 4526

project vicinity and project development would not cause a loss of forest land or timberland.[8] As such, no impacts would occur.

e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

No Impact. See responses to Sections 2(a) through 2(d), above. The site is located in an urbanized area and there are no agricultural uses or related uses on the site. The site does not result in the conversion of farmland, to other uses. No impacts would occur.

3. Air Quality

The analysis provided below is primarily based on technical data prepared in the Air Quality and Greenhouse Gas Technical Study (refer to **Appendix B**).

Introduction

The California Air Resources Board (CARB) divides the state into air basins that share similar meteorological and topographical features. The City of Los Angeles is located within the South Coast Air Basin (SCAB), which incorporates approximately 12,000 square miles consisting of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties, in addition to the San Gorgonio Pass area in Riverside County. The South Coast Air Quality Management District (SCAQMD) is the agency principally responsible for comprehensive air pollution control in the Basin. Air quality impacts were evaluated in accordance with the methodologies recommended by CARB and the South Coast Air Quality Management District (SCAQMD). Where criteria air pollutant quantification was required, emissions were modeled using the California Emissions Estimator Model version 2020.4.0 (CalEEMod). CalEEMod is a statewide land use emissions computer model designed to quantify criteria pollutant emissions associated with both construction and operations from a variety of land use projects.

Air Pollution Climatology

The SCAB is in an area of high pollution potential due to the climate and topography of the region. The general region lies in the semi-permanent high-pressure zone of the eastern Pacific, resulting in a mild climate tempered by cool sea breezes with light average with speeds.[9] The area is

8 City of Los Angeles. Zimas. Available at: http://zimas.lacity.org/

9 South Coast Air Quality Management District. 2017. *2016 Air Quality Management Plan*. Available online at: http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf.

considered semi-arid and is characterized by warm summers, mild winters infrequent seasonal rainfall, moderate daytime onshore breezes, and moderate humidity. The annual average temperature varies little throughout the SCAB region, ranging from the low 60s to the high 80s, measures in degrees Fahrenheit (F°).

Wind patterns across the south coastal region are characterized by westerly or southwesterly onshore winds during the day and by easterly or northeasterly breezes at night. Wind speed is higher during the dry summer months than during the rainy winter. Between periods of wind, air stagnation may occur in both the morning and evening hours. Air stagnation is one of the critical determinants of air quality conditions on any given day. During the winter and fall, surface high-pressure systems over the SCAB, combined with other meteorological conditions, can result in very strong, downslope Santa Ana winds. These winds normally continue a few days before predominant meteorological conditions are reestablished.

In conjunction with the two characteristic wind patterns that affect the rate and orientation of horizontal pollutant transport, two similarly distinct types of temperature inversions control the vertical depth through which pollutants are mixed. These inversions are the marine/subsidence inversion and the radiation inversion. The height of the base of the inversion at any given time is known as the "mixing height." The combination of winds and inversions is a critical determinant leading to highly degraded air quality in the summer and generally good air quality in the winter in Los Angeles.

Air Pollutants of Concern

Criteria air pollutants are defined as pollutants for which the federal and state governments have established ambient air quality standards for outdoor concentrations.[10] The federal and state standards have been set at levels above which concentrations could be harmful to human health and welfare. These standards are designed to protect the most sensitive persons such as children, pregnant women, and the elderly, from illness or discomfort. Criteria air pollutants include ozone (O_3), nitrogen dioxide (NO_2), carbon monoxide (CO), sulfur dioxide (SO_2), particulate matter 2.5 microns or less in diameter (PM2.5), particulate matter ten microns or less in diameter (PM10), and lead (Pb). Note that reactive organic gases (ROGs), which are also known as reactive organic compounds (ROCs) or volatile organic compounds (VOCs), and nitrogen oxide (NOx) are not classified as criteria pollutants. However, ROGs and NOx are widely emitted from land development projects and participate in photochemical reactions in the

10 California Air Resources Board. *Air Quality Standards*. Available online at: https://ww2.arb.ca.gov/resources/background-air-quality-standards.

atmosphere to form O_3; therefore, NOx and ROGs are relevant to the Proposed Project and are of concern in the air basin and are listed below along with the criteria pollutants. Sources and health effects commonly associated with criteria pollutants are summarized in **Table IV.3-1, Criteria Pollutants Summary of Common Sources and Effects**.

Table IV.3-1
Criteria Pollutants Summary of Common Sources and Effects

Pollutant	Major Man-Made Sources	Human Health & Welfare Effects
Carbon Monoxide (CO)	An odorless, colorless gas formed when carbon in fuels is not burned completely; a component of motor vehicle exhaust.	Reduces the ability of blood to deliver oxygen to vital tissues, affecting the cardiovascular and nervous system. Impairs vision, causes dizziness, and can lead to unconsciousness or death.
Nitrogen Dioxide (NO_2)	A reddish-brown gas formed during fuel combustion for motor vehicles and industrial sources. Sources include moto vehicles, electric utilities, and other sources that burn fuel.	Respiratory irritant; aggravates lung and heart problems. Precursor to ozone and acid rain. Contributes to global warming and nutrient overloading which deteriorates water quality. Causes brown discoloration of the atmosphere.
Ozone (O_3)	Formed by a chemical reaction between volatile organic compounds (VOC) and nitrous oxides (NOx) in the presence of sunlight. VOCs are also commonly referred to as reactive organic gases (ROGs). Common sources of these precursor pollutants include motor vehicle exhaust, industrial emissions, gasoline storage and transport, solvents, paints, and landfills.	Irritates and causes inflammation of the mucous membranes and lung airways; causes wheezing, coughing, and pain when inhaling deeply; decreases lung capacity; aggravates lung and heart problems. Damages plants; reduces crop yield. Damages rubber, some textiles, and dyes.
Particulate Matter (PM10 & PM2.5)	Produced by power plants, steel mills, chemical plants, unpaved roads and parking lots, wood-burning stoves and fireplaces, automobiles, and others.	Increased respiratory symptoms, such as irritation of the airways, coughing or difficulty breathing; aggravated asthma; development of chronic bronchitis; irregular heartbeat; nonfatal heart attacks; and premature death in people with heart or lung disease. Impairs visibility (haze).
Sulfur Dioxide (SO_2)	A colorless, nonflammable gas formed when fuel containing sulfur is burned; when gasoline is extracted from ore. Examples are petroleum refineries, cement manufacturing, metal processing facilities, locomotives, and ships.	Respiratory irritant; aggravates lung and heart problems. In the presence of moisture and oxygen, sulfur dioxide converts to sulfuric acid which can damage marble, iron, and steel. Damages crops and natural vegetation. Impairs visibility. Precursor to acid rain.

Source: CAPCOA, Health Effects. Available: http://www.capcoa.org/health-effects/

Air Monitoring Data

Ambient air quality in Los Angeles can be inferred from ambient air quality measurements conducted at nearby air quality monitoring stations. Existing levels of ambient air quality and historical trends and projections in the vicinity of Los Angeles are documented by measurements made by the South Coast Air Quality Management District (SCAQMD), the air pollution regulatory agency in the SCAB regions maintains air quality monitoring stations which process ambient air quality measurements.

The purpose of the monitoring station is to measure ambient concentrations of pollutants and determine whether ambient air quality meets the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS). Ozone and particulate matter (PM10 and PM2.5) are pollutants of particular concern in the SCAB. The monitoring station located closest to the Proposed Project Site and most representative of air quality near the Proposed Project Site is the Los Angeles – North Main Street station, located at 1630 North Main Street approximately 6.41 miles southeast of the Proposed Project Site. Ambient emission concentrations vary due to localized variations in emissions sources and climate and should be considered "generally" representative of ambient concentrations near the Proposed Project Site. The Los Angeles – North Main Street station monitors O_3, PM2.5, PM10, and NO_2, see **Table IV.3-2, Los Angeles – North Main Street Air Monitoring Station Ambient Pollutant Concentrations**.

Table IV.3-2
Los Angeles – North Main Street Air Monitoring Station Ambient Pollutant Concentrations

Pollutant	Standards[1]	Year		
		2018	2019	2020
Ozone (O_3)				
Maximum 1-hour concentration monitored (ppm)		0.098	0.085	0.185
Maximum 8-hour concentration monitored (ppm)		0.073	0.080	0.093
Number of days exceeding state 1-hour standard	0.09 ppm	2	2	14
Number of days exceeding federal/state 8-hour standard	0.070 ppm	4	2	22
Nitrogen Dioxide (NO_2)				
Maximum 1-hour concentration monitored (ppm)		0.070	0.070	0.062
Annual average concentration monitored (ppm)		0.018	0.018	0.017
Number of days exceeding state 1-hour standard	0.18 ppm	0	0	0
Respirable Particulate Matter (PM_{10})				
Maximum 24-hour concentration monitored ($\mu g/m^3$)		68.2	62.0	77.0
Annual average concentration monitored ($\mu g/m^3$)		30.2	25.5	2.0
Number of samples exceeding state standard	50 $\mu g/m^3$	31	3	24
Number of samples exceeding federal standard	150 $\mu g/m^3$	0	0	0
Fine Particulate Matter ($PM_{2.5}$)				
Maximum 24-hour concentration monitored ($\mu g/m^3$)		61.4	43.5	47.3
Annual average concentration monitored ($\mu g/m^3$)		12.8	10.8	12.3
Number of samples exceeding federal standard	35 $\mu g/m^3$	6	1	2

Source: California Air Resources Board, "Air Quality Data Statistics," http://www.arb.ca.gov/adam/. 2020.
SCAQMD. 2021. Air Quality South Coast Air Quality Management District, https://www.aqmd.gov/home/air-quality/historical-air-quality-data/historical-data-by-year
NA = not available
[1] Parts by volume per million of air (ppm), micrograms per cubic meter of air ($\mu g/m^3$), or annual arithmetic mean (aam).
[2] The 8-hour federal O_3 standard was revised from 0.075 ppm to 0.070 ppm in 2015. The statistics shown are based on the 2015 standard of 0.070 ppm.

The attainment status for the SCAB region is included in **Table IV-3, Attainment Status of Criteria Pollutants in the South Coast Air Basin**. Areas that meet ambient air quality standards are classified as attainment areas, while areas that do not meet these standards are classified as nonattainment areas. The SCAB region is designated as a nonattainment area for federal ozone, PM2.5, and lead standards and are designated as nonattainment for state ozone, PM10, and PM2.5 standards.

Table IV.3-3
Attainment Status of the South Coast Air Basin

Pollutant	State	Federal
Ozone (O_3)	Non-Attainment	Non-Attainment
Particulate Matter (PM10)	Non-Attainment	Attainment
Particulate Matter (PM2.5)	Non-Attainment	Non-Attainment
Carbon Monoxide (CO)	Attainment	Attainment
Nitrogen Dioxide (NO_2)	Attainment	Attainment
Sulfur Dioxide (SO_2)	Attainment	Attainment
Lead	Attainment	Non-Attainment (Partial)[1]

Source: South Coast Air Quality Management District. 2016. National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) Attainment Status for South Coast Air Basin. naaqs-caaqs-feb2016.pdf, accessed March 2021.
[1] The Los Angeles County portion of the Basin is designated as a non-attainment area for the federal lead standard on the basis of source-specific monitoring at two locations as determined by U.S. EPA using 2007-2009 data. However, all stations in the Basin, including the near-source monitoring in Los Angeles County, have remained below the lead NAAQS for the 2012 through 2015 period. The SCAQMD will request that the U.S. EPA re-designated the Los Angeles County portion of the Basin as attainment for lead.

Toxic Air Contaminants

In addition to the criteria pollutants discussed above, toxic air contaminants (TACs) are another group of pollutants of concern. TACs are considered either carcinogenic or noncarcinogenic based on the nature of the health effects associated with exposure to the pollutant. For regulatory purposes, carcinogenic TACs are assumed to have no safe threshold below which health impacts would not occur, and cancer risk is expressed as excess cancer cases per one million exposed individuals. Noncarcinogenic TACs differ in that there is generally assumed to be a safe level of exposure below which no negative health impact is believed to occur. These levels are determined on a pollutant-by-pollutant basis.

There are many different types of TACs, with varying degrees of toxicity. Sources of TACs include industrial processes, such as petroleum refining and chrome-plating operations; commercial operations, such as gasoline stations and dry cleaners; and motor vehicle exhaust. Public exposure to TACs can result from emissions from normal operations, as well as from accidental releases of hazardous materials during upset conditions. The health effects associated with TACs are quite diverse and generally are assessed locally, rather than regionally. TACs can cause long-term health effects such as cancer, birth defects, neurological damage, asthma, bronchitis, or genetic damage, or short-term acute affects such as eye watering, respiratory irritation (a cough), running nose, throat pain, and headaches.

To date, CARB has designated 244 compounds as TACs. Additionally, CARB has implemented control measures for a number of compounds that pose high risks and show potential for effective control. The majority of the estimated health risks from TACs can be attributed to a relatively few compounds.[11]

CARB identified diesel particulate matter (DPM) as a TAC. DPM differs from other TACs in that it is not a single substance but rather a complex mixture of hundreds of substances. Diesel exhaust is a complex mixture of particulates and gases produced when an engine burns diesel fuel. DPM is a concern because it causes lung cancer; many compounds found in diesel exhaust are carcinogenic. DPM includes the particle-phase constituents in diesel exhaust. The chemical composition and particle sizes of DPM vary between different engine types (heavy-duty, light-duty), engine operating conditions (idle, accelerate, decelerate), fuel formulations (high/low sulfur fuel), and the year of the engine. Some short-term (acute) effects of diesel exhaust include eye, nose, throat, and lung irritation, and diesel exhaust can cause coughs, headaches, light-headedness, and nausea. DPM poses the greatest health risk among the TACs. Almost all diesel exhaust particle mass is 10 microns or less in diameter. Because of their extremely small size, these particles can be inhaled and eventually trapped in the bronchial and alveolar regions of the lung.

Sensitive Receptors

Some land uses are considered more sensitive to air pollution than others due to the types of population groups or activities involved. Sensitive population groups include children, the elderly, the acutely ill, and the chronically ill, especially those with cardiovascular diseases.[12]

Residential areas are considered sensitive receptors to air pollutions because residents (including children and the elderly) tend to be at home for extended periods of time, resulting in sustained exposure to any pollutants present. Children are considered more susceptible to health effects of air pollution due to their immature immune systems and developing organs.[13] As such, schools are also considered sensitive receptors, as children are present for extended durations and engage in regular outdoor activities. Recreational land uses are considered moderately sensitive to air pollution. Although exposure periods are generally short, exercise places a high demand on

11 California Air Resources Board. *CARB Identified Toxic Air Contaminants*. Available online at: https://ww2.arb.ca.gov/resources/documents/carb-identified-toxic-air-contaminants.

12 California Air Resources Board. *Sensitive Receptor Assessment*. Available online at: https://ww2.arb.ca.gov/capp-resource-center/community-assessment/sensitive-receptor-assessment.

13 Office of Environmental Health Hazard Assessment and The American Lung Association of California. *Air Pollution and Children's Health*. Available online at: https://oehha.ca.gov/media/downloads/faqs/kidsair4-02.pdf.

respiratory functions, which can be impaired by air pollution. In addition, noticeable air pollution can detract from the enjoyment of recreation.

The nearest sensitive receptors to the proposed project site are residents of the Gilbert Hotel located adjacent to the proposed project site to the west.

Regulatory Setting

Federal

Clean Air Act

The Clean Air Act (CAA) of 1970 and the CAA Amendments of 1971 required the U.S. Environmental Protection Agency (EPA) to establish NAAQS, with states retaining the option to adopt more stringent standards or to include other specific pollutants. On April 2, 2007, the Supreme Court found that carbon dioxide is an air pollutant covered by the CAA; however, no NAAQS have been established for carbon dioxide.[14]

These standards are the levels of air quality considered safe, with an adequate margin of safety, to protect the public health and welfare. They are designed to protect those "sensitive receptors" most susceptible to further respiratory distress such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise. Healthy adults can tolerate occasional exposure to air pollutant concentrations considerably above these minimum standards before adverse effects are observed as compared to sensitive receptors due to differences in breathing rates and overall health.

The EPA has classified air basins (or portions thereof) as being in attainment, nonattainment, or unclassified for each criteria air pollutant, based on whether or not the NAAQS have been achieved.[15] If an area is designated unclassified, it is because inadequate air quality data were available as a basis for a nonattainment or attainment designations. **Table IV.3-3** lists the federal attainment status of the SCAB for the criteria pollutants.

14 Massachusetts, et al. v. Environmental Protection Agency, et al. No. 05-112. https://www.supremecourt.gov/opinions/06pdf/05-1120.pdf

15 U.S. Environmental Protection Agency. 2021. *NAAQS Designation Process*. Available online at: https://www.epa.gov/criteria-air-pollutants/naaqs-designations-process.

National Emissions Standards for Hazardous Air Pollutants Program

Under the CAA, the EPA is required to regulate emissions of hazardous air pollutants.[16] 187 substances are currently listed as hazardous air pollutants (HAPs). Major sources of specific HAPs are subject to the requirements of the National Emissions Standards for Hazardous Air Pollutants (NESHAPS) program. The EPA has established regulatory schemes for specific source categories and requires implementation of the Maximum Achievable Control Technologies (MACT) for major sources of HAPs in each source category.[17] State law (Assembly Bill 1807 [1983]) has established the framework for California's toxic air contaminants (TAC) identification and control program, which is generally more stringent than the federal program and is aimed at HAPs that are a problem is California.[18] The State has formally identified 244 substances as TACs and is adopting appropriate control measures for each.[19] Once adopted at the State level, each air district will be required to adopt a measure that is equally or more stringent.

National Ambient Air Quality Standards

The Federal CAA required the EPA to establish NAAQS. The NAAQS set primary standards and secondary standards for specific air pollutants (see **Table IV.3-4**). Primary standards define limits for the intention of protecting public health, which include sensitive populations such as asthmatics, children, and the elderly. Secondary Standards define limits to protect public welfare to include protection against decreased visibility, damage to animals, crops, vegetation, and buildings. A summary of the federal ambient air quality standards is shown in **Table IV.3-4, National Ambient Air Quality Standards**.

16 U.S. Environmental Protection Agency. *Initial List of Hazardous Air Pollutants with Modifications*. Available online at: https://www.epa.gov/haps/initial-list-hazardous-air-pollutants-modifications.

17 U.S. Environmental Protection Agency. *Reducing Emissions of Hazardous Air Pollutants*. Available online at: https://www.epa.gov/haps/reducing-emissions-hazardous-air-pollutants.

18 California Air Resources Board. *AB 1807 – Toxics Air Contaminant Identification and Control*. Available online at: https://ww2.arb.ca.gov/resources/documents/ab-1807-toxics-air-contaminant-identification-and-control.

19 California Air Resources Board. *CARB Identified Toxic Air Contaminants*. Available online at: https://ww2.arb.ca.gov/resources/documents/carb-identified-toxic-air-contaminants.

Table IV.3-4
National Ambient Air Quality Standards

Pollutant		Primary/Secondary	Averaging Time	Level
Carbon Monoxide		Primary	8 hours	9 ppm
			1 hour	35 ppm
Lead		Primary and secondary	Rolling 3-month average	0.15 µg/m^3
Nitrogen dioxide		Primary	1 hour	100 ppb
		Primary and secondary	Annual	0.053 ppm
Ozone		Primary and secondary	8 hours	0.070 ppm
Particulate Matter	PM2.5	Primary	Annual	12 µg/m^3
		Secondary	Annual	15 µg/m^3
		Primary and secondary	24 hours	35 µg/m^3
	PM10	Primary and secondary	24 hours	150 µg/m^3
Sulfur dioxide		Primary	1 hour	75 ppb
		Secondary	3 hours	0.5 ppm

Source: California Air Resources Board. May 2016. Ambient Air Quality Standards. Available online: https://www.arb.ca.gov/research/aaqs/aaqs2.pdf, accessed January 12, 2021.

State

California Clean Air Act of 1988

The California CAA of 1988 (CCAA) allows states to adopt ambient air quality standards and other regulations provided that they are at least as stringent as federal standards. The California Air Resources Board (CARB), a part of the California Environmental Protection Agency (Cal EPA), is responsible for the coordination and administration of both federal and state air pollution control programs within California, including setting the CAAQS. The CCAA, amended in 1992, requires all air quality management districts (AQMDs) in the state to achieve and maintain the CAAQS. The CAAQS are generally stricter than national standards for the same pollutants and has also established state standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility-reducing particles, for which there are no national standards. CARB also conducts research, compiles emission inventories, develops suggested control measures, and provides oversight of local programs. CARB also has primary responsibility for the development of California's State Implementation Plan (SIP), for which it works closely with the federal government and the local air districts.[20]

20 California Air Resources Board. *The California Air Resources Board*. Available online at: https://ww2.arb.ca.gov/about.

California Ambient Air Quality Standards

The federal CAA permits states to adopt additional or more protective air quality standards if needed. California has set standards for certain pollutants, such as particulate matter and ozone, which are more protective of public health than respective federal standards. California has also set standards for some pollutants that are not addressed by federal standards. The state standards for ambient air quality are summarized in **Table IV.3-5, California Ambient Air Quality Standards**.

Table IV.3-5
California Ambient Air Quality Standards

Pollutant		Averaging Time	Level
Carbon monoxide		8 hours	9 ppm
		1 hour	20 ppm
Lead		30-day average	1.5 µg/m^3
Nitrogen dioxide		1 hour	0.180 ppm
		Annual	0.030 ppm
Ozone		8 hours	0.070 ppm
		1 hour	0.09 ppm
Particulate matter	PM2.5	Annual	12 µg/m^3
	PM10	24 hours	50 µg/m^3
		Annual	20 µg/m^3
Sulfur dioxide		1 hour	0.25 ppm
		24 hours	0.04 ppm
Sulfates		24 hours	25 µg/m^3
Hydrogen sulfide		1 hour	0.03 ppm
Vinyl chloride		24 hours	0.01 ppm

Source: California Air Resources Board. May 2016. Ambient Air Quality Standards. Available online: https://www.arb.ca.gov/research/aaqs/aaqs2.pdf, accessed January 12, 2021.

California State Implementation Plan

The federal CAA (and its subsequent amendments) requires each state to prepare an air quality control plan referred to as a State Implementation Plan (SIP).[21] The SIP is a living document that is periodically modified to reflect the latest emissions inventories, plans, and rules and regulations of air basins as reported by the agencies with jurisdiction over them. The CAA Amendments

21 California Air Resources Board. *California State Implementation Plans*. Available online at: https://ww2.arb.ca.gov/our-work/programs/california-state-implementation-plans.

dictate that states containing areas violating the NAAQS revise their SIPs to include extra control measures to reduce air pollution. The SIP includes strategies and control measures to attain the NAAQS by deadlines established by the CAA. The EPA has the responsibility to review all SIPs to determine if they conform to the requirements of the CAA.

State law makes CARB the lead agency for all purposes related to the SIP. Local air districts and other agencies prepare SIP elements and submit them to CARB for review and approval. CARB then forwards SIP revisions to the EPA for approval and publication in the Federal Register. The 2016 Air Quality Management Plan (2016 AQMP) is the SIP for SCAB. The 2016 AQMP is a regional blueprint for achieving air quality standards and healthful air in the SCAB and those portions of the Salton Sea Air Basin (SSAB) that are under the SCAQMD's jurisdictions. The 2016 AQMP represents a new approach, focusing on available, proven, and cost effective alternatives to traditional strategies, while seeking to achieve multiple goals in partnerships with other entities promoting reductions in greenhouse gases and toxic risk, as well as efficiencies in energy use, transportation, and goods movement. The most effective way to reduce air pollution impacts is to reduce emissions from mobile sources. The AQMP relies on regional and multi-level partnerships of governmental agencies at the federal, state, regional, and local level. Those agencies (EPA, CARB, local governments, Southern California Association of Governments [SCAG] and the SCAQMD) are the primary agencies that implement the AQMP programs. The 2016 AQMP incorporates the latest scientific and technical information and planning assumptions, including SCAG's 2016-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts. The 2016 AQMP includes integrated strategies and measures to meet the NAAQS.

On September 3, 2020, SCAG's Regional Council unanimously voted to approve and fully adopt Connect SoCal 2020-2045 RTP/SCS (Connect SoCal). However, the forecasts and measures in the plan have not been incorporated into any applicable air quality plan for the region.[22]

California Air Toxics "Hot Spots" Information and Assessment Act (AB 2588)

The California Air Toxics Program is supplemented by the Air Toxics "Hot Spots" program, which became law (AB 2588, Statutes of 1987) in 1987. In 1992, the AB 2588 program was amended by Senate Bill 1731 to require facilities that pose a significant health risk to the community to perform a risk reduction audit and reduce their emissions through implementation of a risk

22 Southern California Association of Governments. *Adopted Final Connect SoCal* (2020-2045 RTP/SCS). Available online at: https://scag.ca.gov/read-plan-adopted-final-plan.

management plan. Under this program, which is required under the Air Toxics "Hot Spots" Information and Assessment Act (Section 44363 of the California Health and Safety Code), facilities are required to report their air toxics emissions, assess health risks, and notify nearby residents and workers of significant risks when present.

Typically, land development projects generate diesel emissions from construction vehicles during the construction phase, as well as some diesel emissions from small trucks during the operational phase. Diesel exhaust is mainly composed of particulate matter and gases, which contain potential cancer-causing substances. Emissions from diesel engines currently include over 40 substances that are listed by EPA as hazardous air pollutants and by CARB as TACs. On August 27, 1998, CARB identified particulate matter in diesel exhaust as a TAC, based on data linking diesel particulate emissions to increased risks of lung cancer and respiratory disease.[23]

In March 2015, the OEHHA adopted "The Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments" in accordance with the Health and Safety Code, Section 44300. The Final Guidance Manual incorporates the scientific basis from three earlier developed Technical Support Documents to assess risk from exposure to facility emissions. The 2015 OEHHA Final Guidance has key changes including greater age sensitivity in particular for children, decreased exposure durations, and higher breathing rate profiles. Because cancer risk could be up to three times greater using this new guidance, it may result in greater mitigation requirements, more agency backlog, and increased difficulty in getting air permits. Regardless of the change in calculation methodology, actual emissions and cancer risk within South Coast Air Basin has declined by more than 50 percent since 2005.

The CARB provides a computer program, the Hot Spots Analysis and Reporting Program (HARP), to assist in a coherent and consistent preparation of an HRA. HARP2, an update to HARP, was released in March 2015. HARP2 has a more refined risk characterization in HRA and CEQA documents and incorporates the 2015 OEHHA Final Guidance.

Regional

South Coast Air Quality Management District

The SCAQMD is the air pollution control district for Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. The agency's primary responsibility is

23 Diesel exhaust is included within pollutants subject to the hotspot program. Please refer to OEHHA's Air Toxics Hot Spot Program Risk Assessment Guidelines. https://oehha.ca.gov/air/crnr/notice-adoption-air-toxics-hot-spots-program-guidance-manual-preparation-health-risk-0.

ensuring that the SCAB region meets attainment for the federal and state standards. The SCAQMD is responsible for preparing an air quality management plan in order to meet federal attainment status. The SCAQMD is also responsible for adopting and enforcing rules and regulations concerning air pollutant sources, issuing permits for stationary sources of air pollutants, inspecting stationary sources of air pollutants, responding to citizen complaints, monitoring ambient air quality and meteorological conditions, awarding grants to reduce motor vehicle emissions, and conducting public education campaigns, as well as many other activities. All projects are subject to SCAQMD rules and regulations in effect at the time of construction.

SCAQMD Rules and Regulations

The following is a list of noteworthy SCAQMD rules that are required of construction activities associated with the Proposed Project:

- **Rule 402 (Nuisance)** – This rule prohibits the discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to 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. This rule does not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.[24]

- **Rule 403 (Fugitive Dust)** – This rule requires fugitive dust sources to implement best available control measures for all sources, and all forms of visible particulate matter are prohibited from crossing any property line. This rule is intended to reduce PM10 emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. PM10 suppression techniques are summarized below.[25]

  - Portions of a construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized.

  - All on-site roads will be paved as soon as feasible or watered periodically or chemically stabilized.

24 South Coast Air Quality Management District. 1976. *Rule 402. Nuisance*. Available online at: http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-402.pdf.

25 South Coast Air Quality Management District. Amended 2005. *Rule 403. Fugitive Dust*. Available online at: http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-403.pdf.

- All material transported off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.
- The area disturbed by clearing, grading, earthmoving, or excavation operations will be minimized at all times.
- Where vehicles leave a construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface.

- **Rule 1113 (Architectural Coatings)** – This rule requires manufacturers, distributors, and end-uses of architectural and industrial maintenance coatings to reduce ROG emissions from the use of these coatings, primarily by placing limits on the ROG content of various coating categories.[26]

- **Rule 445 (Wood-Burning Devices)** – The purpose of this rule is to reduce the emission of particulate matter from wood-burning devices and establish contingency measures for applicable ozone standards for the reduction of volatile organic compounds.

The rule requires that any new residential or commercial development that begins construction on or after March 9, 2009 only install gaseous-fueled fireplaces and stoves.[27]

Local

Air Quality Element of the Los Angeles General Plan

The *Air Quality Element of the City of Los Angeles General Plan* (Air Quality Element) was adopted on November 24, 1992, and sets forth the goals, objectives and policies that guide the City in the implementation of its air quality improvement programs and strategies.[28] The Air Quality Element acknowledges that numerous efforts are underway at the regional, county and city levels addressing clean air concerns and that coordination of these various efforts and the

26 South Coast Air Quality Management District. Amended 2016. *Rule 1113. Architectural Coatings*. Available online at: http://www.aqmd.gov/docs/default-source/rule-book/reg-xi/r1113.pdf?sfvrsn=24.

27 South Coast Air Quality Management District. 2019. *Rule 445 – Wood Burning Devices Local Government, Builder, Contractor, Architect Answers to Frequently Asked Questions (FAQs).* Available online at: http://www.aqmd.gov/docs/default-source/rule-book/support-documents/rule-445/detailed-rule-445-information.pdf.

28 City of Los Angeles Planning Department. 1992. *Air Quality Element*. Available online at: https://planning.lacity.org/odocument/0ff9a9b0-0adf-49b4-8e07-0c16feea70bc/Air_Quality_Element.pdf.

involvement of the area's residents are crucial to the achievement of State and Federal air quality standards.

Relevant to the Proposed Project, the Air Quality Element establishes the following goals and policies aimed to reduce air quality emissions across the City of Los Angeles:

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

> **Objective 1.1.** It is the objective of the City of Los Angeles to reduce air pollutants consistent with the Regional Air Quality Management Plan (AQMP), increase traffic mobility, and sustain economic growth citywide.
>
> > **Policy 1.1.1.** Encourage demonstration projects which involve creative and innovative uses of market incentive mechanisms to achieve air quality objectives.
>
> **Objective 1.3.** It is the objective of the City of Los Angeles to reduce particulate air pollutants emanating from unpaved areas, parking lots, and construction sites.
>
> > **Policy 1.3.1.** Minimize particulate emissions from construction sites.
> >
> > **Policy 1.3.2.** Minimize particulate emissions from unpaved roads and parking lots which are associated with vehicular traffic.

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

> **Objective 2.2.** It is the objective of the City of Los Angeles to increase vehicle occupancy for non-work trips by creating disincentives for single passenger vehicles, and incentives for high occupancy vehicles.
>
> > **Policy 2.2.1.** Discourage single-occupant vehicle use through a variety of measures such as market incentive strategies, mode-shift incentives, trip reduction plans and ridesharing subsidies.

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

> **Objective 3.2.** It is the objective of the City of Los Angeles to reduce vehicular traffic during peak periods.

Policy 3.2.1. Manage traffic congestion during peak periods.

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

Objective 4.1. It is the objective of the City of Los Angeles to include the regional attainment of ambient air quality standards as a primary consideration in land use planning.

Policy 4.1.1. Coordinate with all appropriate regional agencies in the implementation of strategies for the integration of land use, transportation, and air quality policies.

Policy 4.1.2. Ensure that project level review and approval of land use development remain at the local level.

Objective 4.2. It is the objective of the City of Los Angeles to reduce vehicle trips and vehicle miles traveled associated with land use patterns.

Policy 4.2.1. Revise the City's General Plan/Community Plans to achieve a more compact, efficient urban form and to promote more transit-oriented development and mixed-use development.

Policy 4.2.2. Improve accessibility for the City's residents to places of employment, shopping centers, and other establishments.

Policy 4.2.3 Ensure that new development is compatible with pedestrians, bicycles, transit, and alternative fuel vehicles.

Policy 4.2.4. Require that air quality impacts to be a consideration in the review and approval of all discretionary projects.

Policy 4.2.5. Emphasize trip reduction, alternative transit and congestion management measures for discretionary projects.

Hollywood Community Plan

The Hollywood Community Plan was released in 1988 and is currently being updated to account for the anticipated development to already urbanized areas of the Community Plan Area.[29] The draft of the Updated Community Plan was released in February 2021.[30] The plan area includes about 13,961 acres of the northern Mid-City section of Los Angeles. The eastern edge of the community plan borders the I-5, while the western edge abuts Cahuenga Pass, Bel Air, West Hollywood, and the City of Beverly Hills. To the south lies central Mid-City Los Angeles. The Hollywood Community Plan has a pattern of low-density residential uses, interspersed with minimal medium and high-density residential uses. The high-density residential spaces are found slightly north of the main commercial area. Corridors of commercial activity can be found along major streets including Sunset, Hollywood, and Santa Monica Blvd. The plan area north of the central commercial corridors includes Griffith Park, and accounts for 40% of the acreage, and almost all of the open space land in the community boundary. The Hollywood Community Plan sets forth planning goals and objectives to maintain the community's distinctive character, the goals and objectives relevant to this proposed project include:

Goal LU1. Complete, livable and quality residential neighborhoods that provide a variety of housing types, densities, forms, and designs and a mix of uses and services that support the needs of residents throughout Hollywood.

> **Policy LU1.2.** Provide housing that accommodates households of all sizes, as well as integrates safe and convenient access to schools, parks, and other amenities and services.

Goal LU4. Multi-family residential neighborhoods that are well-designed, safe, provide amenities for residents, and exhibit the architectural characteristics and qualities that distinguish Hollywood neighborhoods.

> **Policy LU4.1.** Encourage multi-family housing development within neighborhoods designated for higher density multi-family residential.

Goal LU5. Multi-family residential neighborhoods that provide a range of housing opportunities at a variety of price points including affordable housing, through a mix of ownership and rental units.

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29 City of Los Angeles. 2021. *Hollywood Community Plan Update*. Available online at: https://planning.lacity.org/plans-policies/community-plan-update/hollywood-community-plan-update.

30 City of Los Angeles. 2021. *Hollywood Community Plan.* Available online at: https://planning.lacity.org/odocument/73938107-9332-404e-b2fa-75f8a0fe19ae.pdf.

Policy LU5.1. Provide a variety of rental and ownership housing opportunities for households of all income levels, sizes, and needs, including middle income and workforce populations.

Policy LU5.5. Encourage affordable housing near transit.

Goal LU11. Sustainable land uses, site design, and development, including paving and stormwater infiltration systems.

Policy LU11.1. Promote sustainable land use, streetscape and building policies to protect the environment and public health.

Thresholds of Significance

The impact analysis provided below is based on the application of the following California Environmental Quality Act (CEQA) Guidelines Appendix G, which indicates that a project would have a significant impact on air quality if it would:

a) Conflict with or obstruct implementation of any applicable air quality plan.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard.

c) Expose sensitive receptors to substantial pollutant concentrations.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

The significance criteria established by the applicable air quality management or air pollution control district (SCAQMD) may be relied upon to make the above determinations. According to the SCAQMD, an air quality impact is considered significant if the proposed project would violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations. The SCAQMD has established thresholds of significance for air quality for construction and operational activities of land use development projects, shown in **Table IV.3-6, South Coast AQMD Regional Significance Thresholds**.

Table IV.3-6
South Coast AQMD Air Quality Significance Thresholds

Mass Daily Thresholds [a]		
Pollutant	**Construction [b]**	**Operation [c]**
NOx	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM10	150 lbs/day	150 lbs/day
PM2.5	55 lbs/day	55 lbs/day
SOx	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day
Toxic Air Contaminants (TACs), Odor, and GHG Thresholds		
TACs (including carcinogens and non-carcinogens)	Maximum Incremental Cancer Risk ≥ 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas ≥ 1 in 1 million) Chronic & Acute Hazard Index ≥ 1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to South Coast AQMD Rule 402	
GHG	10,000 MT/yr CO_2eq for industrial facilities	
Ambient Air Quality Standards for Criteria Pollutants [d]		
NO_2 1-hour average annual arithmetic mean	South coast AQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 0.18 ppm (state) 0.03 ppm (state) and 0.0534 ppm (federal)	
PM10 24-hour average annual average	10.4 µg/m^3 (construction) [e] & 2.5 µg/m^3 (operation) 1.0 µg/m3	
PM2.5 24-hour average	10.4 µg/m^3 (construction) [e] & 2.5 µg/m^3 (operation)	
SO_2 1-hour average 24-hour average	0.25 ppm (state) & 0.075 ppm (federal - 99th percentile) 0.04 ppm (state)	
Sulfate 24-hour average	25 µg/m^3 (state)	
CO 1-hour average 8-hour average	South Coast AQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 20 ppm (state) and 35 ppm (federal) 9.0 ppm (state/federal)	
Lead 30-day Average Rolling 3-month average	1.5 µg/m^3 (state) 0.15 µg/m^3 (federal)	

[a] Source: South Coast AQMD CEQA Handbook (South Coast AQMD, 1993)
[b] Construction thresholds apply to both the South Coast Air Basin and Coachella Valley (Salton Sea and Mojave Desert Air Basins).
[c] For Coachella Valley, the mass daily thresholds for operation are the same as the construction thresholds.
[d] Ambient air quality thresholds for criteria pollutants based on South Coast AQMD Rule 1303, Table A-2 unless otherwise stated.
[e] Ambient air quality threshold based on South Coast AQMD Rule 403.

CO Hotspot Analysis

In addition to the daily thresholds listed above, the proposed project area would also be subject to the ambient air quality standards through an analysis of localized CO impacts. The California 1-hour and 8-hour CO standards are:

- 1-hour = 20 parts per million
- 8-hour = 9 parts per million

The significance of localized impacts depends on whether ambient CO levels in the vicinity of the project site are above state and federal CO standards. Carbon monoxide concentrations in Los Angeles no longer exceed either the CAAQS or the NAAQS criteria. Additionally, the SCAB region is designated as attainment under the 1-hour and 8-hour standards (see **Table IV.3-3**).

Localized Significance Thresholds

In addition to regional emissions and the CO hotspot analysis, the SCAQMD has developed a set of mass emissions rate look-up tables that can be used to evaluate localized impacts that may result from construction and operational-period emissions called localized significance thresholds (LSTs). If the on-site emissions from proposed construction activities are below the emission levels found in the LST mass rate look-up tables for the project site receptor area (SRA), then emissions would not have the potential to cause a significant localized air quality impact. When quantifying mass emissions for LST analysis, only emissions that occur on site are considered. Consistent with SCAQMD LST guidance, emissions from offsite delivery hauling trucks, or employee trips are not considered in the evaluation of localized impacts (SCAQMD 2008).

The proposed project site lies within SCAQMD SRA 1 and the proposed project site is approximately 0.35-acres. Therefore, **Table IV.3-7, Local Significance Thresholds – Pounds per Day,** shows the LST screening threshold for a 1-acre project site in SRA 1 with sensitive receptors located approximately 25 meters of the proposed project site.

Table IV.3-7
Local Significance Thresholds – Pounds per Day

Phase	Nitrogen Oxide (NO_x)	Carbon Monoxide (CO)	Coarse Particulate Matter (PM10)	Fine Particulate Matter (PM2.5)
Construction	74	680	5	3
Operation	74	680	2	1

Source: SCAQMD. 2009. Appendix C Mass Rate Look Up Table. Available at: http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/appendix-c-mass-rate-lst-look-up-tables.pdf?sfvrsn=2.

Methodology

Air quality impacts were evaluated in accordance with the methodologies recommended by CARB and the SCAQMD. Where criteria air pollutant quantification was required, emissions modeled using the California Emissions Estimator Model version 2020.4.0 (CalEEMod). CalEEMod is a statewide land use emissions computer model designed to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	☐	☐	☒	☐

a. Conflict with or obstruct implementation of any applicable air quality plan?

No Impact. As part of its enforcement responsibilities, the EPA requires each state with nonattainment areas to prepare and submit a SIP that demonstrates the means to attain the

federal standards. The SIP must integrate federal, state, and local plan components and regulations to identify specific measures to reduce pollution in nonattainment areas, using a combination of performance standards and market-based programs. Similarly, under state law, the CCAA requires an air quality attainment plan to be prepared for areas designated as nonattainment with regard to the federal and state ambient air quality standards. Air quality attainment plans outline emissions limits and control measures to achieve and maintain these standards by the earliest practical date.

SCAQMD drafted the 2016 AQMP[31] As described above, the 2016 AQMP was developed in effort with CARB, SCAG, and the U.S. EPA to establish a program of rules and regulations to reduce air pollutant emissions to achieves CAAQS and NAAQS. The plan's pollutant control strategies are based on SCAG's 2016 RTP/SCS. While SCAG adopted the updated Connect SoCal 2020-2045 RTP/SCS in September 2020, it has not been incorporated into an applicable air quality plan.

Criteria for determining consistency with the AQMP are defined in Chapter 12, § 12.2 and § 12.3 of the SCAQMD's 1993 CEQA Air Quality Handbook, and include the following:

- Consistency Criterion No. 1: The project will not result in an increase in the frequency or severity of an existing air quality violation, or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.

- Consistency Criterion No. 2: The project will not exceed the assumptions in the AQMP or increments based on the years of the project build-out phase.

The violations to which Consistency Criterion No. 1 refers are the CAAQS and the NAAQS. As evaluated under Impact 2 below, the project would not exceed the short-term construction standards or long-term operational standards and in so doing would not violate any air quality standards (see **Table IV.3-8** and **Table IV.3-9**). As such, no significant impact would occur, and the Proposed Project would be consistent with first criterion.

Concerning Consistency Criterion No. 2, the 2016 AQMP contains air pollutant reduction strategies based on SCAG's growth forecasts, and SCAG's growth forecasts were defined in consultation with local governments and with reference to local general plans. The proposed

31 South Coast Air Quality Management District. 2016. *Air Quality Management Plan*. Available online at: http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf.

project would increase local population by approximately 180 residents.[32] The proposed project is consistent with the land use designation and development density prepared in the City of Los Angeles' General Plan. Therefore, the proposed project would not exceed the population or job growth projections used by the SCAMQD to develop the 2016 AQMP. Thus, no impact would occur, as the proposed project is also consistent with the second criterion.

b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less than significant impact. A project may have a significant impact if project-related emissions would result in a cumulatively considerable net increase for an criteria pollutant for which the region in nonattainment under applicable federal or state ambient air quality standards. The cumulative analysis of air quality impacts follows the SCAQMD's guidance such that construction or operational Project emissions will be considered cumulatively considerable if Project-specific emissions exceed an applicable SCAQMD recommended daily threshold.

Regional Construction Significance Analysis

Construction associated with the Proposed Project would generate short-term emissions of criteria air pollutants.[33] The criteria pollutants of primary concern within the Proposed Project area include ozone-precursor pollutants (i.e., ROG and NOx), PM10, and PM2.5. Construction-generated emissions are short term and of temporary duration, lasting only as long as construction activities occur, but would be considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance.

Construction results in the temporary generation of emissions resulting from site grading and excavation, road paving, motor vehicle exhaust associated with construction equipment and worker trips, and the movement of construction equipment, especially on unpaved surfaces. Emissions of airborne particulate matter are largely dependent on the amount of ground disturbance associated with site preparation activities as well as weather conditions and the appropriate application of water.

The duration of construction activities associated with the proposed project is estimated to last approximately 24 months. Construction-generated emissions associated with the

32 Estimated population based on CalEEMod modeling, refer to **Appendix B, Attachment A** .

33 California Air Resources Board. *Construction & Earthmoving Equipment*. Available online at: https://ww2.arb.ca.gov/our-work/topics/construction-earthmoving-equipment.

proposed project were calculated using the SCAQMD- and CARB-approved CalEEMod model. CalEEMod is designed to model construction and operational emissions for land use development projects. The model incorporates typical construction requirements such as construction equipment, demolition debris, and hauling trips. The assumptions used in the CalEEMod model, including construction equipment usage, the demolition of approximately 7,196 tons of the existing structure and surface pavement,[34] and grading quantity of approximately 450 cubic yards of soil export and 400 cubic yards of soil import, were based on information provided by the project applicant. In addition, the project applicant provided estimates of the construction equipment expected to be used during each phase of project construction as well as the expected usage during that phase of construction.[35] Predicted maximum daily construction-generated emissions for the Proposed Project are summarized in **Table IV.3-8, Construction-Related Criteria Pollutant and Precursor Emissions – Maximum Pounds per Day.**

During construction, the contractors are required to comply with SCAQMD Rule 402 (Nuisance) and Rule 403 (Fugitive Dust), among others, which assist in reducing short-term construction-related air pollutant emissions. Rule 402 prohibits emissions that would cause a public nuisance and Rule 403 requires fugitive dust sources to implement best available control measures for all sources, and all forms of visible particulate matter are prohibited from crossing any property line. The Proposed Project would be subject to Rules 402, 403, and 113 described in the Regulatory Framework subsection above. As shown below, all criteria pollutant emissions would remain below their respective thresholds. Thus, the Proposed Project would not result in a cumulatively considerable net increase of any criteria air pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard.

34 Demolition tons based on the existing detached garage (9,945 SF) and assumes complete demolition of the warehouse/office (6,522 SF). The warehouse/office will retain its frontages that will be incorporated into the Proposed Project and, as a result, will not be entirely demolished. Therefore, our analysis presents a conservative approach. Calculations to determine demolition tonnage from the existing buildings is provided in **Appendix B, Attachment A**.

35 See **Appendix B**, **Attachment A**, for project construction assumptions.

Table IV.3-8
Construction-Related Criteria Pollutant and Precursor Emissions – Maximum Pounds per Day

Construction Year	ROG	NOx	CO	SO_2	PM10	PM2.5
2022	1.47	16.38	14.39	0.04	2.50	0.91
2023	2.42	19.45	22.32	0.05	2.40	0.87
2024	5.00	18.23	22.07	0.05	1.17	0.79
Regional Threshold	**75**	**100**	**550**	**150**	**150**	**55**
Exceed?	*No*	*No*	*No*	*No*	*No*	*No*

*Source: Impact Sciences, CalEEMod modeling, 2021. See **Appendix B**, Attachment A.*
Note: Project emissions account for the reductions from SCAQMD Rule 403 (Fugitive Dust).

Regional Operational Significance Analysis

Proposed Project-generated emissions would be associated with motor vehicle use, energy use, and area sources, such as the use of natural-gas-fired appliances, landscape maintenance equipment, consumer cleaning products, and architectural coatings associated with the operation of a 45-unit apartment building, 6,456 square feet of common open space per LAMC, and an up to 36-space parking garage. The Proposed Project will be replacing a detached garage and warehouse with associated office space. The operational emissions from the Proposed Project and existing uses were calculated within CalEEMod and the net operational emissions were compared against SCAQMD regional thresholds to determine Project significance.

Emissions associated with vehicle travel depend on the year of analysis because emission control technology requirements are phased-in over time. Therefore, the earlier the year analyzed in the model, the higher emission rates used by CalEEMod. The earliest year the Project could possibly be constructed and fully occupied would be 2025. Emissions associated with build-out later than 2025 would be lower, because newer vehicles have to meet increasingly more stringent emissions standards, while older, more polluting, vehicles are used less.

CalEEMod allows the user to enter specific vehicle trip generation rates. The Transportation Assessment Memorandum of Understanding (MOU) prepared by Los Angeles Department of Transportation estimates that the proposed Project will generate 172 trips per day and the

existing project site generates 47 trips per day. As a result, the Project will result in a net increase of 125 trips per day.

Finally, the Project proposes a series of design features that will increase building efficiency. The model accounts for ENERGY STAR rated appliances, low-flow fixtures, and drought tolerant landscaping. The Proposed Project also plans to use non-VOC paint and adhesives as part of the design. Our model conservatively assumed that non-VOC paints and adhesives would only be used in the interior of the building and modeled the exterior with the CalEEMod default VOC assumptions for paint.

Long-term operational emissions attributable to the Project are summarized in **Table IV.3-9, Long-Term Operational Emissions – Maximum Pounds per Day**.

Table IV.3-9
Long-Term Operational Emissions – Maximum Pounds per Day

Source	ROG	NOx	CO	SO_2	PM10	PM2.5
Proposed Project Emissions						
Area Source	1.56	0.68	3.99	0.004	0.072	0.072
Energy Use	0.012	0.10	0.04	0.001	0.008	0.008
Mobile Source	0.49	0.53	4.83	0.010	1.06	0.29
Total	2.06	1.31	8.86	0.015	1.14	0.37
Existing Project Emissions						
Area	0.15	>0.001	>0.001	0.00	0.00	0.00
Energy	0.002	0.02	0.02	>0.001	0.0014	0.0013
Mobile	0.08	0.40	1.04	0.004	0.33	0.090
Total	0.23	0.42	1.07	0.004	0.33	0.10
Net Operational Emissions	1.83	0.89	7.79	0.011	0.81	0.27
Regional Threshold	**55**	**55**	**550**	**150**	**150**	**55**
Exceed?	No	No	No	No	No	No

*Source: Impact Sciences, CalEEMod modeling, 2021. See **Appendix B**, **Attachment A**.*

As shown in **Table IV.3-8** and **Table IV.3-9**, the Proposed Project's construction and operational emissions would not exceed the SCAQMD's thresholds for any criteria air pollutants. Therefore, regional construction and operational emissions would not result in a significant long-term regional air quality impact. According to the SCAQMD, the district uses

the same regional significance thresholds for project specific and cumulative impacts.[36] Thus, the Proposed Project would not result in a cumulatively considerable net increase of any criteria air pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard. Therefore, regional construction and operation operational emissions would not result in a significant long-term regional air quality impact and would not result in a cumulative air quality impact.

Air Quality Health Impacts

On December 24, 2018, the California Supreme Court published its opinion on the *Sierra Club et al. v. County of Fresno et. Al.* (Case No. S219783) which determined that an environmental review must adequately analyze a project's potential impacts and inform the public how its bare numbers translate to a potential adverse health impacts or explain how existing scientific constraints cannot translate the emissions numbers to the potential health impacts.

SCAB is in state non-attainment for PM2.5, PM10, and O_3 and federal non-attainment for PM2.5 and O_3. Therefore, an increase in emissions of particulate matter or ozone precursors (ROG and NOx) has the potential to push the region further from reaching attainment status and, as a result, are the pollutants of greatest concern in the region. As noted in **Table IV.3-8** and **Table IV.3-9** above, the Proposed Project will emit criteria air pollutants during construction and operation**.** However, the Proposed Project will not exceed SCAQMD thresholds for ozone precursors (ROG and NOx), PM2.5, PM10, or any other criteria air pollutants, and will not result in a cumulatively significant impact for which the region is in non-attainment. This discussion focuses on the health effects from the pollutants for which the region is in non-attainment and why it is not feasible to provide an analysis to relate the emissions of ozone precursors from an individual project to likely health consequences.

Exposure to particulate matter can affect both a person's lungs and heart and has been linked to a variety of health problems including aggravated asthma, decreased lung function, and increased respiratory symptoms. DPM is a type of particulate that is emitted from diesel engines and is estimated to cause approximately 70% of total known cancer risks related to air toxics in California.[37] As discussed below (**Air Quality Impact C**), the Proposed Project would not result in an increased health risk as a result from exposure to DPM or other TACs.

36 South Coast Air Quality Management District. 2003. *Cumulative Impacts White Paper Appendix A*. Available online at: http://www.aqmd.gov/docs/default-source/Agendas/Environmental-Justice/cumulative-impacts-working-group/cumulative-impacts-white-paper-appendix.pdf

37 California Air Resources Board. *Overview: Diesel Exhaust & Health*. Available online at: https://ww2.arb.ca.gov/resources/overview-diesel-exhaust-and-health.

Further, since the Proposed Project will not exceed SCAQMD regional thresholds for particulate matter, the Proposed Project will not result in a cumulatively significant impact to particulate matter in the region.

Exposure to O_3 can cause respiratory irritation, lung damage, aggravate asthma, and may worsen existing chronic lung diseases such as emphysema and chronic bronchitis.[38] O_3 is formed in the atmosphere when heat and sunlight cause a chemical reaction between NOx and ROG emissions. NOx and ROG are referred to as ozone precursors and affect air quality on a regional scale. Health effects related to O_3 are therefore the product of emissions generated by numerous sources throughout a region. Existing models have limited sensitivity to small changes in criteria pollutant concentrations, and, as such, translating project-generated criteria pollutants to specific health effects or additional days of nonattainment would produce meaningless results. In other words, the Proposed Project's less than significant increases in regional air pollution from criteria air pollutants would not have measurable effect on the human health implications of the Basin's ambient air quality.

The Congressional Research service prepared the *Background Ozone: Challenges in Science and Policy* report for U.S. Congress which provides a summary of the scientific capabilities of measuring ozone and understanding the needs and improvements necessary to understand contributions from background sources. While this paper specifically addresses background concentrations of ozone and ozone modeling, it demonstrates the difficulty in assessing ozone and related health implications from any single source or project. According to the Congressional Research Service, currently there are several data and analytical challenges to reliably assess background ozone concentrations and to model ozone. First, the current understanding of the amount, location, and type of pollutant emissions from many types of sources is insufficient. Therefore, inventories typically provide estimation, which may not be precise enough for apportioning contributions. Second, meteorological data (i.e., wind speed, wind direction, temperature, cloud cover, humidity, etc.) is not currently measured at a fine enough spatial scale to adequately represent relevant weather processes. Third, data on pollutant concentrations are limited, which increases the challenges of understanding ozone formation and movement. Fine spatial and temporal measurements are needed both horizontally across the surface and vertically to higher levels of the atmosphere. Finally,

38 U.S. Environmental Protection Agency. *Ozone and Your Health*. Available online at: https://www.airnow.gov/sites/default/files/2020-02/ozone-c.pdf.

background ozone source contributions change by year, season, day, and hour and from location to location.[39]

While several models and tools are available to quantify emissions, these models are limited by a number of factors in their ability to determine health impacts of individual development projects. The U.S. EPA currently performs health impact assessments (HIAs) using the Community Multiscale Air Quality (CMAQ)[40] model for pollutant transport modeling and Environmental Benefits Mapping and Analysis Program – Community Edition (BENMAP – CE) for health impact calculations.[41] However, these models are designed to estimate health impacts over a large scale (e.g., city-wide, state-wide). In addition, the CMAQ model requires inputs such as regional sources of pollutants and global meteorological data, which are not readily accessible. In general, the current suite of available models are not able to accurately model concentrations or dispersion of ozone because they are regional models unable to provide accurate results for individual projects. If reliable ozone concentrations can be determined, there is also limitation on being able to correlate concentrations to related health effects.

The SCAQMD acknowledges that quantifying the health impacts from O_3 is difficult. The *2012 Air Quality Management Plan* determines that a reduction of 432 tons (864,000 pounds) per day of NOx and a reduction of 187 tons (374,000 pounds) per day of VOC would reduce O_3 levels at the highest monitored site by only nine parts per billion.[42] Meaning, large reductions in precursor emissions translate to incremental reductions in measured ozone. Therefore, quantifying O_3 and related O_3 health impacts caused by NOx or VOC emissions from relatively small projects (defined as projects with regional scope) is limited. Thus, as the Proposed Project would not exceed SCAQMD thresholds for construction and operational air emissions (see **Table IV.3-8** and **Table IV.3-9**), it can be reasonably concluded that the Proposed Project would not have a measurable effect on the human health in the Basin's, nor would it have implications for the ambient air quality. As a result, the Proposed Project would have a less than significant impact for air quality health impacts.

39 Congressional Research Service. 2019. *Background Ozone: Challenges in Science and Policy*. Available online at: https://fas.org/sgp/crs/misc/R45482.pdf.

40 U.S. Environmental Protection Agency. *CMAQ: Community Multiscale Air Modeling System*. Available online at: https://www.epa.gov/cmaq.

41 U.S. Environmental Protection Agency. *Environmental Benefits Mapping and Analysis Program – Community Edition (BenMAP – CE)*. Available online at: https://www.epa.gov/benmap.

42 South Coast Air Quality Management District. *Final 2012 AQMP*. Available online at: https://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan/final-2012-air-quality-management-plan.

c. Expose sensitive receptors to substantial pollutant concentrations?

Less than significant impact. The Proposed Project has the potential to expose nearby sensitive receptors to air toxics during construction and operation. A full discussion of the impacts is provided in the Air Quality and Greenhouse Gas Technical Study, see **Appendix B.**

Localized Significance Thresholds

Construction

The nearest sensitive receptors to the Proposed Project Site are residents of the Gilbert Hotel, located adjacent to the Proposed Project Site (see above). To identify impacts to sensitive receptors, the SCAQMD recommends addressing LSTs for construction.

LSTs were developed in response to SCAQMD Governing Boards' Environmental Justice Enhancement Initiative (I-4). The SCAMQD provided the *Final Localized Significance Threshold Methodology* for guidance. The LST methodology assists lead agencies in analyzing localized impacts associated with project-specific analysis.

As detailed above, the SRA for the LST is the Central LA County area (SRA 1) since this area includes the Proposed Project Site. LSTs apply to CO, NO_2, PM10, and PM2.5. The SCAMQD produced look-up tables for projects that disturb areas less than or equal to 5 acres in size. The Proposed Project Site is approximately 0.35-acres; therefore, consistent with SCAQMD recommendations, the LST threshold for one acre was used for the construction LST analysis.

The SCAQMD's methodology states that "off-site mobile emissions from the project should not be included in the emissions compared to LSTs." Therefore, for purposes of the construction LST analysis, only emissions included in the CalEEMod "on-site" emissions outputs were considered. The nearest sensitive receptor to the Project Site is a multi-story hotel that serves as a dormitory that is adjacent to the Project Site on the west. LST screening thresholds are provided for distances to sensitive receptors of 25, 50, 100, 200, and 500 meters. Therefore, LSTs for receptors located at 25 meters were utilized in this analysis.

Table IV.3-10, Localized Significance of Construction Emissions – Maximum Pounds per Day, presents the Proposed Project's localized emissions during construction activity. As shown in **Table IV.3-10**, the on-site air pollutant emissions on the peak day of construction (with assumed compliance of SCAQMD Rule 403) would not exceed the applicable LST.

Therefore, the Proposed Project's localized air quality impacts would not expose sensitive receptors to substantial air pollutant concentrations. Impacts would be less than significant.

Table IV.3-10
Localized Significance of Construction Emissions – Maximum Pounds per Day

Construction Year	NOx	CO	PM10	PM2.5
2022	1.47	16.38	2.50	0.91
2023	2.42	19.45	2.40	0.87
2024	5.00	18.23	1.17	0.79
LST Screening Threshold	**74**	**680**	**5**	**3**
Exceed?	***No***	***No***	***No***	***No***

*Source: Impact Science, CalEEMod modeling, 2021. See **Appendix B, Attachment A**.*
Note: Building Construction, Paving, and Architectural Coating phases will all overlap in 2024. The on-site maximum daily emissions during each phase were added together to provide the most conservative assessment of possible emissions on the Proposed Project Site.

Localized Operational Significance Analysis

According to the SCAQMD LST methodology, LSTs would apply to the operational phase of a Proposed Project only if the project includes stationary sources or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., warehouse or transfer facilities). The Project is proposing a development with 45 residential units and 6,456 square feet of common space and, therefore, does not include such land uses. Thus, due to the lack of queuing and idling emissions, no long-term localized significance threshold analysis is needed. The Proposed Project's operational LST impacts would not expose sensitive receptors to substantial air pollutant concentrations. Impacts would be less than significant.

Localized Air Quality Health Impacts

As evaluated above, the Proposed Project's air emissions would not exceed the SCAQMD's LST thresholds. Therefore, the Project would not cause or contribute to an exceedance of the most stringent applicable NAAQS or CAAQS for emissions of CO, NOx, PM10, or PM2.5. It should be noted that the ambient air quality standards are developed and represent levels at which the most susceptible persons are protected. In other words, the ambient air quality standards are purposely set in a stringent manner to protect children, elderly, and those with existing and respiratory problems. Thus, air quality health impacts would be less than significant.

Carbon Monoxide Hotspots

CO emissions are a function of vehicle idling time, meteorological conditions, and traffic flow. Under certain extreme meteorological conditions, CO concentrations near a congested roadway or intersection may reach unhealthful levels (i.e., adversely affecting residents, school children, hospital patients, the elderly, etc.).

The SCAB is designated as an attainment/maintenance area for the federal CO standards and attainment area for state standards. CO emissions have declined in recent years even as Vehicle Miles Traveled (VMT) on urban and rural roads have increased nationwide. Estimated anthropogenic CO emissions have decreased 68 percent between 1990 and 2014. In 2014, mobile sources accounted for 82 percent of the nation's total anthropogenic CO emissions.[43] Three major control programs have contributed to the reduced per-vehicle CO emissions: exhaust standards, cleaner burning fuels, and motor vehicle inspection/maintenance programs.

According to the SCAQMD CEQA Air Quality Handbook, a potential CO hotspot may occur at any location where the background CO concentration already exceeds 9.0 ppm, the CAAQS for 8-hour ozone. The SCAQMD prepared a detailed CO analysis in the *Federal Attainment Plan for Carbon Monoxide* as part of the 2003 AQMP.[44] The 2003 AQMP is the most recent AQMP that addresses CO concentrations. The CO analysis included microscale modeling of CO at the worst-case intersections in SCAB. Of these locations, the Wilshire Boulevard and Veteran Avenue intersection in Los Angeles experienced the highest CO concentration of 4.6 ppm. At the time of analysis, the Wilshire Boulevard and Veteran Avenue intersection was the most congested intersection in Los Angeles County with an average daily traffic volume of approximately 100,000 vehicles per day. As CO impacts at the Wilshire Boulevard and Veteran Avenue intersection did not exceed the 8-hour CAAQS, it can be inferred that the intersections near the Proposed Project Site, which generate fewer vehicles per day, would not create any CO hotspots. Furthermore, as previously discussed, the site is located in SRA 1, Central Los Angeles County. The monitoring station closest to the Project Site is the Los Angeles – North Main Street station, located at 1630 North Main Street approximately 6.44 miles east of the Project Site. According to data obtained from the EPA's AirData database for CO pollutants, the highest eight-hour concentration reported for the VA Hospital, West Los

43 U.S. Environmental Protection Agency. 2018. *Report on the Environment: Carbon Monoxide Emissions*. Available online at: https://cfpub.epa.gov/roe/indicator.cfm?i=10.

44 South Coast Air Quality Management District. *2003 Air Quality Management Plan*. Available online at: https://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan/2003-aqmp.

Angeles station in 2020 was 1.6 ppm.[45] As such, the background CO concentration in combination with the CO concentration at worst-case scenario intersection in SCAB do not exceed 9.0 ppm and a CO hotspot would not occur. Therefore, the Proposed Project's CO hotspot impacts would not expose sensitive receptors to substantial air pollutant concentrations. Impacts would be less than significant.

Diesel Particulate Matter

Project Construction

Construction would result in the generation of diesel particulate matter (DPM) emissions from the use of off-road diesel equipment required for grading and excavation, paving, and other construction activities. The amount to which the receptors are exposed (a function of concentration and duration of exposure) is the primary factor used to determine health risk (i.e., potential exposure to TAC emission levels that exceed applicable standards). Health-related risks associated with diesel-exhaust emissions are primarily linked to long-term exposure and the associated risk of contracting cancer.

Generally, the use of diesel-powered construction equipment would be temporary and episodic. The duration of exposure would be short and exhaust from construction equipment dissipates rapidly. Current methodology for conducting health risk assessments are associated with long term exposure periods (9, 30, and 70 years). Therefore, short-term construction activities would not generate a significant health risk.

Additionally, the Project Site is approximately 0.35-acres. Generally, construction for projects contained in a site of such size to represent less than significant health risk impacts due to limitations of the off-road diesel equipment able to operate and thus a reduced amount of generated DPM, reduced amount of dust-generating ground-disturbance possible compared to larger construction sites, and reduced duration of construction activities compared to the development of larger sites. Furthermore, construction would be subject to and would comply with California regulations limiting the idling of heavy-duty construction equipment to no more than 5-minutes, which would further reduce nearby sensitive receptors' exposure to temporary and variable DPM emissions.[46] For these reasons, DPM generated by construction activities,

45 U.S. Environmental Protection Agency. 2018. *Monitor Values Report*. Available online at: https://www.epa.gov/outdoor-air-quality-data/monitor-values-report.

46 California Air Resources Board. 2015. *Frequently Asked Questions Regulation for In-Use Off-Road Diesel-Fueled (Off-Road Regulation)*. Available online at: https://ww3.arb.ca.gov/msprog/ordiesel/faq/idlepolicyfaq.pdf.

in and of itself, would not be expected to expose sensitive receptors to substantial amounts of air toxics and the Proposed Project would have a less than significant impact.

Project Operation

The greatest potential during long-term operations for exposure to TACs is from the use of heavy-duty diesel trucks and stationary generators that use diesel fuel.[47] The Proposed Project is a 45-unit residential development with 6,456 square feet of common open space. Once operational, the majority of vehicle trips to the Project Site would be from residents and, as a result, the Proposed Project would attract very few diesel truck trips. Additionally, the Project does not propose any stationary generators on-site. Furthermore, the existing uses at the Project Site include a commercial building that attracts vehicle trips from workers. The Proposed Project would replace these land uses and emission sources from the Project Site. For these reasons, once operational, the Proposed Project would not be expected to expose nearby sensitive receptors to substantial amounts of air toxics and the Project would have a less than significant impact.

d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than significant impact. The SCAQMD *CEQA Air Quality Handbook* (1993) identifies certain land uses as sources of odors. These land uses include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. Once operational, the Proposed Project will serve as a residential development with minor office uses. The Proposed Project would not include any of the land uses that have been identified by the SCAQMD as odor sources.

Construction activities associated with the Proposed Project may generate detectable odors from heavy-duty equipment exhaust and architectural coatings. However, construction-related odors would be short-term in nature and cease upon Proposed Project completion. In addition, the Proposed Project would be required to comply with the California Code of Regulations, Title 13, §s 2449(d)(3) and 2485, which minimizes the idling time of construction equipment either by shutting it off when not in use or by reducing the time of idling to no more than five minutes. This would reduce the detectable odors from heavy-duty equipment exhaust. The Proposed Project would also be required to comply with the SCAQMD Rule 1113 –

47 California Air Resources Board. *Overview: Diesel Exhaust & Health*. Available online at: https://ww2.arb.ca.gov/resources/overview-diesel-exhaust-and-health.

Architectural Coating, which would minimize odor impacts from ROG emissions during architectural coating. Any odor impacts to existing adjacent land uses would be short-term and not substantial. As such, the Project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. Impacts would be less than significant.

4. Biological Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. The City of Los Angeles is rich in natural habitats including wetland habitat, mountains, and beaches, with an abundance of biological diversity within those habitats. The California Department of Fish and Wildlife has a database in which it provides information for communities across the State that have conservation plans which it is a signature to. However, the Proposed Project is located within a developed urban area, and there are no known unique, rare, or endangered plant or animal species or habitats on or near the site. Moreover, the Hollywood community is not within an identified Natural Community Conservation or Habitat Plan.[48] Therefore, there would be no impacts to local or regional plans.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. The Project Site has been previously developed within an urbanized setting. According to the California Department of Fish and Wildlife's data, no riparian or other sensitive natural community are located on or adjacent to the Project site.[49] The Project Site is also not located within a significant ecological area as determined by the City or County of Los Angeles.[50] Therefore, no impacts would occur.

48 California Department of Fish and Wildlife, Natural Community Conservation Plans/Habitat Conservation Plans. Available online at: https://wildlife.ca.gov/conservation/planning/nccp/plans, accessed March 18, 2021.

49 California Department of Fish and Wildlife, Lands Interactive Map. Available online at: https://apps.wildlife.ca.gov/lands/, accessed March 18, 2021.

50 City of Los Angeles General Plan. 2001. *Conservation Element*. Available online at: https://planning.lacity.org/odocument/28af7e21-ffdd-4f26-84e6-dfa967b2a1ee/Conservation_Element.pdf.

c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. Drainage courses with definable bed and bank and their adjacent wetlands are "waters of the United States" and fall under the jurisdiction of the U.S. Army Corps of Engineers (USACE) in accordance with Section 404 of the Clean Water Act. Jurisdictional wetlands, as defined by the USACE are lands that, during normal conditions, possess hydric soils, are dominated by wetland vegetation, and are inundated with water for a portion of the growing season.

The Project is located in a developed urban area, and there is no naturally occurring wetland habitat near the Site. The Project Site does not include any discernable drainage courses, inundated areas, wetland vegetation, or hydric soils, and thus does not include USACE jurisdictional drainages or wetlands. Therefore, the Proposed Project would have no impact to federally protected wetlands as defined by Section 404 of the Clean Water Act.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. The Project is located in a fully developed urban community. No wildlife corridors, native wildlife nursery sites, or bodies of water in which fish are present are located on the Project Site or in the surrounding area. There are currently no trees/vegetation on the Project Site. Given the urban landscape and lack of vegetation, the Project Site is not located in an area known for migratory bird movement;[51] and there would be no impacts to native resident or migratory fish or wildlife species. However, the addition of new trees as part of the proposed development would potentially enhance migratory movement.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The City's Protected Tree Ordinance No. 177,404 (Chapter IV, Article 6 of the LAMC), lists protected trees as:

- Native species of oak (*Quercus* sp., except scrub oak [*Q. berberidifolia*]),
- Southern California black walnut (*Juglans californica*),
- California bay laurel (*Umbellularia californica*) and
- western sycamore (*Platanus racemosa*)

51 National Audubon Society, Spring Migration in California. Available online at: https://ca.audubon.org/news/spring-migration-california, accessed March 30, 2021.

Protected trees are also defined as at least four inches in diameter (cumulative for multi-trunked trees) at 4.5 feet above the ground level at the base of the tree ("diameter-at-breast height," or DBH).

On December 11, 2020, the City adopted Ordinance No. 186,873, extending protection status to include two native shrub species:

- Mexican Elderberry (*Sambucus mexicana*) and
- Toyon (*Heteromeles arbutifolia*)

and amended provisions of Sections 12.21, 17.02, 17.05, 17.06, 17.51, 46.00, 46.01, 46.02, 46.03, 46.04, and 46.06 of the Los Angeles Municipal Code (LAMC).

As previously discussed, there are currently no trees or shrubs on the Project Site. As such the Proposed Project would not conflict with any local policies or ordinances protecting biological resources and there would be no impact.

f. Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan?

No Impact. The Project Site is not located in any local, regional, or State mapped conservation area nor is it part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.[52] Therefore, no impacts would occur.

52 City of Los Angeles Significant Ecological and Coastal Resource Areas Policy Map, and CDFW, "NCCP Plan Summaries," Available online at: https://www.wildlife.ca.gov/conservation/planning/nccp/plans, accessed March 18, 2021.

5. Cultural Resources

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☒	☐	☐
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☒	☐	☐
c)	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

a. Cause a substantial adverse change in the significance of a historical resource pursuant to *CEQA Guidelines* Section 15064.5?

Less Than Significant Impact with Mitigation Incorporated. Section 15064.5(b) of the *CEQA Guidelines* states that a project would have a significant impact on historic resources if it would result in a substantial adverse change in the significance of a historic resource. Section 15064.5(a) of the *CEQA Guidelines* defines a historic resource as: 1) listed in, or determined to be eligible for listing, in the California Register of Historical Resources (CRHR); 2) included in a local register of historical resources; or 3) identified as significant in an historical resources survey. Any object, building, structure, site, area, place, record, or manuscript may be historically significant if the resource meets the criteria for listing on the CRHR.[53] The CRHR automatically includes all properties listed in or formally determined to be eligible for listing the National Register of Historic Places (NRHP).

To be eligible for listing in the NRHP, a property must be at least 50 years of age (unless it is of "exceptional importance") and be significant in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of the following four established criteria:

1. Associated with events that have made a significant contribution to American history;

2. Associated with the historical significant persons;

53 *CEQA Guidelines* §15064.5(a)(3).

3. Embody distinctive characteristics of a type, period, or method of construction/work of a master; possess high artistic values; or represent a significant and distinguishable entity; or

4. Yield information important in prehistory or history.

To be eligible for listing in the CRHR, a property generally must be at least 50 years of age and be significant at the local, state, or national level under one or more of the following four criteria:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history in California or the United States;

2. Associated with the lives of persons important to local, California, or national history;

3. Embody the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or

4. Yielded information important in the prehistory or history of the local area, California, or the country.

The CRHR consists of properties that are listed automatically as well as those that must be nominated through an application and public hearing process.

The Proposed Project consists of the demolition of an existing 1-story storage building originally built as a garage for the Gilbert Hotel located at 1550 North Wilcox Avenue, and the partial demolition (with the retention and refurbishment of the front third) of an existing 1-story brick building originally constructed as an automotive garage (the Baker Garage building) located at 6422 Selma Avenue, to allow for the redevelopment the site with a 15-story, 45-unit residential building. These properties are not currently listed in the CRHR; they are not California Points of Historical Interest or California State Historical Landmarks. They are also not currently listed on the NRHP. The property at 6422 Selma Avenue (Baker Garage) was recorded as part of the historic resources survey of the Hollywood Redevelopment Project Area, completed by the Architectural Resources Group, GPA Consulting, and the Historic Resources Group in 2020 (2020 Survey). In the 2020 Survey results, the Baker Garage was recognized as the only commercial building remaining from pre-annexation Hollywood. This was based on the assessor's office date of 1909, but further research has confirmed that the building was constructed in 1912, after the 1910 annexation. The storage building located

within the Project area was built as the parking garage for the Gilbert Hotel in 1925, concurrent with the hotel. The 2020 Survey included the Gilbert Hotel sign but recommended the hotel building was not eligible due to alterations.

A Historic Resources Assessment Report (HRAR), prepared by ASM Affiliates (ASM) in August 2021 and included as **Appendix C** to this SCEA, further evaluated the buildings at 6422 Selma Avenue (Baker Garage) and 1550 North Wilcox Avenue (the Gilbert Hotel and affiliated Garage) for their eligibility for designation within a local-level context on the local and state registers as individual resources, and as potential contributors to a historic district or Historic Preservation Overlay Zone (HPOZ), in accordance with CEQA, the City of Los Angeles Register of Historic-Cultural Monuments (HCM), and CRHR guidelines.

In their evaluation of the Baker Garage, ASM considered whether the building is a good representation of two historic contexts: Pre-Consolidation Communities of Los Angeles, 1850-1932, and Commercial Development and the Automobile, 1910-1970. Since further research revealed that the building was constructed after the annexation of Hollywood, the pre-consolidation context is not applicable. However, the building was associated with automobiles from its initial construction until its conversion to offices in 1986. Although there have been some interior renovations, the building retains overall integrity, including high integrity of location, design, materials, workmanship, feeling, and association; there has been some loss of integrity of setting. As such, it is a rare example of this building type as well as a good representation of the theme of Commercial Development and the Automobile in Hollywood. Therefore, 6422 Selma Avenue is recommended eligible as an individual resource under CRHR/HCM criteria 1 and 3 listed above.

The storage building was originally built as a garage for the Gilbert Hotel constructed in 1925 at 1550 North Wilcox Avenue. Although the Hotel was previously evaluated and given a status code of 5S2,[54] recent surveys of Hollywood have indicated only the sign is eligible. Because it is not visible from the public right-of-way, the garage building was not included in any previous surveys of Hollywood. ASM evaluated the Gilbert Garage as an ancillary structure to the Hotel under the contexts Commercial Development, 1850-1980 and theme Hotels, 1880-1980 and Architecture and Engineering, 1850-1980 theme Mediterranean and Indigenous Revival Architecture, 1887-1952, Sub-theme Spanish Colonial Revival 1915-1942. Because of extensive alterations, the Hotel has lost character defining features and integrity to the point

54 California Historical Resource Status Code 5S2: Individual property that is eligible for local listing or designation. Listing available at https://ohp.parks.ca.gov/pages/1069/files/Resource-Status-Codes.pdf, accessed September 16, 2021.

where it no longer reflects these contexts and therefore the Gilbert Hotel, and its ancillary garage, are not eligible as an individual resource under any CRHR or HCM criteria.

As previously discussed, as a result of ASM's evaluation, the Baker Garage at 6422 Selma Avenue is recommended eligible for the CRHR and local register and therefore is a historical resource for the purposes of CEQA. CEQA Section 21084.1 states that significant impacts may occur if "a project may cause a substantial adverse change in the significance to a historic resource." *CEQA Guidelines* Section 15064.5(b)(1) defines a substantial adverse change as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."

According to Section 15064.5(b)(2)(A), "the significance of a historic resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the CRHR as determined by a lead agency for purposes of CEQA." Projects that are found to be in conformance with the Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties (Standards) will not result in a substantial adverse change in the significance of a historical resource.

ASM reviewed the proposed plans for the alteration of the garage and new construction to assess whether the design of the Project is in accordance with the Standards.

Secretary of Interior's Standards

The Standards were codified in 1995 (36 CFR Part 68) to establish professional standards that apply to all proposed development grant-in-aid projects assisted through the National Historic Preservation Fund and serve as general guidance for work on any other historic building (Weeks et al. 2001). Of the four preservation approaches in the Standards, Rehabilitation is appropriate approach for the subject Project. Approach. The 10 Standards for Rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The garage at 6422 Selma Avenue would be incorporated into the first floor of the new residential project and become the entrance for pedestrian and vehicular traffic. The first third of the north (primary) and west façades of the garage would be retained and braced during construction to prevent damage to the brick walls and features. Additionally, most of the east façade would be retained. The south (rear) and portions of the west facades would be demolished resulting in 33% of the original brick walls removed, with 63% remaining in place and 4% removed and rebuilt in the original location. One-third of the wood trusses (four) would

be retained in place. An additional four trusses would be removed during construction and reinstalled in their original locations. Two of the original trusses would be preserved and reinstalled in different locations and one truss would be removed. The current roof is not original, but 35 percent of this material would remain in place. The rest of the roof would either be removed (26 percent) or reconstructed (39 percent) and sheathed in sheet metal to differentiate it from the current roof. For the north, east, and partial west wall that would be retained, damaged brick would be repaired or, if beyond repair, replaced in-kind. On portions of the new north wall surrounding the entrance to the new lobby, a layer of brick veneer would be applied using brick salvaged from the portions of the original walls to be demolished. A brick-veneer header would be installed above the lobby opening and the brick-veneer wall would extend west of the lobby to the control room. The first third of the garage's interior space would be returned to its original use for automobile parking.

The openings of the north façade would be altered to more closely reflect their original uses. The east bay was probably a window originally although photographic evidence is not available. It was turned into a door in the 1940s and further altered with the marble and glass brick at a later date. The marble and glass block would be removed, and a more appropriate glazed door and window installed. The central bay, which is currently also filled in with glass block and marble, would be returned to the vehicular entrance depicted in the only known historic photograph of the building. The west bay, which was originally a window, was converted to roll-up door. This bay would become a pedestrian entrance and restore a sense of the symmetry of the original primary façade. Additionally, the Project includes the removal of the paint on the brick surround and primary façade.

In consideration of whether the proposed alterations follow the Standards, the alterations to the garage would return the building to its original use per Standard 1 but would result in more than "minimal changes to its distinctive materials, features, spaces, and spatial relationships." Per Standard 2, some of the "historic character of the property will be retained and preserved;" whereas the removal of the south and west walls and the roof constitutes removal of distinctive materials and alterations of spatial arrangements that characterize the garage. Similarly, only some of the "distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved" per Standard 5. Per Standard 6, deteriorated brick would be repaired rather than replaced and the gentlest means possible would be used to clean and treat the brick per Standard 7.

Standard 9 states that new construction should be designed in a way that is compatible with the historic building in terms of design, materials, features, size, scale and proportion, and

massing, as well as relationship of solids to voids, color, and texture. The design may be contemporary or reference historic style/design motifs; however, the new construction should be designed in a manner that it is clearly differentiated from the historic building.[55] Furthermore, new additions and adjacent or related new construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired (Standard 10). As new "related construction" the 15-story building is differentiated from the garage while attempting to be compatible with the materials of the historic property. Additionally, the new construction is set back on the parcel to the point where the scale and massing of the garage would not be impacted from the street-level/pedestrian view. Because the new construction would be integrated with the original building, it would not be unimpaired if removed in the future and does not comply fully with this standard.

Although the new construction and parts of the proposed renovation for the garage conform with many of the Standards, the loss of some of the materials, features, character, and spatial relationships of the historic building means the Project does not fully comply with Standards. Therefore, the proposed Found Residences Project would result in an adverse change in the significance of a historical resource and significant impacts pursuant to CEQA Section 21084.1.

As proposed, the Project does not fully comply with the Standards. According to Section 15126.4 of *CEQA Guidelines*, feasible measures should be considered that minimize the significant impacts to the building at 6422 Selma Avenue. Project redesign is always the preferred option to minimize adverse impacts. Through consultation with the client and architect, several versions of the Project were created to retain more of the original building's materials and features. However, as analyzed in Section 6 of the HRAR, the proposed design would still result in a significant impact.

However, with the implementation of mitigation measures **MM CUL-1** through **MM CUL-4** adverse impacts to the historical resource would be reduced to less than significant, pursuant to PRC Code § 21081.6.

MM CUL-1 Prior to any demolition or construction activity, the garage at 6422 Selma Avenue will be documented to Historic American Buildings Survey (HABS) Level 2 standards, according to the outline format described in the Historic

55 Weeks, Kay, et al, 2001. Secretary of the Interior's Standards for the Treatment of Historic Properties; NPS online publication: http://www.nps.gov/hps/tps/standguide/. Accessed May 2021.

American Building Survey Guidelines for Preparing Written Historical Descriptive Data. Photographic documentation should follow the Photographic Specification–Historic American Building Survey, including 10-15 archival quality, large-format photographs of the exterior and interior of the building and its architectural elements. Construction techniques and architectural details should be documented, especially noting the measurements, hardware, and other features that tie architectural elements to a specific date. If original architectural plans are located, they should be archivally reproduced, following HABS standards. Three copies of the HABS documentation package, with one copy including original photo negatives, will be produced, with at least one copy placed in an archive or history collection accessible to the general public.

MM CUL-2 Additional review of the project by Los Angeles City Planning's Office of Historic Resources (OHR) will only be required if, during construction, more than 10 percent of the materials currently proposed for retention cannot be retained as planned. For example, if after removal and storage of the wooden trusses it is discovered that 5 percent more of the wood must be replaced prior to reinstallation, no additional review will be required and the wood elements of the truss that require replacement will be made in-kind. However, if 15 percent more of the brick walls must be removed than is currently planned (33 percent), subsequent review of the construction plans would be required by OHR.

MM CUL-3 Develop at least two interpretative signs or murals that would communicate the significance of the garage at 6422 Selma Avenue to the Hollywood community. This could consist of a permanent interpretive exhibit that would incorporate information from historic photographs, HABS documentation, or other materials to highlight the building's association with the automobile and the significance of the automobile to Hollywood. The interpretive signs should be developed by a team that includes a SOI-qualified historian. At least one of the signs should be located near the Selma entrance to the garage to be accessible by the general public. The second mural could be located on the interior of the garage.

MM CUL-4 Prior to the start of construction, surveys shall be performed to document the conditions of the masonry of the remaining walls at 6422 Selma Avenue as well as the Gilbert Hotel building. A structural monitoring program shall be

implemented and recorded during construction to ensure that ground borne vibration levels do not exceed 0.12 inches per second, peak particle velocity (PPV). The structural monitoring plan shall include documentation, consisting of video and/or photographic documentation of accessible and visible areas on the exterior of the buildings. A historic architect (meeting the Secretary of the Interior's Professional Qualification Standards) or structural engineer with experience with historic masonry buildings shall establish baseline structural conditions of the building and prepare the shoring design. Additionally, a qualified acoustical engineer shall be retained to review the proposed construction equipment and develop and implement a vibration monitoring program capable of documenting the construction-related ground vibration levels at the Project site during demolition and excavation phases where heavy construction equipment (e.g., large bulldozer and drill rig) would be operating within 15 feet of the affected buildings.

The vibration monitoring system shall measure and continuously store the PPV in inch/second. Vibration data shall be stored on a one-second interval. The system shall also be programmed for two preset velocity levels: a warning level of 0.07 inch/second (PPV) and a regulatory level of 0.12 inch/second (PPV). The system shall also provide real-time alert when the vibration levels exceed either of the two preset levels.

- In the event the warning level of 0.07 inch/second (PPV) is triggered, the contractor shall identify the source of vibration generation and provide steps to reduce the vibration level, including but not limited to halting/staggering concurrent activities and utilizing lower vibratory techniques.

- In the event the regulatory level of 0.12 inch/second (PPV) is triggered, the contractor shall halt the construction activities and visually inspect the Baker Garage for any damage. Results of the inspection must be logged. The contractor shall identify the source of vibration generation and provide steps to reduce the vibration level. Vibration measurement shall be made with the new construction method to verify that the vibration level is below the warning level of 0.07 inch/second (PPV). Construction activities may then restart.

- In the event damage occurs to historic finish materials due to construction vibration, such materials shall be repaired in consultation with a qualified preservation consultant.

- The structure-monitoring program shall be submitted to the City of Los Angeles Department of Building and Safety (LADBS) and received into the case file for the associated discretionary action permitting the Project prior to initiating any construction activities.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Less Than Significant Impact with Mitigation Incorporated. Section 15064.5 of the *State CEQA Guidelines* defines significant archaeological resources as resources which meet the criteria for historical resources, or resources which constitute unique archaeological resources.

The Project Site is located in a highly urbanized area of the City and has been previously disturbed and developed.

However, as construction of the Proposed Project would include a basement area containing a 50,000-gallon fire water storage tank, a fire pump room, and two elevator pits that would involve grading and excavation to greater depths than previously undertaken, Project-related grading and excavation activities could disturb previously unknown archaeological resources buried in site soils. In the event of an unexpected disturbance, significant impacts to archaeological resources could occur.

All development would be subject to the numerous laws and regulations, cited below that require State, and local agencies to consider the effects of a proposed project on potentially buried cultural resources. These laws and regulations stipulate a process for compliance, define the responsibilities of the various agencies proposing the action, and prescribe the relationship among other involved agencies. They provide guidance concerning analytical techniques and approaches to defining compliance measures where potentially significant impacts may occur, such that in the event that archaeological resources are uncovered on the project site during grading or other construction activities, the Applicant must notify the City of Los Angeles Planning Department immediately and work must stop within a 100-foot radius until a qualified archeologist to be approved by the City, has evaluated the find. Construction activity may continue unimpeded on other portions of the project site. If the find is determined

by the qualified archeologist to be a unique archeological resource, as defined by § 21083.2 of the PRC, the site shall be treated in accordance with the provisions of § 21083.2 of the PRC. If the find is determined not to be a unique archeological resource, no further action is necessary, and construction may continue. Compliance with these protocols would reduce impacts to a less than significant level.

MM-CUL-5 Inadvertent Discovery of Archaeological Resources

- If any archaeological materials are encountered during the course of Project development, all further development activity in the vicinity of the materials shall halt and:

- The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study, or report evaluating the impact;

- The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource; and

- The Project Applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study, or report.

- Project development activities may resume once copies of the archaeological survey, study or report are submitted to:

  SCCIC Department of Anthropology
  McCarthy Hall 477
  CSU Fullerton
  800 North State College Boulevard
  Fullerton, CA 92834

- Prior to the issuance of any building permit, the Project Applicant shall submit a letter to the case file indicating what, if any, archaeological reports

have been submitted, or a statement indicating that no material was discovered.

- A covenant and agreement binding the Project Applicant to this condition shall be recorded prior to the issuance of a grading permit.

c. Would the project disturb any human remains, including those interred outside of formal ceremonies?

Less Than Significant Impact. The Project Site is not part of a formal cemetery and is not known to have been used for disposal of historic or prehistoric human remains, and human remains are not expected to be encountered during construction of the Proposed Project. In the unlikely event that human remains are uncovered during ground-disturbing activities, there are regulatory provisions to address the handling of human remains in California Health and Safety Code § 7050.5, PRC § 5097.98, and *CEQA Guidelines* § 15064.5(e). Pursuant to these codes, in the event that human remain are discovered, it requires that disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation or to his or her authorized representative, in the manner provided in § 5097.98 of the PRC. The coroner is required to make a determination within two working days of notification of the discovery of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she shall consult with the NAHC by telephone within 24 hours, to designate a Most Likely Descendant (MLD) who shall recommend appropriate measures to the landowner regarding the treatment of the remains. If the owner does not accept the MLD's recommendations, the owner or the MLD may request mediation by the NAHC. Compliance with these protocols would reduce impacts to a less than significant level.

6. Energy

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less than significant. A significant impact may occur if the Project were to consume energy resources in a wasteful, inefficient, or unnecessary way during construction or operation.

Petroleum Fuel

The Proposed Project would not create an increase in enough demand such that new energy sources would be required. Construction of the Proposed Project would result in short-term consumption of petroleum-based fuels to power construction vehicles and equipment. During construction, energy would be consumed in the form of petroleum-based fuels (i.e., gasoline and diesel) used to power off-road construction vehicles and equipment on the Project Site, for construction worker travel to and from the Project Site, as well as for delivery truck trips; and to operate generators to provide temporary power for lighting and electronic equipment. Specifically, during construction, the Proposed Project is anticipated to consume approximately 8,155 gallons of gasoline and 53,268 gallons of diesel, see **Table IV.6-1, On-Road Construction Fuel Consumption** and **Table IV.6-2, Off-Road Construction Fuel Consumption**.

Table IV.6-1
On-Road Construction Fuel Consumption

Phase	Number of Trips	Number of Days	Average Commute Distance (in miles)	Fuel Usage (mpg)	Gasoline/Diesel Usage (in gallons)
Worker Trips (Gasoline)					
Demolition	18	44	10.8	24.2	354
Grading	23	10	10.8	24.2	103
Building Construction	39	433	10.8	24.2	7,536
Paving	15	12	10.8	24.2	80
Architectural Coating	8	23	10.8	24.2	82
			Total Gasoline Usage		**8,155**
Vendor Trips and Hauling Trips (Diesel)					
Demolition	712		25	5.3	3,360
Grading	106		25	5.3	500
Building Construction	866		25	5.3	4,085
			Total Diesel Usage		**7,945**

Source: Impact Sciences, 2021. See CalEEMod output files provided in the Air Quality and GHG Technical Study, ***Appendix B, Attachment A****.*
Bureau of Transportation Statistics. Average Fuel Economy by Major Vehicle Category. Available online at: https://afdc.energy.gov/data/10310.

Table IV.6-2
Off-Road Construction Fuel Consumption

Phase	Equipment Type	Units	Hours	Horse Power	Load Factor	Number of Days	Fuel Usage/HP/hr	Diesel Usage (in gallons)
Demolition	Concrete/ Industrial Saws	1	8	81	0.73	44	0.05	1,045
	Rough Terrain Forklifts	1	8	212	0.43	44	0.05	1,610
	Excavators	1	8	100	0.40	44	0.05	710
	Rubber Tired Loaders	1	8	203	0.36	44	0.05	1,290
	Signal Boards	2	8	6	0.82	44	0.05	175
	Skid Steer Loader	1	8	65	0.37	44	0.05	425
Grading	Crawler Tractors	1	8	130	0.42	10	0.05	220
	Excavators	1	8	158	0.38	10	0.05	245
	Signal Boards	4	8	6	0.82	10	0.05	60
	Skid Steer Loader	1	8	65	0.37	10	0.05	100
	Tractors/Loaders/ Backhoes	1	7	97	0.37	10	0.05	130
Building Construction	Cranes	2	8	231	0.29	433	0.05	23,210
	Excavators	1	8	158	0.38	433	0.05	10,400
	Tractors/Loaders/ Backhoes	1	6	97	0.37	433	0.05	4,665
Paving	Cement and Mortar Mixers	1	6	9	0.56	12	0.05	20
	Pavers	1	6	130	0.42	12	0.05	200
	Paving Equipment	1	8	132	0.36	12	0.05	230
	Rollers	1	7	80	0.38	12	0.05	155
	Tractors/Loaders/ Backhoes	1	8	97	0.37	12	0.05	173
Architectural Coating	Air Compressors	1	6	78	0.48	23	0.05	260
							Total Diesel Consumption	**45,323**

Source: Impact Sciences, 2021. See CalEEMod output files provided in the Air Quality and GHG Technical Study, ***Appendix B, Attachment A****. Fuel usage estimate of 0.05 gallons per horse-power-hour is from SCAQMD CEQA Air Quality Handbook, Table A9-3E.*

The additional petroleum fuel resources used during construction would not cause a significant reduction in available supplies. Further, the Proposed Project contractors would be required to adhere to CARB regulations that govern construction equipment retrofitting, repowering, or replacements of construction equipment. CARB has also adopted 5-minute limits to heavy-duty diesel trucks idling in order to reduce diesel particulate matter which would

also work to limit diesel fuel use. Compliance with CARB regulations would result in an efficient use of construction-related petroleum fuel use.

During operation, motor vehicle travel and building maintenance equipment would consume petroleum-based fuels. Fuel consumption of motor vehicles in California is regulated by the National Highway Traffic Safety Administration and EPA's Safer Affordable Fuel Efficiency (SAFE) Vehicles. The Project Site is located near the Site is served by the 2 Metro Local Line that stops at the corner of Wilcox Avenue and Sunset Boulevard approximately 0.16 miles from the Project Site and the Hollywood/Vine Station of the Metro B Line (formerly the Red Line) which would encourage the use of transit to and from the project site. Furthermore, the Proposed Project would install bicycle parking which would promote people to bike and reduce reliance on cars and would reduce petroleum demand during operation.

Natural Gas

Project construction, including demolition, grading, building construction, and painting, is not anticipated to use natural gas and, as a result, there would be no impact to natural gas resources during Project construction.

During operation, the Proposed Project is anticipated to consume a net increase of approximately 0.925 British Thermal Units per year (kBTU/year), see **Table IV.6-3, Estimated Natural Gas Use.**

Table IV.6-3
Estimated Natural Gas Use

Land Use	Size	Total Use (kBTU/year)
Proposed Project		
Residential	45 du	1.11092
Parking	up to 36 spaces	0
Total Proposed Project Natural Gas Use		**1.11092**
Existing Project		
Storage Building/Parking	9,945 sf	0
Commercial	6,500 sf	0.186011
Total Existing Project Natural Gas Use		**0.186011**
Net Natural Gas Use		**0.924909**

kBTU = 1,000 British Thermal Units' du = dwelling unit; sf = square foot
Source: Impact Sciences, 2021. See CalEEMod output files provided in the Air Quality and GHG Technical Study.

Natural gas is provided to the Project Site by Southern California Gas Company (SoCal Gas). According to SoCal Gas 2020 California Gas Report, utility-driven, statewide natural gas demand is projected to decline at an average rate of 1.0 percent a year through 2035. The decline in natural gas use can be attributed to energy efficiency programs and statewide efforts to produce lower carbon energy sources.[56] While Project operation would result in the consumption of natural gas, these statewide efforts and efficiency programs such as the Renewables Portfolio Strategy and CALGreen building standards would lead to the efficient use of natural gas. The Renewable Portfolio Strategy is a regulatory mandate to increase production of energy from renewable sources such as wind, solar, biomass, and other alternatives to fossil fuel. The CALGreen building standards set thresholds for the natural gas efficiency of water heaters, furnaces, and household cooking appliances. Therefore, at the Project-level there would be an efficient use of natural gas and result in the growing decrease in natural gas consumption.

Electricity

The Proposed Project would be constructed in accordance with all applicable laws and regulations, including state and federal laws, and building regulations pursuant to the LAMC and the LA Green Building Code. The Proposed Project would obtain energy from the Los Angeles Department of Water and Power (LADWP).

During construction of the Project, electricity would be consumed to supply and convey water for dust control and to power electric construction equipment as well as temporary lighting. Electricity use would be minor and cease upon the completion of construction.

During operation, the Proposed Project is anticipated to consume a net increase of approximately 170,344 kilo Watt-hour per year (kWh/year), see **Table IV.6-4, Estimated Project Electricity Demand**.

56 California Gas and Electric Utilities. *2020 California Gas Report*. Available online at: https://www.socalgas.com/sites/default/files/2020-10/2020_California_Gas_Report_Joint_Utility_Biennial_Comprehensive_Filing.pdf.

Table IV.6-4
Estimated Project Electricity Demand

Land Use	Size	Total Use (kWh/year)
Proposed Project		
Residential	45 du	172,377
Parking	up to 36 spaces	82,688
Total Proposed Project Electricity Use		**255,065**
Existing Project		
Commercial	6,500 sf	84,721
Total Existing Project Electricity Use		**84,721**
Net Electricity Use		**170,344**

kWhr= kilo Watt-hour; du = dwelling unit; sf = square foot
Source: Impact Sciences, 2021. See CalEEMod output files provided in the Air Quality and GHG Technical Study, ***Appendix B, Attachment A****.*

The LADWP has a net capacity of 8,009 megawatts (MW), with the highest recorded peak being 6,502 MW.[57] Therefore, there is adequate supply capacity to service the Proposed Project. In addition, the Project is required to be in compliance with Title 24 and CALGreen Building Standards as well as LA Green Building Code. Electricity will be provided by LADWP and as a result, electrical service would be provided in accordance with the LADWP's Rules Governing Water and Electric Service.[58]

Accordingly, the Project would not cause wasteful, inefficient, or unnecessary consumption of energy during construction or operation. Impacts would be less than significant.

b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact. A significant impact may occur if a project were to conflict with a state or local plan for renewable energy or energy efficiency.

The Proposed Project would be required to comply with building regulations pursuant to the LAMC, and the LA Green Building Code. In addition, the Project would be required to comply with the 2019 CALGreen requirements and would exceed the energy standards in the California Energy Code, Part 6 of the California Building Standards Code (Title 24), and the

57 Los Angeles Department of Water and Power. *Facts and Figures*. Available online at: https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-power/a-p-factandfigures?_adf.ctrl-state=idbmmh3qg_4&_afrLoop=395193534996386.

58 Los Angeles Department of Water and Power. 2008. *Rules Governing Water and Electric Service*.

LA Green Building Code, as applicable. As such, the Proposed Project would not obstruct or conflict with plans for renewable energy or energy efficiency and there would be no impact.

7. Geology and Soils

The following analysis is based on the following report, included as **Appendix D** of this SCEA:

> **Geotechnical Investigation**, Report for Geotechnical Investigation Proposed Building, 6422 Selma Avenue, Los Angeles, California, Project No. G21-003/1, conducted by Garcrest Engineering and Construction, Inc, dated May 17, 2021.

The geotechnical investigation included a site reconnaissance, field exploration, laboratory testing, engineering analysis, and the preparation of the report. The site was explored on January 21, 2021 by excavating three hollow-stem-auger borings to depths between 11½ and 41½ feet below the existing ground surface. Laboratory tests were performed on selected soil samples obtained during the investigation to determine pertinent physical and chemical soil properties. Following the completion of the drilling for Boring B-1, the boring was converted into a percolation well. The piping was removed and the borings backfilled at the completion of the testing.

Impact Analysis

In 2015, the California Supreme Court in *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal.4th 369(Case No. S213478) (*CBIA v. BAAQMD*)[59] held that CEQA generally does not require a lead agency to consider the impacts of the existing environment on the future residents or users of the project. The City's revised thresholds are intended to comply with this decision. Specifically, the decision held that an impact from the existing environment to the project, including future users and/or residents, is not an impact for purposes of CEQA. However, if the project physically exacerbates existing conditions that already exist, that impact must be assessed, including how it might affect future users and/or residents of the project. Thus, in accordance with Appendix G of the *State CEQA Guidelines* and the *CBIA v. BAAQMD* decision, the Project would have a significant impact related to geology and soils if it would result in any of the following impacts.

59 Relevant case information, including a full copy of the Decision, can be found at this link: https://ceqaportal.org/ceqacase.cfm?cq_id=1225, accessed February 22, 2022.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less than Significant Impact. By definition, a Holocene-active fault is one that has had surface displacement within Holocene time (about the last 11,700 years). A pre-Holocene fault has demonstrated surface displacement during Quaternary time (approximately the last 1.6 million years) but has had no known Holocene movement. Faults that have not moved in the last 1.6 million years are considered inactive.

The Site is not within a state-designated Alquist-Priolo Earthquake Fault Zone nor a City-designated Preliminary Fault Rupture Study Area[60] for surface fault rupture hazards. The closest active fault to the site is the Hollywood Fault located approximately 0.5 miles to the north. No Holocene-active or pre-Holocene faults with the potential for surface fault rupture are known to pass directly beneath the Site.[61]

The geologic review does not indicate the presence of active surface faulting within or directly adjacent to the Site. Therefore, the potential for surface rupture due to faulting occurring beneath the Site during the design life of the proposed development is considered low and impacts are considered less than significant.

ii. Strong seismic ground shaking?

Less than Significant Impact. The Project Site is located within seismically active Southern California and therefore could be subject to moderate and possibly strong ground motion due to earthquakes. The Site could be subjected to strong ground shaking in the event of an earthquake. However, this hazard is common in Southern California and the effects of ground shaking can be mitigated if the proposed structures are designed and constructed in conformance with current building codes and engineering practices.

Impacts will be reduced to a less than significant level by following all relevant California Building Code (CBC) and the City of Los Angeles Uniform Building Code (UBC) seismic standards, which require design of structures to resist the effects of earthquake motions

60 Los Angeles ZIMAS. Available online at: http://zimas.lacity.org/, accessed March 25, 2021.

61 California Geological Survey 2020b, Earthquake Zones of Required Investigation. Available online at: https://maps.conservation.ca.gov/cgs/EQZApp/app/ accessed January 10, 2022.

in accordance the American Society of Civil Engineers standards.[62,63] Furthermore, compliance with existing laws regarding the risk of loss, injury, or death, from strong seismic ground shaking would reduce potential impacts to less than significant levels.

iii. Seismic-related ground failure, including liquefaction?

Less than Significant Impact. Liquefaction is a phenomenon in which loose, saturated, relatively cohesionless soil deposits lose shear strength during strong ground motions. Primary factors controlling liquefaction include intensity and duration of ground motion, gradation characteristics of the subsurface soils, in-situ stress conditions, and the depth to groundwater. Liquefaction is typified by a loss of shear strength in the liquefied layers due to rapid increases in pore water pressure generated by earthquake accelerations.

The current standard of practice, as outlined in the "Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Liquefaction in California" and "Special Publication 117A, Guidelines for Evaluating and Mitigating Seismic Hazards in California" requires liquefaction analysis to a depth of 50 feet below the lowest portion of the proposed structure. Liquefaction typically occurs in areas where the soils below the water table are composed of poorly consolidated, fine to medium-grained, primarily sandy soil. In addition to the requisite soil conditions, the ground acceleration and duration of the earthquake must also be of a sufficient level to induce liquefaction.

The State of California Seismic Hazard Zone Map for the Hollywood Quadrangle indicates that the Site is not located within an area designated as having a potential for liquefaction. In addition, a review of the County of Los Angeles Safety Element indicates that the Site is not located within an area identified as having a potential for liquefaction. The Site is underlain by Pleistocene age alluvial sediments that are considered stiff to hard or medium dense to very dense and are not prone to liquefaction. As such, the potential for liquefaction and associated ground deformations beneath the Site is very low and impacts would be less than significant.

62 California Building Code available at: https://up.codes/viewer/california/ibc-2018/chapter/16/structural-design#1613

63 Los Angeles Building Code available at: https://up.codes/viewer/los_angeles/ibc-2018

iv. Landslides?

Less than Significant Impact. The topography at the site is relatively level and the topography in the immediate Site vicinity slopes gently to the south-southwest. The Site is not located within a City of Los Angeles Hillside Grading Area or a Hillside Ordinance Area.[64] Also, the Site is not located within an area identified as having a potential for seismic slope instability.[65] There are no known landslides near the Site, nor is the Site in the path of any known or potential landslides. Therefore, the potential for slope stability hazards to adversely affect the Project is considered low and impacts would be less than significant.

b. Result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact. Erosion is the movement of rock and soil from place to place and is a natural process. Common agents of erosion in the vicinity of the Project area include wind and flowing water. Significant erosion typically occurs on steep slopes where stormwater and high winds can carry topsoil down hillsides. Erosion can be increased greatly by earthmoving activities if erosion-control measures are not used.

The Project Site is located in a highly urbanized area of the City and is relatively level, with minimal rises or changes in elevation. No major slopes or bluffs are on or adjacent to the Project Site.

Construction of the Proposed Project would involve soil disturbance activities including excavation and grading that would leave soil on the Project Site exposed. Common means of soil erosion include water, wind, and being tracked off-site by vehicles. These activities could result in soil erosion. However, the Proposed Project will be subject to local and state codes and requirements for erosion control and grading during construction. Including, but not limited to, grading permits and haul route approval from the LADBS, which include requirements and standards designed to limit potential impacts to acceptable levels. In addition, on-site grading and site preparation must comply with all applicable provisions of Chapter IX, Division 70 of the LAMC, which addresses grading, excavations, and fills. Further, the Proposed Project will be required to comply with standard regulations, including South Coast Air Quality Management District Rule 402, which will reduce construction erosion impacts. Rule 402

64 Los Angeles ZIMAS. Available online at: http://zimas.lacity.org/, accessed March 25, 2021.

65 California Geological Survey 2020b, Earthquake Zones of Required Investigation. Available online at: https://maps.conservation.ca.gov/cgs/EQZApp/app/ accessed January 10, 2022.

requires dust suppression techniques be implemented to prevent dust and soil erosion from creating a nuisance off-site.

Additionally, the Construction General Permit (CGP) issued by the State Water Resources Control Board (SWRCB), effective July 1, 2010, regulates construction activities to minimize water pollution, including sediment. The Proposed Project will be subject to National Pollution Discharge Elimination System permitting regulations, including the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP). Construction contractors will be required to prepare and implement a SWPPP and associated best management practices (BMPs) in compliance with the CGP, along with the City of Los Angeles' Best Management Practices Handbook, Part A Construction Activities during grading and construction. Adherence to the BMPs in the SWPPP would reduce, prevent, or minimize soil erosion from project-related grading and construction activities.

Therefore, soil erosion impacts from grading and construction activities associated with construction and operation of the Proposed Project will not occur and soil erosion impacts will be less than significant.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less than Significant Impact. As discussed above, the Site is not located within an 'Earthquake-Induced Landslide' zone.

Lateral spreading is a phenomenon in which surficial soil displaces along a shear zone that has formed within an underlying liquefied layer. The surficial blocks are transported downslope or in the direction of a free face, by earthquake and gravitational forces. The Site is relatively flat and does not include a free-facing slope in proximity of the Site. Therefore, the potential for lateral spreading is considered very low.

The Site is underlain by Pleistocene age alluvial sediments that are considered stiff to hard or medium dense to very dense and are not prone to liquefaction. Based on the analysis in the geotechnical report, the soils encountered at the site are considered to have a low potential for liquefaction and impacts are considered less than significant.

The Proposed Project is not located on known unstable soils or geologic units, and therefore, would not likely cause on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse. Modern engineering practices and compliance with established building standards,

including the California Building Code, would ensure the Project would not cause any significant impacts from unstable geologic units or soils. Impacts are considered less than significant.

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less than Significant Impact. Expansive soils experience swelling or shrinking due to moisture change as a result of cyclic wet/dry weather cycles, irrigation, landscaping, or site grading. Swelling and shrinking soils can result in differential movement of structures, including floor slabs and foundations, and site work, including hardscape, utilities, and sidewalks. Soils that exhibit shrinkage and swelling under these conditions generally consist of plastic clay.

Based on depth of the proposed subterranean levels, which would be 15 or 25 feet below the existing ground surface, including foundation depths, the proposed structure would not be prone to the effects of expansive soils.[66] Impacts are considered less than significant.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The Project will be required to connect to the existing sewer system. Therefore, soil suitability for septic tanks or alternative wastewater disposal systems is not applicable in this case, and the Proposed Project would have no associated impacts.

f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less than Significant Impact with Mitigation Incorporated. The Project Site, located in an urbanized area, has been previously disturbed by past development activities and contains an existing building and an associated storage building.

However, construction of the Proposed Project would include a basement area containing a 50,000-gallon fire water storage tank, a fire pump room, and two elevator pits that would involve grading and excavation to greater depths than previously undertaken. Project-related grading and excavation activities could disturb unknown paleontological resources buried in site soils. In the event of an unexpected disturbance, significant impacts to paleontological

66 Report for Geotechnical Investigation Proposed Building, 6422 Selma Avenue, Los Angeles, California, Project No. G21-003/1, conducted by Garcrest Engineering and Construction, Inc, dated May 17, 2021. Included as **Appendix D** to this SCEA.

resources could occur. Implementation of mitigation measure **MM-GEO-1** would mitigate any potential significant impacts.

MM-GEO-1: In the event that paleontological resources are unearthed during ground-disturbing activities, the City of Los Angeles Department of Building and Safety will be notified immediately, and all work will cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California PRC § 21083.2.

Compliance with **MM-GEO-1** would reduce impacts to a less than significant level.

8. Greenhouse Gas Emissions

The analysis provided below is primarily based on the Air Quality and Greenhouse Gas Technical Study included as **Appendix B** to this SCEA.

Setting

Global climate change refers to any significant change in climate measurements, such as temperature, precipitation, or wind, lasting for an extended period (i.e., decades or longer)[67] Climate change may result from:

- Natural factors, such as changes in the sun's intensity or slow changes in the Earth's orbit around the sun;
- Natural processes within the climate system (e.g., changes in ocean circulation, reduction in sunlight from the addition of GHG and other gases to the atmosphere from volcanic eruptions); and
- Human activities that change the atmosphere's composition (e.g., through burning fossil fuels) and the land surface (e.g., deforestation, reforestation, urbanization, desertification).

In recent decades, changes in climate have caused impacts on natural and human systems on all continents and across the oceans. Impacts are due to observed climate change, irrespective

67 US EPA Over View of Greenhouse Gases, available at: https://www.epa.gov/ghgemissions/overview-greenhouse-gases. Accessed November 15, 2021.

of its cause, indicating the sensitivity of natural and human systems to changing climate.[68] Continuing changes to the global climate system and ecosystems, and to California, are projected to include:

- Rapidly diminishing sea ice and mountain snowpack levels, thereby increasing sea levels and sea surface evaporation rates with a corresponding increase in tropospheric water vapor due to the atmosphere's ability to hold more water vapor at higher temperatures;[69]
- Rising average global sea levels primarily due to thermal expansion and the melting of glaciers, ice caps, and ice sheets;
- Changing weather patterns, including changes to precipitation, ocean salinity, and wind patterns, and more energetic aspects of extreme weather, including droughts, heavy precipitation, heat waves, extreme cold, and the intensity of tropical cyclones;
- Changing levels in snowpack, river flow and sea levels indicating that climate change is already affecting California's water resources;[70]
- Dry seasons that start earlier and end later, evoking more frequent and intense wildland fires;[71] and
- Increasing demand for electricity due to rising temperatures.[72]

The natural process through which heat is retained in the troposphere[73] is called the "greenhouse effect." Various gases in the Earth's atmosphere, classified as atmospheric greenhouse gases, play a critical role in determining the Earth's surface temperature. Solar radiation enters Earth's atmosphere as short wave radiation. It travels through the atmosphere without warming it and is absorbed by the Earth's surface. When the Earth re-emits this radiation back toward space, the radiation changes to long wave radiation. GHGs are transparent to incoming short wave solar radiation but absorb outgoing long wave radiation. As a result, radiation that otherwise would

68 Intergovernmental Panel on Climate Change. "Climate Change 2021: The Physical Science Basis." Available online at: https://www.ipcc.ch/report/sixth-assessment-report-working-group-i/. Accessed November 15, 2021.
69 Intergovernmental Panel on Climate Change. "Climate Change 2021: The Physical Science Basis." Available online at: https://www.ipcc.ch/report/sixth-assessment-report-working-group-i/. Accessed November 15, 2021
70 California Office of Environmental Health hazards, 2018 Report: Indicators of Climate Change in California, https://oehha.ca.gov/climate-change/report/2018-report-indicators-climate-change-california, accessed November 15, 2021.
71 California Office of Environmental Health hazards, 2018 Report: Indicators of Climate Change in California, https://oehha.ca.gov/climate-change/report/2018-report-indicators-climate-change-california, accessed November 15, 2021.
72 California Office of Environmental Health hazards, 2018 Report: Indicators of Climate Change in California, https://oehha.ca.gov/climate-change/report/2018-report-indicators-climate-change-california, accessed November 15, 2021.
73 The troposphere is the bottom layer of the atmosphere, which varies in height from the Earth's surface from 6- to 7-miles).

escape back into space is now retained, warming the atmosphere. This phenomenon is known as the greenhouse effect.

Greenhouse Gas Compounds

California State law defines GHGs as including the following six compounds:

- **Carbon Dioxide** (CO_2) is released to the atmosphere when solid waste, fossil fuels (oil, natural gas, and coal), and wood and wood products are burned. CO_2 emissions from motor vehicles occur during operation of vehicles and operation of air conditioning systems.

- **Methane** (CH_4) is emitted during the production and transport of coal, natural gas, and oil. Methane emissions also result from the decomposition of organic waste in solid waste landfills, raising livestock, natural gas and petroleum systems, stationary and mobile combustion, and wastewater treatment.

- **Nitrous Oxide** (N_2O) is emitted during agricultural and industrial activities, as well as during combustion of solid waste and fossil fuels. N_2O emissions from motor vehicles generally occur directly from operation of vehicles.

- **Hydrofluorocarbons** (HFCs) are one of several high global warning potential (GWP) gases that are not naturally occurring and are generated from industrial processes. HFC (refrigerant) emissions from vehicle air conditioning systems occur due to leakage, losses during recharging, or release from scrapping vehicles at end of their useful life.

- **Perfluorocarbons** (PFCs) are another high GWP gas that are not naturally occurring and are generated in a variety of industrial processes. Emissions of PFCs are generally negligible from motor vehicles.

- **Sulfur Hexafluoride** (SF_6) is another high GWP gas that is not naturally occurring and is generated in a variety of industrial processes. Emissions of SF_6 are generally negligible from motor vehicles.

Regulatory Framework

Federal

Paris Climate Agreement

The Paris Climate Agreement is an international treaty on climate change adopted on December 12, 2015. The goal of the agreement is to limit global warming to 1.5 degrees Celsius as compared to pre-industrial levels. Countries will aim to reach global peaking of GHG emissions as soon as possible to achieve a climate neutral world by mid-century. In order to achieve these reductions, the Paris Climate Agreement works on a 5-year cycle of increasingly ambitious climate action carried out by countries. Therefore, by 2020, countries were required to submit their plans for climate action, known as nationally determined contributions. Additionally, the Agreement provides a framework for financial, technical and capacity building support to those countries who need it. Developed counties will take a lead in providing financial assistance to other countries since large scale investments are required for GHG mitigation and climate adaptation.[74]

The United States joined 190 other countries in the Paris Climate Agreement under the Obama administration in September 2016.[75] Under the Trump administration, the former President announced his intention to withdraw from the Agreement in June 2017 and formally notified the United Nations in November 2019. However, the Agreement requires a year-long waiting period before a formal withdrawal will be recognized. As a result, the United States officially withdrew the Agreement in November 2020.[76] However, on January 20, 2021, President Biden accepted and rejoined the Paris Climate Agreement and the U.S. formally rejoined on February 19, 2021.[77][78]

74 United Nations. *The Paris Agreement*. Available online at https://unfccc.int/process-and-meetings/the-paris-agreement/the-paris-agreement.

75 The White House. *President Obama: The United States Formally Entered the Paris Agreement*. Available online at: https://obamawhitehouse.archives.gov/blog/2016/09/03/president-obama-united-states-formally-enters-paris-agreement.

76 NPR. *U.S. Officially Leaving Paris Climate Agreement*. Available online at: https://www.npr.org/2020/11/03/930312701/u-s-officially-leaving-paris-climate-agreement.

77 The White House. 2021. *Paris Climate Agreement*. Available online at: https://www.whitehouse.gov/briefing-room/statements-releases/2021/01/20/paris-climate-agreement/.

78 The White House. 2021. *The United States Formally Rejoins Paris Agreement*. Available online at: https://www.state.gov/the-united-states-officially-rejoins-the-paris-agreement/.

State

Executive Order (EO) S-03-05

On June 1, 2005, Executive Order EO S-03-05 was issued by Governor Schwarzenegger in order to set statewide emissions reduction standards. The order required the state to reduce GHG emissions to 1990 levels by 2020 and reduce GHG emissions to 80% below 1990 levels by 2050. EO S-3-05 also calls for the Secretary of California Environmental Protection Agency (Cal/EPA) to be responsible for coordination of state agencies and progress reporting.

Assembly Bill (AB) 32

AB 32 (California Global Warming Solutions Act of 2006) was codified into law in 2006 and codified into law the 2020 GHG emissions targets set by EO S-03-05. AB 32 represents the first enforceable statewide program to limit GHG emissions from all major sectors with penalties for noncompliance.

Senate Bill (SB) 32

SB 32 was signed into law in 2015 and sets into law the mandated reduction targets set in EO B-30-15, which required a reduction in GHG emissions to 40% below the 1990 levels by 2030.

CARB's 2017 Final Scoping Plan

The California Air Resources Board (CARB) in collaboration with over twenty state agencies issued a Final Scoping Plan in 2017 in order to set a framework for the state to meet the overall reduction goals set in SB 32. The 2017 Scoping Plan identified key sectors of the implementation strategy, which includes improvements in low carbon energy, industry, transportation sustainability, natural and working lands, waste management, and water. Through a combination of data synthesis and modeling, CARB determined that the target statewide 2030 emissions limit is 260 MMT CO_2e, and that further commitments will need to be made to achieve an additional reduction of 50 MMT CO_2e beyond current policies and programs. Key elements of the 2017 Update include a proposed 20 percent reduction in GHG emissions from refineries and an expansion of the Cap-and-Trade program to meet the aggressive 2030 GHG emissions goal.

Regional

SCAQMD Draft Guidance Regarding Interim CEQA GHG Significance Thresholds

SCAQMD released draft guidance regarding interim CEQA GHG significance thresholds. In its October 2008 document, the SCAQMD proposed the use of a percent emission reduction target (e.g., 30 percent) to determine significance for commercial/residential projects that emit greater than 3,000 metric tons per year. On December 5, 2008, the SCAQMD Governing Board adopted the staff proposal for an interim GHG significance threshold for stationary source/industrial projects where the SCAQMD is lead agency. However, SCAQMD has yet to adopt a GHG significance threshold for land use development projects (e.g., residential/commercial projects) and has formed a GHG Significance Threshold Working Group to further evaluate potential GHG significance thresholds. The draft tier thresholds recommended by the SCAQMD Working Group were never authorized as guidance for GHG analyses. These recommended thresholds are over a decade old; as a result, these thresholds were not utilized in this analysis.

SCAG 2020 Connect SoCal Plan RTP/SCS

On September 3, 2020, the Southern California Association of Governments (SCAG) Regional Council unanimously voted to approve and fully adopt Connect SoCal (2020-2045 Regional Transportation Plan/Sustainable Communities Strategy [RTP/SCS]).

Connect SoCal is a long-range visioning plan that builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. It charts a path toward a more mobile, sustainable and prosperous region by making connections between transportation networks, between planning strategies and between the people whole collaboration can improve the quality of life for Southern Californians. In addition, Connect SoCal is supported by a combination of transportation and land use strategies that outline how the region can achieve California's greenhouse gas emission reduction goals and federal CAA requirements. The plan also strives to achieve broader regional objectives, such as the preservation of natural lands, improvement of public health, increased roadway safety, support for the region's vital goods movement industries and more efficient use of resources.

City of Los Angeles Green New Deal

In 2019, the City of Los Angeles adopted the Green New Deal as a four year update to the 2015 Sustainable pLAn that accelerates the existing goals in order to secure clean air and water and a

stable climate, improve community resilience, expand access to health food and open space, and promote environmental justice. Key principles of the plan include the following:[79]

1. A commitment to the Paris Climate Agreement and to act urgently with a scientifically-driven strategy for achieving a zero carbon grid, zero carbon transportation, zero carbon buildings, zero waste, and zero wasted water.
2. A responsibility to deliver environmental justice and equity through an inclusive economy, producing results at the community level, guided by communities themselves.
3. A duty to ensure that every Angeleno has the ability to join the green economy, creating pipelines to good paying, green jobs and a just transition in a changing work environment.
4. A resolve to demonstrate the art of the possible and lead the way, walking the walk and using the City's resources – our people and our budget – to drive change.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Methodology

GHG emissions and climate change were evaluated in accordance with Appendix G of the 2019 *CEQA Guidelines*. *CEQA Guidelines* Section 15064.4 states that, when making a determination with respect to the significance of a project's GHG emissions, a lead agency shall have discretion to determine whether to: (1) Use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use; and/or (2) Rely on a qualitative analysis or performance-based standards. Section 15064.4 also states that a lead agency should consider the following factors when assessing the significance of the impact of GHG emissions on the environment: (1) The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting; (2) Whether the project emissions

79 City of Los Angeles. 2019. *L.A.'s Green New Deal*. Available online at: https://plan.lamayor.org/sites/default/files/pLAn_2019_final.pdf.

exceed a threshold of significance that the lead agency determines applies to the project; and (3) The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions.

GHG emissions were calculated in the same CalEEMod model used to determine the proposed project's criteria air pollutant emissions. Consistent with SCAQMD recommendations, construction emissions were amortized over a thirty-year period and added to the annual operational emissions to determine the proposed project's annual GHG emissions. Consistent with *CEQA Guidelines* Section 15064(h)(3), project significance was determined based on the proposed project's consistency with an approved plan or mitigation program that provides specific requirements that will avoid or substantially lessen the cumulative problem within the geographic area of the proposed project. CARB's 2017 Scoping Plan and SCAG's 2020 Connect SoCal Plan apply to the proposed project and are intended to reduce GHG emissions to meet the statewide targets set in Senate Bill (SB) 32. Thus, the proposed project would not have a significant effect on the environment if it is found to be consistent with CARB's 2017 Scoping Plan and SCAG's 2020 Connect SoCal Plan.

Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less than Significant Impact. Both construction period and operational period activities would have the potential to generate GHG emissions.

Construction Emissions

The Proposed Project would generate GHG emissions during temporary, short-term construction activities such as demolition, site preparation and grading, running of construction equipment engines, movement of on-site heavy-duty construction vehicles, hauling of materials to and from the site, asphalt paving, and construction worker motor vehicle trips.

Through CalEEMod, Proposed Project GHG emissions throughout Project construction were calculated from off-road equipment usage, hauling vehicles, delivery, and worker trips to and from the site. The total GHG construction emissions over the approximately 24-month construction period of the Proposed Project would be approximately 974 metric tons of carbon dioxide (MT CO2e). As GHG emissions impact from construction activities would occur over

a relatively short time span, it would contribute a relatively small portion of the lifetime GHG emission impact of the Proposed Project. The total construction GHG emissions were divided by 30 to determine an annual construction emission rate to be amortized over the Proposed Project's first 30 years of operational life, consistent with CEQA analysis across the state. Amortized over a 30-year period, the Proposed Project is anticipated to emit approximately 32.47 metric tons of carbon dioxide per year (MT CO2e/year).

Operational Emissions

Operational emissions occur over the life of the Project. The Proposed Project will construct a 45-unit residential building with up to a maximum of 36 parking spaces on the site. The Proposed Project is expected to generate GHG emissions from area, energy, and mobile-source emissions as the site will generate vehicle trips from residents and employees. Area source emissions are based on the land use sizes, GHG emission factors for fuel combustion, and the global warming potential (GWP) values for the GHGs emitted. Electricity usage emissions are based on the land uses, default demand factors for the land use, GHG emission factors for the utility provider, and the GWP values of the GHGs emitted. Mobile-source GHG emissions are determined based on the Project's estimated annual VMT, which is calculated in CalEEMod based on the daily trip generation rates estimated through the City of Los Angeles Daily VMT Calculator prepared by Linscott Law and Greenspace. Waste and water emissions are derived from the anticipated water usage and wastewater generated based on the Project's proposed land uses and the associated water demand factors.

As stated above, the Project proposes a series of design features that will increase building efficiency. The model accounts for ENERGY STAR rated appliances, low-flow fixtures, and drought tolerant landscaping.

The estimated total net annual Project emissions, including operation emissions and amortized construction emissions from the Proposed Project and operational emissions from the existing site uses, are detailed in **Table IV.8-1, Proposed Project Greenhouse Gas Emissions**.

Table IV.8-1
Proposed Project Greenhouse Gas Emissions

Emissions Source	Metric Tons of Carbon Dioxide Equivalent (per year)
Amortized Construction	32.47
Area Sources	10.02
Energy Sources	102.06
Mobile Sources	171.56
Waste Sources	10.41
Water Sources	18.88
Total Proposed GHG Emissions	**345.39**
Total Existing GHG Emissions	**132.88**
Net GHG Emissions	**212.51**

Source: Impact Sciences, 2021.

As shown in **Table IV.8-1**, the Project's combined long-term net operational emissions and amortized construction emissions would be approximately 212.51 MT CO2e/year. However, Proposed Project significance is based on the Project's consistency with statewide and regional policies and plans to meet the state reduction goals set in SB 32, including CARB's 2017 Scoping Plan and SCAG's 2020 Connect SoCal RTP/SCS, see **GHG Impact B**.

b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

No Impact. The Proposed Project would have a significant impact with respect to GHG emissions and global climate change if it would substantially conflict with the provisions of § 15064.4(b) of the *State CEQA Guidelines*.

Pursuant to Appendix G of the *CEQA Guidelines*, a significant GHG impact is identified if the project could conflict with applicable GHG reduction plans, policies, or regulations. Development projects would be subject to complying with SB 32, and SCAG's Connect SoCal Plan. SB 32 is a statewide reduction goal aimed at reducing emissions to 40% below 1990 levels by 2030. CARB's 2017 Scoping Plan sets a framework for the State to meet the reduction targets of SB 32.

Consistency with the Final 2017 Scoping Plan Update

CARB issued the Final 2017 Scoping Plan Update in November 2017 and establishes emissions reduction strategies necessary to meet SB 32's 2030 reduction goals. **Table IV.8-2, Project Consistency with CARB 2017 Scoping Plan Measures** identifies the Scoping Plan policies that are applicable to the Proposed Project. As shown, the Proposed Project would be consistent with the Scoping Plan.

Table IV.8-2
Project Consistency with CARB 2017 Scoping Plan
Greenhouse Gas Emission Reduction Strategies

Strategy	Project Consistency
Implement SB 350 by 2030:	
• Increase the Renewables Portfolio Standard to 50 percent of retail sales by 2030 and grid reliability.	**Not Applicable.** The measure is not related to development projects but intended for energy providers.
• Establish annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas end uses by 2030.	**Not Applicable.** This measure is directed towards policymakers, not development projects. However, the Proposed Project is required to meet CALGreen and Title 24 building standards by including measures designed to reduce energy consumption.
• Reduce GHG emissions in the electricity sector through the implementation of the above measures and other actions as modeled in the IRPs to meet GHG emissions reductions planning targets in the IRP process. Load-serving entities and publicly-owned utilities meet GHG emissions planning targets through a combination of measures as described in IRPs.	**Consistent.** The Proposed Project is required to adhere to the latest CALGreen and Title 24 building standards, which will result in a more efficient Project.
Implement Mobile Source Strategy (Cleaner Technology and Fuels):	**Not Applicable.** This measure is directed towards policymakers, not development projects.
• Further reduce VMT through continued implementation of SB 375 and regional Sustainable Communities Strategies; forthcoming statewide implementation of SB 743; and potential additional VMT reduction strategies not specified in the Mobile Source Strategy but included in the document "Potential VMT Reduction Strategies for Discussion."	However, the Proposed Project is located 0.3 miles from the Hollywood/Vine B Line (Red) station. As a result, the Proposed Project will reduce VMT as a result of locating residents and job opportunities near a major transit line.
By 2019, develop pricing policies to support low-GHG transportation (e.g., low-emission vehicle zones for heavy duty, road use, parking pricing, transit discounts).	**Not Applicable.** This measure is directed towards policymakers, not development projects. However, the Proposed Project will provide housing and job opportunities near future Hollywood/Vine B Line (Red) station that will encourage transit use.

Strategy	Project Consistency
By 2019, develop regulations and programs to support organic waste landfill reduction goals in the SLCP and SB 1383.	**Not Applicable.** This measure is directed towards CARB, CalRecycle, CDFA, SWRCB, and local air districts. However, the statewide policy goals of 75 percent of solid waste generated be source reduce, recycled, or composted by 2020 under AB 341. Since the Project will be operational after this year, the Project's waste collection service will be required to be compliant with this waste reduction.
Identify and expand funding and financing mechanisms to support GHG reductions across all sectors.	**Not Applicable.** This measure is directed towards policymakers, not development projects. However, the Proposed Project will be required to adhere to the latest CALGreen Building Standards and Title 24 which will reduce GHG emissions from energy use. Furthermore, the Proposed Project will be constructed near the Hollywood/Vine B Line (Red) station.
Implement SB 350 by 2030:	
• Increase the Renewables Portfolio Standard to 50 percent of retail sales by 2030 and grid reliability.	**Not Applicable.** The measure is not related to development projects but intended for energy providers. As such, the policy would not apply.
• Establish annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas end uses by 2030.	**Not Applicable.** This measure is directed towards policymakers, not development projects. However, the Proposed Project is required to meet CALGreen building standards by including measures designed to reduce energy consumption. As such, the policy would not apply but the Project will reduce energy use,
• Reduce GHG emissions in the electricity sector through the implementation of the above measures and other actions as modeled in the IRPs to meet GHG emissions reductions planning targets in the IRP process. Load-serving entities and publicly-owned utilities meet GHG emissions planning targets through a combination of measures as described in IRPs.	**Consistent.** The Proposed Project is required to adhere to the latest CALGreen building Codes and Title 24, which will result in a more efficient project site, such as meeting certain water flow requirements in toilets, showerheads, and faucets as well as lighting standards. As such, the Project will reduce GHG emissions in the electricity sector.
Implement Mobile Source Strategy (Cleaner Technology and Fuels):	**Not Applicable.** This measure is directed towards policymakers, not development projects.
• Further reduce VMT through continued implementation of SB 375 and regional Sustainable Communities Strategies; forthcoming statewide implementation of SB 743; and potential additional VMT reduction strategies not specified in the Mobile Source Strategy but included in the document "Potential VMT Reduction Strategies for Discussion."	However, the Proposed Project is located 0.25 miles from the Wilshire/La Brea D Line station that is expected to begin operations in 2023. As a result, the Proposed Project will reduce VMT as a result of locating residents and job opportunities near a major transit line. As such, while this policy would not apply, the Project would place residents and jobs near transit which will reduce VMT.

Strategy	Project Consistency
By 2019, develop pricing policies to support low-GHG transportation (e.g., low-emission vehicle zones for heavy duty, road use, parking pricing, transit discounts).	**Not Applicable.** This measure is directed towards policymakers, not development projects. However, the Proposed Project will provide housing and job opportunities near future Wilshire/La Brea D Metro Line station that will encourage transit use. As such, while this policy would not apply, the Project will encourage low GHG transportation.
By 2019, develop regulations and programs to support organic waste landfill reduction goals in the SLCP and SB 1383.	**Not Applicable.** This measure is directed towards CARB, CalRecycle, CDFA, SWRCB, and local air districts, not development projects. However, the statewide policy goals of 75 percent of solid waste generated be source reduce, recycled, or composted by 2020 under AB 341. Since the Project will be operational after this year, the Project's waste collection service will be required to be compliant with this waste reduction. As such, while this policy would not apply to the Proposed Project, it will comply with all regulations.
Identify and expand funding and financing mechanisms to support GHG reductions across all sectors.	**Not Applicable.** This measure is directed towards policymakers, not development projects. However, the Proposed Project will be required to adhere to the latest CALGreen Building Standards and Title 24 which will reduce GHG emissions from energy use. Furthermore, the Proposed Project will be constructed near the future Wilshire/La Brea D Line Metro Station. As such, while this measure does not apply to the Proposed Project, it will be required to adhere to all building standards that will reduce GHG emissions across multiple sectors.

Source: Impact Sciences, 2021.
CARB. California's 2017 Climate Change Scoping Plan. Available online at: https://ww3.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf.

Based on this evaluation, this analysis finds the Project would be consistent with all feasible and applicable strategies recommended in the 2017 Scoping Plan Update.

Consistency with SCAG's Connect SoCal Plan

At the regional level, SCAG's Connect SoCal Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) represent the region's Climate Action Plan that defines strategies for reducing GHGs. In order to assess the project's potential to conflict with the RTP/SCS, this section analyzes the Project's land use profile for consistency with those in the RTP/SCS. Generally, projects are considered consistent with the provisions and general policies of applicable City and regional land use plans and regulations, such as SCAG's

RTP/SCS, if they are compatible with the general intent of the plans and would not preclude the attainment of their primary goals.

Table IV.8-3, **Project Consistency with SCAG's RTP/SCS,** demonstrates the Project's consistency with the Strategies set forth in the Connect SoCal Plan. The Project would also be consistent with the applicable strategies set forth in the RTP/SCS's "A Path to Greater Access, Mobility, & Sustainability" chapter. Therefore, the Project would be consistent with the GHG reduction related actions and strategies contained in Connect SoCal.

Table IV.8-3
Project Consistency with SCAG's RTP/SCS

Actions and Strategies	Consistency Analysis
Focus Growth Near Destinations & Mobility Options	
Emphasize land use patterns that facilitate multimodal access to work, educational and other destinations	**Consistent:** The Proposed Project would construct 45 residential units near the Sunset Blvd./Wilcox Avenue bus station for Metro Bus Line 2 and the Hollywood Blvd./Wilcox Ave. bus station for Metro Bus Lines 217, 212, and 22 as well as the DASH Hollywood Clockwise Bus Line. In addition, the Project Site is located approximately 0.3 miles from the Hollywood/Vine B Line (Red) station. The Site is identified by SCAG as located within a High Quality Transit Area (HQTA).[1] As a result, by Project operation, the residents and employees will have access to a major transit stop. Moreover, the Proposed Project will include on-site secure bicycle parking that will promote active transportation.
Focus on job/housing balance to reduce commute times and distances and expand job opportunities near transit and along center-focused main streets	**Consistent:** The Proposed Project would construct residential space that will include market-rate and very low income housing opportunities approximately 0.3 miles from the Hollywood/Vine B Line (Red) station.
Plan for growth near transit investments and support implementation of first/last mile strategies	**Consistent:** The Proposed Project would construct 45 residential units near the Sunset Blvd./Wilcox Avenue bus station for Metro Bus Line 2 and the Hollywood Blvd./Wilcox Ave. bus station for Metro Bus Lines 217, 212, and 22 as well as the DASH Hollywood Clockwise Bus Line. In addition, the Project Site is located approximately 0.3 miles from the Hollywood/Vine B Line (Red) station. The Site is identified by SCAG as located within a High Quality Transit Area (HQTA).[1]

Actions and Strategies	Consistency Analysis
	Moreover, the Proposed Project will include on-site secure bicycle parking that will promote active transportation.
Focus Growth Near Destinations & Mobility Options	
Promote the redevelopment of underperforming retail developments and other outmoded nonresidential uses	**Consistent:** The Proposed Project would redevelop an existing storage building at the 1550 Wilcox Ave. site and a warehouse and office building at the 6422 Selma Ave. site in order to develop at 45 unit residential building with 6 units set aside for very low income households. The site is located near several existing bus lines (Metro Lines 2, 217, 212, and 222 and DASH Hollywood Circle Line) as well as the Hollywood/Vine B Line (Red) station. The proximity to public transit will facilitate transit use from residents and employees living or working on the site.
Prioritize infill and redevelopment of underutilized land to accommodate new growth, increase amenities and connectivity in existing neighborhoods	**Consistent:** The Proposed Project would redevelop an existing storage building at the 1550 Wilcox Ave. site and a warehouse and office building at the 6422 Selma Ave. site in order to develop at 45 unit residential building with 6 units set aside for very low income households. The site is located near several existing bus lines (Metro Lines 2, 217, 212, and 222 and DASH Hollywood Circle Line) as well as the Hollywood/Vine B Line (Red) station. The proximity to public transit will facilitate transit use from residents and employees living or working on the site.
Encourage design and transportation options that reduce the reliance on and number of solo car trips (this could include mixed uses or locating and orienting close to existing destinations)	**Consistent:** The Proposed Project would construct 45 residential units near the Sunset Blvd./Wilcox Avenue bus station for Metro Bus Line 2 and the Hollywood Blvd./Wilcox Ave. bus station for Metro Bus Lines 217, 212, and 22 as well as the DASH Hollywood Clockwise Bus Line. In addition, the Project Site is located approximately 0.3 miles from the Hollywood/Vine B Line (Red) station. The Site is identified by SCAG as located within a High Quality Transit Area (HQTA).[1] Moreover, the Proposed Project will include on-site secure bicycle parking that will promote active transportation.
Promote Diverse Housing Crisis	
Preserve and rehabilitate affordable housing and prevent displacement	**Consistent:** The Proposed Project would redevelop an existing storage building at the 1550 Wilcox Ave. site and a warehouse and office building at the 6422 Selma Ave in order to construct 45 residential units with 6 units set aside for very low income households. As a result, the Proposed Project would not displace any affordable housing.
Identify opportunities for new workforce and affordable housing development	**Consistent:** The Proposed Project will set aside 15 percent of the residential units for very low income households.

Actions and Strategies	Consistency Analysis
Leverage Technology Innovations	
Promote low emission technologies such as neighborhood electric vehicles, shared rides hailing, car sharing, bike sharing and scooters by providing supportive and safe infrastructure such as dedications lanes, charging and parking/drop-off space	**Not Applicable:** This strategy is aimed at local government to promote shared bikes and scooters, electric vehicles, ride sharing and provide safe infrastructure such dedicated lanes, charging and parking/ drop-off space. The Proposed Project would not interfere with such policymaking.
Identify ways to incorporate "micro-power grids" in communities, for example solar energy, hydrogen fuel cell power storage and power generation	**Not Applicable:** This strategy is aimed at local government to identify ways to incorporate “micro-power grids.” The Proposed Project would not interfere with such policymaking.
Support Implementation of Sustainability Policies	
Pursue funding opportunities to support local sustainable development implementation projects that reduce GHG emissions	**Not Applicable:** While this strategy calls on local governments to adopt policies for sustainable infrastructure and development projects, the Proposed Project would not interfere with such policymaking.
Support statewide legislation that reduces barriers to new construction and that incentivizes development near transit corridors and stations	**Not Applicable:** While this strategy calls on the state to adopt policies to new construction near transit corridors and stations, the Proposed Project would not interfere with such policymaking and would construct a residential development near the Hollywood/Vine Station of the Metro B Line (formerly the Red Line).
Support cities in the establishment of Enhanced Infrastructure Financing Districts (EIFDs), Community Revitalization and Investment Authorities (CRIAs), or other tax increment or value capture tools to finance sustainable infrastructure and development projects	**Not Applicable:** While this strategy calls on cities to establish tax incentive or other value capture tools to finance sustainable infrastructure, the Proposed Project would not interfere with such policymaking.
Work with local jurisdictions/communities to identify opportunities and assess barriers to implement sustainability strategies	**Not Applicable:** While this strategy calls on SCAG to work with local jurisdictions to identify ways to implement sustainable strategies, the Proposed Project would not interfere with such policymaking.
Enhance partnerships with other planning organizations to promote resources and best practices in the SCAG region	**Not Applicable:** While this strategy calls on planning organizations to promote resources and best practices in SCAG, the Proposed Project would not interfere with such policymaking.
Continue to support long range planning efforts by local jurisdictions	**Not Applicable:** While this strategy calls on local jurisdictions to support long range planning, the Proposed Project would not interfere with such policymaking.
Provide educational opportunities to local decisions makers and staff on new tools, best practices and policies related to implementing the Sustainable Communities Strategy	**Not Applicable:** While this strategy calls on local jurisdictions to provide educational opportunities on new tools and practices to promote the Sustainable Communities Strategy, the Proposed Project would not interfere with such policymaking.

Actions and Strategies	Consistency Analysis
Promote a Green Region	
Support development of local climate adaptation and hazard mitigation plans, as well as project implementation that improves community resiliency to climate change and natural hazards.	**Not Applicable:** While this strategy calls on local jurisdictions to support the development of local climate adaptation and hazard mitigation plans, the Project would not interfere with this goal.
Support local policies for renewable energy production, reduction of urban heat islands and carbon sequestration.	**Not Applicable:** While this strategy calls on local governments to adopt policies for renewable energy production, the Proposed Project would not interfere with such policymaking.
Integrate local food production into the regional landscape	**Not Applicable:** While this strategy calls on local governments to integrate local food into the regional landscape, the Proposed Project would not interfere with such policymaking.
Promote more resource efficient development focused on conservation, recycling and reclamation	**Consistent.** The Proposed Project will be required to adhere to the latest CALGreen Building Codes and Title 24, which will result in a more efficient Project.
Preserve, enhance and restore regional wildlife connectivity	**Not Applicable:** The Proposed Project will be constructed in an existing urban setting. The Project would not interfere with this goal.
Reduce consumption of resource areas, including agricultural land	**Consistent**. The Proposed Project will be constructed in an existing urban setting and, as a result, will not consume any resource areas or agricultural land.
Identify ways to improve access to public park space	**Not Applicable.** While this strategy calls on local governments to improve access to public park space, the Proposed Project would not interfere with this goal.

Source: Impact Sciences, 2021.
SCAG. 2019. Connect SoCal – The 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy, Chapter 3: A Path to Greater Access, Mobility, & Sustainability. Available online at: https://www.connectsocal.org/Documents/Draft/dConnectSoCal-03_Draft-Plan.pdf, accessed October 19, 2020.
1 SCAG. High Quality Transit Areas (HQTA) 2045 – SCAG Region. Available online at: https://gisdata-scag.opendata.arcgis.com/datasets/43e6fef395d041c09deaeb369a513ca1_1?geometry=-118.636%2C34.000%2C-118.026%2C34.199

Consistency with City of Los Angeles General Plan Air Quality Element

The Proposed Project would be consistent with the City's General Plan, specifically its Air Quality Element (see **Section IV-3**). While the Element did not explicitly address control of GHG emissions, global climate change, or resiliency objectives, it did identify several goals to reduce criteria pollutant emissions that would also work to reduce GHG emissions that contribute to climate change, see **Table IV.8-4, Consistency with the Air Quality Element.**

Table IV.8-4
Project Consistency with the Air Quality Element

Goal	Consistency Analysis
Good air quality and mobility in an environment of continued population growth and health economy.	**Consistent:** The Proposed Project would construct 45 residential units with 15 percent set aside for very low-income household. The site is located near the Hollywood/Vine Station Metro B Line (Red); the Hollywood Blvd./Wilcox Ave. Bus Station for Metro Bus Line 217, 212, and 222 and the DASH Hollywood; and the Sunset Blvd./Wilcox Ave. Bus Station for Metro Bus Line 2. The project site will also provide 39 long-term bicycle parking spots and five short-term bicycle parking spots. Therefore, by placing housing near transit and providing opportunities for alternative mobility options, the Proposed Project will help improve air quality and mobility by reducing the number of gas/diesel-fueled vehicles on the road.
Less reliance on single-occupant vehicles with fewer commute and non-work trips.	**Consistent:** The Proposed Project would construct 45 residential units with 15 percent set aside for very low-income household. The site is located near the Hollywood/Vine Station Metro B Line (Red); the Hollywood Blvd./Wilcox Ave. Bus Station for Metro Bus Line 217, 212, and 222 and the DASH Hollywood; and the Sunset Blvd./Wilcox Ave. Bus Station for Metro Bus Line 2. The project site will also provide 39 long-term bicycle parking spots and five short-term bicycle parking spots. Therefore, by placing housing near transit and providing opportunities for alternative mobility options, the Proposed Project will help improve air quality and mobility by reducing the number of gas/diesel-fueled vehicles on the road.
Efficient management of transportation facilities and system infrastructure using cost-effective system management and innovative demand management techniques.	**Consistent:** The Proposed Project would minimize congestion impacts in the region because of the Project Site's proximity to public transit.
Minimal impact of existing land use patterns and future land use development on air quality by addressing the relationship between land use, transportation, and air quality.	**Consistent.** The Proposed Project would replace an existing warehouse and garage space with a residential infill project near public transit. The Site is identified by SCAG as located within a HQTA.[1] Therefore, the Proposed Project is within with the Element's focus on growing near transit facilities.
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 methods such as site orientation and free parking.	**Consistent.** The Proposed Project would replace an existing warehouse and garage space with a residential infill project near public transit that will reduce single vehicle trips to and from the project site. Furthermore, the Proposed Project will be required to be consistent with CALGreen and Title 24 standards.

Goal	Consistency Analysis
Citizen awareness of the linkages between personal behavior and air pollution, and participation in efforts to reduce air pollution.	**Not Applicable.** The goal is focused on City outreach and public education about personal behavior and its connection to air pollution. The Proposed Project would not interfere with this goal.

Source: Impact Sciences 2021.
City of Los Angeles. Air Quality Element. Available online at: https://planning.lacity.org/odocument/0ff9a9b0-0adf-49b4-8e07-0c16feea70bc/Air_Quality_Element.pdf

Consistency with City of Los Angeles Green New Deal

In 2019, the City of Los Angeles released the Green New Deal as an update to the City's 2015 Sustainable City pLAn (pLan). The City's Green New Deal is an expanded vision of the pLAn and aims to guide the City's transition to a more sustainable future. The Green New Deal sets forth a series of accelerated targets that will reduce GHG emissions. Many of these targets are not applicable at the project level, however, the Proposed Project will still further the overall goal where applicable, see **Table IV.8-5, Consistency with the City's Green New Deal**.

Table IV.8-5
Project Consistency with the City's Green New Deal

Targets	Consistency Analysis
Supply 55% renewable energy by 2025; 80% by 2036; and 100% by 2045.	**Not Applicable.** This measure is directed at energy providers to increase the amount of renewable energy created. The Proposed Project will not interfere with this target. The Proposed Project will comply with the required CALGreen and Title 24 building standards and the City of LA's Green Building Code. As part of the design, the Proposed Project will install Energy Star rated appliances, low-flow water fixtures, and drought-tolerant landscaping.
Source 70% of our water locally by 2035, and capture 150,000 acre feet per year of stormwater by 2035.	**Not Applicable.** This target is directed at water suppliers to increase the amount of local water provided. The Proposed Project would not interfere with this goal. The Proposed Project will install low-flow water fixtures and drought-tolerant landscaping to reduce local water demand.
Reduce building energy use per square foot for all types of buildings by 22% by 2035; 34% by 2035; and 44% by 2050.	**Consistent:** The Proposed Project is currently developed with a storage building and warehouse with associated office space. The storage building was constructed in 1925 and the warehouse was constructed in 1909. The Proposed Project will replace these land uses in order to construct a 45-unit residential building that will be required to adhere to the most recent building standards including CALGreen, Title 24, and the City's Green

Targets	Consistency Analysis
	Building Code. In addition, the Proposed Project will install low flow water fixtures and a drought tolerant landscape which will reduce energy use from water transport. As a result, the Proposed Project will result in a more efficient building per square foot than the existing uses.
Reduce Vehicle Miles Traveled per capita by at least 13% by 2025, 39% by 2035, and 45% by 2050.	**Consistent.** The Proposed Project would construct 45 residential units with 15 percent set aside for very low-income household. The site is located near the Hollywood/Vine Station Metro B Line (Red); the Hollywood Blvd./Wilcox Ave. Bus Station for Metro Bus Line 217, 212, and 222 and the DASH Hollywood; and the Sunset Blvd./Wilcox Ave. Bus Station for Metro Bus Line 2. The Project Site will also provide 39 long-term bicycle parking spots and five short-term bicycle parking spots. As a result, the Proposed Project will encourage active and public forms of transportation for residents, visitors, and employees which will reduce the amount of vehicle miles traveled.
Ensure 57% of new housing units are built within 1,500 feet of transit by 2035; and 75% by 2035.	**Consistent.** The Proposed Project site is located approximately 1,500 feet from the Hollywood/Vine Station Metro B Line (Red); approximately 750 feet from the Hollywood Blvd./Wilcox Ave. Bus Station for Metro Bus Line 217, 212, and 222 and the DASH Hollywood; and approximately 500 feet from the Sunset Blvd./Wilcox Ave. Bus Station for Metro Bus Line 2.
Increase the percentage of zero emission vehicles in the city by 25% by 2025; 80% by 2035; and 100% by 2050/	**Not Applicable.** This target is directed at the City of Los Angeles, not individual project. The Proposed Project would not interfere with implementation of this target.
Create 300,000 green jobs by 2035; and 400,000 by 2050	**Not Applicable.** This target is directed at the City of Los Angeles, not individual project. The Proposed Project would not interfere with implementation of this target.
Convert all city fleet vehicles to zero emission where technically feasible by 208.	**Not Applicable.** This target is directed at the City of Los Angeles, not individual project. The Proposed Project would not interfere with implementation of this target.
Reduce municipal GHG emissions 55% by 2025 and 65% by 2035 from 2008 baseline levels, reaching carbon neutral by 2045.	**Not Applicable.** This target is directed at the City of Los Angeles, not individual project. The Proposed Project would not interfere with implementation of this target.

Source: Impact Sciences, 2022.
City of Los Angeles. 2019. L.A.'s Green New Deal. Available online at: https://plan.lamayor.org/sites/default/files/pLAn_2019_final.pdf.

Conclusion

The Proposed Project would replace a commercial office building and storage building with a 45-unit residential development. The Site is located near the Hollywood/Vine Station Metro B Line (Red); the Hollywood Blvd./Wilcox Ave. Bus Station for Metro Bus Line 217, 212, and 222 and the DASH Hollywood; and the Sunset Blvd./Wilcox Ave. Bus Station for Metro Bus Line 2. As a result, future residents of the Proposed Project will have access to a major transit stop as well as multiple bus lines which will promote transit use and reduce the vehicle trips to and from the Project Site. Additionally, the Proposed Project will include on-site bicycle parking to further promote other forms of transportation. Furthermore, the Proposed Project will be constructed consistent with CALGreen Building Code and Title 24 which will reduce on-site GHG emissions from area and energy sources. Finally, the Project will include a series of design features that will increase water and energy efficiency including low-flow water fixtures, ENERGY STAR rated appliances, drought tolerant landscaping, and a high performance building envelope. For these reasons, the Proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases and there would be no impact.

9. Hazards and Hazardous Materials

This section is in part based on the following reports, included as **Appendix E** of this SCEA:

- **Phase I Environmental Site Assessment**, 6422 Selma Avenue, Los Angeles, CA 90028, conducted by CBRE, Inc. Assessment and Consulting Services, September 2018.
- **Phase I Environmental Site Assessment**, 1550 North Wilcox Avenue, Los Angeles, CA 90028, conducted by IVI Assessment Services, Inc. September 2014.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

a. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?

Less than Significant Impact. The Project does not involve the use or storage of hazardous substances other than the small amounts of pesticides, fertilizers and cleaning agents required for normal maintenance of the structure and landscaping. The Project must adhere to applicable zoning and fire regulations regarding the use and storage of any hazardous substances. A search using the California Department of Toxic Substances Control's data

management system indicated that there are no records of the site having been used for storage of hazardous materials.[80]

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?)

Less than Significant Impact. The Limited Phase I Environmental Site Assessments determined that there was a historic automotive garage that operated at the site from approximately 1913 through the 1980s, the Selma site was converted to commercial uses in the mid-1980s. It was also determined from the City Directories that a historic dry cleaner operated on the Wilcox site from approximately 1951 through at least 1967 but is no longer present. IVI conducted historical building permit research at the Los Angeles Department of Building and Safety concerning the former onsite dry cleaner in an effort to determine if dry cleaning was performed on-site or if this was a drop-off only establishment; however, the available historical permits reviewed contained no information regarding this former business.

A search using the California Department of Toxic Substances Control's Envirostor indicated that there are no open cases within the Project Site.[81] The Environmental Site Assessment Reports conducted by CBRE Inc., Inc. did not indicate that there are any underground storage tanks on the Project Site. Furthermore, the project does not involve hazardous materials. Therefore, there is no significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions, which could release hazardous materials.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. The closest schools are the Selma Street Elementary School and Hollywood High School, which are approximately 1,584 feet (0.3 miles) and 2,820 feet (0.53 miles) away, respectively. Thus, there are no schools within 0.25 miles of the Project site. Further, the project does not involve hazardous emissions or the handling of hazardous materials, substance, or waste; Therefore, the proposed project would have no hazardous material related impacts to schools.

80 Phase I Environmental Site Assessment, 6422 Selma Avenue, Los Angeles, CA 90028, conducted by CBRE, Inc. Assessment and Consulting Services, September 2018.

81 Phase I Environmental Site Assessment, 6422 Selma Avenue, Los Angeles, CA 90028, conducted by CBRE, Inc. Assessment and Consulting Services, September 2018; and Phase I Environmental Site Assessment, 1550 North Wilcox Avenue, Los Angeles, CA 90028, conducted by IVI Assessment Services, Inc. September 2014.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less than Significant Impact. As previously discussed, the Limited Phase I Environmental Site Assessments determined that there was a historic automotive garage that operated at the site from approximately 1913 through the 1980s, the Selma site was converted to commercial uses in the mid-1980s. It was also determined from the City Directories that a historic dry cleaner operated on the Wilcox site from approximately 1951 through at least 1967 but is no longer present.

According to EnviroStor, there are no cleanup sites (either Federal Superfund, State Response, voluntary, school evaluation, school investigation, military evaluation, tiered permit, or corrective action), permitted sites (either operating, post-closure, or non-operating), LUFT (leaking underground fuel tanks) or SLICS (Spills, Leaks, Investigation, and Cleanup) on, in or under the Project Site.[82]

According to GeoTracker, there are no LUST sites, other cleanup sites, land disposal sites, military sites waste discharge requirement (WDR) sites, permitted UST facilities, monitoring wells, or California Department of Toxic Substance Control cleanup sites or hazardous materials permits on, in or under the Project Site.[83]

Therefore, the Site is not included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, therefore, would not create a significant hazard to the public or environment. Impacts are considered less than significant.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact. A significant impact may occur if a project is located within two miles of a public airport, and subject to a safety hazard or within the vicinity of a private airstrip. Bob Hope

82 Phase I Environmental Site Assessment, 6422 Selma Avenue, Los Angeles, CA 90028, conducted by CBRE, Inc. Assessment and Consulting Services, September 2018; and Phase I Environmental Site Assessment, 1550 North Wilcox Avenue, Los Angeles, CA 90028, conducted by IVI Assessment Services, Inc. September 2014.

83 Phase I Environmental Site Assessment, 6422 Selma Avenue, Los Angeles, CA 90028, conducted by CBRE, Inc. Assessment and Consulting Services, September 2018; and Phase I Environmental Site Assessment, 1550 North Wilcox Avenue, Los Angeles, CA 90028, conducted by IVI Assessment Services, Inc. September 2014.

(Hollywood/Burbank Airport is approximately 7.9 miles north of the Project Site. The Project Site not located in the vicinity of a private airstrip. Therefore, no impact would occur.

f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact. Neither the construction nor operation of the Proposed Project would require or result in modifications to any of the roadways that would impact emergency traffic. Construction of the Proposed Project could temporarily interfere with local and on-site emergency response. However, construction traffic would conform to all traffic work plan and access standards to allow adequate emergency access. Implementation of a Construction Management Plan, and compliance with access standards would reduce the potential for the impacts on haul routes, emergency response and access during construction of the Proposed Project.

In addition, the Applicant will submit a parking and driveway plan for review by the Los Angeles Fire Department (LAFD), the Bureau of Engineering (BOE) and the Los Angeles Department of Transportation (LADOT) to ensure compliance with all applicable code-required site access and circulation requirements, as well as code-required emergency access.

Therefore, demolition, construction and operation of the Proposed Project is not anticipated to significantly impair implementation of, or physically interfere with, any adopted or on-site emergency response or evacuation plans or a local, state, or federal agency's emergency evacuation plan, and the Proposed Project would have a less than significant impact with respect to interference with an adopted emergency response or evacuation plan.

g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. The Project Site is located in an urbanized area that does not contain any wildlands or urbanized areas intermixed with wildlands. The Project Site is not located within a designated Very High Fire Hazard Severity Zone or Fire Brush Clearance Zone.[84] In addition, the Project Site is surrounded by urban development and not adjacent to any wildlands. Therefore, the Proposed Project would not expose people or structures to a significant risk of loss, injury or death involving wild land fires, and the Project would have no associated impacts.

84 ZIMAS. LA City. Available online at: http://zimas.lacity.org/, accessed March 3, 2020.

10. Hydrology And Water Quality

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i) result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv) impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less than Significant Impact. As part of Section 402 of the Clean Water Act, the United States Environmental Protection Agency (EPA) has established regulations under the National Pollution Discharge Elimination System (NPDES) program to control direct storm water discharges. In California, the SWRCB administers the NPDES permitting program and is responsible for developing NPDES permitting requirements. The NPDES program regulates industrial pollutant discharges, which include construction activities. The SWRCB works in coordination with the RWQCB to preserve, protect, enhance, and restore water quality.

A project would normally have a significant impact on surface water quality if discharges associated with a project would create pollution, contamination, or nuisance as defined in § 13050 of the California Water Code (CWC) or that cause regulatory standards to be violated, as defined in the applicable NPDES stormwater permit or Water Quality Control Plan for the receiving water body. For the purpose of this specific issue, a significant impact may occur if a project would discharge water which does not meet the quality standards of agencies which regulate surface water quality and water discharge into stormwater drainage systems. Significant impacts would also occur if a project does not comply with all applicable regulations with regard to surface water quality as governed by the SWRCB. These regulations include compliance with the Standard Urban Storm Water Mitigation Plan (SUSMP) requirements to reduce potential water quality impacts.

As required under the NPDES, the Proposed Project would be responsible for the preparation of a Storm Water Pollution Prevention Plan (SWPPP) and implementation of BMPs to mitigate the effects of erosion and the inherent potential for sedimentation and other pollutants entering the stormwater system. Implementation of SWPPP and compliance with the NPDES and City discharge requirements would ensure that the construction of the Proposed Project would not violate any water quality standards and discharge requirements, or otherwise substantially degrade water quality.

During the operation, the Proposed Project would be required to comply with the City of Los Angeles's Low Impact Development (LID) Ordinance (No. 181,899) that was adopted by the Los Angeles Board of Public Works on July 1, 2011 and by the Los Angeles City Council on September 27, 2011; it became effective on May 12, 2012.

The LID Ordinance applies to all development and redevelopment in the City of Los Angeles that requires a building permit. The Ordinance requires the preparation of a LID Plan and a

Standard Urban Stormwater Mitigation Plan (SUSMP) if necessary. The LID Ordinance requires projects to capture and treat the first ¾-inch of rainfall in accordance with established stormwater treatment priorities. Full compliance with the LID Plan, SUSMP, and implementation of design-related best management practices would ensure that the operation of the Proposed Project would not violate any water quality standards and discharge requirements or otherwise substantially degrade water quality. If required, any dewatering activities during construction shall comply with the requirements of the Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4-2008-0032 National Pollutant Discharge Elimination System No. CAG994004) or subsequent permit. The Proposed Project does not include any point-source discharge (discharge of polluted water from a single point such as a sewage-outflow pipe). Therefore, the Project would result in a less than significant impact to water quality and waste discharge during its construction and operation.

b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less than Significant Impact. The Los Angeles Department of Water and Power (LADWP) is the water purveyor for the City. Water is supplied to the City from the Metropolitan Water District (MWD) (49 percent; Bay Delta 41 percent, Colorado River 8 percent), snowmelt from the Eastern Sierra Nevada Mountains via the Los Angeles Aqueduct (38 percent), local groundwater (11 percent), and recycled water (2 percent).[85] LADWP had water sales of 146 billion gallons in fiscal year (FY) 2018-19.[86] Over the last five years, groundwater, largely from the San Fernando Basin (SFB) has provided approximately 12 percent of the total water supply for Los Angeles. Groundwater levels in the City are maintained through an active process via spreading grounds and recharge basins found primarily in the San Fernando Valley.[87] The Project Site is currently developed with commercial buildings and associated parking and thus does not afford any opportunity for groundwater recharge activities.

85 Los Angeles Department of Water and Power. Facts and Figures – Water Supply Sources (5-year average) – Fiscal Year 2015-2019. Available online at: https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-water/a-w-factandfigures?_adf.ctrl-state=t6q7wu6ee_4&_afrLoop=1023653675697584

86 Los Angeles Department of Water and Power. Facts and Figures – Water Supply Sources (5-year average) – Fiscal Year 2015-2019. Available online at: https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-water/a-w-factandfigures?_adf.ctrl-state=t6q7wu6ee_4&_afrLoop=1023653675697584

87 Los Angeles Department of Water and Power. Urban Water Management Plan. 2020. Available online at: https://www.ladwp.com/cs/groups/ladwp/documents/pdf/mdaw/nzyy/~edisp/opladwpccb762836.pdf

The Project would be required to comply with the requirements of the Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4-2008-0032, National Pollutant Discharge Elimination System No. CAG994004) or subsequent permit. This will include submission of a Notice of Intent for coverage under the permit to the RWQCB at least 45 days prior to the start of dewatering and compliance with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges. Any groundwater extracted from the Project Site would need to be treated, if warranted, prior to being discharged into the sanitary sewer.

Therefore, the Proposed Project's potential impacts relating to a decrease in, or interference with groundwater supplies would be less than significant.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner, which would:

i. result in substantial erosion or siltation on-or off-site?

Less than Significant Impact. A significant impact would occur if the Proposed Project substantially altered the drainage pattern of the site or an existing stream or river, so that substantial erosion or siltation would result on- or off-site.

The Project Site is located in a highly urbanized are within the City of Los Angeles. There are no natural watercourses on the Project Site or in the vicinity of the Project Site. As stated previously, the Project Site is almost entirely covered by impervious surfaces and current stormwater runoff flows to the local storm drain system during a storm event.

The project would be required to prepare a SWPPP and implement BMPs to reduce runoff and preserve water quality during construction the Proposed Project. Further, the Project would be required to implement an LID Plan (during the Project's operation), which would reduce the amount of surface water runoff leaving the Project Site after a storm event. The LID Plan would require the implementation of stormwater best management practices to retain or treat the runoff from a storm event producing ¾-inch of rainfall in a 24-hour period. Therefore, the Project would result in a less than significant impact in relation to surface water hydrology and would not result in substantial erosion or siltation on- or off-site.

ii. result in flooding on-or off-site?

Less than Significant Impact. The Project Site is currently developed, and the Proposed Project would not substantially change the site's drainage patterns and would not alter a discernable drainage course resulting in flooding. As discussed above, the Project would implement both a SWPPP and an LID Plan and would not substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or –off-site.

Since the Project would not involve alteration of a discernable watercourse and post-development runoff discharge rates are required to not exceed predevelopment rates, the Proposed Project would not have the potential to alter drainage patterns or increase runoff such that flooding would occur. Therefore, impacts would be less than significant.

iii. create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less than Significant Impact. The Project Site is generally flat and is currently occupied by existing commercial buildings. Project implementation would result in similar drainage patterns as existing conditions. As such, the amount of stormwater runoff from the Site is not expected to increase beyond current levels, and the Project is, therefore, not expected to exceed the capacity of existing or planned stormwater drainage systems.

During construction, the Applicant shall be required to implement all applicable and mandatory BMPs in accordance with the approved LID Plan and the SWPPP. When properly designed and implemented, these "good-housekeeping" practices of approving a LID plan and SWPPP are expected to reduce short-term construction-related impacts to a less than significant level.

Furthermore, the Project's operation would comply with water quality standards and wastewater discharge BMPs set forth by the City of Los Angeles, the SWRCB, and the Proposed Project's approved LID Plan. Compliance with existing regulations and the approved LID Plan would reduce the potential for the Proposed Project to exceed the capacity existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff impacts to a less than significant level.

iv. impede or redirect flood flows?

Less than Significant Impact. The drainage of surface water from the Project would be controlled by building regulations and would be directed towards the City's existing streets, storm drains, and catch basins. As discussed above, the Proposed Project would

implement both a SWPPP and an LID Plan and would not substantially increase the rate or amount of surface runoff. LID is a stormwater management strategy that seeks to mitigate the impacts of increases in runoff and stormwater pollution as close to its source as possible. LID comprises a set of site design approaches and Best Management Practices (BMPs) that promote the use of natural systems for infiltration, evapotranspiration, and use of stormwater. These LID practices can effectively remove nutrients, bacteria, and metals from stormwater while reducing the volume and intensity of stormwater flows.[88] The LID ordinance requires rainwater from a three-quarter inch rainstorm to be captured, infiltrated and/or used onsite at most developments and redevelopments where more than 500 square feet of hardscape is added.[89] As such, the Project would not impede or redirect flood flows and impacts are considered less than significant.

d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. The Project Site is not located within a coastal area, and no water bodies are on or adjacent to the Project Site that would impact future projects due to a seiche. The Project Site is not within a tsunami hazard area as mapped by the California Department of Conservation.[90] The Site is within an area of minimal flooding (Zone X) as defined by the Federal Emergency Management Agency.[91] Therefore, there would be no impact from of the release of pollutants due to inundation.

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. As discussed above, the Proposed Project would be responsible for the preparation of a Storm Water Pollution Prevention Plan (SWPPP) and implementation of BMPs to mitigate the effects of erosion and the inherent potential for sedimentation and other pollutants entering the stormwater system. Implementation of SWPPP and compliance with the NPDES and City discharge requirements would ensure that the construction of the

88 LA Sanitation. About LID. Available at: https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-wp/s-lsh-wwd-wp-lid/s-lsh-wwd-wp-lid-al?_adf.ctrl-state=1ctki2y16y_5&_afrLoop=13168358763091974#!

89 LA Sanitation. Low Impact Development 2 Sided Brochure. Available at: https://www.lacitysan.org/cs/groups/sg_sw/documents/document/y250/mde3/~edisp/cnt017123.pdf

90 California Department of Conservation. Tsunami Inundation Map. Available online at: https://www.conservation.ca.gov/cgs/tsunami/maps

91 Los Angeles County Department of Public Works. Flood Zone Determination Website. Available online at: https://pw.lacounty.gov/floodzone/

Proposed Project would not violate any water quality standards and discharge requirements, or otherwise substantially degrade water quality.

Therefore, the Project would comply with applicable water quality control plans. Additionally, the Project Site would be constructed on a site previously developed and would not substantially increase the amount of impervious surface. Therefore, implementation of the Proposed Project would not conflict with or obstruct implementation of any other water quality control plans or sustainable groundwater management plans, and there would be no impact.

11. Land Use and Planning

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

a. Physically divide an established community?

No Impact. A significant impact may occur if a project were sufficiently large enough or otherwise configured in such a way as to create a physical barrier within an established community.

The Project would not physically divide an existing community, as the site is surrounded by existing residential and commercial development on all sides. The Project would be built on a site that already includes commercial development. Therefore, the Site is surrounded by similar development on all sides. No impact would result.

b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less than Significant Impact. A significant impact may occur if a project is inconsistent with applicable land use plans or zoning designations and would cause adverse environmental effects, which these regulations are designed to avoid or mitigate.

The legal standard that governs consistency determinations is that a project must only be in "harmony" with the applicable land use plan to be consistent with that plan. (See Sequoyah Hills Homeowners Assn. v. City of Oakland (1993) 23 Cal.App.4th 704, 717-18 [upholding a city's determination that a subdivision project was consistent with the applicable general plan]). As the Court explained in Sequoyah, "state law does not require an exact match between a proposed subdivision and the applicable general plan." To be "consistent" with the general plan, a project must be "compatible with the objectives, policies, general land uses, and programs specified in the applicable plan," meaning, the project must be "in agreement or harmony with the applicable plan." (see also Greenebaum v. City of Los Angeles (1984) 153 Cal.App.3d 391, 406; San Franciscans Upholding the Downtown Plan, supra, 102 Cal.App.4th at p. 678.) Further, "[a]n action, program, or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment." (Friends of Lagoon Valley v. City of Vacaville (2007) 154 Cal.App.4th 807, 817.) Courts also recognize that general plans "ordinarily do not state specific mandates or prohibitions," but instead provide "policies and set forth goals." (Friends of Lagoon Valley).

The following is a list of applicable land use plans, policies, and regulations:

- SCAG Connect SoCal (2020-2045 Regional Transportation Plan/Sustainable Communities Strategy)
- City of Los Angeles General Plan
- Hollywood Community Plan
- ZI-2452 Transit Priority Area in the City of Los Angeles
- Los Angeles Municipal Code

The Proposed Project is seeking the following discretionary approvals (collectively referred to as Project Entitlements):

- **Density Bonus,** pursuant to LAMC Section 12.22.A 25, for a project with 45 dwelling units including six (6) units (15%) for Very Low Income Households for a period of 55 years with

the following Incentives:

- **Additional Incentives – On-Menu**

  - **Yard/Setback**. A reduction in the required rear yard setback to allow eighteen feet and 5½ inches (18'-5½") in lieu of the 20-feet feet required for a fifteen-story building in C4-2D zone.

  - **Open Space.** A 19% reduction in the required open space to permit 6,456 square feet of common open space in lieu of the required 7,785 square feet.

- **Additional Incentives – Off-Menu**

  - **Floor Area Ratio.** An increase in Floor Area Ratio (FAR) to 4.5:1 in lieu of the permitted base FAR of 3.0:1 (pursuant to Ordinance No. 165,660), as permitted by LAMC 12.22.A.25(f)(4)(ii) to permit a total maximum Floor Area of 67,599 sq. ft.; and

- **Waiver of Development Standards**

  - **Yard/Setback.** A reduction in the required northly side yard setback to allow zero (0) feet in lieu of the seventeen (17) feet otherwise required for a fifteen-story building in C4-2D zone,

  - **Yard/Setback.** A reduction in the required westerly side yard setback, to allow zero (0) feet in lieu of the seventeen (17) feet otherwise required for a fifteen-story building in C4-2D zone.

  - **Yard/Setback.** A reduction in the required easterly side yard setback, to allow zero (0) feet in lieu of the sixteen (16) feet otherwise required for a fifteen-story building in C4-2D zone.

  - **Drive Aisle Reduction.** A reduction in drive aisle width to twenty-three feet and 5 inches (23'-5") in lieu of the required twenty-seven feet four inches (27'-4") feet, and the corresponding elimination of the 10" column clearance required for a reduced drive-aisle, as required by LAMC 12.21.A.5.

- Adoption of a **Sustainable Communities Environmental Assessment** (SCEA), pursuant to SB 375, for a project within a High-Quality Transit Corridor.

- A **Hollywood Redevelopment Project Area (RPA)** administrative clearance.

- A **Lot Line Adjustment** (related case, currently filed under Case No. AA-2019-476-PMEX).[92]

The Proposed Project Entitlements would not change the Project Site's General Plan land use designation of Regional Center Commercial, or C4-2D zoning. Further, as discussed below, the Project would be substantially consistent with all of the applicable plans, policies, and regulations contained in regional and local plans. While the policies described below were generally not adopted for the purpose of avoiding or mitigating an environmental effect, an analysis of the Project's consistency with these policies has nevertheless been provided below, for informational purposes. Finally, as discussed throughout this SCEA, implementation of the Project would not result in any significant impacts. As such, the Project's impacts with respect to land use and planning would be less than significant.

Land Use Compatibility

The L.A. CEQA Thresholds Guide 2006[93] addresses land use compatibility as it relates to assessing impacts on surrounding land uses. Evaluating the significance of environmental impacts, i.e., physical impacts and changes to the environment, related to compatibility requires more than merely comparing the physical attributes of the proposed building to the physical attributes of buildings adjacent to the Project Site and in the surrounding area. A significant impact is not generated simply because a proposed building is different than some of the buildings or even many of the buildings in the surrounding area. For purposes of evaluating environmental impacts related to compatibility, it is useful to address the functional compatibility of the Proposed Project with its surrounding land uses. Functional compatibility is defined as the capacity for adjacent, yet dissimilar land uses to maintain and provide services, amenities, and/or environmental quality associated with such uses. Potentially significant functional land use compatibility impacts may be generated when a Proposed Project hinders the functional patterns of use and relationships associated with existing land uses. Patterns of use relate to the interaction and movement of people, goods, and/or information.

The physical compatibility of the Proposed Project with its environs is based on an analysis of proposed uses and improvements and their potential on-site and off-site impacts on traffic, noise, air quality, and aesthetics. These impacts, together with proposed mitigation measures,

92 Subsequent to Case No. AA-2019-476-PMEX, the properties located at 6422 W. Selma Avenue will have a resultant lot area of 15,022 square feet and the properties located at 1540-1552 N. Wilcox Avenue will have a resultant lot area of 14,501 square feet.

93 Available at: https://planning.lacity.org/eir/CrossroadsHwd/deir/files/references/A07.pdf

where applicable, are discussed in their respective sections of this SCEA. As such, this section focuses on the compatibility of the Proposed Project from a functional perspective.

SCAG 2020 RTP/SCS Connect SoCal

SCAG functions as the Metropolitan Planning Organization (MPO) for six counties: Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The SCAG region encompasses a population exceeding 18 million persons in an area of more than 38,000 square miles. As the federally designated MPO, SCAG is mandated to research and create plans for transportation, growth management, and air quality. The 2020-2045 RTP/SCS includes a strong commitment to reduce emissions from transportation sources to comply with SB 375, improve public health, and meet the NAAQS as set forth by the Clean Air Act (CAA). As such, the 2020-2045 RTP/SCS contains a regional commitment for the broad deployment of zero- and near-zero-emission transportation technologies in the 2025-2045 timeframe and clear steps to move toward this objective. This is especially critical for the goods movement system. The development of a zero- or near-zero-emission freight transportation system is necessary to maintain economic growth in the region, to sustain quality of life, and to meet federal air quality requirements. The 2020-2045 RTP/SCS puts forth an aggressive strategy for technology development and deployment to achieve this objective. This strategy will have many co-benefits, including energy security, cost certainty, increased public support for infrastructure, GHG emissions reduction, and economic development. The 2020-2045 RTP/SCS includes a consideration of the economic impacts and opportunities provided by the transportation infrastructure plan set forth in the document, considering the economic and job creation impacts of the direct investment in transportation infrastructure, and also the efficiency gains in terms of worker and business economic productivity and goods movement. The 2020-2045 RTP/SCS provides a blueprint for improving quality of life for residents by providing more choices for where they will live, work, and play, and how they will move around. It is designed to promote safe, secure, and efficient transportation systems to provide improved access to opportunities, such as jobs, education, and healthcare. Its emphasis on transit and active transportation is designed to allow residents to lead a healthier, more active lifestyle. Its goal is to create jobs, ensure the region's economic competitiveness through strategic investments in the goods movement system, and improve environmental and health outcomes for its 22.5 million residents by 2045. **Table III-3, Consistency Analysis with Connect SoCal (2020–2045 Regional Transportation Plan/Sustainable Communities Strategy),** included in **Section III** of this SCEA, analyses the Project's consistency with the goals and strategies of Connect SoCal RTP/SCS.

SCAQMD's Air Quality Management Plan

The Project Site is located within the South Coast Air Basin and within the jurisdiction of SCAQMD. In conjunction with SCAG, SCAQMD is responsible for formulating and implementing air pollution control strategies, including periodic updates to the AQMP, and guidance to local government about how to incorporate these strategies into their land use plans and decisions about development. SCAG is responsible for generating the socio-economic profiles and growth forecasts on which land use, transportation, and air quality management and implementation plans are based. The growth forecasts provide the socioeconomic data used to estimate vehicle trips and VMT. Emission estimates then can be forecast by SCAQMD based on these projected estimates. Reductions in emissions due to changes in the socio-economic profile of the region are an important way of taking account of changes in land use patterns. For example, changes in jobs/housing balance induced by changes in urban form and transit-oriented development induce changes in VMT by more closely linking housing to jobs. Thus, socio-economic growth forecasts are a key component to guide the Basin toward attainment of the NAAQS. The current AQMP establishes a comprehensive regional air pollution control program leading to the attainment of state and federal air quality standards in the Basin. In addition to setting minimum acceptable exposure standards for specified pollutants, the AQMP incorporates SCAG's growth management strategies that can be used to reduce vehicle trips and VMT, and hence air pollution. These include, for example, co-location of employment and housing, and mixed-use land patterns that allow the integration of residential and non-residential uses.[94]

As discussed above under "Air Quality," the Project would be consistent with the AQMP.

City of Los Angeles General Plan

The City's General Plan, adopted December 1996 and re-adopted August 2001, provides general guidance on land use issues for the entire City. The City's General Plan is a dynamic document consisting of 11 elements, including 10 Citywide elements (Air Quality Element, Conservation Element, Historic Preservation and Cultural Resources Element, Housing Element, Infrastructure Systems Element, Noise Element, Open Space Element, Public Facilities and Services Element, Safety Element, and Transportation Element) and the Land

94 2016 Air Quality Management Plan, Executive Summary; South Coast Air Quality Management District; https://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-managementplan/final-2016-aqmp/executive-summary.pdf?sfvrsn=4

Use Element, which provides individual land use consistency plans for each of the City's 35 Community Plan Areas.[95]

Framework Element

The Framework Element of the General Plan serves as guide for the City's overall long-range growth and development policies and serves as a guide to update the community plans and the Citywide elements. The Citywide elements address functional topics that cross community boundaries, such as transportation, and address these topics in more detail than is appropriate in the Framework Element, which is the "umbrella document" that provides the direction and vision necessary to bring cohesion to the City's overall general plan. The Framework Element provides a conceptual relationship between land use and transportation and provides guidance for future updates to the various elements of the General Plan but does not supersede the more detailed community and specific plans. The Land Use chapter of the Framework Element contains Long Range Land Use Diagrams that depict the generalized distribution of centers, districts, and mixed-use boulevards throughout the City, but the community plans determine the specific land use designations. The Land Use Element of the General Plan is contained within 35 community plans. The Project Site is located in the Hollywood Community Plan Area, discussed below.

As discussed in **Table IV.11-1**, **City of Los Angeles Framework Element Consistency Analysis,** the Project would be substantially consistent with the Framework Element.

Table IV.11-1
City of Los Angeles
Framework Element Consistency Analysis

Objectives	Consistency Assessment
Land Use	
Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.	**Consistent.** The Proposed Project would develop multi-family residential and affordable units. Bringing housing, and lifestyle amenities to the Project site, immediately adjacent to multiple modes of public transportation, expanding the housing options for Hollywood residents.
Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.	**Consistent.** The Project Site is in an urbanized area within the City of Los Angeles. The Proposed Project would develop multi-family residential and affordable units within a High Quality Transit Area

95 City of Los Angeles. *General Plan Overview*. Available online at: https://planning.lacity.org/plans-policies/general-plan-overview.

Objectives	Consistency Assessment
	(HQTA) as defined by SCAG and a transit priority area as defined by SB 743, ideal locations to reduce reliance on vehicle transportation. The Project Site is located approximately 0.33 miles from the Hollywood/Vine Station of the Metro B Line (formerly the Red Line), and less than one-quarter mile from several Metro bus lines with frequency of service intervals of 15 minutes or less during the morning and afternoon peak commute periods. The Proposed Project would provide residents, employees, and visitors with convenient access to public transit and opportunities for walking and biking. These location and design features of the Project will greatly reduce vehicle miles traveled and congestion and improve air quality, and the Project is therefore consistent with this Goal.
Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.	**Consistent.** The Project Site is in an urbanized area within the City of Los Angeles. The Proposed Project would develop multi-family residential and affordable units, approximately 0.33 miles from the Hollywood/Vine Station of the Metro B Line (formerly the Red Line), and less than one-quarter mile from several Metro bus lines with frequency of service intervals of 15 minutes or less during the morning and afternoon peak commute periods. The area of the Project Site is a HQTA as defined by SCAG and a transit priority area as defined by SB 743. The area is also designated as a Transit Priority Area in the City of Los Angeles and as a Regional Center Commercial area within the Hollywood Community Plan. The Project also will conserve existing neighborhoods by providing additional housing, as well as residential amenities, such as an on-site gym, and landscaped open space, promoting the overall health and sustainability for the future residents.
Objective 3.9: Reinforce existing and encourage new community centers, which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood and community activity, are compatible with adjacent neighborhoods, and are developed to be desirable places in which to live, work and visit, both in daytime and nighttime.	**Consistent.** The Project Site is in an urbanized area within the City of Los Angeles. The Proposed Project would develop multi-family residential and affordable units, within a HQTA as defined by SCAG and a transit priority area as defined by SB 743. The area is designated as a Transit Priority Area in the City of Los Angeles and as a Regional Center Commercial area within the Hollywood Community Plan. The Project is consistent and compatible with the adjacent neighborhood and will enhance it by providing additional housing, and resident amenities, as well as landscaped open space.
Objective 3.14: Provide land and supporting services for the retention of existing and attraction of new industries.	**Not Applicable.** While this strategy calls on the City to adopt policies for the retention of existing

Objectives	Consistency Assessment
	and attraction of new industries, the Proposed Project would not interfere with such policymaking.
Objective 3.16: Accommodate land uses, locate and design buildings, and implement streetscape amenities that enhance pedestrian activity.	**Consistent.** The existing development on the Project Site is a small commercial enterprise. The Proposed Project will replace that with a residential development that would provide 45 new housing units, bringing new residents to the area. The Project also will include other pedestrian-oriented amenities such as bicycle facilities, and a more open entrance portal that would enhance local pedestrian activity and experiences.
Housing	
Objective 4.2: Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher-density developments and surrounding lower-density residential neighborhoods.	**Consistent.** The Project Site is in an urbanized area within the City of Los Angeles. The Proposed Project would develop multi-family residential and affordable units within a HQTA as defined by SCAG and a transit priority area as defined by SB 743. The Project Site is located approximately 0.33 miles from the Hollywood/Vine Station of the Metro B Line (formerly the Red Line), and less than one-quarter mile from several Metro bus lines with frequency of service intervals of 15 minutes or less during the morning and afternoon peak commute periods. The Proposed Project would provide residents, employees, and visitors with convenient access to public transit and opportunities for walking and biking. The location of the Proposed Project encourages a variety of transportation options and access and is therefore consistent with this Goal.
Urban Form and Neighborhood Design	
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.	**Consistent.** The Project Site is in an urbanized area within the City of Los Angeles. The Proposed Project would develop multi-family residential and affordable units within a HQTA as defined by SCAG and a transit priority area as defined by SB 743. The Project Site is located approximately 0.33 miles from the Hollywood/Vine Station of the Metro B Line (formerly the Red Line), and less than one-quarter mile from several Metro bus lines with frequency of service intervals of 15 minutes or less during the morning and afternoon peak commute periods. The Proposed Project would provide residents, employees, and visitors with convenient access to public transit and opportunities for walking and biking. The location of the Proposed Project encourages a variety of transportation options and access and is therefore consistent with this Goal.
Objective 5.8: Reinforce or encourage the establishment of a strong pedestrian orientation in designated neighborhood districts, community	**Consistent.** The Proposed Project is located in an area is designated as a Transit Priority Area in the City of Los Angeles and as Regional Center

Objectives	Consistency Assessment
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.	Commercial within the Hollywood Community Plan. The existing development on the Project Site is a small commercial enterprise. The Proposed Project will replace that with a residential development that would prove 45 new housing units, bringing new residents to the area. The Project also will include other pedestrian-oriented amenities such as bicycle facilities, and a more open entrance portal that would enhance local pedestrian activity and experiences.

Source: City of Los Angeles General Plan Framework Element.

Hollywood Community Plan

The Site is designated Regional Center Commercial by the Hollywood Community Plan. The Project advances a number of specific goals and objectives of the Community Plan:

Housing. The intensity of residential land use in this Plan and the density of the population which can be accommodated thereon shall be limited in accordance with the following criteria:

1. **The adequacy of the existing and assured circulation and public transportation systems within the area;**

   Complies. As an infill development site, the property has outstanding access to community resources, particularly public transportation. The Project Site is located approximately 0.33 miles from the Hollywood/Vine Station of the Metro B Line (formerly the Red Line), and less than one-quarter mile from several Metro bus lines with frequency of service intervals of 15 minutes or less during the morning and afternoon peak commute periods. The Proposed Project would provide residents, employees, and visitors with convenient access to public transit and opportunities for walking and biking. The location of the Proposed Project encourages a variety of transportation options and access and is therefore consistent with this Goal.

2. **The availability of sewers, drainage facilities, fire protection services and facilities, and other public utilities;**

   Complies. As an infill development site, the property has existing connections to sewer and drainage facilities, and is served by Los Angeles Fire Department, Fire Station 27 (1327 Cole Avenue – 0.6 miles from Project Site) and the Los Angeles Police Department, Hollywood Division (1358 N. Wilcox Avenue – 0.3 miles from Project Site).

3. **The steepness of the topography of the various parts of the area, and the suitability of the geology of the area for development.**

   Complies. The Project Site is located on a flat site improved with existing commercial buildings and surrounding by other commercial and residential buildings and is therefore suitable for the development of multi-family residential uses. A full geotechnical study (refer to **Appendix D** of this SCEA) has been conducted on the site and no unsuitable conditions for development were noted.

4. **Additional low and moderate-income housing is needed in all parts of this Community. Density bonuses for provision of such housing through Government Code 65915 may be granted in the Low-Medium I or less restrictive residential categories.**

   Complies. The Proposed Project is in an area with existing commercial and residential uses and is surround by other medium- and high-density residential development. The Proposed Project is seeking a density bonus, pursuant to LAMC Section 12.22.A 25, for a project with 45 dwelling units including six units for Very Low Income Households for a period of 55 years, thus adding needed housing units in the Hollywood Community Plan Area.

As shown above, the proposed Project would be consistent with relevant goals and policies in the Hollywood Community Plan.

Transit Priority Area (ZI-2452)

In September 2013, the Governor signed into law Senate Bill (SB) 743 / Assembly Bill (AB) 744, which instituted changes to the California Environmental Quality Act (CEQA) when evaluating environmental impacts to projects located in areas served by transit. While the thrust of SB 743 addressed a major overhaul on how transportation impacts are evaluated under CEQA, it also limited the extent to which aesthetics and parking are defined as impacts under CEQA. Specifically, Section 21099 (d)(1) of the Public Resources Code (PRC) states that a project's aesthetic and parking impacts shall not be considered a significant impact on the environment if:

1. The project is a residential, mixed-use residential or employment center project, and
2. The project is located on an infill site within a transit priority area.

"Transit Priority Area" is defined as an area within one-half mile of a major transit stop that is existing or planned. A "major transit stop" is defined as a rail transit station, ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

The Project Site is located within a Transit Priority Area within the City of Los Angeles and would comply with applicable regulations. Transit Priority Areas are identified under Zoning Information File No. 2452 as an area within one half mile of a major transit stop that is existing or planned.[96] As previously stated, the Project Site is located approximately 0.33 miles from the Hollywood/Vine Station of the Metro B Line (formerly the Red Line), and less than one-quarter mile from several Metro bus lines with frequency of service intervals of 15 minutes or less during the morning and afternoon peak commute periods. The Proposed Project would provide residents, employees, and visitors with convenient access to public transit and opportunities for walking and biking. As such, it is eligible as a Transit Priority Project.

Zoning Conformance

The entire Property is designated for Regional Center Commercial land uses by the Hollywood Community Plan. The Regional Center Commercial designation corresponds to the C2, C4, P, PB, RAS3, and RAS4 zones, thus the Property's C4-2D zone is consistent with the Community Plan. The C4 zone paired with a "2" height district allows for unlimited height and stories while the "D" Development Limitation (Ordinance No. 165,660) permits a base floor area ratio of 3:1.

The Property is also located within the boundaries of the Hollywood Redevelopment Project Area ("RPA"). The RPA (formerly CRA/LA) is intended to guide design and scale of commercial and residential buildings within Hollywood. The Property is located within the Regional Center area of the RPA and conforms to the letter and intent of the RPA with respect to the community's design priorities, FAR, and residential density.

96 Section 21064.3 of the Public resources code (PRC) defines a "major transit stop" as a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. For purposes of Section 21099 of the PRC, a transit priority area also includes major transit stops in the City of Los Angeles (City) that are scheduled to be completed within the planning horizon of the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Community Strategy (RTP/SCS). City of Los Angeles Department of City Planning, ZI No. 2452, https://pdf4pro.com/view/city-of-los-angeles-department-of-city-planning-zoning-44bd27.html.

Hollywood Redevelopment Project Area

The Hollywood Redevelopment Project Area (RPA), formerly CRA/LA, governs land uses within the boundaries of the Hollywood RPA plan, including residential Density, Floor Area Ratio, and permitted uses until expiration in 2028.

The Project qualifies as a "Project" under the RPA and requires an administrative clearance prior to entitlement application to confirm that the Project complies with the provisions therein. The Project complies with all provisions within the C4 zone and "Regional Center Commercial" designation under the plan.

Density Bonus

Pursuant to LAMC Section 12.22 A 25(c)(1) the Project qualifies under SB 1818 as a Density Bonus Project if 11 % of the units allowed by-right are reserved for Very Low Income households. The Project proposes to reserve six units, or 15 percent of the total units, for Very Low Income households and as such qualifies as a Density Bonus Project.

Additionally, as permitted by LAMC Section 12.22 A.25(g)(3), the Applicant is requesting two (2) on menu incentives, and one (1) off menu incentive that will facilitate the provision of affordable housing at the Property as follows: (a) an On-Menu Incentive for a reduction in the required rear yard setback to allow eighteen feet and 5½ inches (18'-5½") in lieu of the 20-feet feet required for a fifteen-story building in C4-2D zone, and an On-Menu Incentive for a 19% reduction in the required open space to permit 6,456 square feet of common open space in lieu of the required 7,785 square feet and; (b) an Off-Menu Incentive for an increase in Floor Area Ratio (FAR) to 4.5:1 in lieu of the permitted base FAR of 3.0:1 (pursuant to Ordinance No. 165,660), as permitted by LAMC 12.22.A.25(f)(4)(ii) to permit a maximum total Floor Area of 67,599 sq. ft..

Pursuant to LAMC Section 12.22 A.25(e)(2), in order to be eligible for any incentives, a Housing Development Project shall comply with the following criteria:

The Project complies with the following criteria required by Section 12.22.A.25(e)(2) of the LAMC for Housing Development Projects requesting on-menu incentives:

A. The façade of any portion of a building that abuts a street shall be articulated with a change of material or a break in plane, so that the façade is not a flat surface.

The City of Los Angeles Residential Design Guidelines indicate that projects should alternate different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive facades.

The architecture has been articulated through the varied use of building materials, changes in plane and architectural detailing. The building would be clad with a mix of wood, brick, glass and metal, reflecting the materials used in the existing buildings onsite and the historic Hollywood aesthetic.

The Proposed Project is located interior to the lot lines of the Property. Due to the preservation of a portion of an existing building on-site, the proposed site plan requires that the footprint of the building be completely within the bounds of the existing property lines and thus cannot abut a public street.

The building utilizes the existing Concept Arts building as reference for the materials and colors of the Project while fully incorporating it, through historic perseveration, into the vehicular and pedestrian entrance of the Project itself. The façade of the Concept Arts building will be retained and restored as part of the Project. Window openings and balconies punctuate the building's façade and activate the building's elevation at the upper floor levels.

B. All buildings must be oriented to the street by providing entrances, windows, architectural features and/or balconies on the front and along any street facing elevation.

As noted above, the Project is located interior to the lot lines of the property. The preservation of a portion of an existing building onsite requires that the Project provide entrances, windows, and other architectural features within the property lot lines. However, the Project, at 15 stories provides all open space, balconies, windows, and other architectural features in the orientation of the abutting public streets.

In retention of a portion of the Concept Arts building, the Project incorporates the existing façade and structure into a signature entrance to the Proposed Project, maintaining the historic automotive use of the building while providing a public street entrance to both residents and visitors. The vehicular entrance for the building from Selma Avenue and at grade parking level is located at the interior of the property and not visible from the street.

C. The Housing Development Project shall not involve a contributing structure in a designated Historic Preservation Overlay Zone (HPOZ) and shall not involve a structure that is a City of Los Angeles designated Historic-Cultural Monument (HCM).

The Project is *not* located within a designated Historic Preservation Overlay Zone, nor does it involve a structure or property that is designated as a City Historic-Cultural Monument. However, the Project does involve the preservation and retention of a non-designated resource, that will result in less than significant impacts, in concurrence with the Office of Historic Resources.

D. The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.25.07 of the LAMC.

The Project is *not* located on a substandard street or in a Hillside Area of Very High Fire Severity Zone.

Pursuant to Section 12.22 A.25(c) of the LAMC, the Director shall approve a density bonus and requested incentives unless the Director finds that:

1. The Incentives/Waivers are not necessary to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.

The Proposed Project consists of the construction, use and maintenance of a 15-story, 180 foot and 5 inches (180'-5") high, multifamily residential dwelling building having 45 dwelling units with 6, or 15 percent of the base units, reserved for Very Low Income households. The maximum total floor area of the Project would be approximately 67,599 square feet, with a Floor Area Ratio (FAR) of 4.5:1. The Applicant is requesting a density bonus approval pursuant to LAMC 12.22 A.25 including an on-menu incentive for an increase in a side yard reduction, and off menu incentives for an increase in Floor Area Ratio and a side yard reduction.

- **On-Menu Incentive – Side and Rear Yard Reduction.** The subject request is for up to reduction in the required rear yard setback to allow eighteen feet and 5½ inches (18'-5½") in lieu of the 20-feet feet required for a fifteen-story building in C4-2D zone pursuant to the requirements of the LAMC. Granting the subject request for the

reduction in a side yard is permitted per LAMC and will allow for the provision of additional market-rate units, which will offset the cost of the inclusion of restricted affordable units. Additionally, the side yard reduction is required to accommodate the retention of the existing Concept Arts Building. Without the reduction, the required side and rear yards would limit the Project and prohibit the Applicant from providing a mixed-income housing project.

- **Off-Menu Incentive – Floor Area Ratio.** The subject request is for an Off-Menu Incentive for an increase in Floor Area Ratio to permit a maximum of 4.5:1, in lieu of the otherwise permitted 3.0:1 per the site's D Condition per Ordinance No. 164307-SA555. The Project Site is located in Height District 2 which in the C zone typically permits 6.0:1 FAR. Additionally, the Hollywood RPA permits projects in the Regional Center Commercial designation up to 4.5:1 FAR and thus the proposed Project complies with the RPA. Granting the subject request for the increase in FAR will allow for an expanded building envelope, and the provision of additional market-rate units, which will offset the cost of the inclusion of restricted affordable units. Additionally, the increase in FAR would allow for design efficiencies in the placement of corridors, vertical circulation elements and amenities, which would be a shared cost for the development of the project. Without the increase, the FAR limitation would limit the Project and prohibit the Applicant from providing a mixed-income housing project.

- **Waiver of Development Standards – Side Yard Reduction.** The subject request is to reduce the westerly and easterly side yards from 16 feet to 0 feet. As previously noted, the Project is located interior to all of the existing street frontages to preserve existing resources including the Gilbert Hotel, to remain as part of the Project. As such, the 0-foot side yard is required for a portion of the building in order to accommodate the Gilbert Hotel while providing sufficient access for any Los Angeles Fire Department required access. In the absence of this request, the additional area required to be utilized for a larger side yard would reduce the number of dwelling units and corresponding affordable units, as well as increase the cost of the Project. All of these factors would prohibit the Applicant from such a mixed-income housing project with amenities as proposed.

- **Waiver of Development Standards - Drive Aisle Reduction.** The subject request is to provide a reduced drive-aisle within the parking garage to accommodate the proposed parking, and also to eliminate the required 10" clearance around structural columns resulting from a drive-aisle reduction. In order to accommodate on-site

parking within a narrow site, the Project may provide parking with a stacker system that itself has different installation requirements than the underlying provision of the LAMC. The Project could not provide the proposed residential parking by conforming to underlying code requirements, which would result in a reduction in units, and a corresponding reduction in on-site affordable housing accommodations, and would prohibit the Applicant from such a mixed-income housing project with amenities as proposed.

2. **The Incentive/Waiver will have specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse Impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.**

   The Project proposes a 45-unit, mixed-income development within a developed, urban area along a commercial corridor improved with a mix of commercial and residential buildings proximate to public transit. While the Project involves the rehabilitation and reconstruction of a potentially eligible structure, the Project does *not* involve the demolition of a historic structure that was placed on a national, state, or local historic register prior to the submission of the application. Instead, the proposed Project involves a partial retention and refurbishment of a structure identified on Survey LA, for its significant contribution to the automotive history in Hollywood. The Historic Resources Assessment Report has been reviewed and approved by the Office of Historic Resources, who have concurred with the preservation plan proposed for the Project and have deemed no unavoidable significant impacts to historic resources. Therefore, there is no substantial evidence that the requested incentives and waiver of development standards will have a specific adverse impact on public health and safety.

3. **The incentives/waiver(s) or reduction(s) of development standard(s) are contrary to state or Federal law.**

   The requested incentives and waiver of development standards are solely related to the modification of required Floor Area Ratio and setback requirements. These modifications

are within purview of local and state density bonus law. There is no substantial evidence to show that the proposed incentives or waivers are contrary to state or federal law.

Based on the above information, the Project would be consistent with applicable plans, policies, regulations, and impacts would be less than significant.

12. Mineral Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. The Project is located on a well-developed, built out section of the Hollywood Community Area within a commercial zone. The Conservation Element of the LA General Plan notes that the State Mining and Reclamation Act (SMARA) ensures against premature loss of minerals and protects sites threatened by development practices which might preclude future mineral extraction.[97] The Project Site has not been utilized for mineral extraction and is not located within an oil drilling district, state-designated oil filed or surface mining district, and there are no active mining operations on the project site or near the project vicinity. The Project Site is not within a Mineral Resource Zone (MRZ-2) - areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence.[98] Therefore, the Project will not result in an impact.

97 City of Los Angeles *General Plan*, "Conservation Element" (2001), *Mineral Resources Exhibit A*, January 2001. Available online at: https://planning.lacity.org/odocument/28af7e21-ffdd-4f26-84e6-dfa967b2a1ee/Conservation_Element.pdf.

98 California Department of Conservation (2001); ESRI Streetmap USA (2008); Alta Planning + Design (2011).

b. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. As stated above, the proposed development is not located within an MRZ-2 Area. The Project Site is not identified as an important mineral resource recovery site on a local general plan, specific plan, or other land use plan. Therefore, no impacts would occur.

13. Noise

The following information is from the Noise and Vibration Technical Assessment which describes the existing noise and vibration environment of the proposed residential project at 6422 Selma Avenue in the City of Los Angeles, included as **Appendix F** to this SCEA.

Fundamentals of Noise and Vibration

Noise

Noise is usually defined as unwanted sound that is an undesirable byproduct of society's normal day-to-day activities. Sound becomes unwanted when it interferes with normal activities, when it causes actual physical harm, and/or when it has adverse effects on health. Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). The human ear does not respond uniformly to sounds at all frequencies. For example, the human ear is less sensitive to low and high frequencies than medium frequencies, which more closely correspond with human speech. In response to the sensitivity of the human ear to different frequencies, the A-weighted noise level (or scale), which corresponds better with people's subjective judgment of sound levels, has been developed. This A-weighted sound level, referenced in units of dB(A), is measured on a logarithmic scale such that a doubling of sound energy results in a 3 dB(A) increase in noise level. Typically, changes in a community noise level of less than 3 dB(A) are not noticed by the human ear.[99] Changes from 3 to 5 dB(A) may be noticed by some individuals who are sensitive to changes in noise. A greater than 5 dB(A) increase is readily noticeable, while the human ear perceives a 10 dB(A) increase in sound level to be a doubling of sound.

On the A-weighted scale, the range of human hearing extends from approximately 3 to 140 dB(A). **Table IV.13-1, A-Weighted Decibel Scale**, provides examples of A-weighted noise levels from common sources. Noise sources occur in two forms: (1) point sources, such as stationary equipment or individual motor vehicles; and (2) line sources, such as a roadway with a large

99 California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, 2013.

number of point sources (motor vehicles). Sound generated by a point source typically diminishes (attenuates) at a rate of 6 dB(A) for each doubling of distance from the source to the receptor at acoustically "hard" sites and 7.5 dB(A) at acoustically "soft" sites.[100] For example, if a noise source produces a noise level of 89 dB(A) at a reference distance of 50 feet, the noise level would be 83 dB(A) at a distance of 100 feet from the noise source, 77 dB(A) at a distance of 200 feet, and so on. Noise generated by a mobile source will decrease by approximately 3 dB(A) over hard surfaces and 4.5 dB(A) over soft surfaces for each doubling of distance.

Table IV.13-1
A-Weighted Decibel Scale

Typical A-Weighted Sound Levels	Sound Level (dB(A), Leq)
Threshold of Pain	140
Jet Takeoff at 100 Meters	125
Jackhammer at 15 Meters	95
Heavy Diesel Truck at 15 Meters	85
Conversation at 1 Meter	60
Soft Whisper at 2 Meters	35

Source: United States Occupational Safety & Health Administration, Noise and Hearing Conservation Technical Manual, 1999.

Sound levels also can be attenuated by man-made or natural barriers (e.g., sound walls, berms, ridges), as well as elevational differences. Noise is most audible when traveling by direct line-of-sight, an interrupted visual path between the noise source and noise receptor. Barriers, such as walls or buildings that break the line-of-sight between the source and the receiver, can greatly reduce noise levels from the source since sound can only reach the receiver by diffraction. Sound barriers can reduce sound levels by up to 20 dB(A) or more. However, if a barrier is not high or long enough to break the line-of-sight from the source to the receiver, its effectiveness is greatly reduced.

Solid walls and berms may reduce noise levels by 5 to 10 dB(A) depending on their height and distance relative to the noise source and the noise receptor.[101] Sound levels may also be attenuated 3 dB(A) by a first row of houses and 1.5 dB(A) for each additional row of houses.[102]

[100] Federal Highway Administration, *Highway Noise Fundamentals*, (1980) 97. Examples of "hard" or reflective sites include asphalt, concrete, and hard and sparsely vegetated soils. Examples of acoustically "soft" or absorptive sites include soft, sand, plowed farmland, grass, crops, heavy ground cover, etc.

[101] Federal Highway Administration, *Highway Noise Mitigation*, (1980) 18.

[102] California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol,* 2013.

Sound Rating Scales

Various rating scales approximate the human subjective assessment to the "loudness" or "noisiness" of a sound. Noise metrics have been developed to account for additional parameters, such as duration and cumulative effect of multiple events. Noise metrics are categorized as single event metrics and cumulative metrics, as summarized below.

In order to simplify the measurement and computation of sound loudness levels, frequency weighted networks have obtained wide acceptance. The A-weighted scale, discussed above, has become the most prominent of these scales and is widely used in community noise analysis. Its advantages are that it has shown good correlation with community response and is easily measured. The metrics used in this analysis are all based upon the dB(A) scale.

Equivalent Noise Level[103]

Equivalent Noise Level (Leq) is the sound level corresponding to a steady-state A-weighted sound level containing the same total energy as several single event noise exposure level events during a given sample period. Leq is the "acoustic energy" average noise level during the period of the sample. It is based on the observation that the potential for noise annoyance is dependent on the total acoustical energy content of the noise. The equivalent noise level is expressed in units of dB(A). Leq can be measured for any period, but is typically measured for 15 minutes, 1 hour, or 24 hours. Leq for a 1-hour period is used by the Federal Highway Administration (FHWA) for assessing highway noise impacts. Leq for 1 hour is referred to as the Hourly Noise Level (HNL) in the California Airport Noise Regulations and is used to develop Community Noise Equivalent Level values for aircraft operations. Construction noise levels and ambient noise measurements in this section use the Leq scale.

Community Noise Equivalent Level[104]

Community Noise Equivalent Level (CNEL) is a 24-hour, time-weighted energy average noise level based on the A-weighted decibel. It is a measure of the overall noise experienced during an entire day. The term "time-weighted" refers to the penalties attached to noise events occurring during certain sensitive periods. In the CNEL scale, 5 dB are added to measured noise levels occurring between the hours of 7:00 PM and 10:00 PM For measured noise levels occurring

103 Federal Highway Administration. Construction Noise Handbook: 2.0 Terminology. Available at: https://www.fhwa.dot.gov/environment/noise/construction_noise/handbook/handbook02.cfm

104 Federal Highway Administration. Construction Noise Handbook: 2.0 Terminology. Available at: https://www.fhwa.dot.gov/environment/noise/construction_noise/handbook/handbook02.cfm.

between the hours of 10:00 PM and 7:00 AM, 10 dB are added. These decibel adjustments are an attempt to account for the higher sensitivity to noise in the evening and nighttime hours and the expected lower ambient noise levels during these periods. Existing and projected future traffic noise levels in this section use the CNEL scale.

Day-Night Average Noise Level[105]

The day-night average sound level (Ldn) is another average noise level over a 24-hour period. Noise levels occurring between the hours of 10 PM and 7 AM are increased by 10 dB. This noise is weighted to take into account the decrease in community background noise of 10 dB(A) during this period. Noise levels measured using the Ldn scale are typically similar to CNEL measurements.

Adverse Effects of Noise Exposure[106]

Noise is known to have several adverse effects on humans, which has led to laws and standards being set to protect public health and safety, and to ensure compatibility between land uses and activities. Adverse effects of noise on people include hearing loss, communication interference, sleep interference, physiological responses, and annoyance. Each of these potential noise impacts on people is briefly discussed in the following narrative.

Hearing Loss

Hearing loss is generally not a community noise concern, even near a major airport or a major freeway. The potential for noise-induced hearing loss is more commonly associated with occupational noise exposures in heavy industry, very noisy work environments with long-term exposure, or certain very loud recreational activities (e.g., target shooting and motorcycle or car racing). The Occupational Safety and Health Administration (OSHA) identifies a noise exposure limit of 90 dB(A) for 8 hours per day to protect from hearing loss (higher limits are allowed for shorter duration exposures). Noise levels in neighborhoods, even in very noisy neighborhoods, are not sufficiently loud enough to cause hearing loss.

105 Federal Highway Administration. Construction Noise Handbook: 2.0 Terminology. Available at: https://www.fhwa.dot.gov/environment/noise/construction_noise/handbook/handbook02.cfm.

106 Federal Highway Administration. Construction Noise Handbook: 3.0 Effects of Construction Noise. Available at: https://www.fhwa.dot.gov/environment/noise/construction_noise/handbook/handbook03.cfm

Communication Interference

Communication interference is one of the primary concerns in environmental noise. Communication interference includes speech disturbance and intrusion with activities such as watching television. Noise can also interfere with communications such as within school classrooms. Normal conversational speech is in the range of 60 to 65 dB(A) and any noise in this range or louder may interfere with speech.

Sleep Interference

Noise can make it difficult to fall asleep, create momentary disturbances of natural sleep patterns by causing shifts from deep to lighter stages, and cause awakening. Noise may even cause awakening that a person may or may not be able to recall.

Physiological Responses

Physiological responses are those measurable effects of noise on people that are realized as changes in pulse rate, blood pressure, and other physical changes. Studies to determine whether exposure to high noise levels can adversely affect human health have concluded that, while a relationship between noise and health effects seems plausible, there is no empirical evidence of the relationship.

Annoyance

Annoyance is an individual characteristic and can vary widely from person to person. Noise that one person considers tolerable can be unbearable to another of equal hearing capability. The level of annoyance depends both on the characteristics of the noise (including loudness, frequency, time, and duration), and how much activity interference (such as speech interference and sleep interference) results from the noise. However, the level of annoyance is also a function of the attitude of the receiver. Personal sensitivity to noise varies widely. It has been estimated that 2% to 10% of the population is highly susceptible to annoyance from any noise not of their own making, while approximately 20% are unaffected by noise.[107] Attitudes may also be affected by the relationship between the person affected and the source of noise, and whether attempts have been made to abate the noise.

[107] Wayne County Airport Authority. *Background information on noise & its measurement, 2009.*

Vibration

Vibration consists of waves transmitted through solid material. Groundborne vibration propagates from a source through the ground to adjacent buildings by surface waves. Vibration may comprise a single pulse, a series of pulses, or a continuous oscillatory motion. The frequency of a vibrating object describes how rapidly it is oscillating and is measured in hertz (Hz). Most environmental vibrations consist of a composite, or "spectrum" of many frequencies, and are generally classified as broadband or random vibrations. The normal frequency range of most groundborne vibration that can be felt generally starts from a low frequency of less than one Hz to a high of about 200 Hz. Vibration is often measured in terms of the peak particle velocity (PPV) in inches per second (in/sec) when considering impacts on buildings or other structures, as PPV represents the maximum instantaneous peak of vibration that can stress buildings. Because it is a representation of acute vibration, PPV is often used to measure the temporary impacts of short-term construction activities that could instantaneously damage built structures. Vibration is often also measured by the Root Mean Squared (RMS) because it best correlates with human perception and response. Specifically, RMS represents "smoothed" vibration levels over an extended period of time and is often used to gauge the long-term chronic impact of a project's operation on the adjacent environment. RMS amplitude is the average of a signal's squared amplitude. It is most commonly measured in decibel notation (VdB).

Vibration energy attenuates as it travels through the ground, causing the vibration amplitude to decrease with distance away from the source. High frequency vibrations reduce much more rapidly than low frequencies, so that in the far-field from a source, the low frequencies tend to dominate. Soil properties also affect the propagation of vibration. When groundborne vibration interacts with a building, there is usually a ground-to-foundation coupling loss (i.e., the foundation of the structure does not move in sync with the ground vibration), but the vibration can also be amplified by the structural resonances of the walls and floors. Vibration in buildings is typically perceived as rattling of windows or items on shelves, or the motion of building surfaces. At high levels, vibration can result in damage to structures.

Manmade groundborne vibration is generally limited to areas within a few hundred feet of certain types of construction activities, especially pile driving. Road vehicles rarely create enough groundborne vibration to be perceptible to humans unless the road surface is poorly maintained and there are potholes or bumps. If traffic induces perceptible vibration in buildings, such as window rattling or shaking of small loose items (typically caused by heavy trucks in passing), then it is most likely an effect of low-frequency airborne noise or ground characteristics. Human

annoyance by vibration is related to the number and duration of events. The more events or the greater the duration, the more annoying it will be to humans.

Construction vibration damage criteria are assessed based on structural category (e.g., reinforced-concrete, steel, or timber). FTA guidelines consider 0.2 inch/sec PPV to be the significant impact level for non-engineered timber and masonry buildings. Structures or buildings constructed of reinforced concrete, steel, or timber have a vibration damage criterion of 0.5 inch/sec PPV pursuant to FTA guidelines.[108] The FTA Guidelines include a table showing the vibration damage criteria based on structural category and is presented below in **Table IV.13-2, Construction Vibration Damage Criteria.**

Table IV.13-2
Construction Vibration Damage Criteria

Building/Structural Category	PPV, in/sec
I. Reinforced-concrete, steel, or timber (no plaster)	0.5
II. Engineered concrete and masonry (no plaster)	0.3
III. Non-engineered timber and masonry buildings	0.2
IV. Buildings extremely susceptible to vibration damage	0.12

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual. September 2018.

Noise Sensitive Receptors

Noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. Residential dwellings are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels. Additional land uses such as natural parks and recreation areas, historic sites, and cemeteries are considered sensitive to increases in exterior noise levels. Schools, churches, hotels, libraries, and other places where low interior noise levels are essential are also considered noise-sensitive land uses. Noise-sensitive receptors surrounding the project site include the Dream Hotel to the northeast of the Project Site across Selma Avenue, the Gilbert Hotel to the

[108] Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual. September* 2018.

west adjacent to the Project Site along Wilcox Avenue, the Wilcox Hotel to the north of the Project Site.

Existing Conditions

A noise monitoring survey was completed to establish existing noise levels in the vicinity of the Project Site. Transportation noise is the main source of noise in urban environments, largely from the operation of internal combustion engines and frictional contact between vehicles and ground and air.[109] It should be noted that due to the Coronavirus pandemic, traffic volumes are likely lower than usual. Therefore, noise measurements that were conducted in February 2021 are likely lower than pre-pandemic conditions and therefore conservative measurements for the existing noise environment. **Figure IV.13-1, Noise Monitoring Locations,** maps the noise measurement locations relative to the project site. The existing average daily noise levels are presented in **Table IV.13-3, Ambient Sound-Level Readings.**

Table IV.13-3
Ambient Sound-Level Readings

Noise Measurement Location #	Street Address	dB(A) Leq
Location #1	6417 Selma Ave (Dream Hollywood Hotel)	75.8
Location #2	1622 Wilcox Ave (Mark Twain Hotel)	62.4
Location #3	1550 Wilcox Ave (Gilbert Hotel)	68.6
Location #4	6371 Selma Ave (commercial uses)	70.0

Source: Impact Sciences, Inc., February 2021

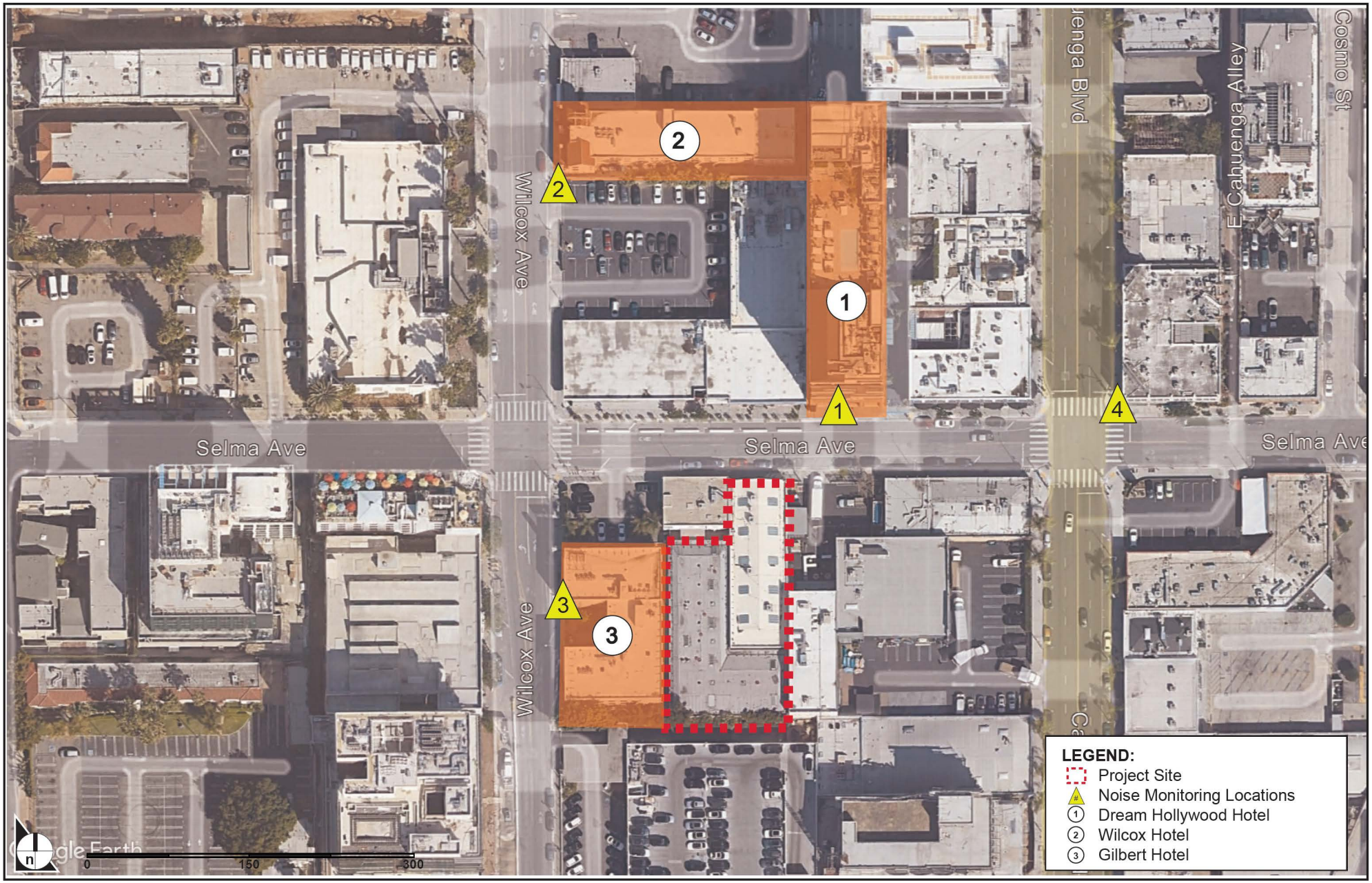
Vibration

The only sources of groundborne vibration in the Project Site vicinity are heavy-duty vehicles (e.g., refuse trucks, delivery trucks, and school buses) traveling on local roadways. Trucks and buses typically generate groundborne vibration velocity levels of around 63 VdB, and these levels

[109] World Health Organization, https://www.who.int/docstore/peh/noise/Comnoise-2.pdf accessed July 2, 2020.

could reach 72 VdB where trucks and buses pass over bumps in the road.[110] In terms of PPV levels, a heavy-duty vehicle traveling at a distance of 50 feet can result in a vibration level of approximately 0.001 inch per second.

[110] California Department of Transportation, Technical Noise Supplement to the Traffic Noise Analysis Protocol, 2013.



SOURCE: Google Earth, 2022

FIGURE **IV.13-1**

IMPACT SCIENCES

Noise Monitoring Locations

1340.001•12/2022

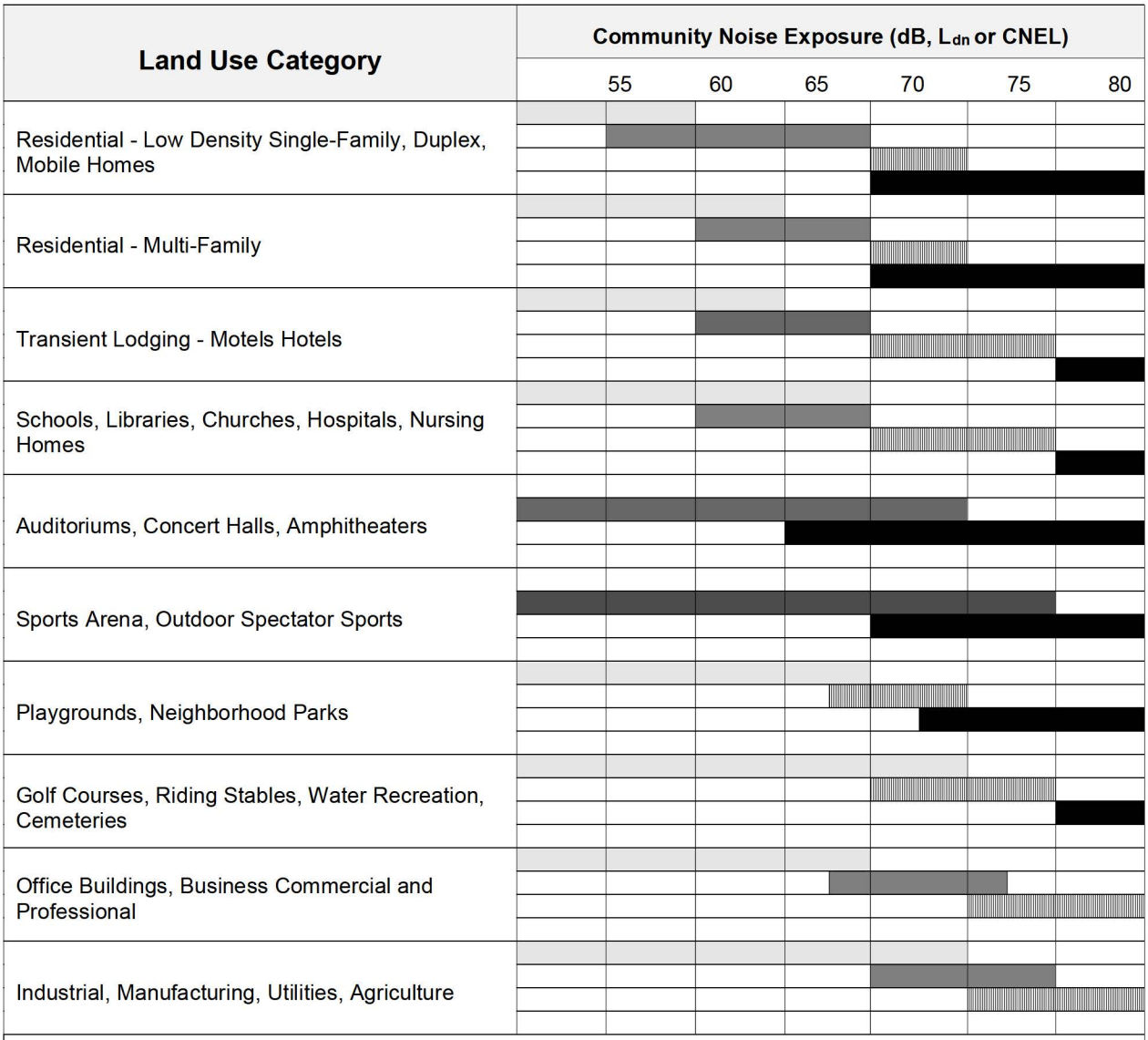
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Construction noise impacts would be significant if the Project violates Section 41.40 of the LAMC, which prohibits construction activity from occurring between 9:00 PM and 7:00 AM Monday through Friday, and between 6:00 PM and 8:00 AM on Saturday. This is intended to protect persons occupying sleeping quarters in any hotel, apartment, or other place of residence. In addition, construction noise impacts would be significant if as indicated in LAMC Section 112.05, noise from construction equipment within 500 feet of a residential zone exceeds 75 A-weighted decibels (dBA) at a distance of 50 feet from the noise source. However, this noise limitation does not apply where compliance is technically infeasible. Technically infeasible means that the above noise limitation cannot be complied with despite the use of mufflers, shields, sound barriers and/or any other noise reduction device or techniques during the operation of the equipment. While the Project Site is not located within 500 feet of a residential zone, this analysis has conservatively applied this standard as there are hotels located in the vicinity.

Operational noise impacts would be significant if the ambient noise level measured at the property line of affected uses increases by 3 dB(A) CNEL to or within the “normally unacceptable” or “clearly unacceptable” category, or if the ambient noise level measured at the property line of affected uses increases by 5 dB(A) CNEL or more.

These “normally unacceptable” and “clearly unacceptable” categories refer to those outlined by the State’s noise and land-use compatibility chart, shown in **Table IV.13-4**.

Table IV.13-4
State of California Noise/Land Use Compatibility Matrix



Source: California Office of Planning and Research, General Plan Guidelines - Noise Element Guidelines (Appendix C), 2003.

a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less than Significant Impact with Mitigation Incorporated.

Construction Impacts

Temporary On-Site Construction Activity Noise

During all construction phases, noise-generating activities could occur at the Project site between the hours of 7:00 AM and 9:00 PM Monday through Friday, in accordance with Section 41.40(a) of the LAMC. On-site activities could include the use of heavy equipment such as excavators and loaders, as well as smaller equipment such as saws, hammers, and pneumatic tools.

Noises from demolition and grading activities are typically the foremost concern when evaluating a project's construction noise impacts, as these activities often require the use of heavy-duty, diesel-powered earthmoving equipment. The types of heavy equipment required for these activities may include excavators, bulldozers, front-end loaders, graders, backhoes, and scrapers.

For this Project, construction noise levels were estimated using the FHWA Roadway Construction Noise Model (RCNM) based on the Project's anticipated construction equipment identified in the Project's Air Quality and Greenhouse Gas Technical Report provided as **Appendix B** to the SCEA. The Project's peak estimated unmitigated construction noise levels are shown in **Table IV.13-5, Construction Noise Impacts at Off-Site Sensitive Receptors – Unmitigated,** and summarized below.

Table IV.13-5
Construction Noise Impacts at Off-Site Sensitive Receptors – Unmitigated

Receptor	Maximum Construction Noise Level (dB(A) L_{eq})	Existing Ambient Noise Level (dB(A) L_{eq})	A
Location #1 - 6417 Selma Ave (Dream Hollywood Hotel)	74.6	75.8	
Location #2 - 1622 Wilcox Ave (Mark Twain Hotel)	68.2	62.4	
Location #3 - 1550 Wilcox Ave (Gilbert Hotel)	84.2	68.6	

Receptor	Maximum Construction Noise Level (dB(A) L_{eq})	Existing Ambient Noise Level (dB(A) L_{eq})	A
Location #4 - 6371 Selma Ave (commercial uses)	69.2	70.0	

Source: Impact Sciences, Inc., December 2022

As stated previously, construction noise impacts would be significant if, as indicated in LAMC Section 112.05, noise from construction equipment within 500 feet of a residential zone exceeds 75 A-weighted decibels (dBA) at a distance of 50 feet from the noise source. However, this noise limitation does not apply where compliance is technically infeasible. Technically infeasible means that the above noise limitation cannot be complied with despite the use of mufflers, shields, sound barriers and/or any other noise reduction device or techniques during the operation of the equipment. Although the estimated unmitigated construction-related noise levels associated with the Project could exceed the noise standard of 75 dBA at 50 feet from the noise source as outlined in LAMC Section 112.05, the Project would implement all technically feasible reduction measures in compliance with the standards set forth in LAMC Section 112.05. Specifically, **Mitigation Measure NOI-1**, which requires the use of improved mufflers and silencers, would achieve an approximately 10 dBA reduction.[111] The Project would also implement additional techniques to reduce construction noise levels as required by the LAMC. For example, construction activities would be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. Further, noise and groundborne vibration construction activities whose specific location on the site are flexible (e.g., operation of compressors or generators, cement mixing, and general truck idling) will be conducted as far as possible from the nearest noise- and vibration-sensitive land uses. However, given the fluid dynamics of a construction site, this analysis conservatively does not take any quantified reduction associated with these techniques. See **Table IV.13-5, Construction Impacts at Off-Site Sensitive Receptors (with Mitigation)**, below which illustrates the effectiveness of **Mitigation Measure NOI-1**. With the implementation of **Mitigation Measure NOI-1**, construction noise levels would be reduced in a manner consistent with the LAMC, and impacts would be less than significant.

111 Based on information from the United States Environmental Protection Agency, Noise from Construction Equipment and Operations, Building Equipment and Home Appliances, PB 206717, 1971. Per Table V, Noise Control For Construction Equipment therein, use of improved mufflers/silencers would achieve approximately 10 dBA reduction.

Mitigation Measure

MM-NOI-1: Noise-generating equipment operated at the Project Site shall be equipped with noise control devices, such as mufflers, lagging (enclosures for exhaust pipes), and/or motor enclosures capable of reducing construction equipment noise by 10 dBA. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.[112].

Table IV.13-6
Construction Noise Impacts at Off-Site Sensitive Receptors – with Mitigation

Receptor	Maximum Construction Noise Level (dB(A) L_{eq})	Existing Ambient Noise Level (dB(A) L_{eq})	Above LAMC 75 dB(A) Limit?
Location #1 - 6417 Selma Ave (Dream Hollywood Hotel)	64.6	75.8	No
Location #2 - 1622 Wilcox Ave (Mark Twain Hotel)	58.2	62.4	No
Location #3 - 1550 Wilcox Ave (Gilbert Hotel)	74.2	68.6	No
Location #4 - 6371 Selma Ave (commercial uses)	59.2	70.0	No

Source: Impact Sciences, Inc., December 2022

Temporary Off-Site Construction Activity Noise

Construction haul trucks would generate noise off-site during site demolition and would peak during grading. This would include removal of materials from the project site, base materials, and demolished materials. While this vehicle activity would increase ambient noise levels along the haul route, ambient noise levels would not be expected to significantly increase ambient noise levels by 3 dB(A) or greater at any noise sensitive land use. Studies have shown that a 3 dB(A) increase in sound level pressure is barely detectable by the human ear.

112 See United States Environmental Protection Agency, Noise from Construction Equipment and Operations, Building Equipment and Home Appliances, PB 206717, 1971. Per Table V, Noise Control For Construction Equipment therein, use of improved mufflers/silencers would achieve approximately 10 dBA reduction.

A 3 dB(A) increase in roadway noise levels requires an approximate doubling of roadway traffic volume, assuming that travel speeds and fleet mix remain constant.[113] While this vehicle activity would marginally increase ambient noise levels along the haul route, it would not be expected to significantly increase ambient noise levels by 5 dB(A) or greater at any noise sensitive land uses. A 3 dB(A) increase in roadway noise levels requires an approximate doubling of roadway traffic volume, assuming that travel speeds and fleet mix remain constant.

Average daily traffic (ADT) counts from the City of Los Angeles Department of Transportation were used to estimate the existing traffic along Selma Avenue near the project site. Traffic counts indicate average daily traffic along Selma Avenue near the Project Site to be approximately 2,759 vehicles per day.[114]

The demolition phase for Project construction would average approximately 16 haul truck trips per day. Because haul trucks generate more noise than traditional passenger vehicles, a 19.1 passenger car equivalency (PCE) was used to convert haul truck trips to a reference level conversion to an equivalent number of passenger vehicles.[115] Therefore, 16 haul truck trips would account for approximately 305 PCE trips per day during the demolition phase. This would account for approximately 11.1 percent of the daily traffic that passes through Selma Avenue near the Project Site. Since it would take a doubling (i.e., a 100 percent increase) of roadway traffic volume to increase noise levels by 3 dB(A), the addition of haul trucks during Project construction would not increase traffic to levels capable of producing 3 dB(A) ambient noise increases.

Though the addition of haul trucks would alter the fleet mix of the Project haul route, their minimal addition to local roadways would not nearly double those roads' traffic volumes, let along augment their traffic to levels capable of producing 5 dB(A) ambient noise increases. As a result, off-site construction noise impacts related to haul trips would be considered less than significant.

113 California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Protocol.* September 2013.

114 City of Los Angeles Department of Transportation. May 2015. 2 Nu-Metrics Traffic Analyzer Study Computer Generated Summary Report. Available at: https://navigatela.lacity.org/dot/traffic_data/survey_data/selma.bet.wilcoxandschrader.eb.1.150521-num.pdf, accessed April 13, 2021.

115 Caltrans, Technical Noise Supplement Table 3-3, 2013.

Operational Impacts

Operational Traffic Noise

As discussed above, a 3 dB(A) increase in roadway noise levels requires an approximate doubling of roadway traffic volume, assuming that travel speeds and fleet mix remain constant. A 3 dB(A) noise level increase is the minimum noise level increase required for a human to perceive a change in ambient noise.

Traffic volumes in the Project area were obtained from the Los Angeles Department of Transportation traffic count information. Traffic counts indicate average daily traffic along Selma Avenue near the Project Site to be approximately 2,759 vehicles per day.[116]

Trip generation information for the Proposed Project was added to average daily traffic volumes for to determine whether traffic increased enough to result in an audible noise level increase. The DOT Traffic Count shows that near the project site, Selma Avenue has a daily traffic volume of approximately 2,759 vehicles. The Project is estimated to have a net increase of 126 daily vehicle trips. An increase of 126 trips would account for approximately 4.6 percent of the average daily traffic volume near the Project Site. This volume is not nearly the doubling (i.e., 100 percent increase) of traffic volume required for a 3 dB(A) increase in noise. This increase in traffic volumes compared to current counts is not significant enough to cause an audible increase in traffic noise and impacts would be less than significant.

Operational Stationary Noise

Regulatory compliance with LAMC Sec.112.02 would ultimately ensure that noises from sources such as heating, air conditioning, and ventilation (HVAC) systems not increase ambient noise levels at neighboring occupied properties by more than 5 dB(A). Given this regulation, ambient noise levels, and the relatively quiet operation of modern HVAC systems, these on-site noise sources would not be capable of causing the ambient noise levels of nearby uses to increase by 3 dB(A) CNEL to or within their respective “normally unacceptable” or “clearly unacceptable” noise categories, or by 5 dB(A) or greater overall.

Parking noise typically generates noise levels of approximately 60 dB(A) at 50 feet. However, parking from the Project would occur on the first two levels of the residential building with the

116 City of Los Angeles Department of Transportation. May 2015. 2 Nu-Metrics Traffic Analyzer Study Computer Generated Summary Report. Available at: https://navigatela.lacity.org/dot/traffic_data/survey_data/selma.bet.wilcoxandschrader.eb.1.150521-num.pdf, accessed April 13, 2021.

driveway along Selma Avenue. Parking noise from within the structure would likely be inaudible, or at the very least considerably attenuated at nearby receptors. These parking noises would not exceed the normally acceptable level of noise identified in **Table IV.13-4, State of California Noise/Land Use Compatibility Matrix**. Therefore, parking noise would result in a less than significant impact.

b. Generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant with Mitigation Incorporated. The Federal Transit Administration provides ground-born vibration impact criteria with respect to building damage during construction activities. PPV, expressed in inches per second, is used to measure building vibration damage. Construction vibration damage criteria are assessed based on structural category (e.g., reinforced-concrete, steel, or timber). FTA guidelines consider 0.2 inch/sec PPV to be the significant impact level for non-engineered timber and masonry buildings. Structures or buildings constructed of reinforced concrete, steel, or timber have a vibration damage criterion of 0.5 inch/sec PPV pursuant to FTA guidelines.[117]

Groundborne vibration generated by construction activities associated with the proposed project would affect sensitive uses located in close proximity to the project site. **Table IV.13-7, Vibration Levels at Off-Site Sensitive Uses from Project Construction,** shows the estimated vibration velocities for nearby sensitive receptors.

[117] Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual. September 2018.

Table IV.13-7
Vibration Levels at Off-Site Sensitive Uses from Project Construction

Sensitive Uses Off-Site	Distance to Project Site (ft.)	Receptor Significance Threshold PPV (in/sec)	Estimated PPV (in/sec)
Location #1 - 6417 Selma Ave (Dream Hollywood Hotel)	150	0.5	0.006
Location #2 - 1622 Wilcox Ave (Mark Twain Hotel)	315	0.2	0.002
Location #3 - 1550 Wilcox Ave (Gilbert Hotel)	10	0.2	0.352
Location #4 - 6371 Selma Ave (commercial uses)	280	0.5	0.002

Source: Impact Sciences, Inc. 2021

The vibration velocities predicted to occur at the nearest sensitive receptors at the Gilbert Hotel would be 0.352 in/sec PPV. It should be noted that this would be a worst-case scenario when potential heavy construction equipment would be located near the closest boundary to the Gilbert Hotel. Furthermore, construction equipment does not typically operate on the property line edge but is set back which would further reduce vibration impacts. Nevertheless, due to the close proximity of the Gilbert Hotel to the project site, **Mitigation Measure NOI-2** would be required to reduce potential construction vibration impacts on off-site receptors to a less than significant level.

Furthermore, the Historic Resources Assessment Report for the Proposed Project (included as **Appendix C** to this SCEA) noted that vibration impacts from Project construction could potentially impact the existing on-site structure (Baker Garage) at 6422 Selma Avenue, which is noted to be closely tied to both the history of early Hollywood and the development of the automobile in Los Angeles. **Mitigation Measure NOI-2** would ensure that vibration impacts to both off-site and on-site receptors are less than significant.

Mitigation Measure

MM-NOI-2: Prior to the start of construction, surveys shall be performed to document the conditions of the masonry of the remaining walls at 6422 Selma Avenue as

well as the Gilbert Hotel building. A structural monitoring program shall be implemented and recorded during construction to ensure that ground borne vibration levels do not exceed 0.12 inches per second, PPV. The structural monitoring plan shall include documentation, consisting of video and/or photographic documentation of accessible and visible areas on the exterior of the buildings. A historic architect (meeting the SOI's Professional Qualification Standards) or structural engineer with experience with historic masonry buildings shall establish baseline structural conditions of the building and prepare the shoring design. Additionally, a qualified acoustical engineer shall be retained to review the proposed construction equipment and develop and implement a vibration monitoring program capable of documenting the construction-related ground vibration levels at the Project site during demolition and excavation phases where heavy construction equipment (e.g., large bulldozer and drill rig) would be operating within 15 feet of the affected buildings.

The vibration monitoring system shall measure and continuously store the peak particle velocity (PPV) in inch/second. Vibration data shall be stored on a one-second interval. The system shall also be programmed for two preset velocity levels: a warning level of 0.07 inch/second (PPV) and a regulatory level of 0.12 inch/second (PPV). The system shall also provide real-time alert when the vibration levels exceed either of the two preset levels.

- In the event the warning level of 0.07 inch/second (PPV) is triggered, the contractor shall identify the source of vibration generation and provide steps to reduce the vibration level, including but not limited to halting/staggering concurrent activities and utilizing lower vibratory techniques.

- In the event the regulatory level of 0.12 inch/second (PPV) is triggered, the contractor shall halt the construction activities and visually inspect the Baker Garage for any damage. Results of the inspection must be logged. The contractor shall identify the source of vibration generation and provide steps to reduce the vibration level. Vibration measurement shall be made with the new construction method to verify that the vibration level is below the warning level of 0.07 inch/second (PPV). Construction activities may then restart.

- In the event damage occurs to historic finish materials due to construction vibration, such materials shall be repaired in consultation with a qualified preservation consultant.

The structure-monitoring program shall be submitted to the Department of Building and Safety and received into the case file for the associated discretionary action permitting the Project prior to initiating any construction activities.

Implementation of **Mitigation Measure NOI-2** would require the development of a vibration monitoring program. The program would include real time monitoring of vibration levels which would alert when vibration levels reach a warning level of 0.07 in./sec. PPV and a regulatory level of 0.12 in./sec. PPV. Therefore, vibration impacts associated with building damage due to construction activities would result in a less than significant impact with mitigation incorporated.

c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The Project Site is not in the vicinity of a private airstrip or airport land use plan. Likewise, the project site is not located within an airport land use plan or within two miles of a public airport or public use airport. The nearest airport is the Bob Hope (Hollywood/Burbank) Airport located approximately 7.9 miles to the north of the Project Site. As such, the Project would not expose people residing or working in the Project area to excessive airport-related noise levels. No impact would occur from the Proposed Project and no further analysis is required.

14. Population and Housing

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less than Significant Impact. A significant impact would occur if a project would locate new development such as homes, businesses, or infrastructure, with the effect of substantially inducing growth in the project area that would otherwise not have occurred as rapidly or in as great a magnitude.

Construction Impacts

Construction job opportunities created as a result of the Project are not expected to result in any substantial population growth in the area. The work requirements of most construction projects are highly specialized so that construction workers remain at a job site only for the timeframe in which their specific skills are needed to complete a particular phase of the construction process. Additionally, the construction workers would likely be supplied from the region's labor pool. Construction workers would not be likely to relocate their household as a consequence of working on the Project, and as such, significant housing or population impacts will not result from construction of the Project. Therefore, construction-related population growth impacts will be less than significant.

Operational Impacts

The Project Site is located in SCAG's City of Los Angeles Jurisdiction for growth forecasting. The most recent U.S. Census Bureau population estimates indicated a 2019 population of 3,979,576 for the City of Los Angeles.[118] According to SCAG's Connect SoCal 2020 RTP/SCS, the City of Los Angeles is expected to increase in population to 4,771,300 by the year 2045.[119] The average persons per household for the City of Los Angeles is 2.80 persons per household,[120] however, because all of the units in the proposed Project would be four-bedroom units, to be conservative, this analysis assumes a unit occupancy of 4.0 persons per household. Thus, the Proposed Project would include 45 multi-family units for an estimated population of approximately 180 residents, well within the expected population increase for the City.

As emphasized in many regional and local planning documents, including the City of Los Angeles General Plan Housing Element, the City is in need of new dwelling units to serve both the current population and the projected population. The Project Site does not currently provide housing but will add 45 housing units. As such, the Project, which is adding housing units, will not result in a net loss of housing inventory in the area. By developing new residential dwelling units, the Project would help to fulfill this demand and would be in line with the planned increases in population for the City of Los Angeles.

As analyzed above, the net new population and housing that would be generated by the Project would be within SCAG's population projections for the City of Los Angeles. Therefore, the Project would not induce substantial unplanned population or housing growth. Impacts related to population and housing would be less than significant.

b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The Project Site does not contain any existing dwelling units. Therefore, the Proposed Project would not displace any residents or housing and would have no related impacts.

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118 U.S. Census Bureau. 2021. Quickfacts. Available online at: https://www.census.gov/quickfacts/fact/table/losangelescitycalifornia,CA/PST045219

119 Southern California Association of Governments (SCAG). April 2020. Demographics and Growth Forecast Technical Report. Available online at: https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal_demographics-and-growth-forecast.pdf?1606001579

120 U.S. Census Bureau. 2021. Quickfacts. Available at: https://www.census.gov/quickfacts/fact/table/losangelescitycalifornia,CA/PST045219

15. Public Services

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
i)	Fire protection?	☐	☐	☒	☐
ii)	Police protection?	☐	☐	☒	☐
iii)	Schools?	☐	☐	☒	☐
iv)	Parks?	☐	☐	☒	☐
v)	Other public facilities (Libraries)?	☐	☐	☒	☐

a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i. Fire Protection?

Less Than Significant Impact. Consistent with the ruling of *City of Hayward v. Board Trustees of California State University* (2015) 242 Cal.App.4th 833 and the requirements stated in the California Constitution Article XIII, § 35(a)(2), the obligation to provide adequate fire protection and emergency medical services is the responsibility of the City. A development project would have a significant impact on fire protection if it requires a new or expanded fire station to maintain service and that new or expanded facility resulted in adverse physical effects.

Construction

Construction activities associated with the Project may temporarily increase demand for fire protection and emergency medical services in the event of an emergency. This is due to construction activities which may cause the occasional exposure of combustible materials, such as wood, plastics, sawdust, coverings and coatings, to heat sources from machinery and equipment sparking, exposed electrical lines, welding activities, and chemical reactions in combustible materials and coatings.

That noted, to comply with California Department of Industrial Relations (Cal-OSHA) and State and City Fire and Building Code requirements, construction managers and personnel would be trained in fire prevention and emergency response, and fire suppression equipment specific to construction would be maintained on-site.[121] This is to lessen reliance and not deplete resources from the local fire department. Project construction would comply with all applicable codes and ordinances related to the maintenance of mechanical equipment, handling and storage of flammable materials, and cleanup of spills of flammable materials. Thus, in light of City and State regulations and code requirements that would, in part, require personnel to be trained in fire prevention and emergency response, maintenance of fire suppression equipment, and implementation of proper procedures for storage and handling of flammable materials, construction impacts on fire protection and emergency medical services would be less than significant.

Construction activities also have the potential to affect fire protection services, such as emergency vehicle response, by adding construction traffic to the street network and by necessitating partial lane closures during street improvements and utility installations. These impacts, while potentially adverse, would be less than significant for the following reasons:

- Construction activities are temporary in nature and do not create continuing risks;
- General “good housekeeping” procedures employed by the construction contractors and the work crews (e.g., maintaining mechanical equipment, proper storage of flammable materials, cleanup of spills of flammable liquid) would minimize these hazards; and

[121] California Department of Industrial Relations, Subchapter 4, Article 36: Fire and Protection Measures, https://www.dir.ca.gov/title8/1920.html.

- Partial lane closures would not significantly affect emergency vehicles, the drivers of which normally have a variety of options for dealing with traffic, such as using their sirens to clear a path of travel or driving in the lanes of opposing traffic. Additionally, if there are partial closures to streets surrounding the Project Site, flagmen would be used to facilitate the traffic flow until such temporary street closures are complete.

Impacts on traffic that could potentially affect emergency response are addressed through a Construction Traffic Management Plan (CTMP), which includes traffic management strategies for Project construction. Compliance with CTMPs is typically included as conditions of approval prior to issuance of construction permits for the approved project. The CTMP would outline and dictate how construction operations would be carried out and would identify specific actions to reduce effects on the surrounding community. The CTMP would be based on the nature and timing of specific construction activities and other projects in the vicinity. In addition to traffic, there are a number of factors that influence emergency response, including alarm transfer time, alarm answering and processing time, mobilization time, risk appraisal, geography, distance, traffic signals, and roadway characteristics. It is acknowledged that, even with the CTMP, the Project could incrementally increase traffic, which could potentially delay emergency response times. However, the Project's potential impacts are minimal given these other factors that influence emergency response time (alarm transfer, alarm answering and processing time, mobilization time, risk appraisal, geography, distance, traffic signals, and roadway characteristics).

Overall, construction is not considered to be a high-risk activity, and the LAFD is equipped and prepared to deal with construction-related traffic and fires should they occur. Due to the limited duration of construction activities and compliance with applicable codes, Project construction would not be expected to adversely impact firefighting and emergency services to the extent that there would be a need for new or expanded fire facilities in order to maintain acceptable service ratios, response times, or other performance objectives of the LAFD. Therefore, impacts on fire protection services associated with construction of the Project would be less than significant.

Operation

Fire Flow

Prior to construction of the Project, the Water Operations Division of LADWP would perform a detailed fire-flow study at the time of permit review (Plan Check) in order to

ascertain whether further water system or site-specific improvements would be necessary. In addition, the LAFD would review the plans for compliance with applicable City Fire Code, California Fire Code, City of Los Angeles Building Code, and National Fire Protection Association standards, thereby ensuring that the Project would not create any undue fire hazard. Thus, fire flow to the Project Site would be adequate, and the associated impact would be less than significant.

Response Distance

LAFD's ability to provide adequate fire protection and emergency response services to a site is determined by the response distance and the degree to which emergency response vehicles can successfully navigate the given access ways and adjunct circulation system, which is largely dependent on roadway congestion along the response route. Section 57.09.07 of the LAMC requires land uses to include the installation of an automatic fire-sprinkler system should the type of land use exceed 1.5 miles.[122] 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. The site location is served by LAFD Fire Station 27, located at 1327 North Cole Avenue, about one-half mile away from the Project Site.[123] Therefore, this Project meets the standards outlined in LAMC Section 57.09.07.

Additionally, as stated previously, the Project would be required to comply with applicable City Fire Code, California Fire Code, City of Los Angeles Building Code, and National Fire Protection Association standards, and would be required to include features such as an emergency and standby power system, a fire command center, established emergency procedures, emergency stairways, automatic fire-extinguishing system, automatic smoke detection system, emergency voice/alarm communication system, manual alarm fire boxes, etc. Given the incorporation of fire sprinklers and other fire protection systems within the proposed building, Project impacts related to response distance would be less than significant.

Emergency Access

The LAFD would review Project plans for compliance with the Los Angeles Fire Code, California Fire Code, City of Los Angeles Building Code, and National Fire Protection

122 LAMC Section 57.09.07

123 Los Angeles Fire Department, Find My Station. Available online at: https://www.lafd.org/fire-stations/station-results, accessed on November 15, 2021.

Association standards, thereby ensuring that the Project would not create any undue fire hazard. The Project would include an emergency response plan that would address the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, and locations of nearest hospitals and fire departments. Through compliance with applicable provisions of the Fire Code, Project impacts related to emergency access would be less than significant.

Conclusion

Through the City's regular budgeting efforts, LAFD's resource needs, including staffing, equipment, trucks and engines, ambulances, other special apparatuses and possibly station expansions or new station construction, would be identified and allocated according to the priorities at the time. If LAFD determines that new facilities are necessary at some point in the future, such facilities (1) would occur where allowed under the designated land use, (2) would be located on parcels that are infill opportunities on lots that are between 0.5 and 1 acre in size, and (3) could qualify for a categorical exemption or Mitigated Negative Declaration under *CEQA Guidelines* §s 15301 or 15332 and would not be expected to result in significant impacts. Further analysis, including a specific location, would be speculative and beyond the scope of this document. Thus, the Project impacts on fire protection and emergency medical services would be less than significant.

ii. Police protection?

Less Than Significant Impact. The Project Site is served by the Los Angeles Police Department (LAPD) District 646 of the Hollywood Division,[124] which services the Argyle, Cahuenga Pass, East Hollywood, Hobart, Hollywood, Hollywood Hills, Hollywood/La Brea, Little Armenia, Los Feliz, Melrose District, Mount Olympus, Sierra Vista, Spaulding Square, Sunset Strip, Thai Town, and Vine/Willoughby communities.[125] The station is located at 1358 N. Wilcox Avenue, approximately 0.3 miles from Project Site.

Construction

Although there is the potential for Project construction to create an increase in demand for police protection services, the Project would provide security on the Project Site as needed and appropriate during the construction process. This security could include perimeter

[124] Los Angeles ZIMAS. Available online at: http://zimas.lacity.org/, accessed March 3, 2020.

[125] Los Angeles Police Department. Wilshire Community Police Station. Available online at: https://www.lapdonline.org/wilshire_community_police_station.

fencing, lighting, and security guards, thereby reducing the demand for LAPD services. The specific type and combination of construction site security features would depend on the phase of construction. The Project Applicant would install temporary construction fencing to secure the Project Site during the construction phase to ensure that valuable materials (e.g., building supplies and metals such as copper wiring), as well as construction equipment are not easily stolen or abused.

During construction, emergency response vehicles can use a variety of options for dealing with traffic, such as using their sirens to clear a path of travel or driving in the lanes of opposing traffic. Lights and other identifying noises compel traffic to pull to the side where available to provide access through traffic. Although minor traffic delays due to potential lane closures could occur during construction, particularly during the construction of utilities and street improvements, impacts to police response times are considered to be less than significant for the following reasons:

- Emergency access would be maintained to the Project Site during construction through marked emergency access points approved by the LAPD;
- Construction impacts are temporary in nature and do not cause lasting effects; and
- Partial lane closures, if determined to be necessary, would not significantly affect emergency vehicles, the drivers of which normally have a variety of options for avoiding traffic, such as using their sirens to clear a path of travel or driving in the lanes of opposing traffic. Additionally, if there are partial closures to streets surrounding the Project Site, flagmen would be used to facilitate the traffic flow until such temporary street closures are complete.

Construction of the Project would not affect the LAPD's ability to respond to emergencies to the extent that there is no need for any additional new or expanded police facilities, in order to maintain acceptable service ratios, response times, or other performance objectives of the LAPD. For these reasons, Project construction impacts on police services would be less than significant.

Operation

The Project would include security features such as appropriate lighting in and around the Project Site and controlled access to the parking garage. The Project would include defensible spaces designed to reduce opportunity crimes and ensure safety and security. These measures would be to offset the increase in residents, employees and visitors as

a result of the Project. In addition, the lighting and landscaping design would ensure high visibility. The provision of on-site security features, coordination with LAPD, and incorporation of crime prevention features, would not require the provision of new or physically altered police stations in order to maintain acceptable service ratios or other performance objectives for police protection. Additionally, the Project would also contribute to the General Fund, a portion of which is allocated to the LAPD and other public services. Moreover, 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 potential impacts on public safety services are not an environmental impact that CEQA requires a project applicant to mitigate. Therefore, Project impacts related to police protection services would be less than significant.

Per department standards, the LAPD will determine if any additional crime prevention and security features would be available that are consistent with the development standards as applied to the design of the project. Any additional design features identified by the LAPD shall be incorporated into the project's final design and to the satisfaction of LAPD, prior to issuance of a Certificate of Occupancy for the project.

iii. Schools?

Less than Significant Impact. The Project Site is served by the Los Angeles Unified School District (LAUSD). A significant impact could occur if a project includes substantial employment or population growth that could generate a demand for school facilities which would exceed the capacity of LAUSD. Whether a project results in a significant impact on public schools is made with the following considerations:

1. Population increases resulting from the project, based on the net increase of residential units or square footage of nonresidential floor area;

2. Demand for school services anticipated at the time of project completion and occupancy compared to the expected level of service available, considering, as applicable, scheduled improvements to LAUSD services (facilities, equipment, and personnel) and the project's proportional contribution to the demand;

3. Whether (and to the degree to which) accommodation of the increased demand would require construction of new facilities, a major reorganization of students or classrooms,

major revisions to the school calendar (such as year-round sessions), or other actions that would create a temporary or permanent impact on the school(s); and

4. Whether the project includes features that would reduce the demand for school services (e.g., on-site school facilities or direct support to LAUSD).

The Project area is currently served by one elementary school, one middle school, and one high school that is part of the LAUSD system.[126] Gardner Street Elementary is located at 7450 Hawthorn Avenue, approximately 1.2 miles from the Project Site. Hubert Howe Bancroft Middle School is located at 929 N Las Palmas Avenue, approximately 0.9 miles away, and Hollywood Senior High School is located at 1521 Highland Avenue approximately 0.6 miles away from the Project Site. All three schools are within a 10-minute drive to the Project site. This Project consists of 45 residential apartment units with 180 bedrooms, which as noted in Section 14 – Population and Housing – would translate to a population estimate of 180 people based on City of Los Angeles average of 4.0 persons per multi-family unit. Taking into consideration the possibility of children living in a four bedroom apartment, the potential increase of students for the area could be between 45 to 90 students, however given the anticipated occupancy of the residences by young co-habiting adults, the potential for school-age children living in the building is considered low. Given that the Project site is equally represented by one elementary, one middle school, and one high school, the potential impacts would be less than significant to school facilities.

Pursuant to the California Government Code § 65995,[127] the Project Applicant would be required to pay school fees established by LAUSD, payment of which in accordance with existing rules and regulations regarding the calculation and payment of such fees would, by law, provide full and complete mitigation for any potential direct and indirect impacts to schools as a result of the Project. Therefore, Project impacts to school services would be less than significant.

iv. Parks?

Less than Significant Impact. A Project could result in a significant impact on local parks if the population increase as a result of the development disproportionally increases or

[126] Resident School Identifier, Los Angeles Unified School District. Available online at: https://rsi.lausd.net/ResidentSchoolIdentifier/, accessed on January 17, 2022.

[127] also known as SB 50 – the Leroy F. Greene School Facilities Act of 1998

reduces the demand for recreation and park services. However, this Project Site is served by several public parks and would not create a significant impact.

The Project is located approximately 0.7 miles from the nearest Los Angeles City park, Yucca Park,[128] which features basketball courts (lighted / outdoor), a children's play area, picnic tables, a soccer field (unlighted), benches, a synthetic field, and a computer lab. The site is also located about a mile from Carlton Way Park, which features a children's play area, and outdoor fitness equipment. The Yucca Community Center is co-located with Yucca Park which hosts multiple sports and fitness programs.

The population of Hollywood was approximately 195,709 persons in 2019, according to estimates by the Los Angeles Department of City Planning.[129] The proposed project is expected to generate at 180 residents based on 45 residential units,[130] and may result in a proportional increase in the use of local community parks.

The demand for parks and recreational facilities in the City is generally determined based on the number of residents a project would generate and the City's parkland acreage-to-population ratios are based on residential population and not employee population. The Los Angeles Citywide General Plan Framework Final EIR[131] identifies the City's standard long-range (minimum) ratios for parks to population. According to Section 2.14, Recreation and Open Space, of the Framework's Final EIR, the City's standard minimum ratio of parks to population is two acres per 1,000 residents for neighborhood parks and two acres per 1,000 residents for community parks, and four acres per 1,000 residents of combined neighborhood and community parks. LAMC Section 12.33 requires all new, non-exempt, residential dwelling units to dedicate land, pay a fee or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents,[132] with an exception made for affordable housing units. These fees are used to fund land acquisition and capital improvements. This Project is not requesting a zoning change and is a use allowed within this community.

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128 City of Los Angeles Department of Recreation and Parks, Facility Map Locator, https://www.laparks.org/maplocator, accessed on March 30, 2021.

129 City of Los Angeles Department of City Planning, 2019 Hollywood Demographic Profile, available online at: https://planning.lacity.org/odocument/f12538f5-1aeb-41d9-a7d8-a7269fcb769b/standard_report2019_HOLLYWOOD_mail.pdf/

130 To be conservative, unit occupancy has been increased from the standard 2.80 persons per unit to 4.0 persons per unit.

131 City of Los Angeles, Los Angeles Citywide General Plan Framework Final EIR, June 1996.

132 Board Report No. 17-120. Board of Recreation and Park Commissioners. Approved May 17, 2017. Available online at: https://www.laparks.org/sites/default/files/pdf/commissioner/2017/may17/17-120.pdf.

Therefore, the Project would not lead to substantial physical deterioration of any recreational facilities and would have no related significant impacts.

The Public Recreation Plan, part of the Service Systems Element of the Los Angeles General Plan, provides standards for the provision of recreational facilities throughout the City including Local Recreation Standards.[133] The standard ratio of neighborhood and community parks to population is two acres per 1,000 residents within a 1- to 2-mile radius for neighborhood and community parks. The Project site is located within an urbanized area of the Hollywood community. There are nine parks and recreational facilities within a 5-mile radius of the Project.[134] It is estimated that development of the Project would result in an increase of at least 180 residents, which could increase the activity and frequency of use of these facilities. The Project includes on-site amenities intended to serve the recreational needs of on-site residents, including outdoor open space, a gym, and a roof deck. However, it assumed the future residents of the Project site would utilize recreation and park facilities in the surrounding area and generate additional demand for such amenities. Based on the standard parkland ratio goal of two acres per 1,000 residents, the Project would generate a need for approximately 0.36 acres of public parkland. This demand would be met through a combination of (1) on-site open space proposed within the Project discussed above, and (2) payment of applicable fees regarding the availability of existing park and recreation facilities within the area. LAMC Section 12.33 requires all new, non-exempt, residential dwelling units to dedicate land, pay a fee or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents,[135] with an exception made for affordable housing units. The Project would provide on-site open space and recreation facilities and be compliant with LAMC Section 12.33 in paying the requisite fees for new housing development. Therefore, impacts related to parks and recreational facilities would be less than significant.

v. Other public facilities?

Libraries

133 Public Recreation Plan. Services Systems Element of the LA General Plan. Available online at: https://planning.lacity.org/Code_Studies/GeneralElement/PublicRecreationPlan.pdf.

134 City of Los Angeles Department of Recreation and Parks. Facility Map Locator. Available online at: https://www.laparks.org/maplocator, accessed March 30, 2021.

135 Board Report No. 17-120. Board of Recreation and Park Commissioners. Approved May 17, 2017. Available online at: https://www.laparks.org/sites/default/files/pdf/commissioner/2017/may17/17-120.pdf.

Less than Significant Impact. A significant impact could occur if a project includes substantial employment or population growth whose demand would exceed the capacity available to serve the Project site.

Library facilities within two miles of a Project site are generally considered to be within the service area of a Project, and the nearest Los Angeles Public Library (LAPL) is the Memorial Branch Library, which is about a mile away from the Project site. The Project would introduce new residents to the site.

On March 8, 2011, City voters approved ballot Measure L, which amends the City Charter to incrementally increase the amount the City is required to dedicate annually from its General Fund to LAPL to an amount equal to 0.03 percent of the assessed value of all property in the City, and incrementally increase LAPL's responsibility for its direct and indirect costs until it pays for all of its direct and indirect costs. The measure was intended to provide neighborhood public libraries with additional funding to help restore library service hours, purchase books, and support library programs, subject to audits, using existing funds with no new taxes. Beginning in fiscal year 2014-2015 and thereafter, LAPL was to be responsible for payment of all of its direct and indirect costs.[136]

Library funding is now mandated under the City Charter to be funded from property taxes including those assessed against the Project, which would increase with the new development and be utilized for additional staff, books, electronic media, computers, and other library materials. Therefore, impacts to library facilities would be less than significant.

16. Recreation

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐

136 Los Angeles Office of the City Clerk, Interdepartmental Correspondence and Attachments Regarding Measure L, website: http://clkrep.lacity.org/onlinedocs/2011/11-1100-S2_rpt_cao_11-16-10.pdf, accessed August 23, 2021.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	☐	☐	☒	☐

a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact. The Project site is located within an urbanized area of the Hollywood community. There are nine parks and recreational facilities within a 5-mile radius of the Project.[137] The Project is located approximately 0.7 miles from the nearest Los Angeles City Park, Yucca Park,[138] which features basketball courts (lighted / outdoor), a children's play area, picnic tables, a soccer field (unlighted), benches, a synthetic field, and a computer lab. The site is also located about a mile from Carlton Way Park, which features a children's play area, and outdoor fitness equipment. The Yucca Community Center is co-located with Yucca Park which hosts multiple sports and fitness programs.

The Project would lead to a population increase of approximately 180 people. The Applicant is proposing four outdoor terraces, on the ground floor, the 13th floor, the 14th floor, and the roof of the building, as well as ten communal balconies, for a total of 11,387 square feet of open space. The Project also proposes 345 square feet of indoor amenities (a gym) for recreational use. Therefore, the Project allows ample opportunity for onsite residents to enjoy outdoor recreation and facilities, and impacts to local parks would be less than significant.

LAMC Section 12.33 requires all new, non-exempt, residential dwelling units to dedicate land, pay a fee or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents,[139] with an exception made for affordable housing units. These fees are used to fund land acquisition and capital improvements. Given the number of available parks and recreation centers located near the Project Site, the dedication of land for open recreation space, and the requisite park

137 City of Los Angeles Department of Recreation and Parks. Facility Map Locator. Available online at: https://www.laparks.org/maplocator, accessed March 30, 2021.

138 City of Los Angeles Department of Recreation and Parks, Facility Map Locator, https://www.laparks.org/maplocator, accessed on March 30, 2021.

139 Board Report No. 17-120, Board of Recreation and Park Commissioners, Approved May 17, 2017. Available online at: https://www.laparks.org/sites/default/files/pdf/commissioner/2017/may17/17-120.pdf.

fees, the development itself would not lead to substantial physical deterioration of existing recreational facilities. Therefore, this project would have no related significant impacts.

b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Less Than Significant Impact. As discussed above, the Project includes private recreational facilities for the residents of the Project, including outdoor terraces, balconies, and indoor amenities. These amenities would be within the footprint of the Project site and would not expand into public space nor affect available facilities. Therefore, the impacts to the environment would be less than significant.

17. Transportation

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant Impact. A project could result in a significant impact if it adversely affects an existing community plan, transportation ordinance or policy addressing transit and pedestrian facilities. This purpose of this Project is to provide much needed housing, including affordable housing, in a centrally located community near rapid transit. In accordance with a transportation assessment memorandum of understanding (MOU) with the City of Los Angeles Department of Transportation (LADOT) and supplemental traffic analysis, this Project

would not conflict with any existing plans and facilities. In fact, its design and proximity to a metro stop and multiple bus lines would be beneficial for residents and commuters. Refer to **Appendix G** of this SCEA.

The Project Site centrally located within the Hollywood Community Plan Area and is designated as a Transit Priority Area in the City of Los Angeles.[140] Transit Priority Areas are identified under Zoning Information File No. 2452 as an area within one half mile of a major transit stop that is existing or planned.[141]

The Site is served by the 2 Metro Local Line that stops at the corner of Wilcox Avenue and Sunset Boulevard approximately 0.16 miles from the Project Site. Additionally, there are several major bus routes running along Hollywood Boulevard, Highland Avenue, and Vine Street. Serviced by the 212 Metro Local Line, 210 Metro Local Line, 217 Metro Local Line, 222 Metro Local Line, Beachwood Canyon DASH Bus, Hollywood Clockwise DASH, Hollywood Counterclockwise DASH, and the Hollywood/DASH. The Project site is approximately 0.33 miles from the Hollywood/Vine Station of the Metro B Line (formerly the Red Line).

The Project also proposes a two-level parking garage to accommodate parking for residents. This Project therefore would not complicate existing parking issues along Selma Avenue or Wilcox Street.

As outlined in the analysis above, this Project meets the goals and policies of the Hollywood Community Plan. The purpose of this Project is to provide much needed housing near a transit stop; therefore, impacts would be less than significant.

b. Conflict or be inconsistent with *CEQA Guidelines* section 15064.3, subdivision (b)?

Less Than Significant Impact. A significant impact could occur if the Project were to result in substantial increases in traffic volumes in the vicinity of the Project exceeding the Los Angeles Department of Transportation's (LADOT) recommended level of service. *CEQA Guidelines* § 15064.3(b) outlines the criteria for analyzing transportation impacts. §

140 ZIMAS. LA City. Available online: http://zimas.lacity.org/, accessed March 1, 2021.

141 Section 21064.3 of the PRC (PRC) defines a "major transit stop" as a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. For purposes of § 21099 of the PRC, a transit priority area also includes major transit stops in the City of Los Angeles (City) that are scheduled to be completed within the planning horizon of the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Community Strategy (RTP/SCS). City of Los Angeles Department of City Planning. ZI No. 2452. Available online: https://pdf4pro.com/view/city-of-los-angeles-department-of-city-planning-zoning-44bd27.html.

15064.3(b)(1) – Land Use Projects - states that Vehicle Miles Traveled (VMT) exceeding an applicable threshold of significance may indicate a significant impact. Projects that decrease VMT in the project area compared to existing conditions should be presumed to have a less than significant transportation impact. In 2019, the City of Los Angeles - pursuant to SB 743 and the recent changes to § 15064.3 of the *State's CEQA Guidelines* - adopted VMT as the applicable criteria for determining transportation impacts under CEQA.[142] The current LADOT TAG provide instructions on preparing transportation assessments for land use proposal and defines the significant impact thresholds. The LADOT VMT Calculator tool measures project impacts in terms of Household VMT per Capita and Work VMT per Employee. DOT identified distinct thresholds for significant VMT impacts (which is 15% below APC criteria) for each of the seven Area Planning Commission (APC) areas in the City. This Project is located in the Central APC area, which following the following thresholds:

- Daily Household VMT per Capita: 6.0
- Daily Work VMT per Employee: 7.6

Currently, LADOT estimates 47 daily vehicle trips to the Project Site, with 349 vehicle miles traveled (VMT) daily. (See **Appendix G, Memorandum of Understanding**) CEQA analysis would be triggered by the threshold set by the City of Los Angeles, at which added VMT from a project would require environmental mitigation. A memorandum of understanding between the Applicant and the City's Department of Public Works that acknowledges the Transportation Assessment for the proposed Project would be prepared in accordance with LADOT's Transportation Assessment Guidelines was prepared in anticipation of the Project on February 18, 2021. The City's threshold for Daily VMT at Tier 2 is 250 trips. This Project would increase the level of service to the Project Site to 172 daily trips and 1,028 daily VMT.[143] This would equate to a net increase of 125 daily trips and 679 daily VMT, both of which fall below levels of significance for Tier 2 criteria. Therefore, given the projections of net daily trips, it was found this Project would not exceed thresholds and therefore not necessitate further VMT analysis.

142 City of Los Angeles Transportation Assessment Guidelines. Chapter 2. CEQA Analysis of Transportation Impacts. July 2019.

143 Transportation Assessment Memorandum of Understanding for the Proposed Residential Project Located at 6422 West Selma Avenue (PAR 2020-5614-VHCA/ADM-2020-5245-TOC). February 18, 2021.

The proposed Project is not projected to have Household nor Work VMT per Capita of exceeding the thresholds 15% below APC (6.0 per household and 7.6 for work),[144] therefore, this Project would not have a significant VMT impact on the Site nor the environment.

c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. A significant impact could occur if a project includes new roadway design or introduces a new land use or features into an area with specific transportation requirements and characteristics that have not been previously experienced in that area, or if project site access or other features were designed in such a way as to create hazard conditions. The existing driveway on the Project site would be modified slightly to enable access and egress; however, the Project would not include any change in intersection or roadway design. Moreover, the Project would not include unusual or hazardous design features that are atypical to residential developments. Therefore, impacts would be less than significant.

d. Would the project result in inadequate emergency access?

Less Than Significant Impact. A significant impact could occur if the Project design would not provide emergency access meeting the requirements of the LA Fire Department, or in any other way threatened the ability of emergency vehicles to access and serve the Project site or adjacent uses. Development of the Project site may require temporary and/or partial street and sidewalk closures due to construction activities. Such closures would be coordinated with the City of Los Angeles Departments of Transportation, Buildings and Safety, and the Department of Public Works. Closures would not be expected to interfere with emergency response or evacuation plans. As described under Public Services, this Project would satisfy the emergency response requirements of the LAFD. No hazardous design features are included in the access design or site plan for the Project that could impede emergency access. Furthermore, the Project would be subject to site plan review by the LAFD and the LAPD to ensure that all access roads, driveways, and parking areas would remain accessible to emergency service vehicles. Because the Project would not be expected to result in inadequate emergency access, impacts would less than significant.

[144] City of Los Angeles VMT Calculator Version 1.3, generated February 2, 2021.

18. Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☒	☐	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☒	☐	☐

a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

Less Than Significant with Mitigation Incorporated.

A request for a search of the Sacred Lands File held by the California Native American Heritage Commission (NAHC) was made by ASM on July 17, 2020. This search was

undertaken to supplement the South Central Coastal Information Center (SCCIC) of the California Historical Resources Information System (CHRIS) records search to inquire as to whether resources important to local Native American groups may exist within the proposed Project area that may not appear within the CHRIS system. The NAHC response on July 21, 2020, was positive, stating that sites may be located within the Project area that may be impacted by the project. A list of five tribal contacts who may have interest in the Project area was provided with the NAHC response.[145] As such, archaeological monitoring of initial ground disturbance related to the Project, up to approximately 6-feet in depth or when a qualified archaeologist has recommended that the possibility of encountering archaeological material has been exhausted, is recommended as a mitigation measure.

Mitigation Measure

MM-TCR-1: Prior to commencing any ground disturbance activities at the Project site, the Applicant, or its successor, shall retain archeological monitors and tribal monitors that are qualified to identify subsurface tribal cultural resources. Ground disturbance activities shall include excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, auguring, backfilling, blasting, stripping topsoil or a similar activity at the project site. Any qualified tribal monitor(s) shall be approved by the Gabrieleno/Tongva San Gabriel Band of Mission Indians tribe. Any qualified archaeological monitor(s) shall be approved by the Department of City Planning, Office of Historic Resources ("OHR").

1. The qualified archeological and tribal monitors shall observe all ground disturbance activities on the project site at all times the ground disturbance activities are taking place. If ground disturbance activities are simultaneously occurring at multiple locations on the project site, an archeological and tribal monitor shall be assigned to each location where the ground disturbance activities are occurring. The on-site monitoring shall end when the ground disturbing activities are completed, or when the archaeological and tribal monitor both indicate that the site has a low potential for impacting tribal cultural resources.

[145] Native American Heritage Commission, correspondence dated April 20, 2021, refer to Appendix C, Appendix D.

2. Prior to commencing any ground disturbance activities, the archaeological monitor in consultation with the tribal monitor, shall provide Worker Environmental Awareness Program (WEAP) training to construction crews involved in ground disturbance activities that provides information on regulatory requirements for the protection of tribal cultural resources. As part of the WEAP training, construction crews shall be briefed on proper procedures to follow should a crew member discover tribal cultural resources during ground disturbance activities. In addition, workers will be shown examples of the types of resources that would require notification of the archaeological monitor and tribal monitor. The Applicant shall maintain on the Project site, for City inspection, documentation establishing the training was completed for all members of the construction crew involved in ground disturbance activities.

3. In the event that any subsurface objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities, all such activities shall temporarily cease within the area of discovery, the radius of which shall be determined by a qualified archeologist, in consultation with a qualified tribal monitor, until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

4. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and OHR.

5. If OHR determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be a tribal cultural resource in its discretion and supported by substantial evidence, the City shall provide any affected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant, or its successor, and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.

6. The Applicant, or its successor, may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by both the qualified archaeologist and qualified tribal monitor and determined to be reasonable and appropriate.

7. The Applicant, or its successor, may recommence ground disturbance activities inside of the specified radius of the discovery site only after it has complied with all of the recommendations developed and approved pursuant to the process set forth in paragraphs 2 through 5 above.

8. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton and to the Native American Heritage Commission for inclusion in its Sacred Lands File.

9. Notwithstanding paragraph 8 above, any information that the Department of City Planning, in consultation with the City Attorney's Office, determines to be confidential in nature shall be excluded from submission to the SCCIC or provided to the public under the applicable provisions of the California Public Records Act, California Public Resources Code, section 6254(r), and handled in compliance with the City's AB 52 Confidentiality Protocols.

Incorporating this mitigation measure would reduce potential impacts to less than significant.

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Less Than Significant with Mitigation Incorporated. There are no resources at the Project Site that have been determined by the City to be significant pursuant to the criteria set forth in Public Resources Code Section 5024.1. However, as described above, in light

of the positive result from the Sacred Lands File search there is the potential that previously undiscovered cultural resources could be uncovered during ground-disturbing activities. In the event that such resources are determined to be significant under PRC § 5024.1, the project could result in significant impacts to such resources, if the resource is disturbed, destroyed, or otherwise improperly treated. As such, **Mitigation Measure TCR-1** has set forth procedures to ensure that any finds that are exposed during construction activities for the proposed project are properly handled and treated. Upon incorporation of **Mitigation Measure TCR-1**, impacts to tribal cultural resources would be less than significant.

19. Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less Than Significant Impact.

Water

Like most projects in the City of Los Angeles, water services for this Project would be provided by the Los Angeles Department of Water and Power (LADWP). LADWP is the primary provider of water and electric services for the City of Los Angeles, servicing more than four million customers in 473 square miles through an intricate network of more than 7,000 miles of pipes.[146] This Project Site is centrally located in the City of Los Angeles within the Hollywood Community Plan Area and is being served by the existing LADWP system of water lines.

The Proposed Project consists of 45 residential units and 3,245 square feet of support/office space, and as a result would increase the demand for water services. The following table provides an estimate of how much water would be needed to sustain this Project upon completion.

Table IV.19-1
Project Water Use[147]

Land Use	Size	Usage Rate (gallons per day)	Water Use (gallons per day)
Existing			
Office Space	6,500 sf	144 gpd/1,000 sf	936
		Subtotal	**936**

146 Los Angeles Department of Water and Power, Facts & Figures, accessed on February 18, 2021, https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-water/a-w-factandfigures?_adf.ctrl-state=yvd8gvrjg_4&_afrLoop=19640900766831.

147 Estimated water demand is generated using the water demand rates and methodology described in the City of Los Angeles, Department of Public Works, Bureau of Sanitation Sewer Generation Rates (2012)). The proposed development land uses will conform to Water-Efficiency Requirements Ordinance No. 180822, 2013 California Plumbing Code, 2013 California Green Building Code (CALGreen), 2014 Los Angeles Plumbing Code, and 2014 Los Angeles Green Building Code.

Proposed			
4-bedroom	45 units	276 gpd/unit	12,420
Landscaping[148]	1,946 sf	39.7 gpd/1,000 sf	80
Office/Support	3,245 sf	144 gpd/1,000 sf	475
		Subtotal	**12,975**
		Net New Water Use	**12,039**

Source: Impact Sciences, Inc. 2022

The Applicant would also comply with the City of Los Angeles' Low Impact Development Ordinances (City Ordinance No. 181,899 and No.183,833) and is recommended to implement Best Management Practices (BMPs) that have stormwater recharge or reuse benefits for the entire Project.

The 2015 Urban Water Management Plan (UWMP) was adopted in June 2016, and projects a demand of 611,800 AFY in 2020 and 644,700 AFY in 2025.[149] The UWMP forecasts water demand by estimating baseline water consumption by use (single-family, multi-family, commercial/government, industrial), then by adjusting for projected changes in socioeconomic variables (including personal income, family size, conservation effects) and projected growth of different uses based on SCAG's 2012 RTP.[150] The 2012 RTP models local and regional population, housing supply and jobs using a model accounting for job availability by wage and sector and demographic trends (including household size, birth and death rates, migration patterns and life expectancy).[151] Neither the UWMP forecasts, nor the 2012 RTP include parcel level zoning and land use designation as an input. The Project does not materially alter socioeconomic variables or projected growth by use. Any shortfall in LADWP controlled supplies (groundwater, recycled, conservation, LA aqueduct) is offset with Metropolitan Water District (MWD) purchases to rise to the level of demand. The UWMP demonstrates adequate capacity currently and future capacity to accommodate City growth into which the Project would easily fit, as the Project does not propose any changes to the land use or zoning designations for the Project Site. Further, the Project does not propose any changes to the zoning or land use designation for the Project Site.

148 The Project meets the required 25% provided outdoor common open space. The Project's landscape plans reflect usage of low water vegetation. Found Residences, Los Angeles, January 29, 2021.

149 2015 Urban Water Management Plan, Los Angeles, pg. ES-23.

150 2015 Urban Water Management Plan, Los Angeles, pgs. 1-12.

151 SCAG, 2012 Regional Transportation Plan Growth Forecast Report, pgs 2-10.

As shown on **Table IV.19-1**, the Project would demand an increase of approximately 12,039 gallons of water per day (or 0.012 mgd). This total does not take any credit for any proposed sustainable and water conservation features of the Project. As provided in the Project Description, the Project includes numerous sustainable features aimed at increasing energy efficiency, reducing GHG emissions and water demand. The Project would be designed in line with the California Green Building Code for sustainability. The Project is being designed to promote more sustainable buildings by minimizing impacts on the environment and increasing greenspace. With the remaining capacity of approximately 50 to 150 mgd, the Los Angeles Aqueduct Filtration Plant (LAAFP) would have adequate capacity to serve the Project's projected demand for treatment of 0.012 mgd. Therefore, impacts related to water use and treatment would be less than significant and the Project would be adequately served by existing treatment facilities.

Wastewater

The Los Angeles Bureau of Sanitation would provide sewer service to the proposed Project area. Sewage from the Project Site would be conveyed through existing infrastructure and deposited at the Hyperion Treatment Plant (HTP). The HTP treats an average daily flow of 362 million gallons per day (mgd) and has the capacity to treat 450 mgd.[152] This equals a remaining capacity of 88 mgd of wastewater able to be treated at the HTP.

As shown in **Table IV.19-2**, the Project is estimated to generate a net total of approximately 11,574 gallons per day (or 0.012 million gallons per day) of wastewater. With a remaining daily capacity of 88 mgd, the HTP would have adequate capacity to serve the Project's projected 0.012 mgd generation. Further, as stated above, the Project does not propose any changes to the zoning or land use designation for the Project Site, and therefore, the wastewater generation for the Project was accounted for within City and regional estimates. Furthermore, the Project Applicant would be required to implement applicable LA Green Building Code requirements that would further reduce wastewater flow. The Project is being designed to promote more sustainable buildings by minimizing impacts on the environment and increasing greenspace. Therefore, impacts related to wastewater treatment would be less than significant, and the Project would be adequately served by the City's wastewater facilities. As part of the Project's permit process, the City would conduct further detailed gauging and evaluation to identify specific sewer connection points. If additional sewer line

[152] City of Los Angeles Department of Public Works, Bureau of Sanitation, "Wastewater System Fact Sheet" (2014).

capacity is needed to serve the Project, the Project Applicant would be required to install adequately sized sewer lines.

Thus, sewer infrastructure would be adequate to accommodate the Project. Therefore, impacts related to wastewater service would be less than significant.

Table IV.19-2
Project Wastewater Generation

Land Use	Size	Generation Rate (gallons per day)	Total Wastewater Generation (gallons per day)
Existing			
Office Space	6,500 sf	120 gpd/1,000 sf	780
		Subtotal	**780**
Proposed			
4-bedroom	45 units	266 gpd/unit	11,970
Office/Support	3,245 sf	120 gpd/1,000 sf	384
		Subtotal	**12,354**
		Net New Wastewater Generation	**11,574**

Source: Impact Sciences, Inc. 2022

Stormwater

The Project Site is located within the Ballona Creek urban watershed[153] in a developed area of Los Angeles served by LA Sanitation. Therefore, this Project would be subject to the policies of the Watershed Protection Program, which employs a multi-pronged approach to ensure the City of Los Angeles is in compliance with regulations and reduce the amount of pollution flowing into and through regional waterways.[154] One such regulation includes the LID Ordinance. The primary purpose of the LID Ordinance is to ensure development projects mitigate runoff in a manner that captures rainwater and removes pollutants while reducing the volume and intensity of stormwater flows. The Stormwater LID Ordinance requires LID measures be incorporated into the design of all development and redevelopment projects that

153 Los Angeles Geohub. *Watersheds*. Available online at: https://geohub.lacity.org/datasets/watersheds?geometry=-118.375%2C34.025%2C-118.370%2C34.027.

154 Watershed Protection. LA Sanitation – City of Los Angeles. Available online at: https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-wp?_afrLoop=2799911397528235&_afrWindowMode=0&_afrWindowId=null&_adf.ctrl-state=nghx0d7oj_299#!%40%40%3F_afrWindowId%3Dnull%26_afrLoop%3D2799911397528235%26_afrWindowMode%3D0%26_adf.ctrl-state%3Dnghx0d7oj_303.

have a land disturbance activity and add, create or replace 500 square feet or more of impervious area. As such, this Project would be subject to LID measures by:

- Reducing stormwater/urban runoff while improving water quality;
- Promoting rainwater harvesting;
- Reducing offsite runoff and providing increased groundwater recharge;
- Reducing erosion and hydrologic impacts downstream; and
- Enhancing the recreational and aesthetic values in our communities.[155]

Further, as detailed above in Hydrology, the Project is required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ[156] as well as NPDES Construction General Permit and a SWPPP would be prepared and implemented for the Proposed Project in compliance with the requirements of the NPDES Permit. The SWPPP would identify construction BMPs to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities.

Electric power, Natural gas, and Telecommunications

The Project Site is located in a developed, urbanized portion of Los Angeles that is served by existing electric power, natural gas, and telecommunications services. Electricity would be provided by LADWP. In the context of the greater Los Angeles service area and the growth forecasts used by utility service providers, the Project would not be a substantial source of new unplanned demand for electrical, gas or telecommunications services (Refer to Section 6. 'Energy' above). New connections for the Project would be coordinated with the appropriate service providers. Any trenching or other excavation within the public right of way would also be coordinated with the City Department of Public Works.

Based on the survey and existing Los Angeles records, there are existing utility lines that run around the perimeter of the property. The Applicant is proposing to connect to water and wastewater lines in Selma Avenue to accommodate the development. The Project would not

155 Watershed Protection. Ordinance and History. LA Sanitation – City of Los Angeles. Available online at: https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-wp/s-lsh-wwd-wp-lid/s-lsh-wwd-wp-lid-oh?_adf.ctrl-state=nqhx0d7oj_380&_afrLoop=2800477855450270#!.

156 Watershed Protection, General Construction Activity Stormwater Permit. LA Sanitation – City of Los Angeles. Available online at: https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-wp/s-lsh-wwd-wp-ec/s-lsh-wwd-wp-ec-rm?_afrLoop=2802032421121765&_afrWindowMode=0&_afrWindowId=null&_adf.ctrl-state=nqhx0d7oj_1068#!%40%40%3F_afrWindowId%3Dnull%26_afrLoop%3D2802032421121765%26_afrWindowMode%3D0%26_adf.ctrl-state%3Dnqhx0d7oj_1072.

require relocation of electrical, gas, or telecommunications facilities, the relocation of which could cause significant environmental effects. Therefore, impacts to water, wastewater, stormwater, and other utilities would be less than significant.

b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less Than Significant Impact. Refer to 'a' above. As shown in **Table IV.19-1** under projected water use, the Project would result in an increase of approximately 12,039 gallons per day in water consumption. The Project does not materially alter socioeconomic variables or projected growth by use. Any shortfall in LADWP controlled supplies (groundwater, recycled, conservation, LA aqueduct) is offset with Metropolitan Water District (MWD) purchases to rise to the level of demand. The UWMP demonstrates adequate capacity currently and future capacity to accommodate City growth into which the Project would easily fit, as the Project does not propose any changes to the land use or zoning designations for the Project Site. Therefore, the impact would be less than significant.

c. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact. Refer to '19 a' above. With a remaining daily capacity of 88 mgd, the HTP would have adequate capacity to serve the Project's projected 0.0012 mgd generation. Further, as stated above, the Project does not propose any changes to the zoning or land use designation for the Project Site, and therefore, the wastewater generation for the Project was accounted for within City and regional estimates.

d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. A significant impact would occur if a project were to increase solid waste generation to such a degree that the existing and projected landfill capacity would not be enough to accommodate the additional solid waste. A project is determined to result in a significant impact on solid waste when: 1) considering the amount of projected waste generation during construction and operation of the project; 2) the need for additional solid waste facilities to adequately handle project-generated waste; and 3) whether the project conflicts with solid waste policies and objectives in the Source Reduction and Recycling Element (SRRE), the Solid Waste Management Policy Plan (SWMPP), or the Framework Element of the Curbside Recycling Program.

Solid waste generated within the City is disposed of at privately owned landfill facilities throughout the County of Los Angeles. While the Bureau of Sanitation provides waste collection services to single-family and some small multifamily developments, private haulers provide waste collection services for most multifamily residential and commercial developments within the City. Solid waste transported by both public and private haulers is recycled, reused, and transformed at a waste-to-energy facility, or disposed of at a landfill. The County's Public Works Department prepares an annual report on solid waste management in the County in order to help meet long-term needs and maintain adequate capacity. Landfills within the County are categorized as either Class III or unclassified landfills. Non-hazardous municipal solid waste is disposed in Class III landfills, while inert waste such as construction waste, yard trimmings, and earth-like waste are disposed of in unclassified landfills.[157] Ten Class III landfills and one unclassified landfill with solid waste facility permits are located within Los Angeles County.[158] Of the ten Class III landfills in Los Angeles County, five Class III landfills are open to the City of Los Angeles.[159] The Class III landfills have an estimated remaining capacity of 167.58 million tons, with 149.77 million tons open to the City. The unclassified landfill serving the County is Azusa Land Reclamation with an estimated 55.71 million tons of remaining capacity.[160]

Pursuant to the requirements of Senate Bill 1374, the Project would implement a construction waste management plan to recycle and/or salvage a minimum of 75 percent of nonhazardous demolition and construction debris. Materials that could be recycled or salvaged include asphalt, glass, and concrete. Debris not recycled could be accepted at the unclassified landfill (Azusa Land Reclamation) within Los Angeles County and within the Class III landfills open to the City.

As shown in **Table IV.19-3**, **Project Construction Solid Waste Generation,** after accounting for mandatory recycling, the Project would result in approximately 121 tons of construction

157 Inert waste is waste which is neither chemically or biologically reactive and will not decompose. Examples of this are sand and concrete.

158 The ten Class III landfills within Los Angeles County include: Antelope Valley, Burbank, Calabasas, Chiquita Canyon, Lancaster, Pebbly Beach, San Clemente, Savage Canyon, Scholl Canyon, and Sunshine Canyon City/County. The total number of Class III landfills within Los Angeles County excludes the Puente Hills Landfill, which closed on October 31, 2013. The unclassified landfill within the Los Angeles County is the Azusa Land Reclamation facility.

159 The five Class III landfills open to the City of Los Angeles include: Antelope Valley, Calabasas, Chiquita Canyon, Lancaster, and Sunshine Canyon City/County. Note that while the Calabasas Landfill is open to the City of Los Angeles, its service area is limited to the cities of Hidden Hills, Agoura Hills, Westlake Village, and Thousand Oaks per Los Angeles County Ordinance No. 91-0003.

160 County of Los Angeles, Department of Public Works; Los Angeles County Integrated Waste Management Plan 2017 Annual Report, April 2019.

waste. Given the remaining permitted capacity the Azusa Land Reclamation facility, which is approximately 55.71 million tons, as well as the remaining 149.77 million tons of capacity at the Class III landfills open to the City, the landfills serving the Project Site would have sufficient capacity to accommodate the Project's construction solid waste disposal needs.

Table IV.19-3
Project Construction Solid Waste Generation

Land Use	Quantity	Generation Rate (lbs/sf)	Total (tons)
Construction Waste			
Residential	67,599 sf	4.05	137
Office/Ancillary	25,770 sf	3.92	51
		Subtotal	**188**
Demolition Waste			
Commercial Structures	16,445 sf	36	296
Total for Construction and Demolition Waste			**484**
Total after 75-Percent Recycling			**121**

Note:

sf = square feet lbs = pounds 1 ton = 2,000 pounds

Rate: U.S. Environmental Protection Agency, Report No. EPA530-98-010, Characterization of Building Related Construction and Demolition Debris in the United States, June 1998, Table 3, Table 4 and Table 6. Generation rates used in this analysis are based on an average of individual rates assigned to specific building types

Source: Impact Sciences, 2022

Table IV.19-4
Project Operational Solid Waste Generation

Land Use	Quantity	Generation Rate[a, b]	Total (tons)
Existing Conditions			
Commercial Structure	6,500 sf / 10 emp	2.98 tons/emp/yr	29.80
		Existing Subtotal	**29.80**
Proposed Project			
Residential	45 du	2.23 tons/du/yr	100.35
		Project Subtotal	**100.35**
		Total Net Increase	**70.55**

Note:

sf = square feet du = dwelling unit emp = employee lbs = pounds 1 ton = 2,000 pounds.

a Commercial employee generation = 0.00271/sf. Employee Generation Rates from LOS Angeles Unified School District Developer Fee Justification Study, March 2017, Table 14

b Non-residential yearly solid waste generation factors are from City of Los Angeles Bureau of Sanitation, City Waste Characterization and Quantification Study, Table 4, July 2002 Residential rates are from LA CEQA Thresholds Guide

Source: Impact Sciences, 2022

As shown in **Table IV.19-4, Project Operational Solid Waste Generation,** the Project would generate approximately 100.35 tons per year of solid waste. This would be an increase of approximately 70.55 tons per year in on-site solid waste generation over the exiting uses of approximately 29.80 tons per year. This estimated solid waste is conservative because the waste generation factors used do not account for recycling or other waste diversion measures such as compliance with Assembly Bill 341, which requires California commercial enterprises and public entities that generate four cubic yards or more per week of waste, and multi-family housing with five or more units, to adopt recycling practices. Likewise, the analysis does not include implementation of the City's Zero Waste LA franchising system, which is expected to result in a reduction of landfill disposal Citywide with a goal of reaching a Citywide recycling rate of 90 percent by the year 2025.[161]

161 The Zero Waste LA Franchise System would divide the City into 11 zones and designate a single trash hauler for each zone. Source: LA Sanitation, "Zero Waste LA—Franchise." Available online at: www.lacitysan.org/san/faces/ home/portal/s-lsh-wwd/s-lsh-wwd-s/s-lshwwd-s-zwlaf;jsessionid=nJABd_CcLHL4DCOkGSCJWv1buV9atyQtoUkP50TwYHe5jczy6OaK!782088041!NONE?_afrLoop=17071741526736871&_afrWindowMode=0&_afrWindowId=null#!%40%40%3F_afrWindowId%3Dnull%26_afrLoop%3D17071741526736871%26_afrWindowMode%3D0%26_adf.ctrl-state%3Dge1mehnju_4

The Project solid waste disposal would represent approximately 0.002 of a percent of the City's annual solid waste disposal quantity, based on the 2017 disposal of approximately 3.2 million tons. The Project solid waste disposal would represent approximately 0.00004 percent of the estimated remaining Class III landfill capacity of 149.77 million tons available to the City of Los Angeles.

Based on the above, the landfills that serve the Project Site would have sufficient permitted capacity to accommodate the solid waste that would be generated by the construction and operation of the Project. Therefore, impacts would be less than significant.

e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. A significant impact could occur if a project would generate solid waste that was not disposed of in accordance with applicable regulations. The Project would generate solid waste that is typical of residential buildings and would comply with all federal, State, and local statutes and regulations regarding proper disposal. Impacts would be less than significant.

20. Wildfire

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. The Project Site is located in a highly urbanized and built out commercial and residential area surrounded by existing roadways, transportation rails and other urban infrastructure. The Site is not located within or near the vicinity of a Very High Fire Hazard Severity Zone (VHFHSZ).[162] The City of Los Angeles Fire Department (LAFD) identifies the Kenneth Hahn State Recreation Area, Griffith Park and the Hollywood Hills as areas of VHFHSZ. The Project Site is located approximately 1.4 miles southeast of the Hollywood Hills, approximately 1.6 miles southwest of Griffith Park, and 7.0 miles northeast of Kenneth Hahn State Recreation Area. The City of Los Angeles Emergency Operations Plan – Evacuation Annex identifies the LAFD as the lead in conducting evacuations for brush fires.[163] The Evacuation Annex's objectives include providing a concept of operations to support evacuation procedures including transportation resources. Preparedness is key in successful evacuations, and in this case, it is important residents have the ability to leave the Project Site quickly and safely through a number of transportation means available to them. The Site is surrounded on all sides by existing buildings and infrastructure including roadways. A major freeway (U.S. 101) and several major throughfares serve the Project Site, providing ready access to residents and employees of the proposed Project. Therefore, due to the Project's

162 The Very High Fire Hazard Severity Zone (or "Zone") was first established in the City of Los Angeles in 1999 and replaced the older "Mountain Fire District" and "Buffer Zone." The "Zone" was carefully determined according to California State Law. Los Angeles Fire Department, Fire-Zone, https://www.lafd.org/fire-zone.

163 City of Los Angeles Evacuation Annex 2018. Available online at: https://emergency.lacity.org/sites/g/files/wph496/f/Evacuation%20Annex%202018.pdf

distance from VHFHSZ and ability for residents and employees to evacuate in the event of a fire there would be no impact.

b. Due to slope, prevailing winds, and other factors exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. As stated above, the Project is located three miles from VHFHSZ to the northeast and to the south of the Site. However, the Project Site itself is leveled due to urban infrastructure and development and does not have wildlands or natural habitat that could exacerbate an ongoing fire. The Site is also served by LAFD Fire Station 27, located at 1327 North Cole Avenue, about one-half mile away from the Project Site.[164] Therefore, given the leveled urbanized location of the Project Site and the Fire Station nearby, the probability of a brush fire spreading significantly beyond the identified VHFHSZ area is insignificant and there would be no impact.

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. The Project Site is located within an urbanized area of the City and does not include wildlands nor high fire terrain. The Site is surrounded on all sides by existing buildings and infrastructure including roadways. Moreover, Interstate Highway 101, approximately 0.4 miles east of the Site, along with the major thoroughfares Hollywood Boulevard, Sunset Boulevard and Cahuenga Boulevard would provide ready access to residents of the proposed Project. Therefore, no impacts would occur.

d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. The Project Site is a level/flat area of the Hollywood Community Plan Area in a highly urbanized section of Los Angeles. The risk of wildfire or the resulting runoff and drainage changes as a result of a wildfire would not exist because any wildfire that could potentially occur would be at the Hollywood Hills/Griffith Park to the north and northeast, not on the Project Site itself. Therefore, there would be no impact.

164 Los Angeles Fire Department, Find My Station. Available online at: https://www.lafd.org/fire-stations/station-results, accessed on November 15, 2021.

21. Mandatory Findings of Significance

a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant with Mitigation Incorporated. As discussed under **Biological Resources,** the Project would not impact any endangered fauna or flora. Further, because of the highly urbanized nature of the Project Site and the surrounding area, construction and operation of the Proposed Project would not impact any habitat of a fish or wildlife species at the Project Site or the surrounding area, the Project would not impact the habitat or population level of fish or wildlife species, nor would it threaten a plant or animal community, nor impact the range of a rare or endangered plant or animal.

As discussed in **Section IV.5, Cultural Resources,** and **Section IV.7, Geology and Soils**, potential impacts related to historical, archaeological, and paleontological resources would be less than significant following the implementation of the regulatory compliance and mitigation measures.

Therefore, the Project would not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less Than Significant with Mitigation Incorporated. The potential for cumulative impacts occurs when the independent impacts of the Project are combined with impacts from other developments to result in impacts that are greater than those of this Project alone. Located within the vicinity of the Project Site are other past, current, and reasonably foreseeable projects whose development, in conjunction with that of the Project, may contribute to potential cumulative impacts. However, based on the preceding discussions, which consider cumulative conditions/impacts, no unmitigatable significant impacts were identified for the

environmental resources identified in this SCEA. The Proposed Project would not result in any unmitigated significant impacts pursuant to the topics analyzed in the above Environmental Checklist, and therefore cumulative impacts would be less than significant with recommended mitigations incorporated.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant with Mitigation Incorporated. A significant impact could occur if a project has the potential to result in significant impacts. As identified throughout this SCEA, the Proposed Project would have no unmitigatable significant impacts that would cause substantial adverse effects to human beings directly or indirectly. Any potentially significant impacts would be reduced to less than significant levels through the implementation of the applicable of the recommended mitigation measures. Therefore, this impact would be less than significant with mitigation incorporated.

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APPENDIX A

Applicable Mitigation Measures

APPENDIX A

INCORPORATION OF FEASIBLE MITIGATION MEASURES, PERFORMANCE STANDARDS, AND CRITERIA FROM PRIOR APPLICABLE EIRS

Public Resources Code (PRC) § 21151.2 requires that a transit priority project incorporate all feasible mitigation measures, performance standards, or criteria from prior applicable EIRs. The City has complied with PRC § 21151.2 by reviewing all of the suggested mitigation measures in Southern California Association of Governments (SCAG) Connect SoCal (2020–2045 Regional Transportation Plan/Sustainable Communities Strategy [RTP/SCS]) for imposition on the project. The mitigation measures were not imposed if the project was found to be in substantial compliance with the mitigation measure as proposed or if the mitigation measures were found not to be applicable. If the project was not found to be in substantial compliance or the mitigation measure was found applicable, the City considered whether to use the mitigation measure or an equally effective City mitigation measure (including the mitigation measures developed for the SCEA prepared for the proposed project). The applicable mitigation measures, performance standards, or criteria from the aforementioned documents are discussed in the tables below and are included in applicable technical sections of the Environmental Checklist portion of the SCEA.

Table 1
SCAG Connect SoCal (2020 – 2045 RTP/SCS)
Applicable Mitigation Measures

Project Level Mitigation Measure	Applicability to the Project
Aesthetics	
PMM AES-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to address potential aesthetic impacts to scenic vistas, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Use a palette of colors, textures, building materials that are graffiti-resistant, and/or plant materials that complement the surrounding landscape and development. b) Use contour grading to better match surrounding terrain. Contour edges of major cut-and-fill to provide a more natural looking finished profile. c) Design new corridor landscaping to respect existing natural and man-made features and to complement the dominant landscaping of the surrounding areas. d) Replace and renew landscaping along corridors with road widenings, interchange projects, and related improvements.	This Mitigation Measure is not applicable to the Proposed Project as PRC § 21099, enacted by Senate Bill 743, provides that "aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment." The Project Site is in an urbanized area within the City of Los Angeles. The Proposed Project is a transit-oriented residential development. The project site is located less than one-half mile from Metro Bus Lines with frequency intervals of less than 15 minutes during morning and afternoon peak times. Furthermore, the planned Metro B (Red) Line station at Hollywood Boulevard and Vine Street is approximately 0.33 mile away from the Project Site. Therefore, the proposed project is located in a transit priority area as defined in PRC § 21099. The proposed project's aesthetic impacts shall not be considered significant impacts on the environment pursuant to PRC § 21099.

Project Level Mitigation Measure	Applicability to the Project
e) Retain or replace trees bordering highways, so that clear-cutting is not evident. f) Provide new corridor landscaping that respects and provides appropriate transition to existing natural and man-made features and is complementary to the dominant landscaping or native habitats of surrounding areas. g) Reduce the visibility of construction staging areas by fencing and screening these areas with low contrast materials consistent with the surrounding environment, and by revegetating graded slopes and exposed earth surfaces at the earliest opportunity; h) Use see-through safety barrier designs (e.g. railings rather than walls)	
PMM AES-2: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to address potential aesthetic impacts that substantially degrade visual character, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Minimize contrasts in scale and massing between the projects and surrounding natural forms and development, minimize their intrusion into important viewsheds, and use contour grading to better match surrounding terrain in accordance with county and city hillside ordinances, where applicable. b) Design landscaping along highway corridors to add significant natural elements and visual interest to soften the hard-edged, linear transportation corridors. c) Require development of design guidelines for projects that make elements of proposed buildings/facilities visually compatible or minimize visibility of changes in visual quality or character through use of hardscape and softscape solutions. Specific measures to be addressed include setback buffers, landscaping, color, texture, signage, and lighting criteria. d) Design projects consistent with design guidelines of applicable general plans. e) Require that sites are kept in a blight/nuisance-free condition. Remove blight or nuisances that compromise visual character or visual quality of project areas including graffiti abatement, trash removal, landscape management, maintenance of signage and billboards in good condition, and replace compromised native vegetation and landscape. f) Where sound walls are proposed, require sound wall construction and design methods that account for visual impacts as follows: — use transparent panels to preserve views where sound walls would block views from residences; — use landscaped earth berm or a combination wall and berm to minimize the apparent sound wall height;	This Mitigation Measure is not applicable to the proposed project as PRC § 21099, enacted by Senate Bill 743, provides that "aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment." The Project Site is in an urbanized area within the City of Los Angeles. The Proposed Project is a transit-oriented residential development. The project site is located less than one-half mile from Metro Bus Lines with frequency intervals of less than 15 minutes during morning and afternoon peak times. Furthermore, the planned Metro B (Red) Line station at Hollywood Boulevard and Vine Street is approximately 0.33 mile away from the Project Site. Therefore, the proposed project is located in a transit priority area as defined in PRC § 21099. The proposed project's aesthetic impacts shall not be considered significant impacts on the environment pursuant to PRC § 21099.

Project Level Mitigation Measure	Applicability to the Project
— construct sound walls of materials whose color and texture complements the surrounding landscape and development; g) Design sound walls to increase visual interest, reduce apparent height, and be visually compatible with the surrounding area; and landscape the sound walls with plants that screen the sound wall, preferably with either native vegetation or landscaping that complements the dominant landscaping of surrounding areas.	
PMM AES-3: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to address potential aesthetic impacts that substantially degrade visual character, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Use lighting fixtures that are adequately shielded to a point below the light bulb and reflector and that prevent unnecessary glare onto adjacent properties. b) Restrict the operation of outdoor lighting for construction and operation activities to the hours of 7:00 a.m. to 10:00 p.m. or as otherwise required by applicable local rules or ordinances. c) Use high pressure sodium and/or cut-off fixtures instead of typical mercury-vapor fixtures for outdoor lighting. d) Use unidirectional lighting to avoid light trespass onto adjacent properties. e) Design exterior lighting to confine illumination to the project site, and/or to areas which do not include light-sensitive uses. f) Provide structural and/or vegetative screening from light-sensitive uses. g) Shield and direct all new street and pedestrian lighting away from light-sensitive off-site uses. h) Use non-reflective glass or glass treated with a non-reflective coating for all exterior windows and glass used on building surfaces. i) Architectural lighting shall be directed onto the building surfaces and have low reflectivity to minimize glare and limit light onto adjacent properties.	This Mitigation Measure is not applicable to the Proposed Project as PRC § 21099, enacted by Senate Bill 743, provides that "aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment." The Project Site is in an urbanized area within the City of Los Angeles. The Proposed Project is a transit-oriented residential development. The project site is located less than one-half mile from Metro Bus Lines with frequency intervals of less than 15 minutes during morning and afternoon peak times Furthermore, the planned Metro B (Red) Line station at Hollywood Boulevard and Vine Street is approximately 0.33 mile away from the Project Site. Therefore, the proposed project is located in a transit priority area as defined in PRC § 21099. The proposed project's aesthetic impacts shall not be considered significant impacts on the environment pursuant to PRC § 21099.
Agriculture and Forestry	
PMM AG-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to address potential adverse effects on agricultural resources, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Require project sponsors to mitigate for loss of farmland by providing permanent protection of in-kind farmland in the form of easements, fees, or elimination of development rights/potential. b) Project relocation or corridor realignment to avoid Prime Farmland, Unique Farmland, or Farmland of	This Mitigation Measure is not applicable to the Proposed Project as no farmland or agricultural activity exists on or in the vicinity of the project site. See Section IV-2, Agricultural Resources, of the SCEA for further information.

Project Level Mitigation Measure	Applicability to the Project
Local or Statewide Importance. c) Maintain and expand agricultural land protections such as urban growth boundaries. d) Provide for mitigation fees to support a mitigation bank[1] that invests in farmer education, agricultural infrastructure, water supply, marketing, etc. that enhance the commercial viability of retained agricultural lands. e) Minimize severance and fragmentation of agricultural land by constructing underpasses and overpasses at reasonable intervals to provide property access. f) Use berms, buffer zones, setbacks, and fencing to reduce conflicts between new development and farming uses and protect the functions of farmland.	
PMM AG-2: Project level mitigation measures can and should be considered by Lead Agencies as applicable and feasible. Measures to reduce substantial adverse effects on Williamson Act contracts to the maximum extent practicable, as determined appropriate by each Lead Agency, may include the following, or other comparable measures: a) Project relocation or corridor realignment to avoid lands in Williamson Act contracts. b) Establish conservation easements consistent with the recommendations of the Department of Conservation, or 20-year Farmland Security Zone contracts (Government Code Section 51296 et seq.), 10-year Williamson Act contracts (Government Code Section 51200 et seq.), or use of other conservation tools available from the California Department of Conservation Division of Land Resource Protection.	This Mitigation Measure is not applicable to the Proposed Project as the Project Site is not zoned for agricultural production, there is no farmland at the project site, and there are no Williamson Act Contracts in effect for the project site. See Section IV-2, Agricultural Resources, of the SCEA for further information.
PMM AG-3: Project level mitigation measures can and should be considered by Lead Agencies as applicable and feasible. Measures to reduce substantial adverse effects, through the conversion of Farmland to maximum extent practicable, as determined appropriate by each Lead Agency, may include the following, or other comparable measures: a) Minimize construction related impacts to agricultural and forestry resources by locating materials and stationary equipment in such a way as to prevent conflict with agriculture and forestry resources.	This Mitigation Measure is not applicable to the Proposed Project as the Project Site is not zoned for agricultural production and there is no farmland at the project site. See Section IV-2, Agricultural Resources, of the SCEA for further information.
PMM AG-4: Project level mitigation measures can and should be considered by Lead Agencies as applicable and feasible. Measures to reduce substantial adverse effects, through the conversion of Farmland, to the maximum extent practicable, as determined appropriate by each Lead Agency, may include the following, or other comparable measures: a) Design proposed projects to minimize, to the greatest extent feasible, the loss of the highest valued agricultural land. b) Redesign project features to minimize fragmenting or isolating Farmland. Where a project involves acquiring land or easements, ensure that the remaining non-project area is of a size sufficient to allow economically viable farming operations. The project proponents shall be responsible for acquiring	This Mitigation Measure is not applicable to the Proposed Project as the Project Site is not zoned for agricultural production and there is no farmland at the project site. See Section IV-2, Agricultural Resources, of the SCEA for further information.

[1] The California Department of Fish and Wildlife provides a definition for conservation or mitigation banks on their website (please see https://www.wildlife.ca.gov/Conservation/Planning/Banking).

Project Level Mitigation Measure	Applicability to the Project
easements, making lot line adjustments, and merging affected land parcels into units suitable for continued commercial agricultural management. c) Reconnect utilities or infrastructure that serve agricultural uses if these are disturbed by project construction. If a project temporarily or permanently cuts off roadway access or removes utility lines, irrigation features, or other infrastructure, the project proponents shall be responsible for restoring access as necessary to ensure that economically viable farming operations are not interrupted.	
PMM AG-5: Project level mitigation measures can and should be considered by Lead Agencies as applicable and feasible. Measures to reduce substantial adverse effects, through the conversion of Farmland, to the maximum extent practicable, as determined appropriate by each Lead Agency, may include the following, or other comparable measures: a) Manage project operations to minimize the introduction of invasive species or weeds that may affect agricultural production on adjacent agricultural land. Where a project has the potential to introduce sensitive species or habitats or have other spill-over effects on nearby agricultural lands, the project proponents shall be responsible for acquiring easements on nearby agricultural land and/or financially compensating for indirect effects on nearby agricultural land. Easements (e.g., flowage easements) shall be required for temporary or intermittent interruption in farming activities (e.g., because of seasonal flooding or groundwater seepage). Acquisition or compensation would be required for permanent or significant loss of economically viable operations.	This Mitigation Measure is not applicable to the Proposed Project as the Project Site is not zoned for agricultural production and there is no farmland at the project site. See Section IV-2, Agricultural Resources, of the SCEA for further information.
Air Quality	
PMM AQ-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to violating air quality standards. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Minimize land disturbance. b) Suspend grading and earth moving when wind gusts exceed 25 miles per hour unless the soil is wet enough to prevent dust plumes. c) Cover trucks when hauling dirt. d) Stabilize the surface of dirt piles if not removed immediately. e) Limit vehicular paths on unpaved surfaces and stabilize any temporary roads. f) Minimize unnecessary vehicular and machinery activities. g) Sweep paved streets at least once per day where there is evidence of dirt that has been carried on to the roadway. h) Revegetate disturbed land, including vehicular paths created during construction to avoid future off-road vehicular activities.	The proposed project is subject to the South Coast Air Quality Management District (SCAQMD) rules and mentioned in Section IV-3, Air Quality of the SCEA. Upon compliance, the Project would satisfy the applicable requirements of this mitigation measure. The Project's impacts to Air Quality were analyzed in Section IV-3, Air Quality, of the SCEA analysis and were found to be less than significant and the Project would not require any mitigation measures for this impact.

Project Level Mitigation Measure	Applicability to the Project
i) On Caltrans projects, Caltrans Standard Specifications 10-Dust Control, 17-Watering, and 18-Dust Palliative shall be incorporated into project specifications.	
j) Require contractors to assemble a comprehensive inventory list (i.e., make, model, engine year, horsepower, emission rates) of all heavy-duty off-road (portable and mobile) equipment (50 horsepower and greater) that could be used an aggregate of 40 or more hours for the construction project. Prepare a plan for approval by the applicable air district demonstrating achievement of the applicable percent reduction for a CARB-approved fleet.	
k) Ensure that all construction equipment is properly tuned and maintained.	
l) Minimize idling time to 5 minutes—saves fuel and reduces emissions.	
m) Provide an operational water truck on-site at all times. Use watering trucks to minimize dust; watering should be sufficient to confine dust plumes to the project work areas. Sweep paved streets at least once per day where there is evidence of dirt that has been carried on to the roadway.	
n) Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators.	
o) Develop a traffic plan to minimize community impacts as a result of traffic flow interference from construction activities. The plan may include advance public notice of routing, use of public transportation, and satellite parking areas with a shuttle service. Schedule operations affecting traffic for off-peak hours. Minimize obstruction of through-traffic lanes. Provide a flag person to guide traffic properly and ensure safety at construction sites. Project sponsors should consider developing a goal for the minimization of community impacts.	
p) As appropriate require that portable engines and portable engine-driven equipment units used at the project work site, with the exception of on-road and off-road motor vehicles, obtain CARB Portable Equipment Registration with the state or a local district permit. Arrange appropriate consultations with the CARB or the District to determine registration and permitting requirements prior to equipment operation at the site.	
q) Require projects to use Tier 4 Final equipment or better for all engines above 50 horsepower (hp). In the event that construction equipment cannot meet to Tier 4 Final engine certification, the Project representative or contractor must demonstrate through future study with written findings supported by substantial evidence that is approved by SCAG before using other technologies/strategies. Alternative applicable strategies may include, but would not be limited to, construction equipment with Tier 4 Interim or reduction in the number and/or horsepower rating of construction equipment and/or limiting the number of construction equipment operating at the same time. All equipment must be	

Project Level Mitigation Measure	Applicability to the Project
tuned and maintained in compliance with the manufacturer's recommended maintenance schedule and specifications. All maintenance records for each equipment and their contractor(s) should make available for inspection and remain on-site for a period of at least two years from completion of construction, unless the individual project can demonstrate that Tier 4 engines would not be required to mitigate emissions below significance thresholds. Project sponsors should also consider including ZE/ZNE technologies where appropriate and feasible.	
r) Projects located within the South Coast Air Basin should consider applying for South Coast AQMD "SOON" funds which provides funds to applicable fleets for the purchase of commercially available low-emission heavy-duty engines to achieve near-term reduction of NOx emissions from in-use off-road diesel vehicles.	
s) Projects located within AB 617 communities should review the applicable Community Emissions Reduction Plan (CERP) for additional mitigation that can be applied to individual projects.	
t) Where applicable, projects should provide information about air quality related programs to schools, including the Environmental Justice Community Partnerships (EJCP), Clean Air Ranger Education (CARE), and Why Air Quality Matters programs.	
u) Projects should work with local cities and counties to install adequate signage that prohibits truck idling in certain locations (e.g., near schools and sensitive receptors).	
v) As applicable for airport projects, the following measures should be considered: a. Considering operational improvements to reduce taxi time and auxiliary power unit usage, where feasible. Additionally, consider single engine taxing, if feasible as allowed per Federal Aviation Administration guidelines. b. Set goals to achieve a reduction in emissions from aircraft operations over the lifetime of the proposed project. **c.** Require the use of ground service equipment (GSE) that can operate on battery-power. If electric equipment cannot be obtained, require the use of alternative fuel, the cleanest gasoline equipment, or Tier 4, at a minimum.	
w) As applicable for port projects, the following measures should be considered: a. Develop specific timelines for transitioning to zero emission cargo handling equipment (CHE). b. Develop interim performance standards with a minimum amount of CHE replacement each year to ensure adequate progress.	

Project Level Mitigation Measure	Applicability to the Project
c. Use short side electric power for ships, which may include tugboats and other ocean-going vessels or develop incentives to gradually ramp up the usage of shore power. d. Install the appropriate infrastructure to provide shore power to operate the ships. Electrical hookups should be appropriately sized. e. Maximize participation in the Port of Los Angeles' Vessel Speed Reduction Program or the Port of Long Beach's Green Flag Initiation Program in order to reduce the speed of vessel transiting within 40 nautical miles of Point Fermin. f. Encourage the participation in the Green Ship Incentives. g. Offer incentives to encourage the use of on-dock rail. x) As applicable for rail projects, the following measures should be considered: a. Provide the highest incentives for electric locomotives and then locomotives that meet Tier 5 emission standards with a floor on the incentives for locomotives that meet Tier 4 emission standards. y) Projects that will introduce sensitive receptors within 500 feet of freeways and other sources should consider installing high efficiency of enhanced filtration units, such as Minimum Efficiency Reporting Value (MERV) 13 or better. Installation of enhanced filtration units can be verified during occupancy inspection prior to the issuance of an occupancy permit. z) Develop an ongoing monitoring, inspection, and maintenance program for the MERV filters. a. Disclose potential health impacts to prospective sensitive receptors from living in close proximity to freeways or other sources of air pollution and the reduced effectiveness of air filtration systems when windows are open or residents are outside. b. Identify the responsible implementing and enforcement agency to ensure that enhanced filtration units are installed on-site before a permit of occupancy is issued. c. Disclose the potential increase in energy costs for running the HVAC system to prospective residents. d. Provide information to residents on where MERV filters can be purchased. e. Provide recommended schedule (e.g., every year or every six months) for replacing the enhanced filtration units. f. Identify the responsible entity such as future residents themselves, Homeowner's Association, or property	

Project Level Mitigation Measure	Applicability to the Project
managers for ensuring enhanced filtration units are replaced on time. g. Identify, provide, and disclose ongoing cost-sharing strategies, if any, for replacing the enhanced filtration units. h. Set criteria for assessing progress in installing and replacing the enhanced filtration units; and i. Develop a process for evaluating the effectiveness of the enhanced filtration units. aa) Consult the SCAG Environmental Justice Toolbox for potential measures to address impacts to low-income and/or minority communities.	
Biological Resources	
PMM BIO-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to threatened and endangered species, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Require project design to avoid occupied habitat, potentially suitable habitat, and designated critical habitat, wherever practicable and feasible. b) Where avoidance is determined to be infeasible, provide conservation measures to fulfill the requirements of the applicable authorization for incidental take pursuant to Section 7 or 10(a) of the federal ESA, Section 2081 of the California ESA to support issuance of an incidental take permit, and/or as identified in local or regional plans. Conservation strategies to protect the survival and recovery of federally and state-listed endangered and local special status species may include: i. Impact minimization strategies ii. Contribution of in-lieu fees for in-kind conservation and mitigation efforts iii. Use of in-kind mitigation bank credits iv. Funding of research and recovery efforts v. Habitat restoration vi. Establishment of conservation easements vii. Permanent dedication of in-kind habitat c) Design projects to avoid desert native plants protected under the California Desert Native Plants Act, salvage and relocate desert native plants, and/or pay in lieu fees to support off-site long-term conservation strategies. d) Temporary access roads and staging areas will not be located within areas containing sensitive plants, wildlife species or native habitat wherever feasible, so as to avoid or minimize impacts to these species. e) Develop and implement a Worker Environmental Awareness Program (environmental education) to inform project workers of their responsibilities to	This Mitigation Measure is not applicable to the Proposed Project as the Project Site does not contain any critical habitat or support any species identified or designated as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The Project Site is located in an urbanized area of the City and is not identified as a vegetation zone that could serve as species' habitat. No mitigation is required for this impact. See Section IV-4, Biological Resources, of the SCEA for further information.

Project Level Mitigation Measure	Applicability to the Project
avoid and minimize impacts on sensitive biological resources. f) Retain a qualified botanist to document the presence or absence of special status plants before project implementation. g) Appoint a qualified biologist to monitor construction activities that may occur in or adjacent to occupied sensitive species' habitat to facilitate avoidance of resources not permitted for impact. h) Appoint a qualified biologist to monitor implementation of mitigation measures. i) Schedule construction activities to avoid sensitive times for biological resources (e.g. steelhead spawning periods during the winter and spring, nesting bird season) and to avoid the rainy season when erosion and sediment transport is increased. j) Develop an invasive species control plan associated with project construction. k) If construction occurs during breeding seasons in or adjacent to suitable habitat, include appropriate sound attenuation measures required for sensitive avian species and other best management practices appropriate for potential local sensitive wildlife. l) Conduct pre-construction surveys to delineate occupied sensitive species' habitat to facilitate avoidance. m) Where projects are determined to be within suitable habitat and may impact listed or sensitive species that have specific field survey protocols or guidelines outlined by the USFWS, CDFW, or other local agency, conduct preconstruction surveys that follow applicable protocols and guidelines and are conducted by qualified and/or certified personnel.	
PMM BIO-2: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to riparian habitats and other sensitive natural communities, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Consult with the USFWS and NMFS where such state-designated sensitive or riparian habitats provide potential or occupied habitat for federally listed rare, threatened, and endangered species afforded protection pursuant to the federal ESA. b) Consult with the USFS where such state-designated sensitive or riparian habitats provide potential or occupied habitat for federally listed rare, threatened, and endangered species afforded protection pursuant to the federal ESA and any additional species afforded protection by an adopted Forest Land Management Plan or Resource Management Plan for the four national forests in the six-county area: Angeles, Cleveland, Los Padres, and San Bernardino. c) Consult with the CDFW where such state-designated sensitive or riparian habitats provide potential or occupied habitat for state-listed rare, threatened, and	This Mitigation Measure is not applicable to the Proposed Project as the Project Site does not contain any state-designated sensitive habitats, including riparian habitats that are in the jurisdiction and responsibility of U.S. Fish and Wildlife Service, the National Marine Fisheries Service, the California Department of Fish and Wildlife; and other public agencies, and/or Lead Agencies. See Section IV-4, Biological Resources, of the SCEA for more information.

Project Level Mitigation Measure	Applicability to the Project
endangered species afforded protection pursuant to the California ESA, or Fully Protected Species afforded protection pursuant to the State Fish and Game Code.	
d) Consult with the CDFW pursuant to the provisions of Section 1600 of the State Fish and Game Code as they relate to Lakes and Streambeds.	
e) Consult with the USFWS, USFS, CDFW, and counties and cities in the SCAG region, where state-designated sensitive or riparian habitats are occupied by birds afforded protection pursuant to the MBTA during the breeding season.	
f) Consult with the CDFW for state-designated sensitive or riparian habitats where furbearing mammals, afforded protection pursuant to the provisions of the State Fish and Game Code for fur-beaming mammals, are actively using the areas in conjunction with breeding activities.	
g) Require project design to avoid sensitive natural communities and riparian habitats, wherever practicable and feasible.	
h) Where avoidance is determined to be infeasible, develop sufficient conservation measures through coordination with local agencies and the regulatory agency (i.e., USFWS or CDFW) to protect sensitive natural communities and riparian habitats and develop appropriate compensatory mitigation, where required.	
i) Appoint a qualified wetland biologist to monitor construction activities that may occur in or adjacent to sensitive communities.	
j) Appoint a qualified wetland biologist to monitor implementation of mitigation measures.	
k) Schedule construction activities to avoid sensitive times for biological resources and to avoid the rainy season when erosion and sediment transport is increased.	
l) When construction activities require stream crossings, schedule work during dry conditions and use rubber-wheeled vehicles, when feasible. Have a qualified wetland scientist determine if potential project impacts require a Notification of Lake or Streambed Alteration to CDFW during the planning phase of projects.	
m) Consult with local agencies, jurisdictions, and landowners where such state-designated sensitive or riparian habitats are afforded protection pursuant an adopted regional conservation plan.	
n) Install fencing and/or mark sensitive habitat to be avoided during construction activities.	
o) Salvage and stockpile topsoil (the surface material from 6 to 12 inches deep) and perennial native plants, when recommended by the qualified wetland biologist, for use in restoring native vegetation to areas of temporary disturbance within the project area. Salvage of soils containing invasive species, seeds and/or rhizomes will be avoided as identified by the qualified wetland biologist.	
p) Revegetate with appropriate native vegetation	

Project Level Mitigation Measure	Applicability to the Project
following the completion of construction activities, as identified by the qualified wetland biologist. q) Complete habitat enhancement (e.g., through removal of non-native invasive wetland species and replacement with more ecologically valuable native species). r) Use Best Management Practices (BMPs) at construction sites to minimize erosion and sediment transport from the area. BMPs include encouraging growth of native vegetation in disturbed areas, using straw bales or other silt-catching devices, and using settling basins to minimize soil transport.	
PMM BIO-3: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to wetlands, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency. a) Require project design to avoid federally protected aquatic resources consistent with the provisions of Sections 404 and 401 of the CWA, wherever practicable and feasible. b) Where the lead agency has identified that a project, or other regionally significant project, has the potential to impact other wetlands or waters, such as those considered Waters Of the State of California under the State Wetland Definition and Procedures for Dischargers of Dredged or Fill Material to Waters of the State, not protected under Section 404 or 401 of the CWA, seek comparable coverage for these wetlands and waters in consultation with the SWRCB, applicable RWQCB, and CDFW. c) Where avoidance is determined to be infeasible, develop sufficient conservation measures to fulfill the requirements of the applicable authorization for impacts to federal and state protected aquatic resource to support issuance of a permit under Section 404 of the CWA as administered by the USACE. The use of an authorized Nationwide Permit or issuance of an individual permit requires the project applicant to demonstrate compliance with the USACE's Final Compensatory Mitigation Rule. The USACE reviews projects to ensure environmental impacts to aquatic resources are avoided or minimized as much as possible. Consistent with the administration's performance standard of "no net loss of wetlands" a USACE permit may require a project proponent to restore, establish, enhance or preserve other aquatic resources in order to replace those affected by the proposed project. This compensatory mitigation process seeks to replace the loss of existing aquatic resource functions and area. Project proponents required to complete mitigation are encouraged to use a watershed approach and watershed planning information. The new rule establishes performance standards, sets timeframes for decision making, and to the extent possible, establishes equivalent requirements and standards for the three sources of compensatory mitigation:	This Mitigation Measure is not applicable to the Proposed Project as the Project Site does not contain any state or federally protected wetlands. See Section IV-4, Biological Resources, of the SCEA for more information.

Project Level Mitigation Measure	Applicability to the Project
— Permittee-responsible mitigation — Contribution of in-kind in-lieu fees — Use of in-kind mitigation bank credits d) Where avoidance is determined to be infeasible and proposed projects' impacts exceed an existing Nationwide Permit (NWP) and/or California SWRCB-certified NWP, or applicable County Special Area Management Plan (SAMP), the lead agency should provide USACE and SWRCB (where applicable) an alternative analysis consistent with the Least Environmentally Damaging Practicable Alternatives in this order of priorities: — Avoidance — Impact Minimization — On-site alternatives — Off-site alternatives e) Require review of construction drawings by a certified wetland delineator as part of each project-specific environmental analysis to determine whether aquatic resources will be affected and, if necessary, perform formal wetland delineation.	
PMM BIO-4: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to wildlife movement, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Consult with the USFS where impacts to migratory wildlife corridors may occur in an area afforded protection by an adopted Forest Land Management Plan or Resource Management Plan for the four national forests in the six-County area: Angeles, Cleveland, Los Padres, and San Bernardino. b) Consult with counties, cities, and other local organizations when impacts may occur to open space areas that have been designated as important for wildlife movement related to local ordinances or conservation plans. c) Prohibit construction activities within 500 feet of occupied breeding areas for wildlife afforded protection pursuant to Title 14 § 460 of the California Code of Regulations protecting fur-bearing mammals, during the breeding season. d) Conduct a survey to identify active raptor and other migratory nongame bird nests by a qualified biologist at least two weeks before the start of construction at project sites from February 1 through August 31. e) Prohibit construction activities with 300 feet of occupied nest of birds afforded protection pursuant to the Migratory Bird Treaty Act, during the breeding season. f) Ensure that suitable nesting sites for migratory nongame native bird species protected under the Migratory Bird Treaty Act and/or trees with unoccupied raptor nests should only be removed prior to February 1, or following the nesting season. g) When feasible and practicable, proposed projects will	This Mitigation Measure is not applicable to the Proposed Project as the project is located in a developed urban area and does not involve the dispersal of wildlife nor would the project result in a barrier to migration or movement. The project would also comply with the Migratory Bird Treaty Act which governs the taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests. See Section IV-4, Biological Resources, of the SCEA for further information.

Project Level Mitigation Measure	Applicability to the Project
be designed to minimize impacts to wildlife movement and habitat connectivity and preserve existing and functional wildlife corridors. h) Conduct site-specific analyses of opportunities to preserve or improve habitat linkages with areas on- and off-site. i) Long linear projects with the possibility of impacting wildlife movement should analyze habitat linkages/wildlife movement corridors on a broad scale to avoid critical narrow choke points that could reduce function of recognized movement corridor. j) Require review of construction drawings and habitat connectivity mapping by a qualified biologist to determine the risk of habitat fragmentation. k) Pursue mitigation banking to preserve habitat linkages and corridors (opportunities to purchase, maintain, and/or restore offsite habitat). l) When practicable and feasible design projects to promote wildlife corridor redundancy by including multiple connections between habitat patches. m) Evaluate the potential for installation of overpasses, underpasses, and culverts to create wildlife crossings in cases where a roadway or other transportation project may interrupt the flow of species through their habitat. Retrofitting of existing infrastructure in project areas should also be considered for wildlife crossings for purposes of mitigation. n) Install wildlife fencing where appropriate to minimize the probability of wildlife injury due to direct interaction between wildlife and roads or construction. o) Where avoidance is determined to be infeasible, design sufficient conservation measures through coordination with local agencies and the regulatory agency (i.e., USFWS or CDFW) and in accordance with the respective counties and cities general plans to establish plans to mitigate for the loss of fish and wildlife movement corridors and/or wildlife nursery sites. The consideration of conservation measures may include the following measures, in addition to the measures outlined in MM-BIO-1(b), where applicable: — Wildlife movement buffer zones — Corridor realignment — Appropriately spaced breaks in center barriers — Stream rerouting — Culverts — Creation of artificial movement corridors such as freeway under- or overpasses — Other comparable measures p) Where the lead agency has identified that a RTP/SCS project, or other regionally significant project, has the potential to impact other open space or nursery site areas, seek comparable coverage for these areas in consultation with the USFWS, CDFW, NMFS, or other local jurisdictions.	

Project Level Mitigation Measure	Applicability to the Project
q) Incorporate applicable and appropriate guidance (e.g. FHWA-HEP-16-059), as well as best management practices, to benefit pollinators with a focus on native plants.	
PMM BIO-5: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce conflicts with local policies and ordinances protecting biological resources, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Consult with the appropriate local agency responsible for the administration of the policy or ordinance protecting biological resources. b) Prioritize retention of trees on-site consistent with local regulations. Provide adequate protection during the construction period for any trees that are to remain standing, as recommended by an International Society of Arboriculture (ISA) certified arborist. c) If specific project area trees are designated as "Protected Trees," "Landmark Trees," or "Heritage Trees," obtain approval for encroachment or removals through the appropriate entity, and develop appropriate mitigation measures at that time, to ensure that the trees are replaced. Mitigation trees shall be locally collected native species, as directed by a qualified biologist. d) Appoint an ISA certified arborist to monitor construction activities that may occur in areas with trees are designated as "Protected Trees," "Landmark Trees," or "Heritage Trees," to facilitate avoidance of resources not permitted for impact. Before the start of any clearing, excavation, construction or other work on the site, securely fence off every protected tree deemed to be potentially endangered by said site work. Keep such fences in place for duration of all such work. Clearly mark all trees to be removed. e) Establish a scheme for the removal and disposal of logs, brush, earth and other debris that will avoid injury to any protected tree. Where proposed development or other site work could encroach upon the protected perimeter of any protected tree, incorporate special measures to allow the roots to breathe and obtain water and nutrients. Minimize any excavation, cutting, filing, or compaction of the existing ground surface within the protected perimeter. Require that no change in existing ground level occur from the base of any protected tree at any time. Require that no burning or use of equipment with an open flame occur near or within the protected perimeter of any protected tree. f) Require that no storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees occur from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. Require that no heavy construction equipment or construction materials be operated or stored within a	This Mitigation Measure is not applicable to the Proposed Project. The Project is subject to the City's Tree Preservation Ordinance. However, there are currently no trees on the Project site. See Section IV-4, Biological Resources, of the SCEA for further information.

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distance from the base of any protected trees. Require that wires, ropes, or other devices not be attached to any protected tree, except as needed for support of the tree. Require that no sign, other than a tag showing the botanical classification, be attached to any protected tree. g) Thoroughly spray the leaves of protected trees with water periodically during construction to prevent buildup of dust and other pollution that would inhibit leaf transpiration, as directed by the certified arborist. h) If any damage to a protected tree should occur during or as a result of work on the site, the appropriate local agency will be immediately notified of such damage. If, such tree cannot be preserved in a healthy state, as determined by the certified arborist, require replacement of any tree removed with another tree or trees on the same site deemed adequate by the local agency to compensate for the loss of the tree that is removed. Remove all debris created as a result of any tree removal work from the property within two weeks of debris creation, and such debris shall be properly disposed of in accordance with all applicable laws, ordinances, and regulations. Design projects to avoid conflicts with local policies and ordinances protecting biological resources i) Where avoidance is determined to be infeasible, sufficient conservation measures to fulfill the requirements of the applicable policy or ordinance shall be developed, such as to support issuance of a tree removal permit. The consideration of conservation measures may include: — Avoidance strategies — Contribution of in-lieu fees — Planting of replacement trees — Re-landscaping areas with native vegetation post-construction — Other comparable measures developed in consultation with local agency and certified arborist.	
PMM BIO-6: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects on HCPs and NCCPs, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Consult with the appropriate federal, state, and/or local agency responsible for the administration of HCPs or NCCPs. b) Wherever practicable and feasible, the project shall be designed to avoid lands preserved under the conditions of an HCP or NCCP. c) Where avoidance is determined to be infeasible, sufficient conservation measures to fulfill the requirements of the HCP and/or NCCP, which would include but not be limited to applicable authorization for incidental take pursuant to Section 7 or 10(a) of the federal Endangered Species Act or Section 2081 of the California ESA, shall be developed to support	This Mitigation Measure is not applicable to the Proposed Project as no habitat conservation plan or natural community conservation plans encompass the site and no locally designated natural communities occur on or adjacent to the project site. See Section IV-4, Biological Resources, of the SCEA for further information.

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issuance of an incidental take permit or any other permissions required for development within the HCP/NCCP boundaries. The consideration of additional conservation measures would include the measures outlined in SMM-BIO-2, where applicable.	
Cultural Resources	
PMM CULT-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to historical resources, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Pursuant to *CEQA Guidelines* Section 15064.5, conduct a record search during the project planning phase at the appropriate Information Center to determine whether the project area has been previously surveyed and whether historical resources were identified. b) During the project planning phase, retain a qualified architectural historian, defined as an individual who meets the Secretary of the Interior's (SOI) Professional Qualification Standards (PQS) in Architectural History, to conduct historic architectural surveys if a built environment resource greater than 45 years in age may be affected by the project or if recommended by the Information Center. c) Comply with Section 106 of the National Historic Preservation Act (NHPA) including, but not limited to, projects for which federal funding or approval is required for the individual project. This law requires federal agencies to evaluate the impact of their actions on resources included in or eligible for listing in the National Register. Federal agencies must coordinate with the State Historic Preservation Officer in evaluating impacts and developing mitigation. These mitigation measures may include, but are not limited to the following: — Employ design measures to avoid historical resources and undertake adaptive reuse where appropriate and feasible. If resources are to be preserved, as feasible, carry out the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction in a manner consistent with the Secretary of the Interior's Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. If resources would be impacted, impacts should be minimized to the extent feasible. — Where feasible, noise buffers/walls and/or visual buffers/landscaping should be constructed to preserve the contextual setting of significant built resources. d) If a project requires the relocation, rehabilitation, or alteration of an eligible historical resource, the Secretary of the Interior's Standards for the Treatment of Historic Properties should be used to	**Historical Resources** The findings of the Historical Resources Evaluation Report (HRER) indicate that impacts on historical resources are potentially significant and mitigation measures are required. However, with the implementation of mitigation measures **MM CUL-1** through **MM CUL-4** adverse impacts to the historical resource would be reduced to less than significant, pursuant to PRC Code § 21081.6. See Section IV-5, Cultural Resources, of the SCEA for further information. **Archaeological Resources** The NAHC search of the Sacred Lands File returned a positive result. The condition of the parcel and specifically the presence or absence of archaeological materials prior to the initial development and subsequent redevelopment on the property is unknown. As such, archaeological monitoring of initial ground disturbance related to the Project, up to approximately 6 feet in depth or when a qualified archaeologist has recommended that the possibility of encountering archaeological material has been exhausted, is recommended as a mitigation measure. Mitigation Measures **MM-CUL-5** and **MM-CUL-6** would reduce impacts to a less than significant measure and would satisfy this project level mitigation measure from SCAG.

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the maximum extent possible to ensure the historical significance of the resource is not impaired. The application of the standards should be overseen by an architectural historian or historic architect meeting the SOI PQS. Prior to any construction activities that may affect the historical resource, a report, meeting industry standards, should identify and specify the treatment of character-defining features and construction activities and be provided to the Lead Agency for review and approval.	
e) If a project would result in the demolition or significant alteration of a historical resource eligible for or listed in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), or local register, recordation should take the form of Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), or Historic American Landscape Survey (HALS) documentation, and should be performed by an architectural historian or historian who meets the SOI PQS. Recordation should meet the SOI Standards and Guidelines for Architectural and Engineering, which defines the products acceptable for inclusion in the HABS/HAER/HALS collection at the Library of Congress. The specific scope and details of documentation should be developed at the project level in coordination with the Lead Agency.	
f) During the project planning phase, obtain a qualified archaeologist, defined as one who meets the SOI PQS for archaeology, to conduct a record search at the appropriate Information Center of the California Historical Resources Information System (CHRIS) to determine whether the project area has been previously surveyed and whether resources were identified.	
g) Contact the NAHC to request a Sacred Lands File search and a list of applicable Native American contacts who may have additional information.	
h) During the project planning phase, obtain a qualified archaeologist or architectural historian (depending on applicability) to conduct archaeological and/or historic architectural surveys as recommended by the qualified professional, the Lead Agency, or the Information Center. In the event the qualified professional or Information Center will make a recommendation on whether a survey is warranted based on the sensitivity of the project area for archaeological resources. Survey shall be conducted where the records indicate that no previous survey has been conducted, or if survey has not been conducted within the past 10 years. If tribal resources are identified during tribal outreach, consultation, or the record search, a Native American representative traditionally affiliated with the project area, as identified by the NAHC, shall be given the opportunity to provide a representative or monitor to assist with archaeological surveys.	
i) If potentially significant archaeological resources are identified through survey, and impacts to these resources cannot be avoided, a Phase II Testing and Evaluation investigation should be performed by	

Project Level Mitigation Measure	Applicability to the Project
a qualified archaeologist prior to any construction-related ground-disturbing activities to determine significance. If resources determined significant or unique through Phase II testing, and avoidance is not possible, appropriate resource-specific mitigation measures should be established by the lead agency, in consultation with consulting tribes, where appropriate, and undertaken by qualified personnel. These might include a Phase III data recovery program implemented by a qualified archaeologist and performed in accordance with the OHP's Archaeological Resource Management Reports (ARMR): Recommended Contents and Format and Guidelines for Archaeological Research Designs. Additional options can include 1) interpretative signage, or 2) educational outreach that helps inform the public of the past activities that occurred in this area. Should the project require extended Phase I testing, Phase II evaluation, or Phase III data recovery, a Native American representative traditionally affiliated with the project area, as indicated by the NAHC, shall be given the opportunity to provide a representative or monitor to assist with the archaeological assessments. The long-term disposition of archaeological materials collected from a significant resource should be determined in consultation with the affiliated tribe(s), where applicable; this could include curation with a recognized scientific or educational repository, transfer to the tribe, or respectful reinternment in an area designated by the tribe.	
j) In cases where the project area is developed and no natural ground surface is exposed, sensitivity for subsurface resources should be assessed based on review of literature, geology, site development history, and consultation with tribal parties. If this archaeological desktop assessment indicates that the project is located in an area sensitive for archaeological resources, as determined by the Lead Agency in consultation with a qualified archaeologist, the project should retain an archaeological monitor and, in the case of sensitivity for tribal resources, a tribal monitor, to observe ground disturbing operations, including but not limited to grading, excavation, trenching, or removal of existing features of the subject property. The archaeological monitor should be supervised by an archaeologist meeting the SOI PQS	
k) Conduct construction activities and excavation to avoid cultural resources (if identified). If avoidance is not feasible, further work may be needed to determine the importance of a resource. Retain a qualified archaeologist, and/or as appropriate, a qualified architectural historian who should make recommendations regarding the work necessary to assess significance. If the cultural resource is determined to be significant under state or federal guidelines, impacts to the cultural resource will need to be mitigated.	
l) Stop construction activities and excavation in the area where cultural resources are found until a qualified archaeologist can determine whether these	

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resources are significant, and tribal consultation can be conducted, in the case of tribal resources. If the archaeologist determines that the discovery is significant, its long-term disposition should be determined in consultation with the affiliated tribe(s); this could include curation with a recognized scientific or educational repository, transfer to the tribe, or respectful reinternment in an area designated by the tribe.	
PMM CULT-2: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to human remains, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) In the event of discovery or recognition of any human remains during construction or excavation activities associated with the project, in any location other than a dedicated cemetery, cease further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remains are discovered has been informed and has determined that no investigation of the cause of death is required. b) If any discovered remains are of Native American origin, as determined by the county Coroner, an experienced osteologist, or another qualified professional: — Contact the County Coroner to contact the NAHC to designate a Native American Most Likely Descendant (MLD). The MLD should make a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods. This may include obtaining a qualified archaeologist or team of archaeologists to properly excavate the human remains. In some cases, it is necessary for the Lead Agency, qualified archaeologist, or developer to also reach out to the NAHC to coordinate and ensure notification in the event the Coroner is not available. — If the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation within 48 hours after being notified by the commission, or the landowner or his representative rejects the recommendation of the MLD and the mediation by the NAHC fails to provide measures acceptable to the landowner, obtain a culturally affiliated Native American monitor, and an archaeologist, if recommended by the Native American monitor, and rebury the Native American human remains and any associated grave goods, with appropriate dignity, on the	There are no known human remains on the site. The project site is not part of a formal cemetery and is not known to have been used for disposal of historic or prehistoric human remains. Thus, human remains are not expected to be encountered during construction of the proposed project. In the unlikely event that human remains are encountered during project construction, State Health and Safety Code § 7050.5 requires the project to halt until the County Coroner has made the necessary findings as to the origin and disposition of the remains pursuant to PRC § 5097.98. Compliance with these regulations would ensure the proposed project would satisfy applicable requirements of this mitigation measure.

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property and in a location that is not subject to further subsurface disturbance.	
Geology and Soils	
PMM-GEO-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to historical resources, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Consistent with the CBC and local regulatory agencies with oversight of development associated with the Plan, ensure that site-specific geotechnical investigations conducted by a qualified geotechnical expert are conducted to ascertain soil types prior to preparation of project designs. These investigations can and should identify areas of potential failure and recommend remedial geotechnical measures to eliminate any problems. b) Consistent with the requirements of the State Water Resources Control Board (SWRCB) for projects over one acre in size, obtain coverage under the General Construction Activity Storm Water Permit (General Construction Permit) issued by the SWRCB and prepare a stormwater pollution prevention plan (SWPPP) and submit the plan for review and approval by the Regional Water Quality Control Board (RWQCB). At a minimum, the SWPPP should include a description of construction materials, practices, and equipment storage and maintenance; a list of pollutants likely to contact stormwater; site-specific erosion and sedimentation control practices; a list of provisions to eliminate or reduce discharge of materials to stormwater; best management practices (BMPs); and an inspection and monitoring program. c) Consistent with the requirements of the SWRCB and local regulatory agencies with oversight of development associated with the Plan, ensure that project designs provide adequate slope drainage and appropriate landscaping to minimize the occurrence of slope instability and erosion. Design features should include measures to reduce erosion caused by storm water. Road cuts should be designed to maximize the potential for revegetation. d) Consistent with the CBC and local regulatory agencies with oversight of development associated with the Plan, ensure that, prior to preparing project designs, new and abandoned wells are identified within construction areas to ensure the stability of nearby soils.	As analyzed and concluded in Section IV-7, Geology and Soils, of the SCEA, the project does not have the potential for significant effects related to the exposure of people and infrastructure to the effects of earthquakes, seismic related ground-failure, liquefaction, and seismically induced landslides. Further, the Proposed Project already complies to this Mitigation Measure as it is subject to the building construction protocols for reducing seismic hazards as provided in the Los Angeles Municipal Code and applicable regulations. Compliance would help avoid or reduce the potentially significant effects on the potential for projects to result in the exposure of people and infrastructure to the effects of earthquakes, seismic related ground-failure, liquefaction, and seismically induced landslides, that are in the jurisdiction and responsibility of public agencies, regulatory agencies, and/or Lead Agencies. The Proposed Project would also comply with all seismic standards provided in the California Building Code as approved as approved by the Department of Building and Safety.
PMM GEO-2: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the State CEQA Guidelines, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to paleontological resources. Such measures may include the following or other comparable measures identified by the **Lead** Agency: a) Ensure compliance with the Paleontological Resources Preservation Act, the Federal Land Policy and Management Act, the Antiquities Act, Section	The Proposed Project is not known to contain paleontological resources. The Natural History Museum conducted a search of their paleontology collection records for the locality and specimen data for the Project Site and does not have any vertebrate fossil localities that lie directly within the project area boundaries, but do have localities nearby from the same sedimentary deposits that occur in the area. However, construction of the proposed project will include will include a basement area containing a 50,000-gallon fire water storage tank, a fire pump room, and two elevator pits that

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5097.5 of the Public Resources Code (PRC), adopted county and city general plans, and other federal, state and local regulations, as applicable and feasible, by adhering to and incorporating the performance standards and practices from the 2010 Society for Vertebrate Paleontology (SVP) standard procedures for the assessment and mitigation of adverse impacts to paleontological resources. b) Obtain review by a qualified paleontologist (e.g. who meets the SVP standards for a Principal Investigator or Project Paleontologist or the Bureau of Land Management (BLM) standards for a Principal Investigator), to determine if the project has the potential to require ground disturbance of parent material with potential to contain unique paleontological or resources, or to require the substantial alteration of a unique geologic feature. The assessment should include museum records searches, a review of geologic mapping and the scientific literature, geotechnical studies (if available), and potentially a pedestrian survey, if units with paleontological potential are present at the surface. c) Avoid exposure or displacement of parent material with potential to yield unique paleontological resources. d) Where avoidance of parent material with the potential to yield unique paleontological resources is not feasible:	would involve grading and excavation to greater depths than previously undertaken. Project-related grading and excavation activities could disturb unknown paleontological resources buried in site soils. In the event of an unexpected disturbance, significant impacts to paleontological resources could occur. Mitigation Measure **MM-GEO-1** would reduce potential impacts in the event that paleontological resources are unearthed during ground-disturbing activities. Compliance with the measure would require that the City of Los Angeles Department of Building and Safety will be notified immediately, and all work will cease in the area of the find until a qualified paleontologist evaluates the find and that any found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California PRC § 21083.2. See Section IV-7, Geology and Soils, of the SCEA for further information.
PMM-GHG-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to greenhouse gas emissions, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Integrate green building measures consistent with CALGreen (California Building Code Title 24), local building codes and other applicable laws, into project design including: i. Use energy efficient materials in building design, construction, rehabilitation, and retrofit. ii. Install energy-efficient lighting, heating, and cooling systems (cogeneration); water heaters; appliances; equipment; and control systems. iii. Reduce lighting, heating, and cooling needs by taking advantage of light-colored roofs, trees for shade, and sunlight. iv. Incorporate passive environmental control systems that account for the characteristics of the natural environment. v. Use high-efficiency lighting and cooking devices. vi. Incorporate passive solar design. vii. Use high-reflectivity building materials and multiple glazing. viii. Prohibit gas-powered landscape maintenance equipment.	Impacts regarding the generation of greenhouse gas emissions were analyzed in Section IV-8, Greenhouse Gas Emissions, in the SCEA. The Air Quality and Greenhouse Gas Report provides a detailed analysis demonstrating the proposed project's consistency with CARB's 2017 Scoping Plan and SCAG's Connect SoCal Plan. The project would have a less than significant GHG impact and therefore mitigation is not required.

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ix. Install electric vehicle charging stations. x. Reduce wood burning stoves or fireplaces. xi. Provide bike lanes accessibility and parking at residential developments. b) Reduce emissions resulting from projects through implementation of project features, project design, or other measures, such as those described in Appendix F of the State CEQA Guidelines. c) Include off-site measures to mitigate a project's emissions. d) Measures that consider incorporation of Best Available Control Technology (BACT) during design, construction and operation of projects to minimize GHG emissions, including but not limited to: i. Use energy and fuel-efficient vehicles and equipment; ii. Deployment of zero- and/or near zero emission technologies; iii. Use lighting systems that are energy efficient, such as LED technology; iv. Use the minimum feasible amount of GHG-emitting construction materials; v. Use cement blended with the maximum feasible amount of flash or other materials that reduce GHG emissions from cement production; vi. Incorporate design measures to reduce GHG emissions from solid waste management through encouraging solid waste recycling and reuse; vii. Incorporate design measures to reduce energy consumption and increase use of renewable energy; viii. Incorporate design measures to reduce water consumption; ix. Use lighter-colored pavement where feasible; x. Recycle construction debris to maximum extent feasible; xi. Plant shade trees in or near construction projects where feasible; and xii. Solicit bids that include concepts listed above. e) Measures that encourage transit use, carpooling, bike-share and car-share programs, active transportation, and parking strategies, including, but not limited to the following: i. Promote transit-active transportation coordinated strategies; ii. Increase bicycle carrying capacity on transit and rail vehicles; iii. Improve or increase access to transit; iv. Increase access to common goods and services, such as groceries, schools, and day care;	

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v. Incorporate affordable housing into the project;	
vi. Incorporate the neighborhood electric vehicle network;	
vii. Orient the project toward transit, bicycle and pedestrian facilities;	
viii. Improve pedestrian or bicycle networks, or transit service;	
ix. Provide traffic calming measures;	
x. Provide bicycle parking;	
xi. Limit or eliminate park supply;	
xii. Unbundle parking costs;	
xiii. Provide parking cash-out programs;	
xiv. Implement or provide access to commute reduction program;	
f) Incorporate bicycle and pedestrian facilities into project designs, maintaining these facilities, and providing amenities incentivizing their use; and planning for and building local bicycle projects that connect with the regional network;	
g) Improving transit access to rail and bus routes by incentives for construction of transit facilities within developments, and/or providing dedicated shuttle service to transit stations; and	
h) Adopting employer trip reduction measures to reduce employee trips such as vanpool and carpool programs, providing end-of-trip facilities, and telecommuting programs including but not limited to measures that:	
i. Provide car-sharing, bike sharing, and ride-sharing programs;	
ii. Provide transit passes;	
iii. Shift single occupancy vehicle trips to carpooling or vanpooling, for example providing ride-matching services;	
iv. Provide incentives or subsidies that increase that use of modes other than single-occupancy vehicle;	
v. Provide on-site amenities at places of work, such as priority parking for carpools and vanpools, secure bike parking, and showers and locker rooms;	
vi. Provide employee transportation coordinators at employment sites;	
vii. Provide a guaranteed ride home service to users of non-auto modes.	
i) Designate a percentage of parking spaces for ride-sharing vehicles or high-occupancy vehicles, and provide adequate passenger loading and unloading for those vehicles;	
j) Land use siting and design measures that reduce GHG emissions, including:	
i. Developing on infill and brownfields sites;	
ii. Building compact and mixed-use developments near transit;	

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iii. Retaining on-site mature trees and vegetation, and planting new canopy trees; iv. Measures that increase vehicle efficiency, encourage use of zero and low emissions vehicles, or reduce the carbon content of fuels, including constructing or encouraging construction of electric vehicle charging stations or neighborhood electric vehicle networks, or charging for electric bicycles; and v. Measures to reduce GHG emissions from solid waste management through encouraging solid waste recycling and reuse. k) Consult the SCAG Environmental Justice Toolbox for potential measures to address impacts to low-income and/or minority communities. The measures provided above are also intended to be applied in low income and minority communities as applicable and feasible.	
Hazards and Hazardous Materials	
PMM HAZ-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to the routine transport, use, or disposal of hazardous materials, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Where the construction or operation of projects involves the transport of hazardous material, provide a written plan of proposed routes of travel demonstrating use of roadways designated for the transport of such materials. b) Specify Project requirements for interim storage and disposal of hazardous materials during construction and operation. Storage and disposal strategies must be consistent with applicable federal, state, and local statutes and regulations. Specify the appropriate procedures for interim storage and disposal of hazardous materials, anticipated to be required in support of operations and maintenance activities, in conformance with applicable federal, state, and local statutes and regulations, in the business plan for projects as applicable and appropriate. c) Submit a Hazardous Materials Business/Operations Plan for review and approval by the appropriate local agency. Once approved, keep the plan on file with the Lead Agency (or other appropriate government agency) and update, as applicable. The purpose of the Hazardous Materials Business/Operations Plan is to ensure that employees are adequately trained to handle the materials and provides information to the local fire protection agency should emergency response be required. The Hazardous Materials Business/Operations Plan should include the following:	This mitigation measure is not applicable. The Project does not involve the use or storage of hazardous substances other than the small amounts of pesticides, fertilizers and cleaning agents required for normal maintenance of the structure and landscaping. Impacts were found to be less than significant as analyzed in Section IV-9, Hazards and Hazardous Materials, of the SCEA and mitigation is not required.

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— The types of hazardous materials or chemicals stored and/or used on-site, such as petroleum fuel products, lubricants, solvents, and cleaning fluids. — The location of such hazardous materials. — An emergency response plan including employee training information. — A plan that describes the way these materials are handled, transported and disposed. d) Follow manufacturer's recommendations on use, storage, and disposal of chemical products used in construction. e) Avoid overtopping construction equipment fuel gas tanks. f) Properly contain and remove grease and oils during routine maintenance of construction equipment. g) Properly dispose of discarded containers of fuels and other chemicals. h) Prior to shipment remove the most volatile elements, including flammable natural gas liquids, as feasible. i) Identify and implement more stringent tank car safety standards. j) Improve rail transportation route analysis, and modification of routes based on that analysis. k) Use the best available inspection equipment and protocols and implement positive train control. l) Reduce train car speeds to 40 miles per hour when passing through urbanized areas of any size. m) Limit storage of crude oil tank cars in urbanized areas of any size and provide appropriate security in storage yards for all shipments. n) Notify in advance county and city emergency operations offices of all crude oil shipments, including a contact number that can provide real-time information in the event of an oil train derailment or accident. o) Report quarterly hazardous commodity flow information, including classification and characterization of materials being transported, to all first response agencies (49 Code Fed. Regs. 15.5) along the mainline rail routes used by trains carrying crude oil identified. p) Fund training and outfitting emergency response crews that includes the cost of backfilling personnel while in training. q) Undertake annual emergency responses scenario/field based training including Emergency Operations Center Training activations with local emergency response agencies.	
PMM HAZ-2: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce hazards related to the reasonably foreseeable upsets and accidents involving the release of hazardous materials, as applicable and feasible.	This mitigation measure is not applicable. The Proposed Project does not involve hazardous materials. There is no significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions. This mitigation measure is therefore not applicable to the Project.

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Such measures may include the following or other comparable measures identified by the Lead Agency: a) Removal of the most volatile elements, including flammable natural gas liquids, prior to shipment; b) More stringent tank car safety standards; c) Improved rail transportation route analysis, and modification of routes based on that analysis; d) Utilization of the best available inspection equipment and protocols, and implementation of positive train control; e) Reduced train car speeds to 40 miles per hour when passing through urbanized areas of any size; f) Limitations on storage of hazardous materials tank cars in urbanized areas of any size and provide appropriate security in storage yards for all shipments; g) Advance notification to county and city emergency operations offices of all crude oil and hazardous materials shipments, including a contact number that can provide real-time information in the event of an oil train derailment or accident; h) Quarterly hazardous commodity flow information, including classification and characterization of materials being transported, to all first response agencies (49 Code Fed. Regs. 15.5) along the mainline rail routes used by trains carrying hazardous materials.	
PMM HAZ-3: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to the release of hazardous materials within one-quarter mile of schools, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Where the construction and operation of projects involves the transport of hazardous materials, avoid transport of such materials within one-quarter mile of schools, when school is in session, wherever feasible. b) Where it is not feasible to avoid transport of hazardous materials, within one-quarter mile of schools on local streets, provide notifications of the anticipated schedule of transport of such materials.	The closest schools are the Selma Street Elementary School and Hollywood High School, which are approximately 1,584 feet (0.3 miles) and 2,820 feet (0.53 miles) away, respectively. Thus, there are no schools within 0.25 miles of the Project site. Further, the project does not involve hazardous emissions or the handling of hazardous materials, substance, or waste. Therefore, the proposed project would have no hazardous material related impacts to schools. This mitigation measure is not applicable to the project.
PMM HAZ-4: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to projects that are located on a site which is included on the Cortese List, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) For any listed sites or sites that have the potential for residual hazardous materials as a result of historic land uses, complete a Phase I Environmental Site Assessment, including a review and consideration of data from all known databases of contaminated sites, during the process of planning, environmental clearance, and construction for projects.	The site is not known or anticipated to have been contaminated with hazardous materials and no hazardous material storage facilities are known to exist onsite. This mitigation measure is not applicable.

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b) Where warranted due to the known presence of contaminated materials, submit to the appropriate agency responsible for hazardous materials/wastes oversight a Phase II Environmental Site Assessment report if warranted by a Phase I report for the project site. The reports should make recommendations for remedial action, if appropriate, and be signed by a Registered Environmental Assessor, Professional Geologist, or Professional Engineer.	
c) Implement the recommendations provided in the Phase II Environmental Site Assessment report, where such a report was determined to be necessary for the construction or operation of the project, for remedial action.	
d) Submit a copy of all applicable documentation required by local, state, and federal environmental regulatory agencies, including but not limited to: permit applications, Phase I and II Environmental Site Assessments, human health and ecological risk assessments, remedial action plans, risk management plans, soil management plans, and groundwater management plans.	
e) Conduct soil sampling and chemical analyses of samples, consistent with the protocols established by the U.S. EPA to determine the extent of potential contamination beneath all underground storage tanks (USTs), elevator shafts, clarifiers, and subsurface hydraulic lifts when on-site demolition or construction activities would potentially affect a particular development or building.	
f) Consult with the appropriate local, state, and federal environmental regulatory agencies to ensure sufficient minimization of risk to human health and environmental resources, both during and after construction, posed by soil contamination, groundwater contamination, or other surface hazards including, but not limited to, underground storage tanks, fuel distribution lines, waste pits and sumps.	
g) Obtain and submit written evidence of approval for any remedial action if required by a local, state, or federal environmental regulatory agency.	
h) Cease work if soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums, or other hazardous materials or wastes are encountered), in the vicinity of the suspect material. Secure the area as necessary and take all appropriate measures to protect human health and the environment, including but not limited to, notification of regulatory agencies and identification of the nature and extent of contamination. Stop work in the areas affected until the measures have been implemented consistent with the guidance of the appropriate regulatory oversight authority.	
i) Soil generated by construction activities should be stockpiled on-site in a secure and safe manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an	

Project Level Mitigation Measure	Applicability to the Project
appropriate off-site facility. Complete sampling and handling and transport procedures for reuse or disposal, in accordance with applicable local, state and federal laws and policies.	
j) Groundwater pumped from the subsurface should be contained on-site in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies. Utilize engineering controls, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building.	
k) As needed and appropriate, prior to issuance of any demolition, grading, or building permit, submit for review and approval by the Lead Agency (or other appropriate government agency) written verification that the appropriate federal, state and/or local oversight authorities, including but not limited to the Regional Water Quality Control Board (RWQCB), have granted all required clearances and confirmed that the all applicable standards, regulations, and conditions have been met for previous contamination at the site.	
l) Develop, train, and implement appropriate worker awareness and protective measures to assure that worker and public exposure is minimized to an acceptable level and to prevent any further environmental contamination as a result of construction.	
m) If asbestos-containing materials (ACM) are found to be present in building materials to be removed, submit specifications signed by a certified asbestos consultant for the removal, encapsulation, or enclosure of the identified ACM in accordance with all applicable laws and regulations, including but not necessarily limited to: California Code of Regulations, Title 8; Business and Professions Code; Division 3; California Health and Safety Code Section 25915-25919.7; and other local regulations.	
n) Where projects include the demolitions or modification of buildings constructed prior to 1978, complete an assessment for the potential presence or lack thereof of ACM, lead based paint, and any other building materials or stored materials classified as hazardous waste by state or federal law.	
o) Where the remediation of lead-based paint has been determined to be required, provide specifications to the appropriate agency, signed by a certified Lead Supervisor, Project Monitor, or Project Designer for the stabilization and/or removal of the identified lead paint in accordance with all applicable laws and regulations, including but not necessarily limited to: California Occupational Safety and Health Administration's (Cal OSHA's) Construction Lead Standard, Title 8 California Code of Regulations (CCR) Section 1532.1 and Department of Health Services (DHS) Regulation 17 CCR Sections 35001–36100, as may be amended. If other materials classified as hazardous waste by state or federal law are present, the project sponsor should submit written confirmation to the appropriate local agency that all state and federal laws and	

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regulations should be followed when profiling, handling, treating, transporting, and/or disposing of such materials.	
PMM HAZ-5: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects which may impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Continue to coordinate locally and regionally based on ongoing review and integration of projected transportation and circulation conditions. b) Develop new methods of conveying projected and real time information to citizens using emerging electronic communication tools including social media and cellular networks; c) Continue to evaluate lifeline routes for movement of emergency supplies and evacuation.	Demolition, construction and operation of the Proposed Project is not anticipated to significantly impair implementation of, or physically interfere with, any adopted or on-site emergency response or evacuation plans or a local, state, or federal agency's emergency evacuation plan, and the Proposed Project would have a less than significant impact with respect to these issues. This mitigation measure is not applicable.
Hydrology and Water Quality	
PMM HYD-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects from violation of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Complete, and have approved, a Stormwater Pollution Prevention Plan (SWPPP) prior to initiation of construction. b) Implement Best Management Practices to reduce the peak stormwater runoff from the project site to the maximum extent practicable. c) Comply with the Caltrans storm water discharge permit as applicable; and identify and implement Best Management Practices to manage site erosion, wash water runoff, and spill control. d) Complete, and have approved, a Standard Urban Stormwater Management Plan, prior to occupancy of residential or commercial structures. e) Ensure adequate capacity of the surrounding stormwater system to support stormwater runoff from new or rehabilitated structures or buildings. f) Prior to construction within an area subject to Section 404 of the Clean Water Act, obtain all required permit approvals and certifications for construction within the vicinity of a watercourse: g) Where feasible, restore or expand riparian areas such that there is no net loss of impervious surface as a result of the project. h) Install structural water quality control features, such as drainage channels, detention basins, oil and grease traps, filter systems, and vegetated buffers to prevent pollution of adjacent water resources by	Full compliance with the LID Plan, SUSMP, and implementation of design-related best management practices would ensure that the operation of the Proposed Project would not violate any water quality standards and discharge requirements or otherwise substantially degrade water quality. The Proposed Project does not include any point-source discharge (discharge of polluted water from a single point such as a sewage-outflow pipe). Therefore, the Project would result in a less than significant impact to water quality and waste discharge during its construction and operation. No mitigation is required and this mitigation measure is not applicable. See Section IV-10, Hydrology and Water Quality, of the SCEA for further information.

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polluted runoff where required by applicable urban storm water runoff discharge permits, on new facilities. i) Provide operational best management practices for street cleaning, litter control, and catch basin cleaning are implemented to prevent water quality degradation in compliance with applicable storm water runoff discharge permits; and ensure treatment controls are in place as early as possible, such as during the acquisition process for rights-of-way, not just later during the facilities design and construction phase. j) Comply with applicable municipal separate storm sewer system discharge permits as well as Caltrans' storm water discharge permit including long-term sediment control and drainage of roadway runoff. k) Incorporate as appropriate treatment and control features such as detention basins, infiltration strips, and porous paving, other features to control surface runoff and facilitate groundwater recharge into the design of new transportation projects early on in the process to ensure that adequate acreage and elevation contours are provided during the right-of-way acquisition process. l) Upgrade stormwater drainage facilities to accommodate any increased runoff volumes. These upgrades may include the construction of detention basins or structures that will delay peak flows and reduce flow velocities, including expansion and restoration of wetlands and riparian buffer areas. System designs shall be completed to eliminate increases in peak flow rates from current levels. m) Encourage Low Impact Development (LID) and incorporation of natural spaces that reduce, treat, infiltrate and manage stormwater runoff flows in all new developments, where practical and feasible.	
PMM HYD-2: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects from violation of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Avoid designs that require continual dewatering where feasible. For projects requiring continual dewatering facilities, implement monitoring systems and long-term administrative procedures to ensure proper water management that prevents degrading of surface water and minimizes adverse impacts on groundwater for the life of the project, Construction designs shall comply with appropriate building codes and standard practices including the Uniform Building Code. a) Maximize, where practical and feasible, permeable surface area in existing urbanized areas to protect water quality, reduce flooding, allow for groundwater recharge, and preserve wildlife habitat. Minimize	The Project would be required to comply with the requirements of the Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4- 2008-0032, National Pollutant Discharge Elimination System No. CAG994004) or subsequent permit. Impacts would be less than significant. See Section IV-10, Hydrology and Water Quality, of the SCEA for further information.

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new impervious surfaces, including the use of in-lieu fees and off-site mitigation. b) Avoid construction and siting on groundwater recharge areas, to prevent conversion of those areas to impervious surface. c) Reduce hardscape to the extent feasible to facilitate groundwater recharge as appropriate.	
PMM HYD-4: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures capable of avoiding or reducing the potential impacts of locating structures that would impede or redirect flood flows, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Ensure that all roadbeds for new highway and rail facilities be elevated at least one foot above the 100-year base flood elevation. Since alluvial fan flooding is not often identified on FEMA flood maps, the risk of alluvial fan flooding should be evaluated and projects should be sited to avoid alluvial fan flooding. Delineation of floodplains and alluvial fan boundaries should attempt to account for future hydrologic changes caused by global climate change.	The Project would be required to prepare a SWPPP and implement BMPs to reduce runoff and preserve water quality during construction the Proposed Project. Further, the project would be required to implement an LID Plan (during the project's operation), which would reduce the amount of surface water runoff leaving the Project Site after a storm event. This mitigation measure is not applicable.
Land Use and Planning	
PMM LU-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects that physically divide a community, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Facilitate good design for land use projects that build upon and improve existing circulation patterns b) Encourage implementing agencies to orient transportation projects to minimize impacts on existing communities by: — Selecting alignments within or adjacent to existing public rights of way. — Design sections above or below-grade to maintain viable vehicular, cycling, and pedestrian connections between portions of communities where existing connections are disrupted by the transportation project. — Wherever feasible incorporate direct crossings, overcrossings, or under crossings at regular intervals for multiple modes of travel (e.g., pedestrians, bicyclists, vehicles). c) Where it has been determined that it is infeasible to avoid creating a barrier in an established community, consider other measures to reduce impacts, including but not limited to: — Alignment shifts to minimize the area affected.	The Project would not physically divide an existing community, as the site is surrounded by similar development to the east and west. The project would not create a [physical barrier within an existing community. This mitigation measure is not applicable to the project. See Section IV-11, Land Use and Planning, of the SCEA for further information.

Project Level Mitigation Measure	Applicability to the Project
— Reduction of the proposed right-of-way take to minimize the overall area of impact. — Provisions for bicycle, pedestrian, and vehicle access across improved roadways.	
PMM LU-2: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects that physically divide a community, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) When an inconsistency with the adopted general plan policy or land use regulation (adopted for the purpose of avoiding or mitigating an impact) is identified modify the transportation or land use project to eliminate the conflict; or, determine if the environmental, social, economic, and engineering benefits of the project warrant an amendment to the general plan or land use regulation.	This mitigation measure is not applicable to the project as the Proposed Project would not physically divide an existing community and would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. See Section IV-11, Land Use and Planning, of the SCEA for further information.
Mineral Resources	
PMM MIN-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce the use of mineral resources that could be of value to the region, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Provide for the efficient use of known aggregate and mineral resources or locally important mineral resource recovery sites, by ensuring that the consumptive use of aggregate resources is minimized and that access to recoverable sources of aggregate is not precluded, as a result of construction, operation and maintenance of projects. b) Where avoidance is infeasible, minimize impacts to the efficient and effective use of recoverable sources of aggregate through measures that have been identified in county and city general plans, or other comparable measures such as: 1) Recycle and reuse building materials resulting from demolition, particularly aggregate resources, to the maximum extent practicable. 2) Identify and use building materials, particularly aggregate materials, resulting from demolition at other construction sites in the SCAG region, or within a reasonable hauling distance of the project site. 3) Design transportation network improvements in a manner (such as buffer zones or the use of screening) that does not preclude adjacent or nearby extraction of known mineral and aggregate resources following completion of the improvement and during long-term operations.	This mitigation measure is not applicable. The Project site has not been utilized for mineral extraction and is not located within an oil drilling district, state-designated oil filed or surface mining district, and there are no active mining operations on the project site or near the project vicinity. The Project site is not within a Mineral Resource Zone. See Section IV-12, Mineral Resources, of the SCEA for further information.

Project Level Mitigation Measure	Applicability to the Project
4) Avoid or reduce impacts on known aggregate and mineral resources and mineral resource recovery sites through the evaluation and selection of project sites and design features (e.g., buffers) that minimize impacts on land suitable for aggregate and mineral resource extraction by maintaining portions of MRZ-2 areas in open space or other general plan land use categories and zoning that allow for mining of mineral resources.	
Noise	
PMM NOISE-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Install temporary noise barriers during construction. b) Include permanent noise barriers and sound-attenuating features as part of the project design. Barriers could be in the form of outdoor barriers, sound walls, buildings, or earth berms to attenuate noise at adjacent sensitive uses. c) Schedule construction activities consistent with the allowable hours pursuant to applicable general plan noise element or noise ordinance d) Post procedures and phone numbers at the construction site for notifying the Lead Agency staff, local Police Department, and construction contractor (during regular construction hours and off-hours), along with permitted construction days and hours, complaint procedures, and who to notify in the event of a problem. e) Notify neighbors and occupants within 300 feet of the project construction area at least 30 days in advance of anticipated times when noise levels are expected to exceed limits established in the noise element of the general plan or noise ordinance. f) Designate an on-site construction complaint and enforcement manager for the project. g) Ensure that construction equipment are properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds silencers, wraps). All intake and exhaust ports on power equipment shall be muffled or shielded. h) Use hydraulically or electrically powered tools (e.g., jack hammers, pavement breakers, and rock drills) for project construction to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust should be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves should be	The Proposed Project would implement **Mitigation Measures NOI-1** and **NOI-2** to reduce construction related noise and vibration impacts to a less than significant level. These mitigation measures are project specific and are therefore more applicable. See Section IV-13, Noise and Vibration, for further information.

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used, if such jackets are commercially available, and this could achieve a further reduction of 5 dBA. Quieter procedures should be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.	
i) Where feasible, design projects so that they are depressed below the grade of the existing noise-sensitive receptor, creating an effective barrier between the roadway and sensitive receptors.	
j) Where feasible, improve the acoustical insulation of dwelling units where setbacks and sound barriers do not provide sufficient noise reduction.	
k) Using rubberized asphalt or "quiet pavement" to reduce road noise for new roadway segments, roadways in which widening or other modifications require re-pavement, or normal reconstruction of roadways where re-pavement is planned	
l) Projects that require pile driving or other construction noise above 90 dBA in proximity to sensitive receptors, should reduce potential pier drilling, pile driving and/or other extreme noise generating construction impacts greater than 90 dBA; a set of site-specific noise attenuation measures should be completed under the supervision of a qualified acoustical consultant.	
m) Use land use planning measures, such as zoning, restrictions on development, site design, and buffers to ensure that future development is compatible with adjacent transportation facilities and land uses;	
n) Monitor the effectiveness of noise reduction measures by taking noise measurements and installing adaptive mitigation measures to achieve the standards for ambient noise levels established by the noise element of the general plan or noise ordinance.	
o) Use equipment and trucks with the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds, wherever feasible) for project construction.	
p) Stationary noise sources can and should be located as far from adjacent sensitive receptors as possible and they should be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the Lead Agency (or other appropriate government agency) to provide equivalent noise reduction.	
q) Use of portable barriers in the vicinity of sensitive receptors during construction.	
r) Implement noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings (for instance by the use of sound blankets), and implement if such measures are feasible and would noticeably reduce noise impacts.	
s) Monitor the effectiveness of noise attenuation measures by taking noise measurements.	
t) Maximize the distance between noise-sensitive land uses and new roadway lanes, roadways, rail lines, transit centers, park-and-ride lots, and other new	

Project Level Mitigation Measure	Applicability to the Project
noise-generating facilities. u) Construct sound reducing barriers between noise sources and noise-sensitive land uses. v) Stationary noise sources can and should be located as far from adjacent sensitive receptors as possible and they should be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the Lead Agency (or other appropriate government agency) to provide equivalent noise reduction. w) Use techniques such as grade separation, buffer zones, landscaped berms, dense plantings, sound walls, reduced-noise paving materials, and traffic calming measures. x) Locate transit-related passenger stations, central maintenance facilities, decentralized maintenance facilities, and electric substations away from sensitive receptors to the maximum extent feasible. y) Consult the SCAG Environmental Justice Toolbox for potential measures to address impacts to low-income and/or minority communities.	
PMM NOISE-2: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to vibration, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) For projects that require pile driving or other construction techniques that result in excessive vibration, such as blasting, determine the potential vibration impacts to the structural integrity of the adjacent buildings within 50 feet of pile driving locations. b) For projects that require pile driving or other construction techniques that result in excessive vibration, such as blasting, determine the threshold levels of vibration and cracking that could damage adjacent historic or other structure, and design means and construction methods to not exceed the thresholds. c) For projects where pile driving would be necessary for construction due to geological conditions, utilize quiet pile driving techniques such as predrilling the piles to the maximum feasible depth, where feasible. Predrilling pile holes will reduce the number of blows required to completely seat the pile and will concentrate the pile driving activity closer to the ground where pile driving noise can be shielded more effectively by a noise barrier/curtain. d) Restrict construction activities to permitted hours in accordance with local jurisdiction regulation. e) Properly maintain construction equipment and outfit construction equipment with the best available noise suppression devices (e.g., mufflers, silences, wraps). f) Prohibit idling of construction equipment for extended periods of time in the vicinity of sensitive receptors.	In compliance with this mitigation measure, the Proposed Project would incorporate comparable mitigation measures. Mitigation Measures MM-NOI-1 and MM-NOI-2, in Section IV-13, Noise, of the SCEA would reduce impacts related to construction noise and vibration to a less than significant level.
Population and Housing	

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PMM-POP-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce the displacement of existing housing, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Evaluate alternate route alignments and transportation facilities that minimize the displacement of homes and businesses. Use an iterative design and impact analysis where impacts to homes or businesses are involved to minimize the potential of impacts on housing and displacement of people. b) Prioritize the use existing ROWs, wherever feasible. c) Develop a construction schedule that minimizes potential neighborhood deterioration from protracted waiting periods between right-of-way acquisition and construction. d) Review capacities of available urban infrastructure and augment capacities as needed to accommodate demand in locations where growth is desirable to the local lead Agency and encouraged by the SCS (primarily TPAs, where applicable). e) When General Plans and other local land use regulations are amended or updated, use the most recent growth projections and RHNA allocation plan.	The Project Site does not contain any existing dwelling units. Therefore, the project would not displace existing housing and this mitigation measure is not applicable.
Public Services	
PMM PSP-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects of constructing new emergency response facilities, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: • Coordinate with emergency response agencies to ensure that there are adequate governmental facilities to maintain acceptable service ratios, response times or other performance objectives for emergency response services and that any required additional construction of buildings is incorporated in to the project description. • Where current levels of services at the project site are found to be inadequate, provide fair share contributions towards infrastructure improvements, as appropriate and applicable, to mitigate identified CEQA impacts. • Project sponsors can and should develop traffic control plans for individual projects. Traffic control plans should include information on lane closures and the anticipated flow of traffic during the construction period. The basic objective of each traffic control plan (TCP) is to permit the contractor to work within the public right of way efficiently and effectively while maintaining a safe, uniform flow of traffic. The construction work and the public traveling through the work zone in vehicles, bicycles or as pedestrians must be given equal consideration when developing a traffic control plan.	This mitigation measure is not applicable to the Project as the Proposed Project would not require the construction or alteration of emergency response facilities. See Section IV-15, Public Services, of the SCEA for further information.

Project Level Mitigation Measure	Applicability to the Project
PMM PSS-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the State CEQA Guidelines, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects of constructing new or physically altered school facilities, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Where construction or expansion of school facilities is required to meet public school service ratios, require school district fees, as applicable.	This mitigation measure is addressed as the project would require fees to reduce impacts as to a less than significant impact. The Applicant would be required to pay applicable school fees in accordance with California Government Code Section 65995, which are deemed by statute to fully mitigate any potentially significant impact on schools.
P**MM PSL-1:** In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects of construction of new or altered library facilities, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Where construction or expansion of library facilities is required to meet public library service ratios, require library fees, as appropriate and applicable, to mitigate identified CEQA impacts.	This mitigation measure is not applicable as the Project would not cause a significant impact with regard to library services. The addition of residential units at the Project site it would not be substantial enough to create additional impacts to existing services and the project would not significantly impact library services and no new or expanded library facilities would be needed.
Recreation	
PMM REC-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects on the use of existing neighborhood and regional parks or other recreational facilities, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Prior to the issuance of permits, where projects require the construction or expansion of recreational facilities or the payment of equivalent Quimby fees, consider increasing the accessibility to natural areas and lands for outdoor recreation from the proposed project area, in coordination with local and regional open space planning and/or responsible management agencies. b) Prior to the issuance of permits, where projects require the construction or expansion of recreational facilities or the payment of equivalent Quimby fees, encourage patterns of urban development and land use which reduce costs on infrastructure and make better use of existing facilities, using strategies such as: i. Increasing the accessibility to natural areas for outdoor recreation ii. Utilizing “green” development techniques iii. Promoting water-efficient land use and development iv. Encouraging multiple uses, such as the joint use of schools v. Including trail systems and trail segments in General Plan recreation standards.	Los Angeles Municipal Code § 12.33 requires all new, non-exempt, residential dwelling units to dedicate land, pay a fee or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents, with an exception made for affordable housing units. The project itself would not lead to substantial physical deterioration of any recreational facilities, and would have no related significant impacts.
Transportation	

Project Level Mitigation Measure	Applicability to the Project
PMM-TRA-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to transportation-related impacts, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: • Transportation demand management (TDM) strategies should be incorporated into individual land use and transportation projects and plans, as part of the planning process. Local agencies should incorporate strategies identified in the Federal Highway Administration's publication: Integrating Demand Management into the Transportation Planning Process: A Desk Reference (August 2012) into the planning process (FHWA 2012). For example, the following strategies may be included to encourage use of transit and non-motorized modes of transportation and reduce vehicle miles traveled on the region's roadways: — include TDM mitigation requirements for new developments; — incorporate supporting infrastructure for non-motorized modes, such as, bike lanes, secure bike parking, sidewalks, and crosswalks; — provide incentives to use alternative modes and reduce driving, such as, universal transit passes, road and parking pricing; — implement parking management programs, such as parking cash-out, priority parking for carpools and vanpools; — develop TDM-specific performance measures to evaluate project-specific and system-wide performance; — incorporate TDM performance measures in the decision-making process for identifying transportation investments; — implement data collection programs for TDM to determine the effectiveness of certain strategies and to measure success over time; and — set aside funding for TDM initiatives. — The increase in per capita VMT on facilities experiencing LOS F represents a significant impact compared to existing conditions. To assess whether implementation of these specific mitigation strategies would result in measurable traffic congestion reductions, implementing actions may need to be further refined within the overall parameters of the proposed Plan and matched to local conditions in any subsequent project-level environmental analysis.	As an infill development site, the Project has ready access to community resources, particularly public transportation. The site is serviced by Metro Bus lines with frequency intervals of less than 15 minutes during peak times. The strategic location of this Project is to lessen VMT to and from the site. Transportation impacts were concluded to be less than significant. See Section IV-17, Transportation, of the SCEA for further information.
PMM TRA-2: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should	No hazardous design features are included in the access design or site plan for the Project that could impede emergency access. Furthermore, the Project would be subject

Project Level Mitigation Measure	Applicability to the Project
consider mitigation measures to reduce substantial adverse effects which may substantially impair implementation of an adopted emergency response plan or emergency evacuation plan, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Prior to construction, project implementation agencies can and should ensure that all necessary local and state road and railroad encroachment permits are obtained. The project implementation agency can and should also comply with all applicable conditions of approval. As deemed necessary by the governing jurisdiction, the road encroachment permits may require the contractor to prepare a traffic control plan in accordance with professional engineering standards prior to construction. Traffic control plans can and should include the following requirements: — Identification of all roadway locations where special construction techniques (e.g., directional drilling or night construction) would be used to minimize impacts to traffic flow. — Development of circulation and detour plans to minimize impacts to local street circulation. This may include the use of signing and flagging to guide vehicles through and/or around the construction zone. — Scheduling of truck trips outside of peak morning and evening commute hours. — Limiting of lane closures during peak hours to the extent possible. — Usage of haul routes minimizing truck traffic on local roadways to the extent possible. — Inclusion of detours for bicycles and pedestrians in all areas potentially affected by project construction. — Installation of traffic control devices as specified in the California Department of Transportation Manual of Traffic Controls for Construction and Maintenance Work Zones. — Development and implementation of access plans for highly sensitive land uses such as police and fire stations, transit stations, hospitals, and schools. The access plans would be developed with the facility owner or administrator. To minimize disruption of emergency vehicle access, affected jurisdictions can and should be asked to identify detours for emergency vehicles, which will then be posted by the contractor. Notify in advance the facility owner or operator of the timing, location, and duration of construction activities and the locations of detours and lane closures.	to site plan review by the City of Los Angeles Fire Department and the City of Los Angeles Police Department to ensure that all access roads, driveways, and parking areas would remain accessible to emergency service vehicles.

Project Level Mitigation Measure	Applicability to the Project
— Storage of construction materials only in designated areas. — Coordination with local transit agencies for temporary relocation of routes or bus stops in work zones, as necessary. — Ensure the rapid repair of transportation infrastructure in the event of an emergency through cooperation among public agencies and by identifying critical infrastructure needs necessary for: a) emergency responders to enter the region, b) evacuation of affected facilities, and c) restoration of utilities. — Enhance emergency preparedness awareness among public agencies and with the public at large.	
Tribal Cultural Resources	
PMM TCR-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects on tribal cultural resources, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Avoidance and preservation of the resources in place, including, but not limited to, planning and construction to avoid the resources and protect the cultural and natural context, or planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria; b) Treating the resource with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following: protecting the cultural character and integrity of the resource; protecting the traditional use of the resource; and protecting the confidentiality of the resource; c) Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places; and protecting the resource.	In compliance with this mitigation measure, the Lead Agency has considered mitigation measures consistent with § 15064.5 of the State CEQA Guidelines and, accordingly, incorporated comparable mitigation measures. Mitigation Measures **MM-TCR-1** and **MM-TCR-2**, in Section IV-18, Tribal Cultural Resources, of the SCEA would reduce impacts to tribal cultural resources to a less than significant level.
Utilities and Service Systems	
PMM USSW-2: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce the generation of solid waste, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: Integrate green building measures with CALGreen (California Building Code Title 24) into project design, including but not limited to the following: a) Reuse and minimization of construction and demolition (C&D) debris and diversion of C&D waste from landfills to recycling facilities. b) Inclusion of a waste management plan that promotes	The Project would generate solid waste that is typical of residential buildings and would comply with all federal, State, and local statutes and regulations regarding proper disposal. Impacts would be less than significant and therefore, this mitigation measure would not be applicable.

Project Level Mitigation Measure	Applicability to the Project
maximum C&D diversion. c) Source reduction through (1) use of materials that are more durable and easier to repair and maintain, (2) design to generate less scrap material through dimensional planning, (3) increased recycled content, (4) use of reclaimed materials, and (5) use of structural materials in a dual role as finish material (e.g., stained concrete flooring, unfinished ceilings, etc.). d) Reuse of existing structure and shell in renovation projects. e) Development of indoor recycling program and space. f) Discourage the siting of new landfills unless all other waste reduction and prevention actions have been fully explored. If landfill siting or expansion is necessary, site landfills with an adequate landfill-owned, undeveloped land buffer to minimize the potential adverse impacts of the landfill in neighboring communities. g) Discourage exporting of locally generated waste outside of the SCAG region during the construction and implementation of a project. Encourage disposal within the county where the waste originates as much as possible. Promote green technologies for long-distance transport of waste (e.g., clean engines and clean locomotives or electric rail for waste-by-rail disposal systems) and consistency with SCAQMD and Connect SoCal policies can and should be required. h) Encourage waste reduction goals and practices and look for opportunities for voluntary actions to exceed the 80 percent waste diversion target. i) Encourage the development of local markets for waste prevention, reduction, and recycling practices by supporting recycled content and green procurement policies, as well as other waste prevention, reduction and recycling practices. j) Develop ordinances that promote waste prevention and recycling activities such as: requiring waste prevention and recycling efforts at all large events and venues; implementing recycled content procurement programs; and developing opportunities to divert food waste away from landfills and toward food banks and composting facilities. k) Develop and site composting, recycling, and conversion technology facilities that have minimum environmental and health impacts. l) Integrate reuse and recycling into residential industrial, institutional and commercial projects. m) Provide education and publicity about reducing waste and available recycling services. n) Implement or expand city or county-wide recycling and composting programs for residents and businesses. This could include extending the types of recycling services offered (e.g., to include food and green waste recycling) and providing public education and publicity about recycling services.	

Project Level Mitigation Measure	Applicability to the Project
PMM-USWW-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects on utilities and service systems, particularly for construction of wastewater facilities, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: • During the design and CEQA review of individual future projects, implementing agencies and projects sponsors shall determine whether sufficient wastewater capacity exists for the proposed projects. There CEQA determinations must ensure that the proposed development can be served by its existing or planned treatment capacity. If adequate capacity does not exist, project sponsors shall coordinate with the applicable service provider to ensure that adequate public services and utilities could accommodate the increased demand, and if not, infrastructure improvements for the appropriate public service or utility shall be identified in each project's CEQA documentation. The applicable public service provider or utility shall be responsible for undertaking project-level review as necessary to provide CEQA clearance for new facilities.	This mitigation measure is not applicable for the Proposed Project. Impacts related to wastewater treatment facilities are analyzed in Section IV-19, Utilities and Service Systems, of the SCEA. The Project would not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. Impacts were found to be less than significant and therefore, mitigation is not required.
PMM USWS-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to ensure sufficient water supplies, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Reduce exterior consumptive uses of water in public areas, and should promote reductions in private homes and businesses, by shifting to drought-tolerant native landscape plantings, using weather-based irrigation systems, educating other public agencies about water use, and installing related water pricing incentives. b) Promote the availability of drought-resistant landscaping options and provide information on where these can be purchased. Use of reclaimed water especially in median landscaping and hillside landscaping can and should be implemented where feasible. c) Implement water conservation best practices such as low-flow toilets, water-efficient clothes washers, water system audits, and leak detection and repair. d) For projects located in an area with existing reclaimed water conveyance infrastructure and excess reclaimed water capacity, use reclaimed water for non- potable uses, especially landscape irrigation. For projects in a location planned for future reclaimed water service, projects should install dual plumbing systems in anticipation of future use. Large developments could treat wastewater onsite to tertiary standards and use it for non-potable uses onsite.	This mitigation measure is not applicable for the Proposed Project. Impacts from the project on water supply are analyzed in Section IV-19, Utilities and Service Systems, of the SCEA. Impacts were found to be less than significant and therefore, mitigation is not required.
Wildfire	

Project Level Mitigation Measure	Applicability to the Project
PMM WF-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to wildfire risk, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Launch fire prevention education for local cities and counties such that local fire agencies, homeowners, as well as commercial and industrial businesses are aware of potential sources of fire ignition and the related procedures to curb or lessen any activities that might initiate fire ignition. b) Ensure structures in high fire risk areas are built to current state and federal standards which serve to greatly increase the chances the structure will survive a wildfire and also allow for people to shelter-in-place. c) Improve road access for emergency response and evacuation so people can evacuate safely and timely when necessary. d) Improve, and educate regarding, local emergency communications and notifications with residents and businesses. e) Enforce defensible space regulations to keep overgrown and unmanaged vegetation, accumulations of trash and other flammable material away from structures. f) Provide public education about wildfire risk and fire prevention measures, and safety procedures and practices to allow for safe evacuation and/or options to shelter-in-place	This mitigation measure is not applicable. The Project Site is not located within a Very High Fire Hazard Severity Zone. As analyzed in Section IV-20, Wildfire, of the SCEA, there would be a less than significant impact and no mitigation is required.
PMM WF-2: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to wildfire risk, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) New development or infrastructure activity within very high hazard severity zones or SRAs shall be required to — Submit a fire protection plan including the designation of fire watch staff; — Maintain water and other fire suppression equipment designated solely for firefighting on site for any construction and maintenance activities; — Locate construction and maintenance equipment in designated “safe areas” such that they do not discharge combustible materials; and — Designate trained fire watch staff during project construction to reduce risk of fire hazards.	This mitigation measure is not applicable to the Proposed Project as impacts would be less than significant. Being in a developed urban area, there are several fire protection facilities in the project vicinity that could respond to an emergency at the site. There would be a less than significant impact and no mitigation is required.

Source: SCAG Connect SoCal (2020 – 2045 Regional Transportation Plan/ Sustainable Communities Strategy).

APPENDIX B

Air Quality and Greenhouse Gas Technical Study

Selma Wilcox Project

Air Quality and Greenhouse Gas Emissions Technical Report

December 2022

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1.0 INTRODUCTION

This Air Quality and Greenhouse Gas Technical Study describes the potential air quality and greenhouse gas (GHG) of the proposed residential development at 1550 N. Wilcox Avenue[1] in the City of Los Angeles (City) and evaluates the potential air quality and GHG impacts of the proposed project. This report has been prepared by Impact Sciences, Inc. to support the environmental documentation being prepared pursuant to the California Environmental Quality Act (CEQA). This analysis considers both the temporary air quality and GHG impacts that would result from project construction and the long-term impacts associated with the operation of the project.

1.1 PROJECT LOCATION

The Project Site is located at 1550 N. Wilcox Avenue, 1552 N. Wilcox Avenue, and 6422 Selma Avenue within the Hollywood Community Plan Area in the City of Los Angeles. The site is bounded by Selma Ave. to the north, Wilcox Ave. and the Gilbert Hotel to the west, a car dealership and repair shop to the south, and commercial space to the east. The nearest transit facilities to the proposed project site are the Hollywood/Vine Metro B Line (Red) station located approximately 0.3 miles northeast of the project site; the Sunset Blvd./Wilcox Ave. bus station for Metro Bus Line 2 located 450 feet south of the site; and the Hollywood Blvd./Wilcox Ave. bus station for Metro Bus Lines 217, 212, and 22 as well as the DASH Hollywood Clockwise Bus Line located 0.14 miles north of the site.

See **Figure 1, Proposed Project Site**.

1.2 PROJECT DESCRIPTION

The Project Site is approximately 0.35 acres and is currently developed with a one-story commercial building currently occupied by a small business, and a one-story storage building which is vacant. The buildings were constructed in 1909 and 1925, respectively. The Project would demolish the existing one-story storage building, retain and refurbish the front third of the one-story commercial building fronting Selma Avenue, demolish the rest of the building, and construct a new 15-story multi-family residential building containing 45 4-bedroom residential units and 36 on-site parking spaces. The Proposed Project would rise to a maximum building height of approximately 180 feet and five inches (180'-5"), and would include a total square footage of approximately 67,599 square feet, with a Floor Area Ratio (FAR) of 4.5 to 1, providing twelve residential levels above two levels of at- and above-grade stacked parking, and ground-floor residential amenity space. A total of 15 percent of the proposed residential units (six units) would be designated as restricted affordable housing for Very Low Income Households. Parking will be provided

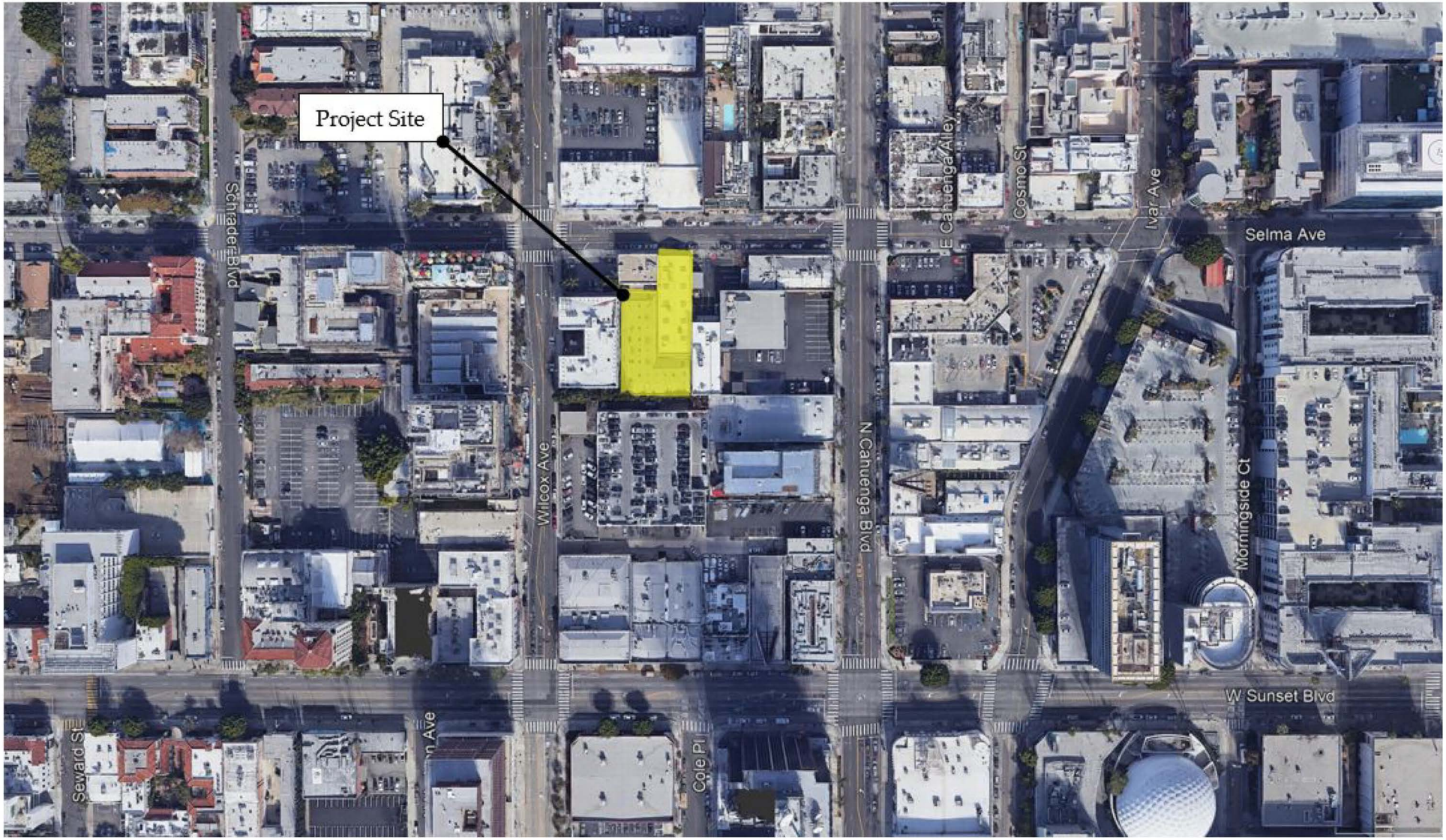
1 Other addresses associated with this project include 1552 N. Wilcox Ave. and 6422 Selma Ave.

on the lower two levels of the project site, accessed by one driveway along Selma Avenue. The parking lot would provide 36 residential parking spaces, accessible only from the ground floor and 13 offsite parking spaces will be provided for the adjacent 1540-1552 N. Wilcox Avenue property. Additionally, the Project will provide 48 long-term and 6 short-term residential bicycle parking spaces.

The site is zoned for Commercial Use (C4-2D) with a land use designation of Regional Center Commercial. The project site is surrounded by commercial space on all sides.

The project site will be developed with a series of water and energy efficiency features that will reduce air quality and GHG emissions. These include:

- Energy Star appliances;
- Low-flow water fixtures;
- Non-VOC paints and adhesives;
- Drought tolerant planting;
- High performance building envelopment.



SOURCE: Google Earth, 2021

FIGURE 1

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Proposed Project Site

1340.002•04/2021

2.0 AIR QUALITY

2.1 AIR QUALITY SETTING

South Coast Air Basin

South Coast Air Basin Characteristics

The California Air Resources Board (CARB) divides the state into air basins that share similar meteorological and topographical features. The City of Los Angeles is located within the South Coast Air Basin (SCAB), which incorporates approximately 12,000 square miles consisting of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties, in addition to the San Gorgonio Pass area in Riverside County. SCAB is a coastal plain with connecting broad valleys and low hills, bounded by the Pacific Ocean to the southwest and high mountains around the rest of its perimeters.

Temperature and Precipitation

The general region lies in the semi-permanent high-pressure zone of the eastern Pacific, resulting in a mild climate tempered by cool sea breezes with light average wind speeds. It is considered semi-arid and is characterized by warm summers, mild winters, infrequent seasonal rainfall, moderate daytime onshore breezes, and moderate humidity. This usually mild climatological pattern is interrupted occasionally by periods of extremely hot weather, winter storms, or Santa Ana winds. The annual average temperature varies little throughout the SCAB region, ranging from the low 60s to the high 80s, measures in degrees Fahrenheit (F°). With a more pronounced oceanic influence, coastal areas show less variability in annual minimum and maximum temperatures than inland areas.

In contrast to a very steady pattern of temperature, rainfall is seasonally and annually highly variable. Almost all annual rains fall between November and April. Summer rainfall is normally restricted to widely scattered thundershowers near the coast, with slightly heavier shower activity in the east and over the mountains.

Humidity

Although the SCAB has a semiarid climate, the air near the earth's surface is typically moist because of the presence of a shallow marine layer. Except for infrequent periods when dry, continental air is brought into the SCAB by offshore winds, the "ocean effect" is dominant. Periods of heavy fog, especially along the coast, are frequent, and low clouds, often referred to as high fog, are a characteristic climate feature. Annual average humidity is 70 percent at the coast and 57 percent in the eastern portions of the SCAB.

Wind

Wind patterns across the south coastal region are characterized by westerly or southwesterly onshore winds during the day and by easterly or northeasterly breezes at night. Wind speed is higher during the dry summer months than during the rainy winter.

Between periods of wind, air stagnation may occur in both the morning and evening hours. Air stagnation is one of the critical determinants of air quality conditions on any given day. During the winter and fall, surface high-pressure systems over the SCAB, combined with other meteorological conditions, can result in very strong, downslope Santa Ana winds. These winds normally continue a few days before predominant meteorological conditions are reestablished.

The mountain ranges to the east affect the diffusion of pollutants by inhibiting the eastward transport of pollutants. Air quality in the SCAB generally ranges from fair to poor and is similar to air quality in most of coastal Southern California. The entire region experiences heavy concentration of air pollutants during prolonged periods of stable atmospheric conditions.

Inversions

In conjunction with the two characteristic wind patterns that affect the rate and orientation of horizontal pollutant transport, two similarly distinct types of temperature inversions control the vertical depth through which pollutants are mixed. These inversions are the marine/subsidence inversion and the radiation inversion. The height of the base of the inversion at any given time is known as the "mixing height." The combination of winds and inversions is a critical determinant leading to highly degraded air quality in the summer and generally good air quality in the winter in Los Angeles.

Air Pollutants of Concern

Criteria air pollutants are defined as pollutants for which the federal and state governments have established ambient air quality standards for outdoor concentrations. The federal and state standards have been set at levels above which concentrations could be harmful to human health and welfare. These standards are designed to protect the most sensitive persons such as children, pregnant women, and the elderly, from illness or discomfort. Criteria air pollutants include ozone (O_3), nitrogen dioxide (NO_2), carbon monoxide (CO), sulfur dioxide (SO_2), particulate matter 2.5 microns or less in diameter (PM2.5), particulate matter ten microns or less in diameter (PM10), and lead (Pb). Note that reactive organic gases (ROGs), which are also known as reactive organic compounds (ROCs) or volatile organic compounds (VOCs), and nitrogen oxide (NOx) are not classified as criteria pollutants. However, ROGs and NOx are widely emitted from land development projects and participate in photochemical reactions in the

atmosphere to form O_3; therefore, NOx and ROGs are relevant to the proposed project and are of concern in the air basin and are listed below along with the criteria pollutants. Sources and health effects commonly associated with criteria pollutants are summarized in **Table 1, Criteria Pollutants Summary of Common Sources and Effects**.

Table 1
Criteria Pollutants Summary of Common Sources and Effects

Pollutant	Major Man-Made Sources	Human Health & Welfare Effects
Carbon Monoxide (CO)	An odorless, colorless gas formed when carbon in fuels is not burned completely; a component of motor vehicle exhaust.	Reduces the ability of blood to deliver oxygen to vital tissues, affecting the cardiovascular and nervous system. Impairs vision, causes dizziness, and can lead to unconsciousness or death.
Nitrogen Dioxide (NO_2)	A reddish-brown gas formed during fuel combustion for motor vehicles and industrial sources. Sources include moto vehicles, electric utilities, and other sources that burn fuel.	Respiratory irritant; aggravates lung and heart problems. Precursor to ozone and acid rain. Contributes to global warming and nutrient overloading which deteriorates water quality. Causes brown discoloration of the atmosphere.
Ozone (O_3)	Formed by a chemical reaction between volatile organic compounds (VOC) and nitrous oxides (NOx) in the presence of sunlight. VOCs are also commonly referred to as reactive organic gases (ROGs). Common sources of these precursor pollutants include motor vehicle exhaust, industrial emissions, gasoline storage and transport, solvents, paints, and landfills.	Irritates and causes inflammation of the mucous membranes and lung airways; causes wheezing, coughing, and pain when inhaling deeply; decreases lung capacity; aggravates lung and heart problems. Damages plants; reduces crop yield. Damages rubber, some textiles, and dyes.
Particulate Matter (PM10 & PM2.5)	Produced by power plants, steel mills, chemical plants, unpaved roads and parking lots, wood-burning stoves and fireplaces, automobiles, and others.	Increased respiratory symptoms, such as irritation of the airways, coughing or difficulty breathing; aggravated asthma; development of chronic bronchitis; irregular heartbeat; nonfatal heart attacks; and premature death in people with heart or lung disease. Impairs visibility (haze).
Sulfur Dioxide (SO_2)	A colorless, nonflammable gas formed when fuel containing sulfur is burned; when gasoline is extracted from ore. Examples are petroleum refineries, cement manufacturing, metal processing facilities, locomotives, and ships.	Respiratory irritant; aggravates lung and heart problems. In the presence of moisture and oxygen, sulfur dioxide converts to sulfuric acid which can damage marble, iron, and steel. Damages crops and natural vegetation. Impairs visibility. Precursor to acid rain.

Source: CAPCOA, Health Effects. Available: http://www.capcoa.org/health-effects/

2.2 AMBIENT AIR QUALITY

Criteria Air Pollutant Monitoring Data

Ambient air quality in Los Angeles can be inferred from ambient air quality measurements conducted at nearby air quality monitoring stations. Existing levels of ambient air quality and historical trends and

projections in the vicinity of Los Angeles are documented by measurements made by the South Coast Air Quality Management District (SCAQMD), the air pollution regulatory agency in the SCAB regions maintains air quality monitoring stations which process ambient air quality measurements.

The purpose of the monitoring station is to measure ambient concentrations of pollutants and determine whether ambient air quality meets the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS). Ozone and particulate matter (PM10 and PM2.5) are pollutants of particular concern in the SCAB. The monitoring station located closest to the proposed project site and most representative of air quality near the proposed project site is the Los Angeles – North Main Street station, located at 1630 North Main Street approximately 6.41 miles southeast of the project site. Ambient emission concentrations vary due to localized variations in emissions sources and climate and should be considered "generally" representative of ambient concentrations near the project site. The Los Angeles – North Main Street station monitors O_3, PM2.5, PM10, and NO_2, see **Table 2, Los Angeles – North Main Street Air Monitoring Station Ambient Pollutant Concentrations**.

Table 2
Los Angeles – North Main Street Air Monitoring Station Ambient Pollutant Concentrations

Pollutant	Standards[1]	Year		
		2018	2019	2020
OZONE (O_3)				
Maximum 1-hour concentration monitored (ppm)		0.098	0.085	0.185
Maximum 8-hour concentration monitored (ppm)		0.073	0.080	0.093
Number of days exceeding state 1-hour standard	0.09 ppm	2	2	14
Number of days exceeding federal/state 8-hour standard	0.070 ppm	4	2	22
NITROGEN DIOXIDE (NO_2)				
Maximum 1-hour concentration monitored (ppm)		0.070	0.070	0.062
Annual average concentration monitored (ppm)		0.018	0.018	0.017
Number of days exceeding state 1-hour standard	0.18 ppm	0	0	0
RESPIRABLE PARTICULATE MATTER (PM_{10})				
Maximum 24-hour concentration monitored ($\mu g/m^3$)		68.2	62.0	77.0
Annual average concentration monitored ($\mu g/m^3$)		30.2	25.5	2.0
Number of samples exceeding state standard	50 $\mu g/m^3$	31	3	24
Number of samples exceeding federal standard	150 $\mu g/m^3$	0	0	0
FINE PARTICULATE MATTER ($PM_{2.5}$)				
Maximum 24-hour concentration monitored ($\mu g/m^3$)		61.4	43.5	47.3
Annual average concentration monitored ($\mu g/m^3$)		12.8	10.8	12.3
Number of samples exceeding federal standard	35 $\mu g/m^3$	6	1	2

Source: California Air Resources Board, "Air Quality Data Statistics," http://www.arb.ca.gov/adam/. 2020.
SCAQMD. 2021. Air Quality South Coast Air Quality Management District, https://www.aqmd.gov/home/air-quality/historical-air-quality-data/historical-data-by-year
NA = not available
[1] *Parts by volume per million of air (ppm), micrograms per cubic meter of air ($\mu g/m^3$), or annual arithmetic mean (aam).*

Pollutant	Standards[1]	Year 2018	2019	2020

[2] *The 8-hour federal O_3 standard was revised from 0.075 ppm to 0.070 ppm in 2015. The statistics shown are based on the 2015 standard of 0.070 ppm.*

The attainment status for the SCAB region is included in **Table 3, Attainment Status of Criteria Pollutants in the South Coast Air Basin**. Areas that meet ambient air quality standards are classified as attainment areas, while areas that do not meet these standards are classified as nonattainment areas. The SCAB region is designated as a nonattainment area for federal ozone, PM2.5, and lead standards and are designated as nonattainment for state ozone, PM10, and PM2.5 standards.

Table 3
Attainment Status of the South Coast Air Basin

Pollutant	State	Federal
Ozone (O_3)	Non-Attainment	Non-Attainment
Particulate Matter (PM10)	Non-Attainment	Attainment
Particulate Matter (PM2.5)	Non-Attainment	Non-Attainment
Carbon Monoxide (CO)	Attainment	Attainment
Nitrogen Dioxide (NO_2)	Attainment	Attainment
Sulfur Dioxide (SO_2)	Attainment	Attainment
Lead	Attainment	Non-Attainment (Partial)[1]

Source: SCAQMD. 2016. National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) Attainment Status for South Coast Air Basin. naaqs-caaqs-feb2016.pdf, accessed March 2021.

[1] *The Los Angeles County portion of the Basin is designated as a non-attainment area for the federal lead standard on the basis of source-specific monitoring at two locations as determined by U.S. EPA using 2007-2009 data. However, all stations in the Basin, including the near-source monitoring in Los Angeles County, have remained below the lead NAAQS for the 2012 through 2015 period. The SCAQMD will request that the U.S. EPA re-designated the Los Angeles County portion of the Basin as attainment for lead.*

Toxic Air Contaminants

In addition to the criteria pollutants discussed above, toxic air contaminants (TACs) are another group of pollutants of concern. TACs are considered either carcinogenic or noncarcinogenic based on the nature of the health effects associated with exposure to the pollutant. For regulatory purposes, carcinogenic TACs are assumed to have no safe threshold below which health impacts would not occur, and cancer risk is expressed as excess cancer cases per one million exposed individuals. Noncarcinogenic TACs differ in that there is generally assumed to be a safe level of exposure below which no negative health impact is believed to occur. These levels are determined on a pollutant-by-pollutant basis.

There are many different types of TACs, with varying degrees of toxicity. Sources of TACs include industrial processes, such as petroleum refining and chrome-plating operations; commercial operations, such as gasoline stations and dry cleaners; and motor vehicle exhaust. Public exposure to TACs can result from emissions from normal operations, as well as from accidental releases of hazardous materials during upset conditions. The health effects associated with TACs are quite diverse and generally are assessed locally, rather than regionally. TACs can cause long-term health effects such as cancer, birth defects, neurological damage, asthma, bronchitis, or genetic damage, or short-term acute affects such as eye watering, respiratory irritation (a cough), running nose, throat pain, and headaches.

To date, CARB has designated 244 compounds as TACs. Additionally, CARB has implemented control measures for a number of compounds that pose high risks and show potential for effective control. The majority of the estimated health risks from TACs can be attributed to a relatively few compounds.[2]

CARB identified diesel particulate matter (DPM) as a TAC. DPM differs from other TACs in that it is not a single substance but rather a complex mixture of hundreds of substances. Diesel exhaust is a complex mixture of particulates and gases produced when an engine burns diesel fuel. DPM is a concern because it causes lung cancer; many compounds found in diesel exhaust are carcinogenic. DPM includes the particle-phase constituents in diesel exhaust. The chemical composition and particle sizes of DPM vary between different engine types (heavy-duty, light-duty), engine operating conditions (idle, accelerate, decelerate), fuel formulations (high/low sulfur fuel), and the year of the engine. Some short-term (acute) effects of diesel exhaust include eye, nose, throat, and lung irritation, and diesel exhaust can cause coughs, headaches, light-headedness, and nausea. DPM poses the greatest health risk among the TACs. Almost all diesel exhaust particle mass is 10 microns or less in diameter. Because of their extremely small size, these particles can be inhaled and eventually trapped in the bronchial and alveolar regions of the lung.

Sensitive Receptors

Some land uses are considered more sensitive to air pollution than others due to the types of population groups or activities involved. Sensitive population groups include children, the elderly, the acutely ill, and the chronically ill, especially those with cardiovascular diseases.[3]

Residential areas are considered sensitive receptors to air pollutions because residents (including children and the elderly) tend to be at home for extended periods of time, resulting in sustained exposure to any

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2 California Air Resources Board. *CARB Identified Toxic Air Contaminants*. Available online at: https://ww2.arb.ca.gov/resources/documents/carb-identified-toxic-air-contaminants.

3 California Air Resources Board. *Sensitive Receptor Assessment*. Available online at: https://ww2.arb.ca.gov/capp-resource-center/community-assessment/sensitive-receptor-assessment.

pollutants present. Children are considered more susceptible to health effects of air pollution due to their immature immune systems and developing organs.[4] As such, schools are also considered sensitive receptors, as children are present for extended durations and engage in regular outdoor activities. Recreational land uses are considered moderately sensitive to air pollution. Although exposure periods are generally short, exercise places a high demand on respiratory functions, which can be impaired by air pollution. In addition, noticeable air pollution can detract from the enjoyment of recreation.

Existing Health Risk

The Multiple Air Toxics Exposure Study IV (MATES IV) is a monitoring and evaluation study conducted by the SCAQMD in SCAB. The study is a follow up to previous air toxics studies within SCAB. The MATES IV study focuses on the carcinogenic risk from exposure to air toxics but does not estimate mortality or other health effects from particulate exposures. Applying OEHHA's most recent health risk methodology, the MATES IV study determined that the estimated population weighted risk is 897 per million and concluded that air toxics within the region had declined from previous studies.[5] Diesel particulate, which has substantially decreased from previous MATES studies, continues to be the dominating pollutant of concern that is driving up the background risk.

According to the SCAQMD, the background cancer risk near the project site is approximately 1,150 in one million, see **Figure 2, Background Cancer Risk**.

2.3 EXISTING LAND USE

The existing project site at 1550 N. Wilcox Avenue is a 25,770 square foot multi-story hotel in a regional center commercial area that has been renovated to serve as a dormitory for a nearby fashion school. The hotel will remain operational during project construction and operation. The hotel is not considered part of the proposed project. A 9,945 square foot detached garage sits behind the hotel building. The garage was built in 1925 and is currently vacant. As a result, the garage may generate some VOC from paint and other adhesives, but the impacts would be minor.

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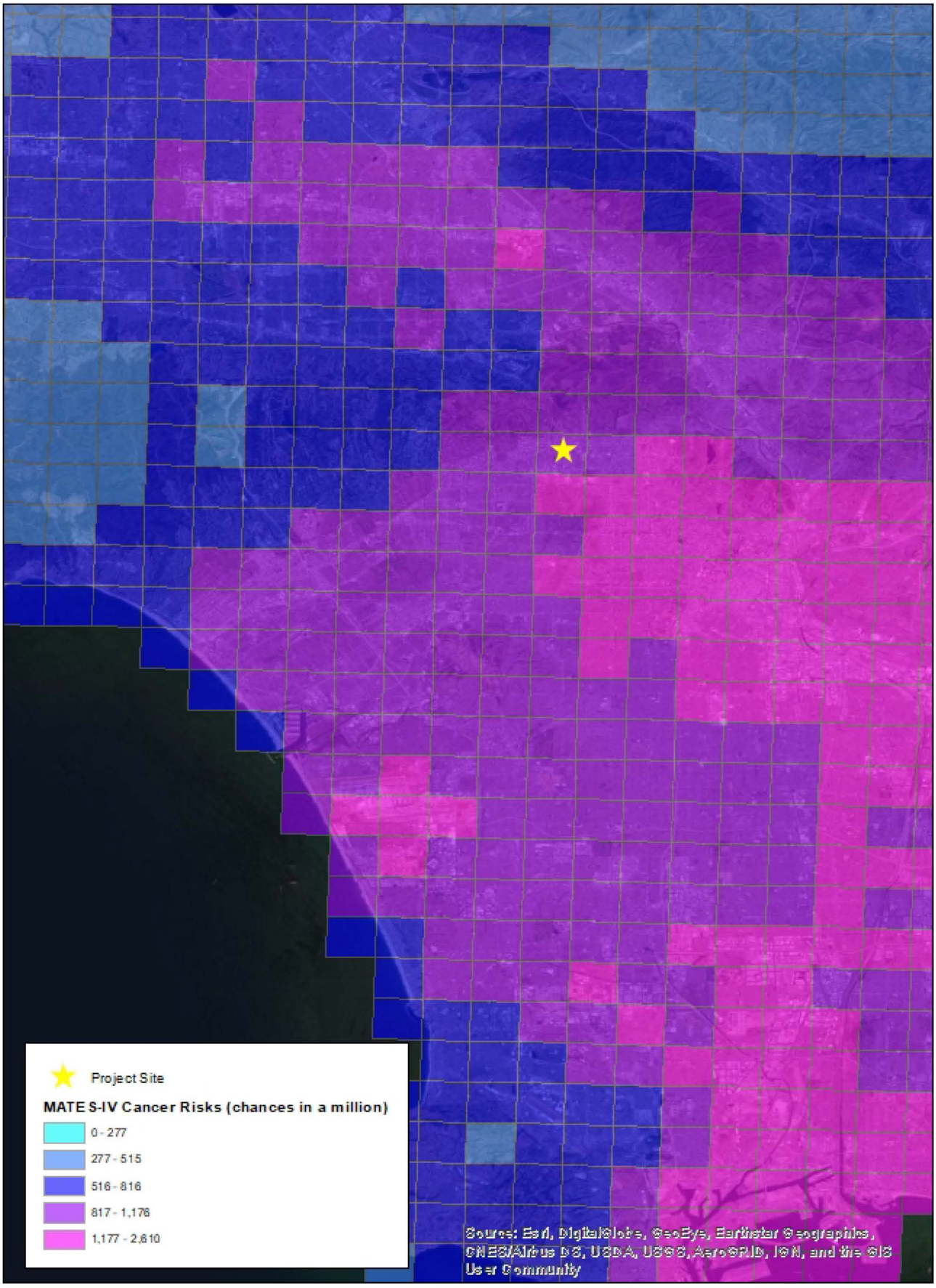
4 Office of Environmental Health Hazard Assessment and The American Lung Association of California. *Air Pollution and Children's Health*. Available online at: https://oehha.ca.gov/media/downloads/faqs/kidsair4-02.pdf.

5 South Coast Air Quality Management District. 2015. *Final Report Multiple Exposure Study in the South Coast Air Basin*. Available online at: https://www.aqmd.gov/docs/default-source/air-quality/air-toxic-studies/mates-iv/mates-iv-final-draft-report-4-1-15.pdf?sfvrsn=7.

The existing project site at 6422 Selma Avenue is a 6,522 square foot warehouse and office constructed in 1909. The warehouse and office at this site will generate criteria air pollutant emissions from worker and visitor vehicle trips to the site and diesel truck trips from vendors as well as building energy use. These emissions are quantified and evaluated in the discussion below, see **Impact 2**.



SOURCE: SCAQMD, 2018

FIGURE **2**

IMPACT SCIENCES

Background Cancer Risk

2.4 Regulatory Framework

Federal

Clean Air Act

The Clean Air Act (CAA) of 1970 and the CAA Amendments of 1971 required the U.S. Environmental Protection Agency (EPA) to establish NAAQS, with states retaining the option to adopt more stringent standards or to include other specific pollutants. On April 2, 2007, the Supreme Court found that carbon dioxide is an air pollutant covered by the CAA; however, no NAAQS have been established for carbon dioxide.

These standards are the levels of air quality considered safe, with an adequate margin of safety, to protect the public health and welfare. They are designed to protect those "sensitive receptors" most susceptible to further respiratory distress such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise. Healthy adults can tolerate occasional exposure to air pollutant concentrations considerably above these minimum standards before adverse effects are observed.

The EPA has classified air basins (or portions thereof) as being in attainment, nonattainment, or unclassified for each criteria air pollutant, based on whether or not the NAAQS have been achieved. If an area is designated unclassified, it is because inadequate air quality data were available as a basis for a nonattainment or attainment designations. **Table 3** lists the federal attainment status of the SCAB for the criteria pollutants.

National Emissions Standards for Hazardous Air Pollutants Program

Under federal law, 187 substances are currently listed as hazardous air pollutants (HAPs). Major sources of specific HAPs are subject to the requirements of the National Emissions Standards for Hazardous Air Pollutants (NESHAPS) program. The EPA is establishing regulatory schemes for specific source categories and requires implementation of the Maximum Achievable Control Technologies (MACT) for major sources of HAPs in each source category. State law has established the framework for California's TAC identification and control program, which is generally more stringent than the federal program and is aimed at HAPs that are a problem is California. The state has formally identified 244 substances as TACs and is adopting appropriate control measures for each. Once adopted at the state level, each air district will be required to adopt a measure that is equally or more stringent.

National Ambient Air Quality Standards

The federal CAA required the U.S. EPA to establish NAAQS. The NAAQS set primary standards and secondary standards for specific air pollutants. Primary standards define limits for the intention of protecting public health, which include sensitive populations such as asthmatics, children, and the elderly. Secondary Standards define limits to protect public welfare to include protection against decreased visibility, damage to animals, crops, vegetation, and buildings. A summary of the federal ambient air quality standards is shown in **Table 4, National Ambient Air Quality Standards**.

Table 4
National Ambient Air Quality Standards

Pollutant		Primary/Secondary	Averaging Time	Level
Carbon Monoxide		Primary	8 hours	9 ppm
			1 hour	35 ppm
Lead		Primary and secondary	Rolling 3-month average	0.15 µg/m^3
Nitrogen dioxide		Primary	1 hour	100 ppb
		Primary and secondary	Annual	0.053 ppm
Ozone		Primary and secondary	8 hours	0.070 ppm
Particulate Matter	PM2.5	Primary	Annual	12 µg/m^3
		Secondary	Annual	15 µg/m^3
		Primary and secondary	24 hours	35 µg/m^3
	PM10	Primary and secondary	24 hours	150 µg/m^3
Sulfur dioxide		Primary	1 hour	75 ppb
		Secondary	3 hours	0.5 ppm

Source: California Air Resources Board. May 2016. Ambient Air Quality Standards. Available online at: https://www.arb.ca.gov/research/aaqs/aaqs2.pdf, accessed January 12, 2021.

State

California Clean Air Act of 1988

The California CAA of 1988 (CCAA) allows states to adopt ambient air quality standards and other regulations provided that they are at least as stringent as federal standards. The California Air Resources Board (CARB), a part of the California Environmental Protection Agency (Cal EPA), is responsible for the coordination and administration of both federal and state air pollution control programs within California, including setting the CAAQS. The CCAA, amended in 1992, requires all air quality management districts (AQMDs) in the state to achieve and maintain the CAAQS. The CAAQS are generally stricter than national standards for the same pollutants and has also established state standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility-reducing particles, for which there are no national standards. CARB also

conducts research, compiles emission inventories, develops suggested control measures, and provides oversight of local programs. CARB also has primary responsibility for the development of California's State Implementation Plan (SIP), for which it works closely with the federal government and the local air districts.

California Ambient Air Quality Standards

The federal CAA permits states to adopt additional or more protective air quality standards if needed. California has set standards for certain pollutants, such as particulate matter and ozone, which are more protective of public health than respective federal standards. California has also set standards for some pollutants that are not addressed by federal standards. The state standards for ambient air quality are summarized in **Table 5, California Ambient Air Quality Standards**.

Table 5
California Ambient Air Quality Standards

Pollutant		Averaging Time	Level
Carbon monoxide		8 hours	9 ppm
		1 hour	20 ppm
Lead		30-day average	1.5 µg/m^3
Nitrogen dioxide		1 hour	0.180 ppm
		Annual	0.030 ppm
Ozone		8 hours	0.070 ppm
		1 hour	0.09 ppm
Particulate matter	PM2.5	Annual	12 µg/m^3
	PM10	24 hours	50 µg/m^3
		Annual	20 µg/m^3
Sulfur dioxide		1 hour	0.25 ppm
		24 hours	0.04 ppm
Sulfates		24 hours	25 µg/m^3
Hydrogen sulfide		1 hour	0.03 ppm
Vinyl chloride		24 hours	0.01 ppm

Source: California Air Resources Board. May 2016. Ambient Air Quality Standards. Available online at: https://www.arb.ca.gov/research/aaqs/aaqs2.pdf, accessed January 12, 2021.

California State Implementation Plan

The federal CAA (and its subsequent amendments) requires each state to prepare an air quality control plan referred to as a State Implementation Plan (SIP). The SIP is a living document that is periodically modified to reflect the latest emissions inventories, plans, and rules and regulations of air basins as reported by the agencies with jurisdiction over them. The CAA Amendments dictate that states containing areas

violating the NAAQS revise their SIPs to include extra control measures to reduce air pollution. The SIP includes strategies and control measures to attain the NAAQS by deadlines established by the CAA. The EPA has the responsibility to review all SIPs to determine if they conform to the requirements of the CAA.

State law makes CARB the lead agency for all purposes related to the SIP. Local air districts and other agencies prepare SIP elements and submit them to CARB for review and approval. CARB then forwards SIP revisions to the EPA for approval and publication in the Federal Register. The 2016 Air Quality Management Plan (2016 AQMP) is the SIP for SCAB. The 2016 AQMP is a regional blueprint for achieving air quality standards and healthful air in the SCAB and those portions of the Salton Sea Air Basin (SSAB) that are under the SCAQMD's jurisdictions. The 2016 AQMP represents a new approach, focusing on available, proven, and cost effective alternatives to traditional strategies, while seeking to achieve multiple goals in partnerships with other entities promoting reductions in greenhouse gases and toxic risk, as well as efficiencies in energy use, transportation, and goods movement. The most effective way to reduce air pollution impacts is to reduce emissions from mobile sources. The AQMP relies on regional and multi-level partnerships of governmental agencies at the federal, state, regional, and local level. Those agencies (EPA, CARB, local governments, Southern California Association of Governments [SCAG] and the SCAQMD) are the primary agencies that implement the AQMP programs. The 2016 AQMP incorporates the latest scientific and technical information and planning assumptions, including SCAG's 2016-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts. The 2016 AQMP includes integrated strategies and measures to meet the NAAQS.

On September 3, 2020, SCAG's Regional Council unanimously voted to approve and fully adopt Connect SoCal (2020-2045 RTP/SCS). However, the forecasts and measures in the plan have not been incorporated into any applicable air quality plan for the region.[6]

California Air Toxics "Hot Spots" Information and Assessment Act (AB 2588)

The California Air Toxics Program is supplemented by the Air Toxics "Hot Spots" program, which became law (AB 2588, Statutes of 1987) in 1987. In 1992, the AB 2588 program was amended by Senate Bill 1731 to require facilities that pose a significant health risk to the community to perform a risk reduction audit and reduce their emissions through implementation of a risk management plan. Under this program, which is required under the Air Toxics "Hot Spots" Information and Assessment Act (Section 44363 of the California

6 Southern California Association of Governments. *Adopted Final Connect SoCal* (2020-2045 RTP/SCS). Available online at: https://scag.ca.gov/read-plan-adopted-final-plan.

Health and Safety Code), facilities are required to report their air toxics emissions, assess health risks, and notify nearby residents and workers of significant risks when present.

Typically, land development projects generate diesel emissions from construction vehicles during the construction phase, as well as some diesel emissions from small trucks during the operational phase. Diesel exhaust is mainly composed of particulate matter and gases, which contain potential cancer-causing substances. Emissions from diesel engines currently include over 40 substances that are listed by EPA as hazardous air pollutants and by CARB as TACs. On August 27, 1998, CARB identified particulate matter in diesel exhaust as a TAC, based on data linking diesel particulate emissions to increased risks of lung cancer and respiratory disease.[7]

In March 2015, the OEHHA adopted "The Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments" in accordance with the Health and Safety Code, Section 44300. The Final Guidance Manual incorporates the scientific basis from three earlier developed Technical Support Documents to assess risk from exposure to facility emissions. The 2015 OEHHA Final Guidance has key changes including greater age sensitivity in particular for children, decreased exposure durations, and higher breathing rate profiles. Because cancer risk could be up to three times greater using this new guidance, it may result in greater mitigation requirements, more agency backlog, and increased difficulty in getting air permits. Regardless of the change in calculation methodology, actual emissions and cancer risk within South Coast Air Basin has declined by more than 50 percent since 2005.

The CARB provides a computer program, the Hot Spots Analysis and Reporting Program (HARP), to assist in a coherent and consistent preparation of an HRA. HARP2, an update to HARP, was released in March 2015. HARP2 has a more refined risk characterization in HRA and CEQA documents and incorporates the 2015 OEHHA Final Guidance.

Regional

South Coast Air Quality Management District

The SCAQMD is the air pollution control district for Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. The agency's primary responsibility is ensuring that the SCAB region meets attainment for the federal and state standards. The SCAQMD is responsible for preparing an air quality management plan in order to meet federal attainment status. The SCAQMD is also responsible for adopting and enforcing rules and regulations concerning air pollutant sources, issuing

7 Diesel exhaust is included within pollutants subject to the hotspot program. Please refer to OEHHA's Air Toxics Hot Spot Program Risk Assessment Guidelines. https://oehha.ca.gov/air/crnr/notice-adoption-air-toxics-hot-spots-program-guidance-manual-preparation-health-risk-0.

permits for stationary sources of air pollutants, inspecting stationary sources of air pollutants, responding to citizen complaints, monitoring ambient air quality and meteorological conditions, awarding grants to reduce motor vehicle emissions, and conducting public education campaigns, as well as many other activities. All projects are subject to SCAQMD rules and regulations in effect at the time of construction.

SCAQMD Rules and Regulations

The following is a list of noteworthy SCAQMD rules that are required of construction activities associated with the proposed project:

- **Rule 402 (Nuisance)** – This rule prohibits the discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to 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. This rule does not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

- **Rule 403 (Fugitive Dust)** – This rule requires fugitive dust sources to implement best available control measures for all sources, and all forms of visible particulate matter are prohibited from crossing any property line. This rule is intended to reduce PM10 emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. PM10 suppression techniques are summarized below.

  - Portions of a construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized.

  - All on-site roads will be paved as soon as feasible or watered periodically or chemically stabilized.

  - All material transported off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.

  - The area disturbed by clearing, grading, earthmoving, or excavation operations will be minimized at all times.

  - Where vehicles leave a construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface.

- **Rule 1113 (Architectural Coatings)** – This rule requires manufacturers, distributors, and end-uses of architectural and industrial maintenance coatings to reduce ROG emissions from the use of these coatings, primarily by placing limits on the ROG content of various coating categories.

- **Rule 445 (Wood-Burning Devices)** – The purpose of this rule is to reduce the emission of particulate matter from wood-burning devices and establish contingency measures for applicable ozone standards for the reduction of volatile organic compounds.

  The rule requires that any new residential or commercial development that begins construction on or after March 9, 2009 only install gaseous-fueled fireplaces and stoves.[8]

Local

Air Quality Element of the Los Angeles General Plan

The *Air Quality Element of the City of Los Angeles General Plan* (Air Quality Element) was adopted on November 24, 1992, and sets forth the goals, objectives and policies that guide the City in the implementation of its air quality improvement programs and strategies.[9] The Air Quality Element acknowledges that numerous efforts are underway at the regional, county and city levels addressing clean air concerns and that coordination of these various efforts and the involvement of the area's residents are crucial to the achievement of State and Federal air quality standards.

Relevant to the proposed project, the Air Quality Element establishes the following goals and policies aimed to reduce air quality emissions across the City of Los Angeles:

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

> **Objective 1.1.** It is the objective of the City of Los Angeles to reduce air pollutants consistent with the Regional Air Quality Management Plan (AQMP), increase traffic mobility, and sustain economic growth citywide.

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8 South Coast Air Quality Management District. 2019. *Rule 445 – Wood Burning Devices Local Government, Builder, Contractor, Architect Answers to Frequently Asked Questions (FAQs).* Available online at: http://www.aqmd.gov/docs/default-source/rule-book/support-documents/rule-445/detailed-rule-445-information.pdf.

9 City of Los Angeles Planning Department. 1992. *Air Quality Element*. Available online at: https://planning.lacity.org/odocument/0ff9a9b0-0adf-49b4-8e07-0c16feea70bc/Air_Quality_Element.pdf.

Policy 1.1.1. Encourage demonstration projects which involve creative and innovative uses of market incentive mechanisms to achieve air quality objectives.

Objective 1.3. It is the objective of the City of Los Angeles to reduce particulate air pollutants emanating from unpaved areas, parking lots, and construction sites.

Policy 1.3.1. Minimize particulate emissions from construction sites.

Policy 1.3.2. Minimize particulate emissions from unpaved roads and parking lots which are associated with vehicular traffic.

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

Objective 2.2. It is the objective of the City of Los Angeles to increase vehicle occupancy for non-work trips by creating disincentives for single passenger vehicles, and incentives for high occupancy vehicles.

Policy 2.2.1. Discourage single-occupant vehicle use through a variety of measures such as market incentive strategies, mode-shift incentives, trip reduction plans and ridesharing subsidies.

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

Objective 3.2. It is the objective of the City of Los Angeles to reduce vehicular traffic during peak periods.

Policy 3.2.1. Manage traffic congestion during peak periods.

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

Objective 4.1. It is the objective of the City of Los Angeles to include the regional attainment of ambient air quality standards as a primary consideration in land use planning.

Policy 4.1.1. Coordinate with all appropriate regional agencies in the implementation of strategies for the integration of land use, transportation, and air quality policies.

Policy 4.1.2. Ensure that project level review and approval of land use development remain at the local level.

Objective 4.2. It is the objective of the City of Los Angeles to reduce vehicle trips and vehicle miles traveled associated with land use patterns.

Policy 4.2.1. Revise the City's General Plan/Community Plans to achieve a more compact, efficient urban form and to promote more transit-oriented development and mixed-use development.

Policy 4.2.2. Improve accessibility for the City's residents to places of employment, shopping centers, and other establishments.

Policy 4.2.3 Ensure that new development is compatible with pedestrians, bicycles, transit, and alternative fuel vehicles.

Policy 4.2.4. Require that air quality impacts to be a consideration in the review and approval of all discretionary projects.

Policy 4.2.5. Emphasize trip reduction, alternative transit and congestion management measures for discretionary projects.

Hollywood Community Plan

The Hollywood Community Plan was released in 1988 and is currently being updated to account for the anticipated development to already urbanized areas of the Community Plan Area.[10] The draft of the Updated Community Plan was released in February 2021.[11] The plan area includes about 13,961 acres of the northern Mid-City section of Los Angeles. The eastern edge of the community plan borders the I-5, while the western edge abuts Cahuenga Pass, Bel Air, West Hollywood, and the City of Beverly Hills. To the south lies central Mid-City Los Angeles. The Hollywood Community Plan has a pattern of low-density residential uses, interspersed with minimal medium and high-density residential uses. The high-density residential spaces are found slightly north of the main commercial area. Corridors of commercial activity can be found along major streets including Sunset, Hollywood, and Santa Monica Blvd. The plan area north of the central commercial corridors includes Griffith Park, and accounts for 40% of the acreage, and almost all of the open space land in the community boundary. The Hollywood Community Plan sets forth

10 City of Los Angeles. 2021. *Hollywood Community Plan Update*. Available online at: https://planning.lacity.org/plans-policies/community-plan-update/hollywood-community-plan-update.

11 City of Los Angeles. 2021. *Hollywood Community Plan.* Available online at: https://planning.lacity.org/odocument/73938107-9332-404e-b2fa-75f8a0fe19ae.pdf.

planning goals and objectives to maintain the community's distinctive character, the goals and objectives relevant to this proposed project include:

Goal LU1. Complete, livable and quality residential neighborhoods that provide a variety of housing types, densities, forms, and designs and a mix of uses and services that support the needs of residents throughout Hollywood.

> **Policy LU1.2.** Provide housing that accommodates households of all sizes, as well as integrates safe and convenient access to schools, parks, and other amenities and services.

Goal LU4. Multi-family residential neighborhoods that are well-designed, safe, provide amenities for residents, and exhibit the architectural characteristics and qualities that distinguish Hollywood neighborhoods.

> **Policy LU4.1.** Encourage multi-family housing development within neighborhoods designated for higher density multi-family residential.

Goal LU5. Multi-family residential neighborhoods that provide a range of housing opportunities at a variety of price points including affordable housing, through a mix of ownership and rental units.

> **Policy LU5.1.** Provide a variety of rental and ownership housing opportunities for households of all income levels, sizes, and needs, including middle income and workforce populations.

> **Policy LU5.5.** Encourage affordable housing near transit.

Goal LU11. Sustainable land uses, site design, and development, including paving and stormwater infiltration systems.

> **Policy LU11.1.** Promote sustainable land use, streetscape and building policies to protect the environment and public health.

2.5 Thresholds and Methodology

Thresholds of Significance

The impact analysis provided below is based on the application of the following California Environmental Quality Act (CEQA) Guidelines Appendix G, which indicates that a project would have a significant impact on air quality if it would:

1. Conflict with or obstruct implementation of any applicable air quality plan.

2. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard.

3. Expose sensitive receptors to substantial pollutant concentrations.

4. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

The significance criteria established by the applicable air quality management or air pollution control district (SCAQMD) may be relied upon to make the above determinations. According to the SCAQMD, an air quality impact is considered significant if the proposed project would violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations. The SCAQMD has established thresholds of significance for air quality for construction and operational activities of land use development projects, shown in **Table 6 – South Coast AQMD Regional Significance Thresholds**.

Table 6
South Coast AQMD Air Quality Significance Thresholds

Mass Daily Thresholds [a]		
Pollutant	**Construction** [b]	**Operation** [c]
NOx	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM10	150 lbs/day	150 lbs/day
PM2.5	55 lbs/day	55 lbs/day
SOx	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day
Toxic Air Contaminants (TACs), Odor, and GHG Thresholds		
TACs (including carcinogens and non-carcinogens)	Maximum Incremental Cancer Risk ≥ 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas ≥ 1 in 1 million) Chronic & Acute Hazard Index ≥ 1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to South Coast AQMD Rule 402	
GHG	10,000 MT/yr CO_2eq for industrial facilities	
Ambient Air Quality Standards for Criteria Pollutants [d]		
NO_2 1-hour average annual arithmetic mean	South coast AQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 0.18 ppm (state) 0.03 ppm (state) and 0.0534 ppm (federal)	
PM10 24-hour average annual average	10.4 µg/m³ (construction) [e] & 2.5 µg/m³ (operation) 1.0 µg/m3	
PM2.5 24-hour average	10.4 µg/m³ (construction) [e] & 2.5 µg/m³ (operation)	

SO_2	
1-hour average	0.25 ppm (state) & 0.075 ppm (federal - 99th percentile)
24-hour average	0.04 ppm (state)
Sulfate	
24-hour average	25 µg/m³ (state)
CO	South Coast AQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards:
1-hour average	20 ppm (state) and 35 ppm (federal)
8-hour average	9.0 ppm (state/federal)
Lead	
30-day Average	1.5 µg/m³ (state)
Rolling 3-month average	0.15 µg/m³ (federal)

[a] *Source: South Coast AQMD CEQA Handbook (South Coast AQMD, 1993)*

[b] *Construction thresholds apply to both the South Coast Air Basin and Coachella Valley (Salton Sea and Mojave Desert Air Basins).*

[c] *For Coachella Valley, the mass daily thresholds for operation are the same as the construction thresholds.*

[d] *Ambient air quality thresholds for criteria pollutants based on South Coast AQMD Rule 1303, Table A-2 unless otherwise stated.*

[e] *Ambient air quality threshold based on South Coast AQMD Rule 403.*

CO Hotspot Analysis

In addition to the daily thresholds listed above, the proposed project area would also be subject to the ambient air quality standards through an analysis of localized CO impacts. The California 1-hour and 8-hour CO standards are:

- 1-hour = 20 parts per million
- 8-hour = 9 parts per million

The significance of localized impacts depends on whether ambient CO levels in the vicinity of the project site are above state and federal CO standards. Carbon monoxide concentrations in Los Angeles no longer exceed either the CAAQS or the NAAQS criteria. Additionally, the SCAB region is designated as attainment under the 1-hour and 8-hour standards (see **Table 3**).

Localized Significance Thresholds

In addition to regional emissions and the CO hotspot analysis, the SCAQMD has developed a set of mass emissions rate look-up tables that can be used to evaluate localized impacts that may result from construction and operational-period emissions called localized significance thresholds (LSTs). If the on-site emissions from proposed construction activities are below the emission levels found in the LST mass rate look-up tables for the project site receptor area (SRA), then emissions would not have the potential to cause a significant localized air quality impact. When quantifying mass emissions for LST analysis, only emissions that occur on site are considered. Consistent with SCAQMD LST guidance, emissions from

offsite delivery hauling trucks, or employee trips are not considered in the evaluation of localized impacts (SCAQMD 2008).

The proposed project site lies within SCAQMD SRA 1 and the proposed project site is approximately 0.35-acres. Therefore, consistent with SCAQMD recommendations, **Table 7, Local Significance Thresholds – Pounds per Day** shows the LSTs for a 1-acre project site in SRA 1 with sensitive receptors located approximately 25 meters of the proposed project site.

Table 7
Local Significance Thresholds – Pounds per Day

Phase	Nitrogen Oxide (NO_x)	Carbon Monoxide (CO)	Coarse Particulate Matter (PM10)	Fine Particulate Matter (PM2.5)
Construction	74	680	5	3
Operation	74	680	2	1

Source:
SCAQMD. 2009. Appendix C Mass Rate Look Up Table. Available at: http://www.aqmd.gov/docs/defaultsource/ceqa/handbook/localized-significance-thresholds/appendix-c-mass-rate-lst-look-up-tables.pdf?sfvrsn=2.

Methodology

Air quality impacts were evaluated in accordance with the methodologies recommended by CARB and the SCAQMD. Where criteria air pollutant quantification was required, emissions modeled using the California Emissions Estimator Model version 2020.4.0 (CalEEMod). CalEEMod is a statewide land use emissions computer model designed to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects.

2.6 Project Impacts

AQ Impact 1 **Would implementation of the proposed project conflict with or obstruct implementation of any applicable air quality plan? *(Less than Significant).***

As part of its enforcement responsibilities, the EPA requires each state with nonattainment areas to prepare and submit a SIP that demonstrates the means to attain the federal standards. The SIP must integrate federal, state, and local plan components and regulations to identify specific measures to reduce pollution in nonattainment areas, using a combination of performance standards and market-based programs. Similarly, under state law, the CCAA requires an air quality attainment plan to be prepared for areas designated as nonattainment with regard to the federal and state ambient air quality standards. Air quality

attainment plans outline emissions limits and control measures to achieve and maintain these standards by the earliest practical date.

SCAQMD drafted the 2016 AQMP.[12] As described above, the 2016 AQMP was developed in effort with CARB, SCAG, and the U.S. EPA to establish a program of rules and regulations to reduce air pollutant emissions to achieves CAAQS and NAAQS. The plan's pollutant control strategies are based on SCAG's 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). While SCAG adopted the updated 2020-2045 RTP/SCS in September 2020, it has not been incorporated into an applicable air quality plan.

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's 1993 CEQA Air Quality Handbook, and include the following:

- Consistency Criterion No. 1: The proposed project will not result in an increase in the frequency or severity of an existing air quality violation, or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.

- Consistency Criterion No. 2: The proposed project will not exceed the assumptions in the AQMP or increments based on the years of the project build-out phase.

The violations to which Consistency Criterion No. 1 refers are the CAAQS and the NAAQS. As evaluated under Impacts 2 below, the project would not exceed the short-term construction standards or long-term operational standards and in so doing would not violate any air quality standards (see **Table 8** and **Table 9**). Thus, no significant impact is expected, and the proposed project would be consistent with first criterion.

Concerning Consistency Criterion No. 2, the 2016 AQMP contains air pollutant reduction strategies based on SCAG's growth forecasts, and SCAG's growth forecasts were defined in consultation with local governments and with reference to local general plans. The proposed project would increase local population by 129 residents.[13] The proposed project is consistent with the land use designation and development density prepared in the City of Los Angeles' General Plan. Therefore, the proposed project would not exceed the population or job growth projections used by the SCAMQD to develop the 2016

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12 South Coast Air Quality Management District. 2016. *Air Quality Management Plan*. Available online at: http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf.

13 Estimated population based on CalEEMod modeling, see Attachment A.

AQMP. Thus, no significant impact would occur, as the proposed project is also consistent with the second criterion.

AQ Impact 2 **Would implementation of the proposed project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard? *(Less than Significant).***

A project may have a significant impact if project-related emissions would result in a cumulatively considerable net increase for an criteria pollutant for which the region in nonattainment under applicable federal or state ambient air quality standards. The cumulative analysis of air quality impacts follows the SCAQMD's guidance such that construction or operational Project emissions will be considered cumulatively considerable if Project-specific emissions exceed an applicable SCAQMD recommended daily threshold.

Regional Construction Significance Analysis

Construction associated with the proposed project would generate short-term emissions of criteria air pollutants. The criteria pollutants of primary concern within the proposed project area include ozone-precursor pollutants (i.e., ROG and NOx), PM10, and PM2.5. Construction-generated emissions are short term and of temporary duration, lasting only as long as construction activities occur, but would be considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance.

Construction results in the temporary generation of emissions resulting from site grading and excavation, road paving, motor vehicle exhaust associated with construction equipment and worker trips, and the movement of construction equipment, especially on unpaved surfaces. Emissions of airborne particulate matter are largely dependent on the amount of ground disturbance associated with site preparation activities as well as weather conditions and the appropriate application of water.

The duration of construction activities associated with the proposed project is estimated to last approximately 24 months. Construction-generated emissions associated with the proposed project were calculated using the SCAQMD- and CARB-approved CalEEMod model. CalEEMod is designed to model construction and operational emissions for land use development projects. The model incorporates typical construction requirements such as construction equipment, demolition debris, and hauling trips. The assumptions used in the CalEEMod model, including construction equipment usage, the demolition of

approximately 7,196 tons of the existing structure and surface pavement,[14] and grading quantity of approximately 450 cubic yards of soil export and 400 cubic yards of soil import, were based on information provided by the project applicant. In addition, the project applicant provided estimates of the construction equipment expected to be used during each phase of project construction as well as the expected usage during that phase of construction.[15] Predicted maximum daily construction-generated emissions for the proposed project are summarized in **Table 8, Construction-Related Criteria Pollutant and Precursor Emissions – Maximum Pounds per Day.**

During construction, the contractors are required to comply with SCAQMD Rule 402 (Nuisance) and Rule 403 (Fugitive Dust), among others, which assist in reducing short-term construction-related air pollutant emissions. Rule 402 prohibits emissions that would cause a public nuisance and Rule 403 requires fugitive dust sources to implement best available control measures for all sources, and all forms of visible particulate matter are prohibited from crossing any property line. The proposed project would be subject to Rules 402, 403, and 113 described in the Regulatory Framework subsection above. As shown below, all criteria pollutant emissions would remain below their respective thresholds. Thus, the proposed project would not result in a cumulatively considerable net increase of any criteria air pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard.

Table 8
Construction-Related Criteria Pollutant and Precursor Emissions – Maximum Pounds per Day

Construction Year	ROG	NOx	CO	SO2	PM10	PM2.5
2021	1.47	16.38	14.39	0.04	2.50	0.91
2022	2.42	19.45	22.32	0.05	2.40	0.87
2023	5.00	18.23	22.07	0.05	1.17	0.79
Regional Threshold	**75**	**100**	**550**	**150**	**150**	**55**
Exceed?	*No*	*No*	*No*	*No*	*No*	*No*

Source: Impact Sciences, CalEEMod modeling, 2021. See Attachment A.
Note: Project emissions account for the reductions from SCAQMD Rule 403 (Fugitive Dust).

14 Demolition tons based on the existing detached garage (9,945 SF) and assumes complete demolition of the warehouse/office (6,522 SF). The warehouse/office will retain its frontages that will be incorporated into the Proposed Project and, as a result, will not be entirely demolished. Therefore, our analysis presents a conservative approach. Calculations to determine demolition tonnage from the existing buildings is provided in Attachment A.

15 See Attachment A for project construction assumptions.

Regional Operational Significance Analysis

Proposed project-generated emissions would be associated with motor vehicle use, energy use, and area sources, such as the use of natural-gas-fired appliances, landscape maintenance equipment, consumer cleaning products, and architectural coatings associated with the operation of a 45-unit apartment building, 6,456 square feet of common open space, and a 36-space parking garage. The proposed project will be replacing a detached garage and warehouse with associated office space. The operational emissions from the proposed project and existing project were calculated within CalEEMod and the net operational emissions were compared against SCAQMD regional thresholds to determine project significance.

Emissions associated with vehicle travel depend on the year of analysis because emission control technology requirements are phased-in over time. Therefore, the earlier the year analyzed in the model, the higher emission rates used by CalEEMod. The earliest year the project could possibly be constructed and fully occupied would be 2025. Emissions associated with build-out later than 2025 would be lower, because newer vehicles have to meet increasingly more stringent emissions standards, while older, more polluting, vehicles are used less.

CalEEMod allows the user to enter specific vehicle trip generation rates. The Transportation Assessment Memorandum of Understanding (MOU) prepared by Los Angeles Department of Transportation estimates that the proposed project will generate 172 trips per day and the existing project site generates 47 trips per day. As a result, the project will result in a net increase of 125 trips per day.

Finally, the project proposes a series of design features that will increase building efficiency. The model accounts for ENERGY STAR rated appliances, low-flow fixtures, and drought tolerant landscaping. The proposed project also plans to use non-VOC paint and adhesives as part of the design. Our model conservatively assumed that non-VOC paints and adhesives would only be used in the interior of the building and modeled the exterior with the CalEEMod default VOC assumptions for paint.

Long-term operational emissions attributable to the proposed project are summarized in **Table 9, Long-Term Operational Emissions – Maximum Pounds per Day**.

Table 9
Long-Term Operational Emissions – Maximum Pounds per Day

Source	ROG	NOx	CO	SO2	PM10	PM2.5
Proposed Project Emissions						
Area Source	1.56	0.68	3.99	0.004	0.072	0.072

Energy Use	0.012	0.10	0.04	0.001	0.008	0.008
Mobile Source	0.49	0.53	4.83	0.010	1.06	0.29
Total	2.06	1.31	8.86	0.015	1.14	0.37
Existing Project Emissions						
Area	0.15	>0.001	>0.001	0.00	0.00	0.00
Energy	0.002	0.02	0.02	>0.001	0.0014	0.0013
Mobile	0.08	0.40	1.04	0.004	0.33	0.090
Total	0.23	0.42	1.07	0.004	0.33	0.10
Net Operational Emissions	*1.83*	*0.89*	*7.79*	*0.011*	*0.81*	*0.27*
Regional Threshold	**55**	**55**	**550**	**150**	**150**	**55**
Exceed?	*No*	*No*	*No*	*No*	*No*	*No*

Source: Impact Sciences, CalEEMod modeling, 2021. See Attachment A.

As shown in **Table 8** and **Table 9**, the proposed project's construction and operational emissions would not exceed the SCAQMD's thresholds for any criteria air pollutants. Regional construction and operation operational emissions would not result in a significant long-term regional air quality impact. Thus, the proposed project would not result in a cumulatively considerable net increase of any criteria air pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard. Therefore, regional construction and operation operational emissions would not result in a significant long-term regional air quality impact and impacts will have a less than significant impact.

Air Quality Health Impacts

On December 24, 2018, the California Supreme Court published its opinion on the *Sierra Club et al. v. County of Fresno et. Al.* (Case No. S219783) which determined that an environmental review must adequately analyze a project's potential impacts and inform the public how its bare numbers translate to a potential adverse health impacts or explain how existing scientific constraints cannot translate the emissions numbers to the potential health impacts.

SCAB is in state non-attainment for PM2.5, PM10, and O_3 and federal non-attainment for PM2.5 and O_3. Therefore, an increase in emissions of particulate matter or ozone precursors (ROG and NOx) has the potential to push the region further from reaching attainment status and, as a result, are the pollutants of greatest concern in the region. As noted in **Table 8** and **Table 9** above, the proposed project will emit criteria air pollutants during construction and operation. However, the proposed project will not exceed SCAQMD thresholds for ozone precursors (ROG and NOx), PM2.5, PM10, or any other criteria air pollutants, and will not result in a cumulatively significant impact for which the region is in non-attainment. This discussion focuses on the health effects from the pollutants for which the region is in non-attainment and why it is not

feasible to provide an analysis to relate the emissions of ozone precursors from an individual project to likely health consequences.

Exposure to particulate matter can affect both a person's lungs and heart and has been linked to a variety of health problems including aggravated asthma, decreased lung function, and increased respiratory symptoms. DPM is a type of particulate that is emitted from diesel engines and is estimated to cause approximately 70% of total known cancer risks related to air toxics in California.[16] As discussed below, see **Impact 3**, the proposed project would not result in an increased health risk as a result from exposure to DPM or other TACs. Further, since the proposed project will not exceed SCAQMD regional thresholds for particulate matter, the project will not result in a cumulatively significant impact to particulate matter in the region.

Exposure to O_3 can cause respiratory irritation, lung damage, aggravate asthma, and may worsen existing chronic lung diseases such as emphysema and chronic bronchitis.[17] O_3 is formed in the atmosphere when heat and sunlight cause a chemical reaction between NOx and ROG emissions. NOx and ROG are referred to as ozone precursors and affect air quality on a regional scale. Health effects related to O_3 are therefore the product of emissions generated by numerous sources throughout a region. Existing models have limited sensitivity to small changes in criteria pollutant concentrations, and, as such, translating project-generated criteria pollutants to specific health effects or additional days of nonattainment would produce meaningless results. In other words, the proposed project's less than significant increases in regional air pollution from criteria air pollutants would not have measurable effect on the human health implications of the Basin's ambient air quality.

The Congressional Research service prepared the *Background Ozone: Challenges in Science and Policy* report for U.S. Congress which provides a summary of the scientific capabilities of measuring ozone and understanding the needs and improvements necessary to understand contributions from background sources. While this paper specifically addresses background concentrations of ozone and ozone modeling, it demonstrates the difficulty in assessing ozone and related health implications from any single source or project. According to the Congressional Research Service, currently there are several data and analytical challenges to reliably assess background ozone concentrations and to model ozone. First, the current understanding of the amount, location, and type of pollutant emissions from many types of sources is insufficient. Therefore, inventories typically provide estimation, which may not be precise enough for apportioning contributions. Second, meteorological data (i.e., wind speed, wind direction, temperature,

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16 California Air Resources Board. *Overview: Diesel Exhaust & Health*. Available online at: https://ww2.arb.ca.gov/resources/overview-diesel-exhaust-and-health.

17 U.S. Environmental Protection Agency. *Ozone and Your Health*. Available online at: https://www.airnow.gov/sites/default/files/2020-02/ozone-c.pdf.

cloud cover, humidity, etc.) is not currently measured at a fine enough spatial scale to adequately represent relevant weather processes. Third, data on pollutant concentrations are limited, which increases the challenges of understanding ozone formation and movement. Fine spatial and temporal measurements are needed both horizontally across the surface and vertically to higher levels of the atmosphere. Finally, background ozone source contributions change by year, season, day, and hour and from location to location.[18]

While several models and tools are available to quantify emissions, these models are limited by a number of factors in their ability to determine health impacts of individual development projects. The U.S. EPA currently performs health impact assessments (HIAs) using the Community Multiscale Air Quality (CMAQ)[19] model for pollutant transport modeling and Environmental Benefits Mapping and Analysis Program – Community Edition (BENMAP – CE) for health impact calculations.[20] However, these models are designed to estimate health impacts over a large scale (e.g., city-wide, state-wide). In addition, the CMAQ model requires inputs such as regional sources of pollutants and global meteorological data, which are not readily accessible. In general, the current suite of available models are not able to accurately model concentrations or dispersion of ozone because they are regional models unable to provide accurate results for individual projects. If reliable ozone concentrations can be determined, there is also limitation on being able to correlate concentrations to related health effects.

The SCAQMD acknowledges that quantifying the health impacts from O_3 is difficult. The *2012 Air Quality Management Plan* determines that a reduction of 432 tons (864,000 pounds) per day of NOx and a reduction of 187 tons (374,000 pounds) per day of VOC would reduce O_3 levels at the highest monitored site by only nine parts per billion.[21] Meaning, large reductions in precursor emissions translate to incremental reductions in measured ozone. Therefore, quantifying O_3 and related O_3 health impacts caused by NOx or VOC emissions from relatively small projects (defined as projects with regional scope) is limited. Thus, as the proposed project would not exceed SCAQMD thresholds for construction and operational air emissions, it can be reasonably concluded that the proposed project would not have a measurable effect on the human health in the Basin's, nor would it have implications for the ambient air quality. As a result, the proposed project would have a less than significant impact for air quality health impacts.

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18 Congressional Research Service. 2019. *Background Ozone: Challenges in Science and Policy.* Available online at: https://fas.org/sgp/crs/misc/R45482.pdf.

19 U.S. Environmental Protection Agency. *CMAQ: Community Multiscale Air Modeling System*. Available online at: https://www.epa.gov/cmaq.

20 U.S. Environmental Protection Agency. *Environmental Benefits Mapping and Analysis Program – Community Edition (BenMAP – CE)*. Available online at: https://www.epa.gov/benmap.

21 SCAQMD. *Final 2012 AQMP*. Available online at: https://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan/final-2012-air-quality-management-plan.

AQ Impact 3 **Would implementation of the proposed project expose sensitive receptors to substantial air pollutant concentrations? (*Less than Significant).***

Localized Significance Thresholds

Construction

The nearest sensitive receptors to the proposed project site are residents located adjacent to the proposed project site. To identify impacts to sensitive receptors, the SCAQMD recommends addressing LSTs for construction.

LSTs were developed in response to SCAQMD Governing Boards' Environmental Justice Enhancement Initiative (I-4). The SCAMQD provided the *Final Localized Significance Threshold Methodology* for guidance. The LST methodology assists lead agencies in analyzing localized impacts associated with project-specific analysis.

As detailed above, the SRA for the LST is the Central LA County area (SRA 1) since this area includes the proposed project site. LSTs apply to CO, NO_2, PM10, and PM2.5. The SCAMQD produced look-up tables for projects that disturb areas less than or equal to 5 acres in size. The proposed project site is approximately 0.35-acres, therefore, consistent with SCAQMD recommendations, the LST threshold for one acre was used for the construction LST analysis.

The SCAQMD's methodology states that "off-site mobile emissions from the project should not be included in the emissions compared to LSTs." Therefore, for purposes of the construction LST analysis, only emissions included in the CalEEMod "on-site" emissions outputs were considered. The nearest sensitive receptors to the proposed project site is a multi-story hotel that serves as a dormitory that sits on the proposed project site. LST screening thresholds are provided for distances to sensitive receptors of 25, 50, 100, 200, and 500 meters. Therefore, LSTs for receptors located at 25 meters were utilized in this analysis.

Table 10, Localized Significance of Construction Emissions – Maximum Pounds per Day, presents the proposed project's localized emissions during construction activity. As shown in **Table 10**, the on-site air pollutant emissions on the peak day of construction would not exceed the applicable LST. Therefore, the proposed project's localized air quality impacts would not expose sensitive receptors to substantial air pollutant concentrations. Impacts would be less than significant.

Table 10
Localized Significance of Construction Emissions – Maximum Pounds per Day

Construction Year	NOx	CO	PM10	PM2.5
2021	1.47	16.38	2.50	0.91
2022	2.42	19.45	2.40	0.87
2023	5.00	18.23	1.17	0.79
LST Screening Threshold	**74**	**680**	**5**	**3**
Exceed?	***No***	***No***	***No***	***No***

Source: Impact Science, CalEEMod modeling, 2021. See Appendix A.
Note: The table demonstrates emission reductions from compliance with SCAQMD Rule 403.

Localized Operational Significance Analysis

According to the SCAQMD LST methodology, LSTs would apply to the operational phase of a proposed project only if the project includes stationary sources or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., warehouse or transfer facilities). The project is proposing a development with 45 residential units and 6,456 square feet of common open space and, therefore, does not include such land uses. Thus, due to the lack of queuing and idling emissions, no long-term localized significance threshold analysis is needed. The proposed project's operational LST impacts would not expose sensitive receptors to substantial air pollutant concentrations. Impacts would be less than significant.

Localized Air Quality Health Impacts

As evaluated above, the proposed project's air emissions would not exceed the SCAQMD's LST thresholds. Therefore, the project would not cause or contribute to an exceedance of the most stringent applicable NAAQS or CAAQS for emissions of CO, NOx, PM10, or PM2.5. It should be noted that the ambient air quality standards are developed and represent levels at which the most susceptible persons are protected. In other words, the ambient air quality standards are purposely set in a stringent manner to protect children, elderly, and those with existing and respiratory problems. Thus, air quality health impacts would be less than significant.

Carbon Monoxide Hotspots

CO emissions are a function of vehicle idling time, meteorological conditions, and traffic flow. Under certain extreme meteorological conditions, CO concentrations near a congested roadway or intersection may reach unhealthful levels (i.e., adversely affecting residents, school children, hospital patients, the elderly, etc.).

The SCAB is designated as an attainment/maintenance area for the federal CO standards and attainment area for state standards. CO emissions have declined in recent years even as VMT on urban and rural roads have increased nationwide. Estimated anthropogenic CO emissions have decreased 68 percent between 1990 and 2014. In 2014, mobile sources accounted for 82 percent of the nation's total anthropogenic CO emissions.[22] Three major control programs have contributed to the reduced per-vehicle CO emissions: exhaust standards, cleaner burning fuels, and motor vehicle inspection/maintenance programs.

According to the SCAQMD CEQA Air Quality Handbook, a potential CO hotspot may occur at any location where the background CO concentration already exceeds 9.0 ppm, the CAAQS for 8-hour ozone. The SCAQMD prepared a detailed CO analysis in the *Federal Attainment Plan for Carbon Monoxide* as part of the 2003 AQMP.[23] The 2003 AQMP is the most recent AQMP that addresses CO concentrations. The CO analysis included microscale modeling of CO at the worst-case intersections in SCAB. Of these locations, the Wilshire Boulevard and Veteran Avenue intersection in Los Angeles experienced the highest CO concentration of 4.6 ppm. At the time of analysis, the Wilshire Boulevard and Veteran Avenue intersection was the most congested intersection in Los Angeles County with an average daily traffic volume of approximately 100,000 vehicles per day. As CO impacts at the Wilshire Boulevard and Veteran Avenue intersection did not exceed the 8-hour CAAQS, it can be inferred that the intersections near the project site, which generate fewer vehicles per day, would not create any CO hotspots. Furthermore, as previously discussed, the site is located in SRA 1, Central Los Angeles County. The monitoring station closest to the Project site is the Los Angeles – North Main Street station, located at 1630 North Main Street approximately 6.41 miles southeast of the project site. According to data obtained from the EPA's AirData database for CO pollutants, the highest eight-hour concentration reported for the North Main Street, Los Angeles station in was 1.6 ppm.[24] As such, the background CO concentration in combination with the CO concentration at worst-case scenario intersection in SCAB do not exceed 9.0 ppm and a CO hotspot would not occur. Therefore, the proposed project's CO hotspot impacts would not expose sensitive receptors to substantial air pollutant concentrations. Impacts would be less than significant.

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22 U.S. Environmental Protection Agency. 2018. *Report on the Environment: Carbon Monoxide Emissions*. Available online at: https://cfpub.epa.gov/roe/indicator.cfm?i=10.

23 SCAQMD. *2003 Air Quality Management Plan*. Available online at: https://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan/2003-aqmp.

24 U.S. Environmental Protection Agency. 2018. *Monitor Values Report*. Available: https://www.epa.gov/outdoor-air-quality-data/monitor-values-report.

Diesel Particulate Matter

Project Construction

Construction would result in the generation of diesel particulate matter (diesel PM) emissions from the use of off-road diesel equipment required for grading and excavation, paving, and other construction activities. The amount to which the receptors are exposed (a function of concentration and duration of exposure) is the primary factor used to determine health risk (i.e., potential exposure to TAC emission levels that exceed applicable standards). Health-related risks associated with diesel-exhaust emissions are primarily linked to long-term exposure and the associated risk of contracting cancer.

The use of diesel-powered construction equipment would be temporary and episodic. The duration of exposure would be short and exhaust from construction equipment dissipates rapidly. Current methodology for conducting health risk assessments are associated with long term exposure periods (9, 30, and 70 years). Therefore, short-term construction activities would not generate a significant health risk.

Additionally, the proposed project site is approximately 0.35-acres. Generally, construction for projects contained in a site of such size to represent less than significant health risk impacts due to limitations of the off-road diesel equipment able to operate and thus a reduced amount of generated DPM, reduced amount of dust-generating ground-disturbance possible compared to larger construction sites, and reduced duration of construction activities compared to the development of larger sites. Furthermore, construction would be subject to and would comply with California regulations limiting the idling of heavy-duty construction equipment to no more than 5-minutes, which would further reduce nearby sensitive receptors' exposure to temporary and variable DPM emissions.[25] For these reasons, DPM generated by construction activities, in and of itself, would not be expected to expose sensitive receptors to substantial amounts of air toxics and the proposed project would have a less than significant impact.

Project Operation

The greatest potential during long-term operations for exposure to TACs is from the use of heavy-duty diesel trucks and stationary generators that use diesel fuel. The proposed project is a 45-unit residential development with 6,456 square feet of common open space. Once operational, the majority of vehicle trips to the project site would be from residents and, as a result, the proposed project would attract very few diesel truck trips. Additionally, the project does not propose any stationary generators on-site. Furthermore, the existing project site includes a warehouse that attracts vehicle trips from workers. The

25 California Air Resources Board. 2015. *Frequently Asked Questions Regulation for In-Use Off-Road Diesel-Fueled (Off-Road Regulation)*. Available online at: https://ww3.arb.ca.gov/msprog/ordiesel/faq/idlepolicyfaq.pdf.

proposed project with replace these land uses and emission sources from the project site. For these reasons, once operational, the proposed project would not be expected to expose nearby sensitive receptors to substantial amounts of air toxics and the project would have a less than significant impact.

AQ Impact 4 **Would the proposed project include sources that could create other emissions (such as those leading to odors) adversely affecting a substantial number of people? (*Less than Significant).***

The SCAQMD *CEQA Air Quality Handbook* (1993) identifies certain land uses as sources of odors. These land uses include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. Once operational, the proposed project will serve as a residential and office development with minor retail uses. The proposed project would not include any of the land uses that have been identified by the SCAQMD as odor sources.

Construction activities associated with the proposed project may generate detectable odors from heavy-duty equipment exhaust and architectural coatings. However, construction-related odors would be short-term in nature and cease upon proposed project completion. In addition, the proposed project would be required to comply with the California Code of Regulations, Title 13, sections 2449(d)(3) and 2485, which minimizes the idling time of construction equipment either by shutting it off when not in use or by reducing the time of idling to no more than five minutes. This would reduce the detectable odors from heavy-duty equipment exhaust. The proposed project would also be required to comply with the SCAQMD Rule 1113 – Architectural Coating, which would minimize odor impacts from ROG emissions during architectural coating. Any odor impacts to existing adjacent land uses would be short-term and not substantial. As such, the project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. Impacts would be less than significant.

3.0 GREENHOUSE GAS

3.1 Greenhouse Gas Setting

Global climate change refers to any significant change in climate measurements, such as temperature, precipitation, or wind, lasting for an extended period (i.e., decades or longer).[26] Climate change may result from:

- Natural factors, such as changes in the sun's intensity or slow changes in the Earth's orbit around the sun;
- Natural processes within the climate system (e.g., changes in ocean circulation, reduction in sunlight from the addition of GHG and other gases to the atmosphere from volcanic eruptions); and
- Human activities that change the atmosphere's composition (e.g., through burning fossil fuels) and the land surface (e.g., deforestation, reforestation, urbanization, desertification).

In recent decades, changes in climate have caused impacts on natural and human systems on all continents and across the oceans. Impacts are due to observed climate change, irrespective of its cause, indicating the sensitivity of natural and human systems to changing climate.[27] Continuing changes to the global climate system and ecosystems, and to California, are projected to include:

- Rapidly diminishing sea ice and mountain snowpack levels, thereby increasing sea levels and sea surface evaporation rates with a corresponding increase in tropospheric water vapor due to the atmosphere's ability to hold more water vapor at higher temperatures[28];
- Rising average global sea levels primarily due to thermal expansion and the melting of glaciers, ice caps, and ice sheets;
- Changing weather patterns, including changes to precipitation, ocean salinity, and wind patterns, and more energetic aspects of extreme weather, including droughts, heavy precipitation, heat waves, extreme cold, and the intensity of tropical cyclones;

26 US EPA. 2013. Overview of Greenhouse Gases. Available online at: https://www.epa.gov/ghgemissions/overview-greenhouse-gases. Accessed on August 11, 2018.

27 Intergovernmental Panel on Climate Change. 2013. "Climate Change 2013: The Physical Science Basis." Available online at: http://www.climatechange2013.org/. Accessed August 13, 2018.

28 Ibid.

- Changing levels in snowpack, river flow and sea levels indicating that climate change is already affecting California's water resources[29];
- Dry seasons that start earlier and end later, evoking more frequent and intense wildland fires[30]; and
- Increasing demand for electricity due to rising temperatures.[31]

The natural process through which heat is retained in the troposphere[32] is called the "greenhouse effect." Various gases in the Earth's atmosphere, classified as atmospheric greenhouse gases, play a critical role in determining the Earth's surface temperature. Solar radiation enters Earth's atmosphere as short wave radiation. It travels through the atmosphere without warming it and is absorbed by the Earth's surface. When the Earth re-emits this radiation back toward space, the radiation changes to long wave radiation. GHGs are transparent to incoming short wave solar radiation but absorb outgoing long wave radiation. As a result, radiation that otherwise would escape back into space is now retained, warming the atmosphere. This phenomenon is known as the greenhouse effect.

Greenhouse Gas Compounds

California State law defines GHGs to include the following six compounds:

- **Carbon Dioxide** (CO_2) is released to the atmosphere when solid waste, fossil fuels (oil, natural gas, and coal), and wood and wood products are burned. CO_2 emissions from motor vehicles occur during operation of vehicles and operation of air conditioning systems.
- **Methane** (CH_4) is emitted during the production and transport of coal, natural gas, and oil. Methane emissions also result from the decomposition of organic waste in solid waste landfills, raising livestock, natural gas and petroleum systems, stationary and mobile combustion, and wastewater treatment.
- **Nitrous Oxide** (N_2O) is emitted during agricultural and industrial activities, as well as during combustion of solid waste and fossil fuels. N_2O emissions from motor vehicles generally occur directly from operation of vehicles.

29 California Environmental Protection Agency (Cal EPA). 2010. Climate Action Team Report to Governor Schwarzenegger and the Legislature.

30 Ibid.

31 California Environmental Protection Agency (Cal EPA). 2010. Climate Action Team Report to Governor Schwarzenegger and the Legislature.

32 The troposphere is the bottom layer of the atmosphere, which varies in height from the Earth's surface from 6- to 7-miles).

- **Hydrofluorocarbons** (HFCs) are one of several high global warning potential (GWP) gases that are not naturally occurring and are generated from industrial processes. HFC (refrigerant) emissions from vehicle air conditioning systems occur due to leakage, losses during recharging, or release from scrapping vehicles at end of their useful life.

- **Perfluorocarbons** (PFCs) are another high GWP gas that are not naturally occurring and are generated in a variety of industrial processes. Emissions of PFCs are generally negligible from motor vehicles.

- **Sulfur Hexafluoride** (SF_6) is another high GWP gas that is not naturally occurring and is generated in a variety of industrial processes. Emissions of SF_6 are generally negligible from motor vehicles.

3.2 Existing Setting

The existing project site is developed with a three-story multi-tenant commercial residential building, a warehouse, and garage. Land uses at this site associated with GHG emissions are from resident and customer vehicle trips to the site, energy sources, and area sources. GHG emissions from the existing site were calculated using CalEEMod to determine the existing site's annual GHG emissions (see **Impact 1)**.

3.3 Regulatory Framework

Federal

Paris Climate Agreement

The Paris Climate Agreement is an international treaty on climate change adopted on December 12, 2015. The goal of the agreement is to limit global warming to 1.5 degrees Celsius as compared to pre-industrial levels. Countries will aim to reach global peaking of GHG emissions as soon as possible to achieve a climate neutral world by mid-century. In order to achieve these reductions, the Paris Climate Agreement works on a 5-year cycle of increasingly ambitious climate action carried out by countries. Therefore, by 2020, countries were required to submit their plans for climate action, known as nationally determined contributions. Additionally, the Agreement provides a framework for financial, technical and capacity building support to those countries who need it. Developed counties will take a lead in providing financial assistance to other countries since large scale investments are required for GHG mitigation and climate adaptation. [33]

[33] United Nations. *The Paris Agreement*. Available online at https://unfccc.int/process-and-meetings/the-paris-agreement/the-paris-agreement.

The United States joined 190 other countries in the Paris Climate Agreement under the Obama administration in September 2016.[34] Under the Trump administration, the former President announced his intention to withdraw from the Agreement in June 2017 and formally notified the United Nations in November 2019. However, the Agreement requires a year long waiting period before a formal withdrawal will be recognized. As a result, the United States officially withdrew the Agreement in November 2020.[35] However, on January 20, 2021, President Biden accepted and rejoined the Paris Climate Agreement.[36]

State

The state of California has implemented a series of greenhouse gas plans and policies aimed at reducing state greenhouse gas emissions. Measures applicable to the project are summarized below:

Executive Order (EO) S-03-05

On June 1, 2005 EO S-03-05 was issued by Governor Schwarzenegger in order to set statewide emissions reduction standards. The order required the state to reduce GHG emissions to 1990 levels by 2020 and reduce GHG emissions to 80% below 1990 levels by 2050. EO S-3-05 also calls for the Secretary of California Environmental Protection Agency (Cal/EPA) to be responsible for coordination of state agencies and progress reporting.

Assembly Bill (AB) 32

AB 32 (California Global Warming Solutions Act of 2006) was codified into law in 2006 and codified into law the 2020 GHG emissions targets set by EO S-03-05. AB 32 represents the first enforceable statewide program to limit GHG emissions from all major sectors with penalties for noncompliance.

Senate Bill (SB) 32

SB 32 was signed into law in 2015 and sets into law the mandated reduction targets set in EO B-30-15, which required a reduction in GHG emissions to 40% below the 1990 levels by 2030.

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34 The White House. *President Obama: The United States Formally Entered the Paris Agreement*. Available online at: https://obamawhitehouse.archives.gov/blog/2016/09/03/president-obama-united-states-formally-enters-paris-agreement.

35 NPR. *U.S. Officially Leaving Paris Climate Agreement*. Available online at: https://www.npr.org/2020/11/03/930312701/u-s-officially-leaving-paris-climate-agreement.

36 The White House. 2021. *Paris Climate Agreement*. Available online at: https://www.whitehouse.gov/briefing-room/statements-releases/2021/01/20/paris-climate-agreement/.

CARB's 2017 Final Scoping Plan

The California Air Resources Board (CARB) in collaboration with over twenty state agencies issued a Final Scoping Plan in 2017 in order to set a framework for the state to meet the overall reduction goals set in SB 32. The 2017 Scoping Plan identified key sectors of the implementation strategy, which includes improvements in low carbon energy, industry, transportation sustainability, natural and working lands, waste management, and water. Through a combination of data synthesis and modeling, CARB determined that the target statewide 2030 emissions limit is 260 $MMTCO_2e$, and that further commitments will need to be made to achieve an additional reduction of 50 $MMTCO_2e$ beyond current policies and programs. Key elements of the 2017 Update include a proposed 20 percent reduction in GHG emissions from refineries and an expansion of the Cap-and-Trade program to meet the aggressive 2030 GHG emissions goal.

Regional

SCAQMD Draft Guidance Regarding Interim CEQA GHG Significance Thresholds

SCAQMD released draft guidance regarding interim CEQA GHG significance thresholds. In its October 2008 document, the SCAQMD proposed the use of a percent emission reduction target (e.g., 30 percent) to determine significance for commercial/residential projects that emit greater than 3,000 metric tons per year. On December 5, 2008, the SCAQMD Governing Board adopted the staff proposal for an interim GHG significance threshold for stationary source/industrial projects where the SCAQMD is lead agency. However, SCAQMD has yet to adopt a GHG significance threshold for land use development projects (e.g., residential/commercial projects) and has formed a GHG Significance Threshold Working Group to further evaluate potential GHG significance thresholds. The draft tier thresholds recommended by the SCAQMD Working Group were never authorized as guidance for GHG analyses. These recommended thresholds are over a decade old; as a result. these thresholds were not utilized in this analysis.

SCAG 2020 Connect SoCal Plan RTP/SCS

On September 3, 2020, the Southern California Association of Governments (SCAG) Regional Council unanimously voted to approve and fully adopt Connect SoCal (2020-2045 Regional Transportation Plan/Sustainable Communities Strategy [RTP/SCS]).

Connect SoCal is a long-range visioning plan that builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. It charts a path toward a more mobile, sustainable and prosperous region by making connections between transportation networks, between planning strategies and between the people whole collaboration can improve the quality of life for Southern Californians. In addition, Connect

SoCal is supported by a combination of transportation and land use strategies that outline how the region can achieve California's greenhouse gas emission reduction goals and federal CAA requirements. The plan also strives to achieve broader regional objectives, such as the preservation of natural lands, improvement of public health, increased roadway safety, support for the region's vital goods movement industries and more efficient use of resources.

City of Los Angeles Green New Deal

In 2019, the City of Los Angeles adopted the Green New Deal as a four year update to the 2015 Sustainable pLAn that accelerates the existing goals in order to secure clean air and water and a stable climate, improve community resilience, expand access to health food and open space, and promote environmental justice. Key principles of the plan include the following:[37]

1. A commitment to the Paris Climate Agreement and to act urgently with a scientifically-driven strategy for achieving a zero carbon grid, zero carbon transportation, zero carbon buildings, zero waste, and zero wasted water.
2. A responsibility to deliver environmental justice and equity through an inclusive economy, producing results at the community level, guided by communities themselves.
3. A duty to ensure that every Angeleno has the ability to join the green economy, creating pipelines to good paying, green jobs and a just transition in a changing work environment.
4. A resolve to demonstrate the art of the possible and lead the way, walking the walk and using the City's resources – our people and our budget – to drive change.

3.4 Thresholds and Methodology

Thresholds of Significance

The impact analysis provided below is based on the application of the following CEQA Guidelines Appendix G, which indicates that a proposed project would have a significant impact on GHG emissions if it would:

1) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

37 City of Los Angeles. 2019. *L.A.'s Green New Deal*. Available online at: https://plan.lamayor.org/sites/default/files/pLAn_2019_final.pdf.

2) Conflict with an applicable plan, policy or regulations adopted for the purpose of reducing the emissions of greenhouse gas emissions.

Methodology

GHG emissions and climate change were evaluated in accordance with Appendix G of the 2019 *CEQA Guidelines*. *CEQA Guidelines* Section 15064.4 states that, when making a determination with respect to the significance of a project's GHG emissions, a lead agency shall have discretion to determine whether to: (1) Use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use; and/or (2) Rely on a qualitative analysis or performance-based standards. Section 15064.4 also states that a lead agency should consider the following factors when assessing the significance of the impact of GHG emissions on the environment: (1) The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting; (2) Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project; and (3) The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions.

GHG emissions were calculated in the same CalEEMod model used to determine the proposed project's criteria air pollutant emissions. Consistent with SCAQMD recommendations, construction emissions were amortized over a thirty-year period and added to the annual operational emissions to determine the proposed project's annual GHG emissions. Consistent with *CEQA Guidelines* Section 15064(h)(3), project significance was determined based on the proposed project's consistency with an approved plan or mitigation program that provides specific requirements that will avoid or substantially lessen the cumulative problem within the geographic area of the proposed project. CARB's 2017 Scoping Plan and SCAG's 2020 Connect SoCal Plan apply to the proposed project and are intended to reduce GHG emissions to meet the statewide targets set in Senate Bill (SB) 32. Thus, the proposed project would not have a significant effect on the environment if it is found to be consistent with CARB's 2017 Scoping Plan and SCAG's 2020 Connect SoCal Plan.

3.5 Project Impacts

GHG Impact 1 **Would implementation of the proposed project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? *(Less than Significant).***

Both construction period and operational period activities would have the potential to generate GHG emissions.

Construction Emissions

The Proposed Project would generate GHG emissions during temporary, short-term construction activities such as demolition, site preparation and grading, running of construction equipment engines, movement of on-site heavy-duty construction vehicles, hauling of materials to and from the site, asphalt paving, and construction worker motor vehicle trips.

Through CalEEMod, proposed project GHG emissions throughout proposed project construction were calculated from off-road equipment usage, hauling vehicles, delivery, and worker trips to and from the site. The total GHG construction emissions over the approximately 24-month construction period of the proposed project would be approximately 974 metric tons of carbon dioxide (MT CO2e). As GHG emissions impact from construction activities would occur over a relatively short time span, it would contribute a relatively small portion of the lifetime GHG emission impact of the proposed project. The total construction GHG emissions were divided by 30 to determine an annual construction emission rate to be amortized over the Proposed Project's first 30 years of operational life, consistent with CEQA analysis across the state. Amortized over a 30-year period, the proposed project is anticipated to emit approximately 32.47 metric tons of carbon dioxide per year (MT CO2e/year).

Operational Emissions

Operational emissions occur over the life of the Project. The Proposed Project will construct a 45-unit residential building with 36 parking spaces on the site. The Proposed Project is expected to generate GHG emissions from area, energy, and mobile-source emissions as the site will generate vehicle trips from residents and employees. Area source emissions are based on the land use sizes, GHG emission factors for fuel combustion, and the global warming potential (GWP) values for the GHGs emitted. Electricity usage emissions are based on the land uses, default demand factors for the land use, GHG emission factors for the utility provider, and the GWP values of the GHGs emitted. Mobile-source GHG emissions are determined based on the Project's estimated annual VMT, which is calculated in CalEEMod based on the daily trip generation rates estimated through the City of Los Angeles Daily VMT Calculator prepared by

Linscott Law and Greenspace. Waste and water emissions are derived from the anticipated water usage and wastewater generated based on the Project's proposed land uses and the associated water demand factors.

As stated above, the project proposes a series of design features that will increase building efficiency. The model accounts for ENERGY STAR rated appliances, low-flow fixtures, and drought tolerant landscaping.

The estimated total net annual Project emissions, including operation emissions and amortized construction emissions from the proposed project and operational emissions from the existing site, are detailed in **Table 11, Proposed Project Greenhouse Gas Emissions**.

Table 11
Proposed Project Greenhouse Gas Emissions

Emissions Source	Metric Tons of Carbon Dioxide Equivalent (per year)
Amortized Construction	32.47
Area Sources	10.02
Energy Sources	102.06
Mobile Sources	171.56
Waste Sources	10.41
Water Sources	18.88
Total Proposed GHG Emissions	**345.39**
Total Existing GHG Emissions	**132.88**
Net GHG Emissions	**212.51**

Source: Impact Sciences, 2021.

As shown in **Table 11**, the Project's combined long-term net operational emissions and amortized construction emissions would be approximately 212.51 MT CO2e/year. However, Proposed Project significance is based on the Project's consistency with statewide and regional policies and plans to meet the state reduction goals set in SB 32, including CARB's 2017 Scoping Plan and SCAG's 2020 Connect SoCal RTP/SCS, see GHG **Impact 2**.

GHG Impact 2 **Would implementation of the proposed project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? *(Less than Significant).***

The Proposed Project would have a significant impact with respect to GHG emissions and global climate change if it would substantially conflict with the provisions of Section 15064.4(b) of the State CEQA Guidelines.

Pursuant to Appendix G of the *CEQA Guidelines*, a significant GHG impact is identified if the project could conflict with applicable GHG reduction plans, policies, or regulations. Development projects would be subject to complying with SB 32, and SCAG's Connect SoCal Plan. SB 32 is a statewide reduction goal aimed at reducing emissions to 40% below 1990 levels by 2030. CARB's 2017 Scoping Plan sets a framework for the State to meet the reduction targets of SB 32.

Consistency with the Final 2017 Scoping Plan Update

CARB issued the Final 2017 Scoping Plan Update in November 2017 and establishes emissions reduction strategies necessary to meet SB 32's 2030 reduction goals. **Table 12, Project Consistency with CARB 2017 Scoping Plan Measures** identifies the Scoping Plan policies that are applicable to the proposed project. As shown, the Proposed Project would be consistent with the Scoping Plan.

Table 12
Project Consistency with CARB 2017 Scoping Plan
Greenhouse Gas Emission Reduction Strategies

Strategy	Project Consistency
Implement SB 350 by 2030:	
• Increase the Renewables Portfolio Standard to 50 percent of retail sales by 2030 and grid reliability.	**Not Applicable.** The measure is not related to development projects but intended for energy providers.
• Establish annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas end uses by 2030.	**Not Applicable.** This measure is directed towards policymakers, not development projects. However, the proposed project is required to meet CALGreen and Title 24 building standards by including measures designed to reduce energy consumption.
• Reduce GHG emissions in the electricity sector through the implementation of the above measures and other actions as modeled in the IRPs to meet GHG emissions reductions planning targets in the IRP process. Load-serving entities and publicly-owned utilities meet GHG emissions planning targets through a combination of measures as described in IRPs.	**Consistent.** The proposed project is required to adhere to the latest CALGreen and Title 24 building standards, which will result in a more efficient project site.

Table 12
Project Consistency with CARB 2017 Scoping Plan
Greenhouse Gas Emission Reduction Strategies

Strategy	Project Consistency
Implement Mobile Source Strategy (Cleaner Technology and Fuels): • Further reduce VMT through continued implementation of SB 375 and regional Sustainable Communities Strategies; forthcoming statewide implementation of SB 743; and potential additional VMT reduction strategies not specified in the Mobile Source Strategy but included in the document "Potential VMT Reduction Strategies for Discussion."	**Not Applicable.** This measure is directed towards policymakers, not development projects. However, the proposed project is located 0.3 miles from the Hollywood/Vine B Line (Red) station. As a result, the proposed project will reduce VMT as a result of locating residents and job opportunities near a major transit line.
By 2019, develop pricing policies to support low-GHG transportation (e.g. low-emission vehicle zones for heavy duty, road use, parking pricing, transit discounts).	**Not Applicable.** This measure is directed towards policymakers, not development projects. However, the proposed project will provide housing and job opportunities near future Hollywood/Vine B Line (Red) station that will encourage transit use.
By 2019, develop regulations and programs to support organic waste landfill reduction goals in the SLCP and SB 1383.	**Not Applicable.** This measure is directed towards CARB, CalRecycle, CDFA, SWRCB, and local air districts. However, the statewide policy goals of 75 percent of solid waste generated be source reduce, recycled, or composted by 2020 under AB 341. Since the project will be operational after this year, the project's waste collection service will be required to be compliant with this waste reduction.
Identify and expand funding and financing mechanisms to support GHG reductions across all sectors.	**Not Applicable.** This measure is directed towards policymakers, not development projects. However, the Proposed Project will be required to adhere to the latest CALGreen Building Standards and Title 24 which will reduce GHG emissions from energy use. Furthermore, the proposed project will be constructed near the Hollywood/Vine B Line (Red) station.

Source: Impact Sciences, 2021.
CARB. California's 2017 Climate Change Scoping Plan. Available online at: https://ww3.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf, accessed February 5, 2021.

Based on this evaluation, this analysis finds the project would be consistent with all feasible and applicable strategies recommended in the 2017 Scoping Plan Update.

Consistency with SCAG's Connect SoCal Plan

At the regional level, SCAG's Connect SoCal Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) represent the region's Climate Action Plan that defines strategies for reducing GHGs. In order to assess the project's potential to conflict with the RTP/SCS, this section analyzes the project's

land use profile for consistency with those in the RTP/SCS. Generally, projects are considered consistent with the provisions and general policies of applicable City and regional land use plans and regulations, such as SCAG's RTP/SCS, if they are compatible with the general intent of the plans and would not preclude the attainment of their primary goals.

Table 13, Project Consistency with SCAG's RTP/SCS demonstrates the project's consistency with the Strategies set forth in the Connect SoCal Plan. The project would also be consistent with the applicable strategies set forth in the RTP/SCS's "A Path to Greater Access, Mobility, & Sustainability" chapter. Therefore, the project would be consistent with the GHG reduction related actions and strategies contained in Connect SoCal.

Table 13
Project Consistency with SCAG's RTP/SCS

Actions and Strategies	Consistency Analysis
Focus Growth Near Destinations & Mobility Options	
Emphasize land use patterns that facilitate multimodal access to work, educational and other destinations	**Consistent:** The proposed project would construct 45 residential units near the Sunset Blvd./Wilcox Avenue bus station for Metro Bus Line 2 and the Hollywood Blvd./Wilcox Ave. bus station for Metro Bus Lines 217, 212, and 22 as well as the DASH Hollywood Clockwise Bus Line. In addition, the project site is located approximately 0.3 miles from the Hollywood/Vine B Line (Red) station. The site is identified by SCAG as located within a High Quality Transit Area (HQTA).[1] As a result, by project operation, the residents and employees will have access to a major transit stop. Moreover, the Proposed Project will include on-site secure bicycle parking that will promote active transportation.
Focus on job/housing balance to reduce commute times and distances and expand job opportunities near transit and along center-focused main streets	**Consistent:** The proposed project would construct residential space that will include market-rate and very low income housing opportunities approximately 0.3 miles from the Hollywood/Vine B Line (Red) station.
Plan for growth near transit investments and support implementation of first/last mile strategies	**Consistent:** The proposed project would construct 45 residential units near the Sunset Blvd./Wilcox Avenue bus station for Metro Bus Line 2 and the Hollywood Blvd./Wilcox Ave. bus station for Metro Bus Lines 217, 212, and 22 as well as the DASH Hollywood Clockwise Bus Line. In addition, the project site is located approximately 0.3 miles from the Hollywood/Vine B Line (Red) station. The site is identified by SCAG as located within a High Quality Transit Area (HQTA).[1] Moreover, the Proposed Project will include on-site secure bicycle parking that will promote active transportation.

Table 13
Project Consistency with SCAG's RTP/SCS

Actions and Strategies	Consistency Analysis
Focus Growth Near Destinations & Mobility Options	
Promote the redevelopment of underperforming retail developments and other outmoded nonresidential uses	**Consistent:** The proposed project would redevelop an existing detached garage at the 1550 Wilcox Ave. site and a warehouse and office building at the 6422 Selma Ave. site in order to develop at 45 unit residential building with 5 units set aside for very low income households. The site is located near several existing bus lines (Metro Lines 2, 217, 212, and 222 and DASH Hollywood Circle Line) as well as the Hollywood/Vine B Line (Red) station. The proximity to public transit will facilitate transit use from residents and employees living or working on the site.
Prioritize infill and redevelopment of underutilized land to accommodate new growth, increase amenities and connectivity in existing neighborhoods	**Consistent:** The proposed project would redevelop an existing detached garage at the 1550 Wilcox Ave. site and a warehouse and office building at the 6422 Selma Ave. site in order to develop at 45 unit residential building with 5 units set aside for very low income households. The site is located near several existing bus lines (Metro Lines 2, 217, 212, and 222 and DASH Hollywood Circle Line) as well as the Hollywood/Vine B Line (Red) station. The proximity to public transit will facilitate transit use from residents and employees living or working on the site.
Encourage design and transportation options that reduce the reliance on and number of solo car trips (this could include mixed uses or locating and orienting close to existing destinations)	**Consistent:** The proposed project would construct 45 residential units near the Sunset Blvd./Wilcox Avenue bus station for Metro Bus Line 2 and the Hollywood Blvd./Wilcox Ave. bus station for Metro Bus Lines 217, 212, and 22 as well as the DASH Hollywood Clockwise Bus Line. In addition, the project site is located approximately 0.3 miles from the Hollywood/Vine B Line (Red) station. The site is identified by SCAG as located within a High Quality Transit Area (HQTA).[1] Moreover, the Proposed Project will include on-site secure bicycle parking that will promote active transportation.
Promote Diverse Housing Crisis	
Preserve and rehabilitate affordable housing and prevent displacement	**Consistent:** The proposed project would redevelop an existing detached garage at the 1550 Wilcox Ave. site and a warehouse and office building at the 6422 Selma Ave in order to construct 45 residential units with 5 units set aside for very low income households. As a result, the proposed project would not displace any affordable housing.
Identify opportunities for new workforce and affordable housing development	**Consistent:** The proposed project will set aside 15% of the residential units for very low income households.
Leverage Technology Innovations	

Table 13 Project Consistency with SCAG's RTP/SCS	
Actions and Strategies	**Consistency Analysis**
Promote low emission technologies such as neighborhood electric vehicles, shared rides hailing, car sharing, bike sharing and scooters by providing supportive and safe infrastructure such as dedications lanes, charging and parking/drop-off space	**Not Applicable:** This strategy is aimed at local government to promote shared bikes and scooters, electric vehicles, ride sharing and provide safe infrastructure such dedicated lanes, charging and parking/ drop-off space. The proposed project would not interfere with such policymaking.
Identify ways to incorporate "micro-power grids" in communities, for example solar energy, hydrogen fuel cell power storage and power generation	**Not Applicable:** This strategy is aimed at local government to identify ways to incorporate "micro-power grids." The proposed project would not interfere with such policymaking.
Support Implementation of Sustainability Policies	
Pursue funding opportunities to support local sustainable development implementation projects that reduce GHG emissions	**Not Applicable:** While this strategy calls on local governments to adopt policies for sustainable infrastructure and development projects, the proposed project would not interfere with such policymaking.
Support statewide legislation that reduces barriers to new construction and that incentivizes development near transit corridors and stations	**Not Applicable:** While this strategy calls on the state to adopt policies to new construction near transit corridors and stations, the proposed project would not interfere with such policymaking and would construct a mixed-use development near the future Wilshire/La Brea Purple Line Metro Station.
Support cities in the establishment of Enhanced Infrastructure Financing Districts (EIFDs), Community Revitalization and Investment Authorities (CRIAs), or other tax increment or value capture tools to finance sustainable infrastructure and development projects	**Not Applicable:** While this strategy calls on cities to establish tax incentive or other value capture tools to finance sustainable infrastructure, the proposed project would not interfere with such policymaking.
Work with local jurisdictions/communities to identify opportunities and assess barriers to implement sustainability strategies	**Not Applicable:** While this strategy calls on SCAG to work with local jurisdictions to identify ways to implement sustainable strategies, the proposed project would not interfere with such policymaking.
Enhance partnerships with other planning organizations to promote resources and best practices in the SCAG region	**Not Applicable:** While this strategy calls on planning organizations to promote resources and best practices in SCAG, the proposed project would not interfere with such policymaking.
Continue to support long range planning efforts by local jurisdictions	**Not Applicable:** While this strategy calls on local jurisdictions to support long range planning, the proposed project would not interfere with such policymaking.
Provide educational opportunities to local decisions makers and staff on new tools, best practices and policies related to implementing the Sustainable Communities Strategy	**Not Applicable:** While this strategy calls on local jurisdictions to provide educational opportunities on new tools and practices to promote the Sustainable Communities Strategy, the proposed project would not interfere with such policymaking.
Promote a Green Region	

Table 13
Project Consistency with SCAG's RTP/SCS

Actions and Strategies	Consistency Analysis
Support development of local climate adaptation and hazard mitigation plans, as well as project implementation that improves community resiliency to climate change and natural hazards.	**Not Applicable:** While this strategy calls on local jurisdictions to support the development of local climate adaptation and hazard mitigation plans, the project would not interfere with this goal.
Support local policies for renewable energy production, reduction of urban heat islands and carbon sequestration.	**Not Applicable:** While this strategy calls on local governments to adopt policies for renewable energy production, the proposed project would not interfere with such policymaking.
Integrate local food production into the regional landscape	**Not Applicable:** While this strategy calls on local governments to integrate local food into the regional landscape, the proposed project would not interfere with such policymaking.
Promote more resource efficient development focused on conservation, recycling and reclamation	**Consistent.** The Proposed Project will be required to adhere to the latest CALGreen Building Codes and Title 24, which will result in a more efficient project site.
Preserve, enhance and restore regional wildlife connectivity	**Not Applicable:** The Proposed Project will be constructed in an existing urban setting. The project would not interfere with this goal.
Reduce consumption of resource areas, including agricultural land	**Consistent**. The Proposed Project will be constructed in an existing urban setting and, as a result, will not consume any resource areas or agricultural land.
Identify ways to improve access to public park space	**Not Applicable.** While this strategy calls on local governments to improve access to public park space, the Proposed Project would not interfere with this goal.

Source: Impact Sciences, 2021.
SCAG. 2019. Connect SoCal – The 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy, Chapter 3: A Path to Greater Access, Mobility, & Sustainability. Available online at: https://www.connectsocal.org/Documents/Draft/dConnectSoCal-03_Draft-Plan.pdf, accessed October 19, 2020.
[1]SCAG. *High Quality Transit Areas (HQTA) 2045 – SCAG Region. Available online at: https://gisdata-scag.opendata.arcgis.com/datasets/43e6fef395d041c09deaeb369a513ca1_1?geometry=-118.636%2C34.000%2C-118.026%2C34.199*

Consistency with City of Los Angeles General Plan Air Quality Element

The Proposed Project would be consistent with the City's General Plan, specifically its Air Quality Element (see Section IV-3). While the Element did not explicitly address control of GHG emissions, global climate change, or resiliency objectives, it did identify several goals to reduce

criteria pollutant emissions that would also work to reduce GHG emissions that contribute to climate change, see **Table 14, Consistency with the Air Quality Element**.

Table 14
Project Consistency with the Air Quality Element

Goal	Consistency Analysis
Good air quality and mobility in an environment of continued population growth and health economy.	**Consistent:** The Proposed Project would construct 45 residential units with 15% set aside for very low-income household. The site is located near the Hollywood/Vine Station Metro B Line (Red); the Hollywood Blvd./Wilcox Ave. Bus Station for Metro Bus Line 217, 212, and 222 and the DASH Hollywood; and the Sunset Blvd./Wilcox Ave. Bus Station for Metro Bus Line 2. The project site will also provide 48 long-term bicycle parking spots and 6 short-term bicycle parking spots. Therefore, by placing housing near transit and providing opportunities for alternative mobility options, the Proposed Project will help improve air quality and mobility by reducing the number of gas/diesel-fueled vehicles on the road.
Less reliance on single-occupant vehicles with fewer commute and non-work trips.	**Consistent:** The Proposed Project would construct 45 residential units with 15% set aside for very low-income household. The site is located near the Hollywood/Vine Station Metro B Line (Red); the Hollywood Blvd./Wilcox Ave. Bus Station for Metro Bus Line 217, 212, and 222 and the DASH Hollywood; and the Sunset Blvd./Wilcox Ave. Bus Station for Metro Bus Line 2. The project site will also provide 48 long-term bicycle parking spots and 6 short-term bicycle parking spots. Therefore, by placing housing near transit and providing opportunities for alternative mobility options, the Proposed Project will help improve air quality and mobility by reducing the number of gas/diesel-fueled vehicles on the road.
Efficient management of transportation facilities and system infrastructure using cost-effective system management and innovative demand management techniques.	**Consistent:** The Proposed Project would minimize congestion impacts in the region because of the Project Site's proximity to public transit.
Minimal impact of existing land use patterns and future land use development on air quality by addressing the relationship between land use, transportation, and air quality.	**Consistent.** The Proposed Project would replace an existing warehouse and garage space with a residential infill project near public transit. The site is identified by SCAG as located within a HQTA.[1]Therefore, Proposed Project is within with the Element's focus on growing near transit facilities.
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 methods such as site orientation and free parking.	**Consistent.** The Proposed Project would replace an existing warehouse and garage space with a residential infill project near public transit that will reduce single vehicle trips to and from the project site. Furthermore,

Table 14 Project Consistency with the Air Quality Element	
Goal	**Consistency Analysis**
	the Proposed Project will be required to be consistent with CalGreen and Title 24 standards.
Citizen awareness of the linkages between personal behavior and air pollution, and participation in efforts to reduce air pollution.	**Not Applicable.** The goal is focused on City outreach and public education about personal behavior and its connection to air pollution. The Proposed Project would not interfere with this goal.
Source: Impact Sciences 2021. *City of Los Angeles. Air Quality Element*. Available online at: https://planning.lacity.org/odocument/0ff9a9b0-0adf-49b4-8e07-0c16feea70bc/Air_Quality_Element.pdf.	

Consistency with City of Los Angeles Green New Deal

In 2019, the City of Los Angeles released the Green New Deal as an update to the City's 2015 Sustainable City pLAn. The City's Green New Deal is an expanded vision of the pLAn and aims to guide the City's transition to a more sustainable future. The Green New Deal sets forth a series of accelerated targets that will reduce GHG emissions. Many of these targets are not applicable at the project level, however, the Proposed Project will still further the overall goal where applicable, see **Table 15, Consistency with the City's Green New Deal**.

Table 15 Project Consistency with the City's Green New Deal	
Targets	**Consistency Analysis**
Supply 55% renewable energy by 2025; 80% by 2036; and 100% by 2045.	**Not Applicable.** This measure is directed at energy providers to increase the amount of renewable energy created. The Proposed Project will not interfere with this target. The Proposed Project will comply with the required CalGreen and Title 24 building standards and the City of LA's Green Building Code. As part of the design, the Proposed Project will install Energy Star rated appliances, low-flow water fixtures, and drought-tolerant landscaping.
Source 70% of our water locally by 2035, and capture 150,000 acre feet per year of stormwater by 2035.	**Not Applicable.** This target is directed at water suppliers to increase the amount of local water provided. The Proposed Project would not interfere with this goal. The Proposed Project will install low-flow water fixtures and drought-tolerant landscaping to reduce local water demand.
Reduce building energy use per square foot for all types of buildings by 22% by 2035; 34% by 2035; and 44% by 2050.	**Consistent:** The Proposed Project is currently developed with a detached garage and warehouse with associated office space. The detached garage was constructed in 1925 and the warehouse was constructed in 1909. The Proposed Project will replace these land uses in order to construct a 45-unit residential building that will be required to adhere to the most recent building standards

Table 15
Project Consistency with the City's Green New Deal

Targets	Consistency Analysis
	including CalGreen, Title 24, and the City's Green Building Code. In addition, the Proposed Project will install low flow water fixtures and a drought tolerant landscape which will reduce energy use from water transport. As a result, the Proposed Project will result in a more efficient building per square foot than the existing project.
Reduce Vehicle Miles Traveled per capita by at least 13% by 2025, 39% by 2035, and 45% by 2050.	**Consistent.** The Proposed Project would construct 45 residential units with 15% set aside for very low-income household. The site is located near the Hollywood/Vine Station Metro B Line (Red); the Hollywood Blvd./Wilcox Ave. Bus Station for Metro Bus Line 217, 212, and 222 and the DASH Hollywood; and the Sunset Blvd./Wilcox Ave. Bus Station for Metro Bus Line 2. The project site will also provide 48 long-term bicycle parking spots and 6 short-term bicycle parking spots. As a result, the Proposed Project will encourage active and public forms of transportation for residents, visitors, and employees which will reduce the amount of vehicle miles traveled.
Ensure 57% of new housing units are built within 1,500 feet of transit by 2035; and 75% by 2035.	**Consistent.** The Proposed Project site is located approximately 1,500 feet from the Hollywood/Vine Station Metro B Line (Red); approximately 750 feet from the Hollywood Blvd./Wilcox Ave. Bus Station for Metro Bus Line 217, 212, and 222 and the DASH Hollywood; and approximately 500 feet from the Sunset Blvd./Wilcox Ave. Bus Station for Metro Bus Line 2.
Increase the percentage of zero emission vehicles in the city by 25% by 2025; 80% by 2035; and 100% by 2050/	**Not Applicable.** This target is directed at the City of Los Angeles, not individual project. The Proposed Project would not interfere with implementation of this target.
Create 300,000 green jobs by 2035; and 400,000 by 2050	**Not Applicable.** This target is directed at the City of Los Angeles, not individual project. The Proposed Project would not interfere with implementation of this target.
Convert all city fleet vehicles to zero emission where technically feasible by 208.	**Not Applicable.** This target is directed at the City of Los Angeles, not individual project. The Proposed Project would not interfere with implementation of this target.
Reduce municipal GHG emissions 55% by 2025 and 65% by 2035 from 2008 baseline levels, reaching carbon neutral by 2045.	**Not Applicable.** This target is directed at the City of Los Angeles, not individual project. The Proposed Project would not interfere with implementation of this target.

Source: *Impact Sciences, 2021.*
City of Los Angeles. 2019. L.A.'s Green New Deal. Available online at: https://plan.lamayor.org/sites/default/files/pLAn_2019_final.pdf.

Conclusion

The proposed project will replace a detached garage and warehouse building with a residential The site is located near the Hollywood/Vine Station Metro B Line (Red); the Hollywood Blvd./Wilcox Ave. Bus Station for Metro Bus Line 217, 212, and 222 and the DASH Hollywood; and the Sunset Blvd./Wilcox Ave. Bus Station for Metro Bus Line 2. As a result, future residents of the proposed project site will have access to a major transit stop as well as multiple bus lines which will promote transit use and reduce the vehicle trips to and from the project site. Additionally, the proposed project will include on-site bicycle parking to further promote other forms of transportation. Furthermore, the proposed project will be constructed consistent with CALGreen Building Code and Title 24 which will reduce on-site GHG emissions from area and energy sources. Finally, the project will include a series of design features that will increase water and energy efficiency including low-flow water fixtures, ENERGY STAR rated appliances, drought tolerant landscaping, and a high performance building envelope. For these reasons, the Proposed Project would have a less than significant impact in regard to GHG emissions.

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IMPACT
SCIENCES

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	38.00	Space	0.34	15,200.00	0
Apartments High Rise	45.00	Dwelling Unit	0.73	67,599.00	129

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2023
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 - 45 DU, 14 stories (high rise) with 38 parking spaces.

Construction Phase - Construction schedule based on applicant information.

Off-road Equipment - Equipment based on applicant information.

Grading - Applicant information.

Off-road Equipment - Based on applicant information.

Off-road Equipment - Based on applicant information.

Off-road Equipment - Based on applicant information.

Off-road Equipment -

Demolition - Based on applicant info.

Trips and VMT - Applicant information

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Architectural Coating - The project will use low VOC paint where feasible. Conservatively assumed indoor only as indoor no VOC paint is widely commercially available.

Vehicle Trips - Daily trip rates from the City of LA Daily VMT Calculator within the transportation memo prepared by Linscott Law and Greenspace

Woodstoves - SCAQMD Rule 445, no wood burning devices.

Area Coating - the project will use low VOC paint where feasible. Conservatively assumed indoor only as indoor no VOC paint is widely commercially available

Construction Off-road Equipment Mitigation - SCAQMD Fugitive Dust Rule & project design/construction information.

Mobile Land Use Mitigation - 0.3 miles to red line. 11% below market.

Area Mitigation - 0 VOC res interior paint.

Energy Mitigation -

Water Mitigation - Use low flow water fixtures and drought tolerant planting as part of the project design

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Residential_Interior	50.00	0.00
tblAreaCoating	Area_EF_Residential_Interior	50	0
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	10.00	23.00
tblConstructionPhase	NumDays	200.00	433.00
tblConstructionPhase	NumDays	20.00	44.00
tblConstructionPhase	NumDays	4.00	10.00
tblConstructionPhase	NumDays	10.00	12.00
tblConstructionPhase	PhaseEndDate	11/9/2022	11/30/2023
tblConstructionPhase	PhaseEndDate	10/12/2022	10/30/2023
tblConstructionPhase	PhaseEndDate	12/28/2021	1/31/2022
tblConstructionPhase	PhaseEndDate	1/5/2022	2/14/2022
tblConstructionPhase	PhaseEndDate	10/26/2022	3/2/2022
tblConstructionPhase	PhaseStartDate	10/27/2022	10/31/2023
tblConstructionPhase	PhaseStartDate	1/6/2022	3/3/2022
tblConstructionPhase	PhaseStartDate	12/31/2021	2/1/2022
tblConstructionPhase	PhaseStartDate	10/13/2022	2/15/2022

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tblFireplaces	NumberNoFireplace	4.50	0.00
tblFireplaces	NumberWood	2.25	0.00
tblLandUse	LandUseSquareFeet	45,000.00	67,599.00
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.50	0.50
tblOffRoadEquipment	OffRoadEquipmentType		Surfacing Equipment
tblOffRoadEquipment	OffRoadEquipmentType		Signal Boards
tblOffRoadEquipment	OffRoadEquipmentType		Rollers
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Bore/Drill Rigs
tblOffRoadEquipment	OffRoadEquipmentType		Rough Terrain Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Rough Terrain Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Rubber Tired Loaders
tblOffRoadEquipment	OffRoadEquipmentType		Signal Boards
tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders
tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders
tblOffRoadEquipment	OffRoadEquipmentType		Rough Terrain Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Signal Boards
tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblTripsAndVMT	HaulingTripLength	20.00	25.00
tblTripsAndVMT	HaulingTripLength	20.00	25.00
tblTripsAndVMT	HaulingTripLength	20.00	25.00
tblTripsAndVMT	HaulingTripLength	20.00	25.00
tblTripsAndVMT	HaulingTripLength	20.00	25.00
tblTripsAndVMT	HaulingTripNumber	0.00	106.00
tblVehicleTrips	ST_TR	4.53	3.82
tblVehicleTrips	SU_TR	3.59	3.82

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblVehicleTrips	WD_TR	4.45	3.82
tblWoodstoves	NumberCatalytic	2.25	0.00
tblWoodstoves	NumberNoncatalytic	2.25	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

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 Not 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	0.0169	0.1891	0.1657	4.5000e-004	0.0465	6.7100e-003	0.0532	7.8000e-003	6.3800e-003	0.0142	0.0000	40.8764	40.8764	6.8300e-003	2.3800e-003	41.7553
2022	0.2854	2.3711	2.7063	5.7900e-003	0.0970	0.0939	0.1910	0.0217	0.0901	0.1118	0.0000	492.8106	492.8106	0.1027	5.9400e-003	497.1466
2023	0.3007	1.9846	2.4114	5.1100e-003	0.0519	0.0751	0.1270	0.0139	0.0722	0.0861	0.0000	431.4696	431.4696	0.0893	2.9600e-003	434.5821
Maximum	**0.3007**	**2.3711**	**2.7063**	**5.7900e-003**	**0.0970**	**0.0939**	**0.1910**	**0.0217**	**0.0901**	**0.1118**	**0.0000**	**492.8106**	**492.8106**	**0.1027**	**5.9400e-003**	**497.1466**

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	0.0169	0.1891	0.1657	4.5000e-004	0.0220	6.7100e-003	0.0287	4.0800e-003	6.3800e-003	0.0105	0.0000	40.8764	40.8764	6.8300e-003	2.3800e-003	41.7553
2022	0.2854	2.3711	2.7063	5.7900e-003	0.0746	0.0939	0.1685	0.0183	0.0901	0.1084	0.0000	492.8101	492.8101	0.1027	5.9400e-003	497.1460
2023	0.3007	1.9846	2.4114	5.1100e-003	0.0519	0.0751	0.1270	0.0139	0.0722	0.0861	0.0000	431.4691	431.4691	0.0893	2.9600e-003	434.5816
Maximum	**0.3007**	**2.3711**	**2.7063**	**5.7900e-003**	**0.0746**	**0.0939**	**0.1685**	**0.0183**	**0.0901**	**0.1084**	**0.0000**	**492.8101**	**492.8101**	**0.1027**	**5.9400e-003**	**497.1460**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	24.03	0.00	12.65	16.37	0.00	3.35	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	12-1-2021	2-28-2022	0.4803	0.4803
2	3-1-2022	5-31-2022	0.7093	0.7093
3	6-1-2022	8-31-2022	0.7175	0.7175
4	9-1-2022	11-30-2022	0.7104	0.7104
5	12-1-2022	2-28-2023	0.6740	0.6740
6	3-1-2023	5-31-2023	0.6727	0.6727
7	6-1-2023	8-31-2023	0.6724	0.6724
8	9-1-2023	9-30-2023	0.2192	0.2192
		Highest	0.7175	0.7175

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	0.2657	0.0133	0.4680	8.0000e-005		3.2100e-003	3.2100e-003		3.2100e-003	3.2100e-003	0.0000	9.9442	9.9442	9.1000e-004	1.7000e-004	10.0171
Energy	2.1900e-003	0.0187	7.9500e-003	1.2000e-004		1.5100e-003	1.5100e-003		1.5100e-003	1.5100e-003	0.0000	101.6971	101.6971	4.2300e-003	8.6000e-004	102.0591
Mobile	0.0939	0.1109	0.9931	2.1400e-003	0.2207	1.5700e-003	0.2222	0.0589	1.4600e-003	0.0603	0.0000	197.8730	197.8730	0.0136	8.6600e-003	200.7920
Waste						0.0000	0.0000		0.0000	0.0000	4.2019	0.0000	4.2019	0.2483	0.0000	10.4101
Water						0.0000	0.0000		0.0000	0.0000	0.9302	18.4284	19.3586	0.0964	2.3600e-003	22.4730
Total	**0.3618**	**0.1428**	**1.4690**	**2.3400e-003**	**0.2207**	**6.2900e-003**	**0.2270**	**0.0589**	**6.1800e-003**	**0.0651**	**5.1321**	**327.9428**	**333.0749**	**0.3635**	**0.0121**	**345.7512**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	0.2657	0.0133	0.4680	8.0000e-005		3.2100e-003	3.2100e-003		3.2100e-003	3.2100e-003	0.0000	9.9442	9.9442	9.1000e-004	1.7000e-004	10.0171
Energy	2.1900e-003	0.0187	7.9500e-003	1.2000e-004		1.5100e-003	1.5100e-003		1.5100e-003	1.5100e-003	0.0000	101.6971	101.6971	4.2300e-003	8.6000e-004	102.0591
Mobile	0.0862	0.0974	0.8699	1.8300e-003	0.1878	1.3600e-003	0.1891	0.0501	1.2600e-003	0.0514	0.0000	168.9842	168.9842	0.0121	7.6200e-003	171.5570
Waste						0.0000	0.0000		0.0000	0.0000	4.2019	0.0000	4.2019	0.2483	0.0000	10.4101
Water						0.0000	0.0000		0.0000	0.0000	0.7441	15.6387	16.3828	0.0772	1.9000e-003	18.8769
Total	**0.3541**	**0.1294**	**1.3458**	**2.0300e-003**	**0.1878**	**6.0800e-003**	**0.1938**	**0.0501**	**5.9800e-003**	**0.0561**	**4.9460**	**296.2643**	**301.2103**	**0.3427**	**0.0106**	**312.9202**

	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	**2.12**	**9.40**	**8.39**	**13.25**	**14.91**	**3.34**	**14.60**	**14.91**	**3.24**	**13.80**	**3.63**	**9.66**	**9.57**	**5.71**	**12.45**	**9.50**

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	12/1/2021	1/31/2022	5	44	
2	Grading	Grading	2/1/2022	2/14/2022	5	10	
3	Building Construction	Building Construction	3/3/2022	10/30/2023	5	433	

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4	Paving	Paving	2/15/2022	3/2/2022	5	12	
5	Architectural Coating	Architectural Coating	10/31/2023	11/30/2023	5	23	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0.34

Residential Indoor: 136,888; Residential Outdoor: 45,629; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 912 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	6.00	231	0.29
Paving	Surfacing Equipment	1	8.00	263	0.30
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Signal Boards	4	8.00	6	0.82
Demolition	Excavators	1	8.00	158	0.38
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Grading	Rollers	1	8.00	80	0.38
Grading	Excavators	1	8.00	158	0.38
Demolition	Rough Terrain Forklifts	1	8.00	100	0.40
Building Construction	Bore/Drill Rigs	1	8.00	221	0.50
Grading	Rough Terrain Forklifts	1	8.00	100	0.40
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Demolition	Rubber Tired Loaders	1	8.00	203	0.36
Building Construction	Welders	3	8.00	46	0.45
Demolition	Signal Boards	2	8.00	6	0.82
Demolition	Skid Steer Loaders	1	8.00	65	0.37
Grading	Skid Steer Loaders	1	8.00	65	0.37
Building Construction	Rough Terrain Forklifts	2	8.00	100	0.40
Building Construction	Signal Boards	4	8.00	6	0.82
Building Construction	Skid Steer Loaders	2	8.00	65	0.37

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	7	18.00	0.00	712.00	14.70	6.90	25.00	LD_Mix	HDT_Mix	HHDT
Grading	9	23.00	0.00	106.00	14.70	6.90	25.00	LD_Mix	HDT_Mix	HHDT
Building Construction	14	39.00	7.00	0.00	14.70	6.90	25.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	25.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	8.00	0.00	0.00	14.70	6.90	25.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 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					
Fugitive Dust					0.0403	0.0000	0.0403	6.0900e-003	0.0000	6.0900e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0146	0.1425	0.1476	2.8000e-004		6.1800e-003	6.1800e-003		5.8700e-003	5.8700e-003	0.0000	24.3151	24.3151	6.0000e-003	0.0000	24.4650
Total	**0.0146**	**0.1425**	**0.1476**	**2.8000e-004**	**0.0403**	**6.1800e-003**	**0.0464**	**6.0900e-003**	**5.8700e-003**	**0.0120**	**0.0000**	**24.3151**	**24.3151**	**6.0000e-003**	**0.0000**	**24.4650**

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	1.4800e-003	0.0459	9.7000e-003	1.5000e-004	4.0000e-003	5.1000e-004	4.5200e-003	1.1000e-003	4.9000e-004	1.5900e-003	0.0000	14.6357	14.6357	7.7000e-004	2.3200e-003	15.3466
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	7.7000e-004	6.7000e-004	8.4000e-003	2.0000e-005	2.2700e-003	2.0000e-005	2.2800e-003	6.0000e-004	1.0000e-005	6.2000e-004	0.0000	1.9256	1.9256	6.0000e-005	6.0000e-005	1.9437
Total	**2.2500e-003**	**0.0466**	**0.0181**	**1.7000e-004**	**6.2700e-003**	**5.3000e-004**	**6.8000e-003**	**1.7000e-003**	**5.0000e-004**	**2.2100e-003**	**0.0000**	**16.5613**	**16.5613**	**8.3000e-004**	**2.3800e-003**	**17.2903**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 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					
Fugitive Dust					0.0157	0.0000	0.0157	2.3800e-003	0.0000	2.3800e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0146	0.1425	0.1476	2.8000e-004		6.1800e-003	6.1800e-003		5.8700e-003	5.8700e-003	0.0000	24.3151	24.3151	6.0000e-003	0.0000	24.4650
Total	**0.0146**	**0.1425**	**0.1476**	**2.8000e-004**	**0.0157**	**6.1800e-003**	**0.0219**	**2.3800e-003**	**5.8700e-003**	**8.2500e-003**	**0.0000**	**24.3151**	**24.3151**	**6.0000e-003**	**0.0000**	**24.4650**

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	1.4800e-003	0.0459	9.7000e-003	1.5000e-004	4.0000e-003	5.1000e-004	4.5200e-003	1.1000e-003	4.9000e-004	1.5900e-003	0.0000	14.6357	14.6357	7.7000e-004	2.3200e-003	15.3466
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	7.7000e-004	6.7000e-004	8.4000e-003	2.0000e-005	2.2700e-003	2.0000e-005	2.2800e-003	6.0000e-004	1.0000e-005	6.2000e-004	0.0000	1.9256	1.9256	6.0000e-005	6.0000e-005	1.9437
Total	**2.2500e-003**	**0.0466**	**0.0181**	**1.7000e-004**	**6.2700e-003**	**5.3000e-004**	**6.8000e-003**	**1.7000e-003**	**5.0000e-004**	**2.2100e-003**	**0.0000**	**16.5613**	**16.5613**	**8.3000e-004**	**2.3800e-003**	**17.2903**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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					0.0368	0.0000	0.0368	5.5600e-003	0.0000	5.5600e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0121	0.1127	0.1337	2.6000e-004		4.7400e-003	4.7400e-003		4.5100e-003	4.5100e-003	0.0000	22.2049	22.2049	5.4600e-003	0.0000	22.3414
Total	**0.0121**	**0.1127**	**0.1337**	**2.6000e-004**	**0.0368**	**4.7400e-003**	**0.0415**	**5.5600e-003**	**4.5100e-003**	**0.0101**	**0.0000**	**22.2049**	**22.2049**	**5.4600e-003**	**0.0000**	**22.3414**

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	9.4000e-004	0.0367	7.7800e-003	1.3000e-004	3.6500e-003	2.6000e-004	3.9200e-003	1.0000e-003	2.5000e-004	1.2600e-003	0.0000	13.0050	13.0050	6.9000e-004	2.0600e-003	13.6373
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	6.5000e-004	5.4000e-004	7.0100e-003	2.0000e-005	2.0700e-003	1.0000e-005	2.0800e-003	5.5000e-004	1.0000e-005	5.6000e-004	0.0000	1.7034	1.7034	5.0000e-005	5.0000e-005	1.7184
Total	**1.5900e-003**	**0.0373**	**0.0148**	**1.5000e-004**	**5.7200e-003**	**2.7000e-004**	**6.0000e-003**	**1.5500e-003**	**2.6000e-004**	**1.8200e-003**	**0.0000**	**14.7083**	**14.7083**	**7.4000e-004**	**2.1100e-003**	**15.3557**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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					0.0143	0.0000	0.0143	2.1700e-003	0.0000	2.1700e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0121	0.1127	0.1337	2.6000e-004		4.7400e-003	4.7400e-003		4.5100e-003	4.5100e-003	0.0000	22.2049	22.2049	5.4600e-003	0.0000	22.3413
Total	**0.0121**	**0.1127**	**0.1337**	**2.6000e-004**	**0.0143**	**4.7400e-003**	**0.0191**	**2.1700e-003**	**4.5100e-003**	**6.6800e-003**	**0.0000**	**22.2049**	**22.2049**	**5.4600e-003**	**0.0000**	**22.3413**

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	9.4000e-004	0.0367	7.7800e-003	1.3000e-004	3.6500e-003	2.6000e-004	3.9200e-003	1.0000e-003	2.5000e-004	1.2600e-003	0.0000	13.0050	13.0050	6.9000e-004	2.0600e-003	13.6373
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	6.5000e-004	5.4000e-004	7.0100e-003	2.0000e-005	2.0700e-003	1.0000e-005	2.0800e-003	5.5000e-004	1.0000e-005	5.6000e-004	0.0000	1.7034	1.7034	5.0000e-005	5.0000e-005	1.7184
Total	**1.5900e-003**	**0.0373**	**0.0148**	**1.5000e-004**	**5.7200e-003**	**2.7000e-004**	**6.0000e-003**	**1.5500e-003**	**2.6000e-004**	**1.8200e-003**	**0.0000**	**14.7083**	**14.7083**	**7.4000e-004**	**2.1100e-003**	**15.3557**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Grading - 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					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.6200e-003	0.0441	0.0599	9.0000e-005		2.0300e-003	2.0300e-003		1.8900e-003	1.8900e-003	0.0000	7.9451	7.9451	2.3700e-003	0.0000	8.0045
Total	**4.6200e-003**	**0.0441**	**0.0599**	**9.0000e-005**	**0.0000**	**2.0300e-003**	**2.0300e-003**	**0.0000**	**1.8900e-003**	**1.8900e-003**	**0.0000**	**7.9451**	**7.9451**	**2.3700e-003**	**0.0000**	**8.0045**

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	2.9000e-004	0.0115	2.4300e-003	4.0000e-005	1.1400e-003	8.0000e-005	1.2200e-003	3.1000e-004	8.0000e-005	3.9000e-004	0.0000	4.0567	4.0567	2.2000e-004	6.4000e-004	4.2539
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	3.9000e-004	3.3000e-004	4.2600e-003	1.0000e-005	1.2600e-003	1.0000e-005	1.2700e-003	3.3000e-004	1.0000e-005	3.4000e-004	0.0000	1.0364	1.0364	3.0000e-005	3.0000e-005	1.0456
Total	**6.8000e-004**	**0.0118**	**6.6900e-003**	**5.0000e-005**	**2.4000e-003**	**9.0000e-005**	**2.4900e-003**	**6.4000e-004**	**9.0000e-005**	**7.3000e-004**	**0.0000**	**5.0931**	**5.0931**	**2.5000e-004**	**6.7000e-004**	**5.2995**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Grading - 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					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.6200e-003	0.0441	0.0599	9.0000e-005		2.0300e-003	2.0300e-003		1.8900e-003	1.8900e-003	0.0000	7.9451	7.9451	2.3700e-003	0.0000	8.0045
Total	**4.6200e-003**	**0.0441**	**0.0599**	**9.0000e-005**	**0.0000**	**2.0300e-003**	**2.0300e-003**	**0.0000**	**1.8900e-003**	**1.8900e-003**	**0.0000**	**7.9451**	**7.9451**	**2.3700e-003**	**0.0000**	**8.0045**

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	2.9000e-004	0.0115	2.4300e-003	4.0000e-005	1.1400e-003	8.0000e-005	1.2200e-003	3.1000e-004	8.0000e-005	3.9000e-004	0.0000	4.0567	4.0567	2.2000e-004	6.4000e-004	4.2539
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	3.9000e-004	3.3000e-004	4.2600e-003	1.0000e-005	1.2600e-003	1.0000e-005	1.2700e-003	3.3000e-004	1.0000e-005	3.4000e-004	0.0000	1.0364	1.0364	3.0000e-005	3.0000e-005	1.0456
Total	**6.8000e-004**	**0.0118**	**6.6900e-003**	**5.0000e-005**	**2.4000e-003**	**9.0000e-005**	**2.4900e-003**	**6.4000e-004**	**9.0000e-005**	**7.3000e-004**	**0.0000**	**5.0931**	**5.0931**	**2.5000e-004**	**6.7000e-004**	**5.2995**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	0.2449	2.0602	2.2556	4.5400e-003		0.0836	0.0836		0.0803	0.0803	0.0000	378.7830	378.7830	0.0888	0.0000	381.0039
Total	**0.2449**	**2.0602**	**2.2556**	**4.5400e-003**		**0.0836**	**0.0836**		**0.0803**	**0.0803**	**0.0000**	**378.7830**	**378.7830**	**0.0888**	**0.0000**	**381.0039**

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	1.4800e-003	0.0391	0.0130	1.5000e-004	4.7900e-003	3.5000e-004	5.1400e-003	1.3800e-003	3.4000e-004	1.7200e-003	0.0000	14.5033	14.5033	4.8000e-004	2.0900e-003	15.1388
Worker	0.0145	0.0121	0.1569	4.2000e-004	0.0464	3.0000e-004	0.0467	0.0123	2.8000e-004	0.0126	0.0000	38.1360	38.1360	1.0900e-003	1.0400e-003	38.4740
Total	**0.0160**	**0.0511**	**0.1698**	**5.7000e-004**	**0.0512**	**6.5000e-004**	**0.0518**	**0.0137**	**6.2000e-004**	**0.0143**	**0.0000**	**52.6393**	**52.6393**	**1.5700e-003**	**3.1300e-003**	**53.6128**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	0.2449	2.0602	2.2556	4.5400e-003		0.0836	0.0836		0.0803	0.0803	0.0000	378.7825	378.7825	0.0888	0.0000	381.0035
Total	**0.2449**	**2.0602**	**2.2556**	**4.5400e-003**		**0.0836**	**0.0836**		**0.0803**	**0.0803**	**0.0000**	**378.7825**	**378.7825**	**0.0888**	**0.0000**	**381.0035**

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	1.4800e-003	0.0391	0.0130	1.5000e-004	4.7900e-003	3.5000e-004	5.1400e-003	1.3800e-003	3.4000e-004	1.7200e-003	0.0000	14.5033	14.5033	4.8000e-004	2.0900e-003	15.1388
Worker	0.0145	0.0121	0.1569	4.2000e-004	0.0464	3.0000e-004	0.0467	0.0123	2.8000e-004	0.0126	0.0000	38.1360	38.1360	1.0900e-003	1.0400e-003	38.4740
Total	**0.0160**	**0.0511**	**0.1698**	**5.7000e-004**	**0.0512**	**6.5000e-004**	**0.0518**	**0.0137**	**6.2000e-004**	**0.0143**	**0.0000**	**52.6393**	**52.6393**	**1.5700e-003**	**3.1300e-003**	**53.6128**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	0.2290	1.9283	2.2325	4.5300e-003		0.0739	0.0739		0.0710	0.0710	0.0000	377.2462	377.2462	0.0876	0.0000	379.4372
Total	**0.2290**	**1.9283**	**2.2325**	**4.5300e-003**		**0.0739**	**0.0739**		**0.0710**	**0.0710**	**0.0000**	**377.2462**	**377.2462**	**0.0876**	**0.0000**	**379.4372**

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	8.5000e-004	0.0305	0.0114	1.4000e-004	4.7600e-003	1.5000e-004	4.9100e-003	1.3800e-003	1.4000e-004	1.5200e-003	0.0000	13.7458	13.7458	4.6000e-004	1.9800e-003	14.3468
Worker	0.0134	0.0106	0.1435	4.0000e-004	0.0462	2.8000e-004	0.0464	0.0123	2.6000e-004	0.0125	0.0000	36.7389	36.7389	9.8000e-004	9.6000e-004	37.0483
Total	**0.0142**	**0.0411**	**0.1549**	**5.4000e-004**	**0.0509**	**4.3000e-004**	**0.0514**	**0.0136**	**4.0000e-004**	**0.0140**	**0.0000**	**50.4847**	**50.4847**	**1.4400e-003**	**2.9400e-003**	**51.3951**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	0.2290	1.9283	2.2325	4.5300e-003		0.0739	0.0739		0.0710	0.0710	0.0000	377.2458	377.2458	0.0876	0.0000	379.4367
Total	**0.2290**	**1.9283**	**2.2325**	**4.5300e-003**		**0.0739**	**0.0739**		**0.0710**	**0.0710**	**0.0000**	**377.2458**	**377.2458**	**0.0876**	**0.0000**	**379.4367**

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	8.5000e-004	0.0305	0.0114	1.4000e-004	4.7600e-003	1.5000e-004	4.9100e-003	1.3800e-003	1.4000e-004	1.5200e-003	0.0000	13.7458	13.7458	4.6000e-004	1.9800e-003	14.3468
Worker	0.0134	0.0106	0.1435	4.0000e-004	0.0462	2.8000e-004	0.0464	0.0123	2.6000e-004	0.0125	0.0000	36.7389	36.7389	9.8000e-004	9.6000e-004	37.0483
Total	**0.0142**	**0.0411**	**0.1549**	**5.4000e-004**	**0.0509**	**4.3000e-004**	**0.0514**	**0.0136**	**4.0000e-004**	**0.0140**	**0.0000**	**50.4847**	**50.4847**	**1.4400e-003**	**2.9400e-003**	**51.3951**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 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	5.2300e-003	0.0536	0.0625	1.2000e-004		2.5600e-003	2.5600e-003		2.3600e-003	2.3600e-003	0.0000	10.6257	10.6257	3.3900e-003	0.0000	10.7105
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**5.2300e-003**	**0.0536**	**0.0625**	**1.2000e-004**		**2.5600e-003**	**2.5600e-003**		**2.3600e-003**	**2.3600e-003**	**0.0000**	**10.6257**	**10.6257**	**3.3900e-003**	**0.0000**	**10.7105**

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	3.1000e-004	2.6000e-004	3.3400e-003	1.0000e-005	9.9000e-004	1.0000e-005	9.9000e-004	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.8111	0.8111	2.0000e-005	2.0000e-005	0.8183
Total	**3.1000e-004**	**2.6000e-004**	**3.3400e-003**	**1.0000e-005**	**9.9000e-004**	**1.0000e-005**	**9.9000e-004**	**2.6000e-004**	**1.0000e-005**	**2.7000e-004**	**0.0000**	**0.8111**	**0.8111**	**2.0000e-005**	**2.0000e-005**	**0.8183**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 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	5.2300e-003	0.0536	0.0625	1.2000e-004		2.5600e-003	2.5600e-003		2.3600e-003	2.3600e-003	0.0000	10.6257	10.6257	3.3900e-003	0.0000	10.7105
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**5.2300e-003**	**0.0536**	**0.0625**	**1.2000e-004**		**2.5600e-003**	**2.5600e-003**		**2.3600e-003**	**2.3600e-003**	**0.0000**	**10.6257**	**10.6257**	**3.3900e-003**	**0.0000**	**10.7105**

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	3.1000e-004	2.6000e-004	3.3400e-003	1.0000e-005	9.9000e-004	1.0000e-005	9.9000e-004	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.8111	0.8111	2.0000e-005	2.0000e-005	0.8183
Total	**3.1000e-004**	**2.6000e-004**	**3.3400e-003**	**1.0000e-005**	**9.9000e-004**	**1.0000e-005**	**9.9000e-004**	**2.6000e-004**	**1.0000e-005**	**2.7000e-004**	**0.0000**	**0.8111**	**0.8111**	**2.0000e-005**	**2.0000e-005**	**0.8183**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 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	0.0550					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.2000e-003	0.0150	0.0208	3.0000e-005		8.1000e-004	8.1000e-004		8.1000e-004	8.1000e-004	0.0000	2.9362	2.9362	1.8000e-004	0.0000	2.9406
Total	**0.0572**	**0.0150**	**0.0208**	**3.0000e-005**		**8.1000e-004**	**8.1000e-004**		**8.1000e-004**	**8.1000e-004**	**0.0000**	**2.9362**	**2.9362**	**1.8000e-004**	**0.0000**	**2.9406**

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	2.9000e-004	2.3000e-004	3.1300e-003	1.0000e-005	1.0100e-003	1.0000e-005	1.0100e-003	2.7000e-004	1.0000e-005	2.7000e-004	0.0000	0.8025	0.8025	2.0000e-005	2.0000e-005	0.8092
Total	**2.9000e-004**	**2.3000e-004**	**3.1300e-003**	**1.0000e-005**	**1.0100e-003**	**1.0000e-005**	**1.0100e-003**	**2.7000e-004**	**1.0000e-005**	**2.7000e-004**	**0.0000**	**0.8025**	**0.8025**	**2.0000e-005**	**2.0000e-005**	**0.8092**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 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	0.0550					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.2000e-003	0.0150	0.0208	3.0000e-005		8.1000e-004	8.1000e-004		8.1000e-004	8.1000e-004	0.0000	2.9362	2.9362	1.8000e-004	0.0000	2.9406
Total	**0.0572**	**0.0150**	**0.0208**	**3.0000e-005**		**8.1000e-004**	**8.1000e-004**		**8.1000e-004**	**8.1000e-004**	**0.0000**	**2.9362**	**2.9362**	**1.8000e-004**	**0.0000**	**2.9406**

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	2.9000e-004	2.3000e-004	3.1300e-003	1.0000e-005	1.0100e-003	1.0000e-005	1.0100e-003	2.7000e-004	1.0000e-005	2.7000e-004	0.0000	0.8025	0.8025	2.0000e-005	2.0000e-005	0.8092
Total	**2.9000e-004**	**2.3000e-004**	**3.1300e-003**	**1.0000e-005**	**1.0100e-003**	**1.0000e-005**	**1.0100e-003**	**2.7000e-004**	**1.0000e-005**	**2.7000e-004**	**0.0000**	**0.8025**	**0.8025**	**2.0000e-005**	**2.0000e-005**	**0.8092**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Transit Accessibility

Integrate Below Market Rate Housing

	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	0.0862	0.0974	0.8699	1.8300e-003	0.1878	1.3600e-003	0.1891	0.0501	1.2600e-003	0.0514	0.0000	168.9842	168.9842	0.0121	7.6200e-003	171.5570
Unmitigated	0.0939	0.1109	0.9931	2.1400e-003	0.2207	1.5700e-003	0.2222	0.0589	1.4600e-003	0.0603	0.0000	197.8730	197.8730	0.0136	8.6600e-003	200.7920

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments High Rise	171.90	171.90	171.90	587,408	499,796
Enclosed Parking with Elevator	0.00	0.00	0.00		
Total	171.90	171.90	171.90	587,408	499,796

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 High Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	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 Not Applied

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments High Rise	0.544785	0.062844	0.187478	0.127235	0.023089	0.006083	0.010475	0.008012	0.000925	0.000611	0.024394	0.000698	0.003374
Enclosed Parking with Elevator	0.544785	0.062844	0.187478	0.127235	0.023089	0.006083	0.010475	0.008012	0.000925	0.000611	0.024394	0.000698	0.003374

5.0 Energy Detail

Historical Energy Use: N

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	80.0589	80.0589	3.8200e-003	4.6000e-004	80.2922
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	80.0589	80.0589	3.8200e-003	4.6000e-004	80.2922
NaturalGas Mitigated	2.1900e-003	0.0187	7.9500e-003	1.2000e-004		1.5100e-003	1.5100e-003		1.5100e-003	1.5100e-003	0.0000	21.6383	21.6383	4.1000e-004	4.0000e-004	21.7669
NaturalGas Unmitigated	2.1900e-003	0.0187	7.9500e-003	1.2000e-004		1.5100e-003	1.5100e-003		1.5100e-003	1.5100e-003	0.0000	21.6383	21.6383	4.1000e-004	4.0000e-004	21.7669

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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 High Rise	405486	2.1900e-003	0.0187	7.9500e-003	1.2000e-004		1.5100e-003	1.5100e-003		1.5100e-003	1.5100e-003	0.0000	21.6383	21.6383	4.1000e-004	4.0000e-004	21.7669
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
Total		**2.1900e-003**	**0.0187**	**7.9500e-003**	**1.2000e-004**		**1.5100e-003**	**1.5100e-003**		**1.5100e-003**	**1.5100e-003**	**0.0000**	**21.6383**	**21.6383**	**4.1000e-004**	**4.0000e-004**	**21.7669**

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 High Rise	405486	2.1900e-003	0.0187	7.9500e-003	1.2000e-004		1.5100e-003	1.5100e-003		1.5100e-003	1.5100e-003	0.0000	21.6383	21.6383	4.1000e-004	4.0000e-004	21.7669
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
Total		**2.1900e-003**	**0.0187**	**7.9500e-003**	**1.2000e-004**		**1.5100e-003**	**1.5100e-003**		**1.5100e-003**	**1.5100e-003**	**0.0000**	**21.6383**	**21.6383**	**4.1000e-004**	**4.0000e-004**	**21.7669**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments High Rise	172377	54.1050	2.5800e-003	3.1000e-004	54.2627
Enclosed Parking with Elevator	82688	25.9539	1.2400e-003	1.5000e-004	26.0295
Total		**80.0589**	**3.8200e-003**	**4.6000e-004**	**80.2922**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments High Rise	172377	54.1050	2.5800e-003	3.1000e-004	54.2627
Enclosed Parking with Elevator	82688	25.9539	1.2400e-003	1.5000e-004	26.0295
Total		**80.0589**	**3.8200e-003**	**4.6000e-004**	**80.2922**

6.0 Area Detail

6422 Selma Found Residences - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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	tons/yr										MT/yr					
Mitigated	0.2657	0.0133	0.4680	8.0000e-005		3.2100e-003	3.2100e-003		3.2100e-003	3.2100e-003	0.0000	9.9442	9.9442	9.1000e-004	1.7000e-004	10.0171
Unmitigated	0.2657	0.0133	0.4680	8.0000e-005		3.2100e-003	3.2100e-003		3.2100e-003	3.2100e-003	0.0000	9.9442	9.9442	9.1000e-004	1.7000e-004	10.0171

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	tons/yr										MT/yr					
Architectural Coating	5.5000e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2453					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	9.3000e-004	7.9300e-003	3.3800e-003	5.0000e-005		6.4000e-004	6.4000e-004		6.4000e-004	6.4000e-004	0.0000	9.1853	9.1853	1.8000e-004	1.7000e-004	9.2398
Landscaping	0.0140	5.3600e-003	0.4647	2.0000e-005		2.5700e-003	2.5700e-003		2.5700e-003	2.5700e-003	0.0000	0.7590	0.7590	7.3000e-004	0.0000	0.7773
Total	**0.2657**	**0.0133**	**0.4680**	**7.0000e-005**		**3.2100e-003**	**3.2100e-003**		**3.2100e-003**	**3.2100e-003**	**0.0000**	**9.9442**	**9.9442**	**9.1000e-004**	**1.7000e-004**	**10.0171**

6422 Selma Found Residences - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	5.5000e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2453					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	9.3000e-004	7.9300e-003	3.3800e-003	5.0000e-005		6.4000e-004	6.4000e-004		6.4000e-004	6.4000e-004	0.0000	9.1853	9.1853	1.8000e-004	1.7000e-004	9.2398
Landscaping	0.0140	5.3600e-003	0.4647	2.0000e-005		2.5700e-003	2.5700e-003		2.5700e-003	2.5700e-003	0.0000	0.7590	0.7590	7.3000e-004	0.0000	0.7773
Total	**0.2657**	**0.0133**	**0.4680**	**7.0000e-005**		**3.2100e-003**	**3.2100e-003**		**3.2100e-003**	**3.2100e-003**	**0.0000**	**9.9442**	**9.9442**	**9.1000e-004**	**1.7000e-004**	**10.0171**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

Use Water Efficient Landscaping

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	16.3828	0.0772	1.9000e-003	18.8769
Unmitigated	19.3586	0.0964	2.3600e-003	22.4730

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments High Rise	2.93193 / 1.84839	19.3586	0.0964	2.3600e-003	22.4730
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**19.3586**	**0.0964**	**2.3600e-003**	**22.4730**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments High Rise	2.34554 / 1.73564	16.3828	0.0772	1.9000e-003	18.8769
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**16.3828**	**0.0772**	**1.9000e-003**	**18.8769**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	4.2019	0.2483	0.0000	10.4101
Unmitigated	4.2019	0.2483	0.0000	10.4101

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments High Rise	20.7	4.2019	0.2483	0.0000	10.4101
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Total		**4.2019**	**0.2483**	**0.0000**	**10.4101**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments High Rise	20.7	4.2019	0.2483	0.0000	10.4101
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Total		**4.2019**	**0.2483**	**0.0000**	**10.4101**

9.0 Operational Offroad

6422 Selma Found Residences - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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

6422 Selma Found Residences - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6422 Selma Found Residences

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	38.00	Space	0.34	15,200.00	0
Apartments High Rise	45.00	Dwelling Unit	0.73	67,599.00	129

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2023
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 - 45 DU, 14 stories (high rise) with 38 parking spaces.

Construction Phase - Construction schedule based on applicant information.

Off-road Equipment - Equipment based on applicant information.

Grading - Applicant information.

Off-road Equipment - Based on applicant information.

Off-road Equipment - Based on applicant information.

Off-road Equipment - Based on applicant information.

Off-road Equipment -

Demolition - Based on applicant info.

Trips and VMT - Applicant information

6422 Selma Found Residences - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Architectural Coating - The project will use low VOC paint where feasible. Conservatively assumed indoor only as indoor no VOC paint is widely commercially available.

Vehicle Trips - Daily trip rates from the City of LA Daily VMT Calculator within the transportation memo prepared by Linscott Law and Greenspace

Woodstoves - SCAQMD Rule 445, no wood burning devices.

Area Coating - the project will use low VOC paint where feasible. Conservatively assumed indoor only as indoor no VOC paint is widely commercially available

Construction Off-road Equipment Mitigation - SCAQMD Fugitive Dust Rule & project design/construction information.

Mobile Land Use Mitigation - 0.3 miles to red line. 11% below market.

Area Mitigation - 0 VOC res interior paint.

Energy Mitigation -

Water Mitigation - Use low flow water fixtures and drought tolerant planting as part of the project design

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Residential_Interior	50.00	0.00
tblAreaCoating	Area_EF_Residential_Interior	50	0
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	10.00	23.00
tblConstructionPhase	NumDays	200.00	433.00
tblConstructionPhase	NumDays	20.00	44.00
tblConstructionPhase	NumDays	4.00	10.00
tblConstructionPhase	NumDays	10.00	12.00
tblConstructionPhase	PhaseEndDate	11/9/2022	11/30/2023
tblConstructionPhase	PhaseEndDate	10/12/2022	10/30/2023
tblConstructionPhase	PhaseEndDate	12/28/2021	1/31/2022
tblConstructionPhase	PhaseEndDate	1/5/2022	2/14/2022
tblConstructionPhase	PhaseEndDate	10/26/2022	3/2/2022
tblConstructionPhase	PhaseStartDate	10/27/2022	10/31/2023
tblConstructionPhase	PhaseStartDate	1/6/2022	3/3/2022
tblConstructionPhase	PhaseStartDate	12/31/2021	2/1/2022
tblConstructionPhase	PhaseStartDate	10/13/2022	2/15/2022

6422 Selma Found Residences - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblFireplaces	NumberNoFireplace	4.50	0.00
tblFireplaces	NumberWood	2.25	0.00
tblLandUse	LandUseSquareFeet	45,000.00	67,599.00
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.50	0.50
tblOffRoadEquipment	OffRoadEquipmentType		Surfacing Equipment
tblOffRoadEquipment	OffRoadEquipmentType		Signal Boards
tblOffRoadEquipment	OffRoadEquipmentType		Rollers
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Bore/Drill Rigs
tblOffRoadEquipment	OffRoadEquipmentType		Rough Terrain Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Rough Terrain Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Rubber Tired Loaders
tblOffRoadEquipment	OffRoadEquipmentType		Signal Boards
tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders
tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders
tblOffRoadEquipment	OffRoadEquipmentType		Rough Terrain Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Signal Boards
tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblTripsAndVMT	HaulingTripLength	20.00	25.00
tblTripsAndVMT	HaulingTripLength	20.00	25.00
tblTripsAndVMT	HaulingTripLength	20.00	25.00
tblTripsAndVMT	HaulingTripLength	20.00	25.00
tblTripsAndVMT	HaulingTripLength	20.00	25.00
tblTripsAndVMT	HaulingTripNumber	0.00	106.00
tblVehicleTrips	ST_TR	4.53	3.82
tblVehicleTrips	SU_TR	3.59	3.82

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblVehicleTrips	WD_TR	4.45	3.82
tblWoodstoves	NumberCatalytic	2.25	0.00
tblWoodstoves	NumberNoncatalytic	2.25	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

6422 Selma Found Residences - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	1.4671	16.2295	14.4453	0.0393	4.0549	0.5837	4.6386	0.6803	0.5547	1.2350	0.0000	3,925.5335	3,925.5335	0.6543	0.2274	4,009.6455
2022	2.4063	19.4298	22.4418	0.0472	4.0549	0.7762	4.5330	0.6803	0.7458	1.1353	0.0000	4,398.6306	4,398.6306	0.9185	0.2211	4,430.8267
2023	4.9987	18.2101	22.1850	0.0471	0.4808	0.6878	1.1685	0.1285	0.6608	0.7893	0.0000	4,380.6231	4,380.6231	0.9090	0.0292	4,412.0374
Maximum	**4.9987**	**19.4298**	**22.4418**	**0.0472**	**4.0549**	**0.7762**	**4.6386**	**0.6803**	**0.7458**	**1.2350**	**0.0000**	**4,398.6306**	**4,398.6306**	**0.9185**	**0.2274**	**4,430.8267**

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	1.4671	16.2295	14.4453	0.0393	1.9200	0.5837	2.5038	0.3571	0.5547	0.9118	0.0000	3,925.5335	3,925.5335	0.6543	0.2274	4,009.6455
2022	2.4063	19.4298	22.4418	0.0472	1.9201	0.7762	2.3982	0.3571	0.7458	0.8743	0.0000	4,398.6306	4,398.6306	0.9185	0.2211	4,430.8267
2023	4.9987	18.2101	22.1850	0.0471	0.4808	0.6878	1.1685	0.1285	0.6608	0.7893	0.0000	4,380.6231	4,380.6231	0.9090	0.0292	4,412.0374
Maximum	**4.9987**	**19.4298**	**22.4418**	**0.0472**	**1.9201**	**0.7762**	**2.5038**	**0.3571**	**0.7458**	**0.9118**	**0.0000**	**4,398.6306**	**4,398.6306**	**0.9185**	**0.2274**	**4,430.8267**

6422 Selma Found Residences - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	49.70	0.00	41.29	43.41	0.00	18.49	0.00	0.00	0.00	0.00	0.00	0.00

6422 Selma Found Residences - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	1.5605	0.6773	3.9873	4.2500e-003		0.0719	0.0719		0.0719	0.0719	0.0000	816.6932	816.6932	0.0220	0.0149	821.6679
Energy	0.0120	0.1024	0.0436	6.5000e-004		8.2800e-003	8.2800e-003		8.2800e-003	8.2800e-003		130.6965	130.6965	2.5100e-003	2.4000e-003	131.4732
Mobile	0.5340	0.5556	5.5407	0.0122	1.2366	8.6500e-003	1.2452	0.3294	8.0300e-003	0.3374		1,238.5580	1,238.5580	0.0804	0.0499	1,255.4216
Total	**2.1064**	**1.3353**	**9.5715**	**0.0171**	**1.2366**	**0.0888**	**1.3254**	**0.3294**	**0.0882**	**0.4176**	**0.0000**	**2,185.9477**	**2,185.9477**	**0.1049**	**0.0671**	**2,208.5627**

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	1.5605	0.6773	3.9873	4.2500e-003		0.0719	0.0719		0.0719	0.0719	0.0000	816.6932	816.6932	0.0220	0.0149	821.6679
Energy	0.0120	0.1024	0.0436	6.5000e-004		8.2800e-003	8.2800e-003		8.2800e-003	8.2800e-003		130.6965	130.6965	2.5100e-003	2.4000e-003	131.4732
Mobile	0.4923	0.4888	4.8325	0.0104	1.0522	7.4600e-003	1.0596	0.2803	6.9300e-003	0.2872		1,057.5694	1,057.5694	0.0713	0.0439	1,072.4316
Total	**2.0647**	**1.2685**	**8.8633**	**0.0153**	**1.0522**	**0.0876**	**1.1398**	**0.2803**	**0.0871**	**0.3673**	**0.0000**	**2,004.9591**	**2,004.9591**	**0.0958**	**0.0611**	**2,025.5727**

6422 Selma Found Residences - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	1.98	5.00	7.40	10.38	14.92	1.34	14.00	14.91	1.25	12.03	0.00	8.28	8.28	8.67	8.88	8.29

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	12/1/2021	1/31/2022	5	44	
2	Grading	Grading	2/1/2022	2/14/2022	5	10	
3	Building Construction	Building Construction	3/3/2022	10/30/2023	5	433	
4	Paving	Paving	2/15/2022	3/2/2022	5	12	
5	Architectural Coating	Architectural Coating	10/31/2023	11/30/2023	5	23	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0.34

Residential Indoor: 136,888; Residential Outdoor: 45,629; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 912 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	6.00	231	0.29
Paving	Surfacing Equipment	1	8.00	263	0.30
Building Construction	Generator Sets	1	8.00	84	0.74

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Grading	Signal Boards	4	8.00	6	0.82
Demolition	Excavators	1	8.00	158	0.38
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Grading	Rollers	1	8.00	80	0.38
Grading	Excavators	1	8.00	158	0.38
Demolition	Rough Terrain Forklifts	1	8.00	100	0.40
Building Construction	Bore/Drill Rigs	1	8.00	221	0.50
Grading	Rough Terrain Forklifts	1	8.00	100	0.40
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Demolition	Rubber Tired Loaders	1	8.00	203	0.36
Building Construction	Welders	3	8.00	46	0.45
Demolition	Signal Boards	2	8.00	6	0.82
Demolition	Skid Steer Loaders	1	8.00	65	0.37
Grading	Skid Steer Loaders	1	8.00	65	0.37
Building Construction	Rough Terrain Forklifts	2	8.00	100	0.40
Building Construction	Signal Boards	4	8.00	6	0.82
Building Construction	Skid Steer Loaders	2	8.00	65	0.37

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	7	18.00	0.00	712.00	14.70	6.90	25.00	LD_Mix	HDT_Mix	HHDT
Grading	9	23.00	0.00	106.00	14.70	6.90	25.00	LD_Mix	HDT_Mix	HHDT
Building Construction	14	39.00	7.00	0.00	14.70	6.90	25.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	25.00	LD_Mix	HDT_Mix	HHDT

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Architectural Coating	1	8.00	0.00	0.00	14.70	6.90	25.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 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					
Fugitive Dust					3.4997	0.0000	3.4997	0.5299	0.0000	0.5299			0.0000			0.0000
Off-Road	1.2704	12.3897	12.8307	0.0246		0.5376	0.5376		0.5107	0.5107		2,330.6776	2,330.6776	0.5749		2,345.0492
Total	**1.2704**	**12.3897**	**12.8307**	**0.0246**	**3.4997**	**0.5376**	**4.0374**	**0.5299**	**0.5107**	**1.0406**		**2,330.6776**	**2,330.6776**	**0.5749**		**2,345.0492**

6422 Selma Found Residences - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 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	0.1291	3.7881	0.8385	0.0128	0.3540	0.0447	0.3986	0.0970	0.0428	0.1398		1,402.8239	1,402.8239	0.0737	0.2225	1,470.9596
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	0.0676	0.0517	0.7761	1.9000e-003	0.2012	1.3800e-003	0.2026	0.0534	1.2700e-003	0.0546		192.0320	192.0320	5.6700e-003	4.9100e-003	193.6368
Total	**0.1967**	**3.8399**	**1.6146**	**0.0147**	**0.5552**	**0.0461**	**0.6012**	**0.1504**	**0.0440**	**0.1944**		**1,594.8559**	**1,594.8559**	**0.0794**	**0.2274**	**1,664.5963**

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					1.3649	0.0000	1.3649	0.2067	0.0000	0.2067			0.0000			0.0000
Off-Road	1.2704	12.3897	12.8307	0.0246		0.5376	0.5376		0.5107	0.5107	0.0000	2,330.6776	2,330.6776	0.5749		2,345.0492
Total	**1.2704**	**12.3897**	**12.8307**	**0.0246**	**1.3649**	**0.5376**	**1.9025**	**0.2067**	**0.5107**	**0.7174**	**0.0000**	**2,330.6776**	**2,330.6776**	**0.5749**		**2,345.0492**

6422 Selma Found Residences - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 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	0.1291	3.7881	0.8385	0.0128	0.3540	0.0447	0.3986	0.0970	0.0428	0.1398		1,402.8239	1,402.8239	0.0737	0.2225	1,470.9596
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	0.0676	0.0517	0.7761	1.9000e-003	0.2012	1.3800e-003	0.2026	0.0534	1.2700e-003	0.0546		192.0320	192.0320	5.6700e-003	4.9100e-003	193.6368
Total	**0.1967**	**3.8399**	**1.6146**	**0.0147**	**0.5552**	**0.0461**	**0.6012**	**0.1504**	**0.0440**	**0.1944**		**1,594.8559**	**1,594.8559**	**0.0794**	**0.2274**	**1,664.5963**

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					3.4997	0.0000	3.4997	0.5299	0.0000	0.5299			0.0000			0.0000
Off-Road	1.1477	10.7309	12.7286	0.0246		0.4516	0.4516		0.4298	0.4298		2,331.1172	2,331.1172	0.5729		2,345.4403
Total	**1.1477**	**10.7309**	**12.7286**	**0.0246**	**3.4997**	**0.4516**	**3.9513**	**0.5299**	**0.4298**	**0.9596**		**2,331.1172**	**2,331.1172**	**0.5729**		**2,345.4403**

6422 Selma Found Residences - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	0.0899	3.3205	0.7364	0.0125	0.3540	0.0252	0.3792	0.0970	0.0241	0.1211		1,365.1550	1,365.1550	0.0728	0.2166	1,431.5244
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	0.0623	0.0455	0.7085	1.8400e-003	0.2012	1.2900e-003	0.2025	0.0534	1.1900e-003	0.0545		186.0196	186.0196	5.0700e-003	4.5000e-003	187.4885
Total	**0.1522**	**3.3659**	**1.4448**	**0.0143**	**0.5552**	**0.0265**	**0.5816**	**0.1504**	**0.0253**	**0.1757**		**1,551.1745**	**1,551.1745**	**0.0779**	**0.2211**	**1,619.0129**

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					1.3649	0.0000	1.3649	0.2067	0.0000	0.2067			0.0000			0.0000
Off-Road	1.1477	10.7309	12.7286	0.0246		0.4516	0.4516		0.4298	0.4298	0.0000	2,331.1172	2,331.1172	0.5729		2,345.4403
Total	**1.1477**	**10.7309**	**12.7286**	**0.0246**	**1.3649**	**0.4516**	**1.8165**	**0.2067**	**0.4298**	**0.6364**	**0.0000**	**2,331.1172**	**2,331.1172**	**0.5729**		**2,345.4403**

6422 Selma Found Residences - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	0.0899	3.3205	0.7364	0.0125	0.3540	0.0252	0.3792	0.0970	0.0241	0.1211		1,365.1550	1,365.1550	0.0728	0.2166	1,431.5244
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	0.0623	0.0455	0.7085	1.8400e-003	0.2012	1.2900e-003	0.2025	0.0534	1.1900e-003	0.0545		186.0196	186.0196	5.0700e-003	4.5000e-003	187.4885
Total	**0.1522**	**3.3659**	**1.4448**	**0.0143**	**0.5552**	**0.0265**	**0.5816**	**0.1504**	**0.0253**	**0.1757**		**1,551.1745**	**1,551.1745**	**0.0779**	**0.2211**	**1,619.0129**

3.3 Grading - 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					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.9248	8.8245	11.9696	0.0188		0.4067	0.4067		0.3786	0.3786		1,751.6035	1,751.6035	0.5232		1,764.6832
Total	**0.9248**	**8.8245**	**11.9696**	**0.0188**	**0.0000**	**0.4067**	**0.4067**	**0.0000**	**0.3786**	**0.3786**		**1,751.6035**	**1,751.6035**	**0.5232**		**1,764.6832**

6422 Selma Found Residences - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Grading - 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	0.0589	2.1751	0.4824	8.1600e-003	0.2319	0.0165	0.2484	0.0636	0.0158	0.0794		894.2532	894.2532	0.0477	0.1419	937.7289
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	0.0796	0.0581	0.9052	2.3500e-003	0.2571	1.6400e-003	0.2587	0.0682	1.5100e-003	0.0697		237.6916	237.6916	6.4800e-003	5.7600e-003	239.5686
Total	**0.1385**	**2.2332**	**1.3876**	**0.0105**	**0.4890**	**0.0181**	**0.5071**	**0.1318**	**0.0173**	**0.1490**		**1,131.9449**	**1,131.9449**	**0.0542**	**0.1477**	**1,177.2975**

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					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.9248	8.8245	11.9696	0.0188		0.4067	0.4067		0.3786	0.3786	0.0000	1,751.6035	1,751.6035	0.5232		1,764.6832
Total	**0.9248**	**8.8245**	**11.9696**	**0.0188**	**0.0000**	**0.4067**	**0.4067**	**0.0000**	**0.3786**	**0.3786**	**0.0000**	**1,751.6035**	**1,751.6035**	**0.5232**		**1,764.6832**

6422 Selma Found Residences - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Grading - 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	0.0589	2.1751	0.4824	8.1600e-003	0.2319	0.0165	0.2484	0.0636	0.0158	0.0794		894.2532	894.2532	0.0477	0.1419	937.7289
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	0.0796	0.0581	0.9052	2.3500e-003	0.2571	1.6400e-003	0.2587	0.0682	1.5100e-003	0.0697		237.6916	237.6916	6.4800e-003	5.7600e-003	239.5686
Total	**0.1385**	**2.2332**	**1.3876**	**0.0105**	**0.4890**	**0.0181**	**0.5071**	**0.1318**	**0.0173**	**0.1490**		**1,131.9449**	**1,131.9449**	**0.0542**	**0.1477**	**1,177.2975**

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	2.2576	18.9884	20.7893	0.0419		0.7701	0.7701		0.7401	0.7401		3,848.2651	3,848.2651	0.9026		3,870.8291
Total	**2.2576**	**18.9884**	**20.7893**	**0.0419**		**0.7701**	**0.7701**		**0.7401**	**0.7401**		**3,848.2651**	**3,848.2651**	**0.9026**		**3,870.8291**

6422 Selma Found Residences - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	0.0138	0.3429	0.1176	1.3700e-003	0.0448	3.2700e-003	0.0481	0.0129	3.1200e-003	0.0160		147.3231	147.3231	4.9200e-003	0.0212	153.7726
Worker	0.1349	0.0985	1.5350	3.9900e-003	0.4359	2.7900e-003	0.4387	0.1156	2.5700e-003	0.1182		403.0424	403.0424	0.0110	9.7600e-003	406.2250
Total	**0.1487**	**0.4414**	**1.6525**	**5.3600e-003**	**0.4808**	**6.0600e-003**	**0.4868**	**0.1285**	**5.6900e-003**	**0.1342**		**550.3655**	**550.3655**	**0.0159**	**0.0310**	**559.9976**

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	2.2576	18.9884	20.7893	0.0419		0.7701	0.7701		0.7401	0.7401	0.0000	3,848.2651	3,848.2651	0.9026		3,870.8291
Total	**2.2576**	**18.9884**	**20.7893**	**0.0419**		**0.7701**	**0.7701**		**0.7401**	**0.7401**	**0.0000**	**3,848.2651**	**3,848.2651**	**0.9026**		**3,870.8291**

6422 Selma Found Residences - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	0.0138	0.3429	0.1176	1.3700e-003	0.0448	3.2700e-003	0.0481	0.0129	3.1200e-003	0.0160		147.3231	147.3231	4.9200e-003	0.0212	153.7726
Worker	0.1349	0.0985	1.5350	3.9900e-003	0.4359	2.7900e-003	0.4387	0.1156	2.5700e-003	0.1182		403.0424	403.0424	0.0110	9.7600e-003	406.2250
Total	**0.1487**	**0.4414**	**1.6525**	**5.3600e-003**	**0.4808**	**6.0600e-003**	**0.4868**	**0.1285**	**5.6900e-003**	**0.1342**		**550.3655**	**550.3655**	**0.0159**	**0.0310**	**559.9976**

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	2.1202	17.8544	20.6715	0.0419		0.6838	0.6838		0.6571	0.6571		3,850.3960	3,850.3960	0.8945		3,872.7581
Total	**2.1202**	**17.8544**	**20.6715**	**0.0419**		**0.6838**	**0.6838**		**0.6571**	**0.6571**		**3,850.3960**	**3,850.3960**	**0.8945**		**3,872.7581**

6422 Selma Found Residences - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	8.0600e-003	0.2687	0.1041	1.3000e-003	0.0448	1.3500e-003	0.0462	0.0129	1.2900e-003	0.0142		140.1977	140.1977	4.7000e-003	0.0202	146.3218
Worker	0.1248	0.0870	1.4095	3.8600e-003	0.4359	2.6200e-003	0.4386	0.1156	2.4100e-003	0.1180		390.0294	390.0294	9.8300e-003	9.0000e-003	392.9575
Total	**0.1329**	**0.3557**	**1.5136**	**5.1600e-003**	**0.4808**	**3.9700e-003**	**0.4847**	**0.1285**	**3.7000e-003**	**0.1322**		**530.2271**	**530.2271**	**0.0145**	**0.0292**	**539.2793**

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	2.1202	17.8544	20.6715	0.0419		0.6838	0.6838		0.6571	0.6571	0.0000	3,850.3960	3,850.3960	0.8945		3,872.7581
Total	**2.1202**	**17.8544**	**20.6715**	**0.0419**		**0.6838**	**0.6838**		**0.6571**	**0.6571**	**0.0000**	**3,850.3960**	**3,850.3960**	**0.8945**		**3,872.7581**

6422 Selma Found Residences - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	8.0600e-003	0.2687	0.1041	1.3000e-003	0.0448	1.3500e-003	0.0462	0.0129	1.2900e-003	0.0142		140.1977	140.1977	4.7000e-003	0.0202	146.3218
Worker	0.1248	0.0870	1.4095	3.8600e-003	0.4359	2.6200e-003	0.4386	0.1156	2.4100e-003	0.1180		390.0294	390.0294	9.8300e-003	9.0000e-003	392.9575
Total	**0.1329**	**0.3557**	**1.5136**	**5.1600e-003**	**0.4808**	**3.9700e-003**	**0.4847**	**0.1285**	**3.7000e-003**	**0.1322**		**530.2271**	**530.2271**	**0.0145**	**0.0292**	**539.2793**

3.5 Paving - 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	0.8717	8.9408	10.4209	0.0203		0.4274	0.4274		0.3940	0.3940		1,952.1414	1,952.1414	0.6230		1,967.7174
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8717**	**8.9408**	**10.4209**	**0.0203**		**0.4274**	**0.4274**		**0.3940**	**0.3940**		**1,952.1414**	**1,952.1414**	**0.6230**		**1,967.7174**

6422 Selma Found Residences - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 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	0.0519	0.0379	0.5904	1.5300e-003	0.1677	1.0700e-003	0.1687	0.0445	9.9000e-004	0.0455		155.0163	155.0163	4.2200e-003	3.7500e-003	156.2404
Total	**0.0519**	**0.0379**	**0.5904**	**1.5300e-003**	**0.1677**	**1.0700e-003**	**0.1687**	**0.0445**	**9.9000e-004**	**0.0455**		**155.0163**	**155.0163**	**4.2200e-003**	**3.7500e-003**	**156.2404**

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	0.8717	8.9408	10.4209	0.0203		0.4274	0.4274		0.3940	0.3940	0.0000	1,952.1414	1,952.1414	0.6230		1,967.7174
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8717**	**8.9408**	**10.4209**	**0.0203**		**0.4274**	**0.4274**		**0.3940**	**0.3940**	**0.0000**	**1,952.1414**	**1,952.1414**	**0.6230**		**1,967.7174**

6422 Selma Found Residences - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 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	0.0519	0.0379	0.5904	1.5300e-003	0.1677	1.0700e-003	0.1687	0.0445	9.9000e-004	0.0455		155.0163	155.0163	4.2200e-003	3.7500e-003	156.2404
Total	**0.0519**	**0.0379**	**0.5904**	**1.5300e-003**	**0.1677**	**1.0700e-003**	**0.1687**	**0.0445**	**9.9000e-004**	**0.0455**		**155.0163**	**155.0163**	**4.2200e-003**	**3.7500e-003**	**156.2404**

3.6 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	4.7814					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**4.9731**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

6422 Selma Found Residences - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 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	0.0256	0.0179	0.2891	7.9000e-004	0.0894	5.4000e-004	0.0900	0.0237	5.0000e-004	0.0242		80.0060	80.0060	2.0200e-003	1.8500e-003	80.6067
Total	**0.0256**	**0.0179**	**0.2891**	**7.9000e-004**	**0.0894**	**5.4000e-004**	**0.0900**	**0.0237**	**5.0000e-004**	**0.0242**		**80.0060**	**80.0060**	**2.0200e-003**	**1.8500e-003**	**80.6067**

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	4.7814					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**4.9731**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 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	0.0256	0.0179	0.2891	7.9000e-004	0.0894	5.4000e-004	0.0900	0.0237	5.0000e-004	0.0242		80.0060	80.0060	2.0200e-003	1.8500e-003	80.6067
Total	**0.0256**	**0.0179**	**0.2891**	**7.9000e-004**	**0.0894**	**5.4000e-004**	**0.0900**	**0.0237**	**5.0000e-004**	**0.0242**		**80.0060**	**80.0060**	**2.0200e-003**	**1.8500e-003**	**80.6067**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Transit Accessibility

Integrate Below Market Rate Housing

6422 Selma Found Residences - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	0.4923	0.4888	4.8325	0.0104	1.0522	7.4600e-003	1.0596	0.2803	6.9300e-003	0.2872		1,057.5694	1,057.5694	0.0713	0.0439	1,072.4316
Unmitigated	0.5340	0.5556	5.5407	0.0122	1.2366	8.6500e-003	1.2452	0.3294	8.0300e-003	0.3374		1,238.5580	1,238.5580	0.0804	0.0499	1,255.4216

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments High Rise	171.90	171.90	171.90	587,408	499,796
Enclosed Parking with Elevator	0.00	0.00	0.00		
Total	171.90	171.90	171.90	587,408	499,796

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 High Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments High Rise	0.544785	0.062844	0.187478	0.127235	0.023089	0.006083	0.010475	0.008012	0.000925	0.000611	0.024394	0.000698	0.003374
Enclosed Parking with Elevator	0.544785	0.062844	0.187478	0.127235	0.023089	0.006083	0.010475	0.008012	0.000925	0.000611	0.024394	0.000698	0.003374

5.0 Energy Detail

6422 Selma Found Residences - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Historical Energy Use: N

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	0.0120	0.1024	0.0436	6.5000e-004		8.2800e-003	8.2800e-003		8.2800e-003	8.2800e-003		130.6965	130.6965	2.5100e-003	2.4000e-003	131.4732
NaturalGas Unmitigated	0.0120	0.1024	0.0436	6.5000e-004		8.2800e-003	8.2800e-003		8.2800e-003	8.2800e-003		130.6965	130.6965	2.5100e-003	2.4000e-003	131.4732

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 High Rise	1110.92	0.0120	0.1024	0.0436	6.5000e-004		8.2800e-003	8.2800e-003		8.2800e-003	8.2800e-003		130.6965	130.6965	2.5100e-003	2.4000e-003	131.4732
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
Total		**0.0120**	**0.1024**	**0.0436**	**6.5000e-004**		**8.2800e-003**	**8.2800e-003**		**8.2800e-003**	**8.2800e-003**		**130.6965**	**130.6965**	**2.5100e-003**	**2.4000e-003**	**131.4732**

6422 Selma Found Residences - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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 High Rise	1.11092	0.0120	0.1024	0.0436	6.5000e-004		8.2800e-003	8.2800e-003		8.2800e-003	8.2800e-003		130.6965	130.6965	2.5100e-003	2.4000e-003	131.4732
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
Total		**0.0120**	**0.1024**	**0.0436**	**6.5000e-004**		**8.2800e-003**	**8.2800e-003**		**8.2800e-003**	**8.2800e-003**		**130.6965**	**130.6965**	**2.5100e-003**	**2.4000e-003**	**131.4732**

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	1.5605	0.6773	3.9873	4.2500e-003		0.0719	0.0719		0.0719	0.0719	0.0000	816.6932	816.6932	0.0220	0.0149	821.6679
Unmitigated	1.5605	0.6773	3.9873	4.2500e-003		0.0719	0.0719		0.0719	0.0719	0.0000	816.6932	816.6932	0.0220	0.0149	821.6679

6422 Selma Found Residences - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	0.0301					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.3438					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0743	0.6345	0.2700	4.0500e-003		0.0513	0.0513		0.0513	0.0513	0.0000	810.0000	810.0000	0.0155	0.0149	814.8134
Landscaping	0.1122	0.0428	3.7173	2.0000e-004		0.0206	0.0206		0.0206	0.0206		6.6932	6.6932	6.4500e-003		6.8544
Total	**1.5605**	**0.6773**	**3.9873**	**4.2500e-003**		**0.0719**	**0.0719**		**0.0719**	**0.0719**	**0.0000**	**816.6932**	**816.6932**	**0.0220**	**0.0149**	**821.6678**

6422 Selma Found Residences - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	0.0301					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.3438					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0743	0.6345	0.2700	4.0500e-003		0.0513	0.0513		0.0513	0.0513	0.0000	810.0000	810.0000	0.0155	0.0149	814.8134
Landscaping	0.1122	0.0428	3.7173	2.0000e-004		0.0206	0.0206		0.0206	0.0206		6.6932	6.6932	6.4500e-003		6.8544
Total	**1.5605**	**0.6773**	**3.9873**	**4.2500e-003**		**0.0719**	**0.0719**		**0.0719**	**0.0719**	**0.0000**	**816.6932**	**816.6932**	**0.0220**	**0.0149**	**821.6678**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

Use Water Efficient Landscaping

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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

6422 Selma Found Residences - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6422 Selma Found Residences

Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	38.00	Space	0.34	15,200.00	0
Apartments High Rise	45.00	Dwelling Unit	0.73	67,599.00	129

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2023
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 - 45 DU, 14 stories (high rise) with 38 parking spaces.

Construction Phase - Construction schedule based on applicant information.

Off-road Equipment - Equipment based on applicant information.

Grading - Applicant information.

Off-road Equipment - Based on applicant information.

Off-road Equipment - Based on applicant information.

Off-road Equipment - Based on applicant information.

Off-road Equipment -

Demolition - Based on applicant info.

Trips and VMT - Applicant information

6422 Selma Found Residences - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Architectural Coating - The project will use low VOC paint where feasible. Conservatively assumed indoor only as indoor no VOC paint is widely commercially available.

Vehicle Trips - Daily trip rates from the City of LA Daily VMT Calculator within the transportation memo prepared by Linscott Law and Greenspace

Woodstoves - SCAQMD Rule 445, no wood burning devices.

Area Coating - the project will use low VOC paint where feasible. Conservatively assumed indoor only as indoor no VOC paint is widely commercially available

Construction Off-road Equipment Mitigation - SCAQMD Fugitive Dust Rule & project design/construction information.

Mobile Land Use Mitigation - 0.3 miles to red line. 11% below market.

Area Mitigation - 0 VOC res interior paint.

Energy Mitigation -

Water Mitigation - Use low flow water fixtures and drought tolerant planting as part of the project design

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Residential_Interior	50.00	0.00
tblAreaCoating	Area_EF_Residential_Interior	50	0
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	10.00	23.00
tblConstructionPhase	NumDays	200.00	433.00
tblConstructionPhase	NumDays	20.00	44.00
tblConstructionPhase	NumDays	4.00	10.00
tblConstructionPhase	NumDays	10.00	12.00
tblConstructionPhase	PhaseEndDate	11/9/2022	11/30/2023
tblConstructionPhase	PhaseEndDate	10/12/2022	10/30/2023
tblConstructionPhase	PhaseEndDate	12/28/2021	1/31/2022
tblConstructionPhase	PhaseEndDate	1/5/2022	2/14/2022
tblConstructionPhase	PhaseEndDate	10/26/2022	3/2/2022
tblConstructionPhase	PhaseStartDate	10/27/2022	10/31/2023
tblConstructionPhase	PhaseStartDate	1/6/2022	3/3/2022
tblConstructionPhase	PhaseStartDate	12/31/2021	2/1/2022
tblConstructionPhase	PhaseStartDate	10/13/2022	2/15/2022

6422 Selma Found Residences - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblFireplaces	NumberNoFireplace	4.50	0.00
tblFireplaces	NumberWood	2.25	0.00
tblLandUse	LandUseSquareFeet	45,000.00	67,599.00
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.50	0.50
tblOffRoadEquipment	OffRoadEquipmentType		Surfacing Equipment
tblOffRoadEquipment	OffRoadEquipmentType		Signal Boards
tblOffRoadEquipment	OffRoadEquipmentType		Rollers
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Bore/Drill Rigs
tblOffRoadEquipment	OffRoadEquipmentType		Rough Terrain Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Rough Terrain Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Rubber Tired Loaders
tblOffRoadEquipment	OffRoadEquipmentType		Signal Boards
tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders
tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders
tblOffRoadEquipment	OffRoadEquipmentType		Rough Terrain Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Signal Boards
tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblTripsAndVMT	HaulingTripLength	20.00	25.00
tblTripsAndVMT	HaulingTripLength	20.00	25.00
tblTripsAndVMT	HaulingTripLength	20.00	25.00
tblTripsAndVMT	HaulingTripLength	20.00	25.00
tblTripsAndVMT	HaulingTripLength	20.00	25.00
tblTripsAndVMT	HaulingTripNumber	0.00	106.00
tblVehicleTrips	ST_TR	4.53	3.82
tblVehicleTrips	SU_TR	3.59	3.82

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblVehicleTrips	WD_TR	4.45	3.82
tblWoodstoves	NumberCatalytic	2.25	0.00
tblWoodstoves	NumberNoncatalytic	2.25	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

6422 Selma Found Residences - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	1.4700	16.3845	14.3928	0.0392	4.0549	0.5838	4.6386	0.6803	0.5548	1.2351	0.0000	3,915.4749	3,915.4749	0.6542	0.2277	3,999.6955
2022	2.4156	19.4543	22.3202	0.0470	4.0549	0.7762	4.5330	0.6803	0.7458	1.1354	0.0000	4,377.3768	4,377.3768	0.9186	0.2215	4,409.7833
2023	5.0006	18.2319	22.0743	0.0469	0.4808	0.6878	1.1686	0.1285	0.6608	0.7893	0.0000	4,360.2981	4,360.2981	0.9091	0.0298	4,391.9141
Maximum	**5.0006**	**19.4543**	**22.3202**	**0.0470**	**4.0549**	**0.7762**	**4.6386**	**0.6803**	**0.7458**	**1.2351**	**0.0000**	**4,377.3768**	**4,377.3768**	**0.9186**	**0.2277**	**4,409.7833**

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	1.4700	16.3845	14.3928	0.0392	1.9200	0.5838	2.5038	0.3571	0.5548	0.9118	0.0000	3,915.4749	3,915.4749	0.6542	0.2277	3,999.6955
2022	2.4156	19.4543	22.3202	0.0470	1.9201	0.7762	2.3982	0.3571	0.7458	0.8743	0.0000	4,377.3768	4,377.3768	0.9186	0.2215	4,409.7833
2023	5.0006	18.2319	22.0743	0.0469	0.4808	0.6878	1.1686	0.1285	0.6608	0.7893	0.0000	4,360.2981	4,360.2981	0.9091	0.0298	4,391.9141
Maximum	**5.0006**	**19.4543**	**22.3202**	**0.0470**	**1.9201**	**0.7762**	**2.5038**	**0.3571**	**0.7458**	**0.9118**	**0.0000**	**4,377.3768**	**4,377.3768**	**0.9186**	**0.2277**	**4,409.7833**

6422 Selma Found Residences - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	49.70	0.00	41.29	43.41	0.00	18.49	0.00	0.00	0.00	0.00	0.00	0.00

6422 Selma Found Residences - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	1.5605	0.6773	3.9873	4.2500e-003		0.0719	0.0719		0.0719	0.0719	0.0000	816.6932	816.6932	0.0220	0.0149	821.6679
Energy	0.0120	0.1024	0.0436	6.5000e-004		8.2800e-003	8.2800e-003		8.2800e-003	8.2800e-003		130.6965	130.6965	2.5100e-003	2.4000e-003	131.4732
Mobile	0.5247	0.6004	5.4037	0.0116	1.2366	8.6600e-003	1.2452	0.3294	8.0300e-003	0.3374		1,185.7184	1,185.7184	0.0826	0.0521	1,203.3074
Total	**2.0971**	**1.3801**	**9.4346**	**0.0165**	**1.2366**	**0.0888**	**1.3254**	**0.3294**	**0.0882**	**0.4176**	**0.0000**	**2,133.1081**	**2,133.1081**	**0.1071**	**0.0693**	**2,156.4485**

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	1.5605	0.6773	3.9873	4.2500e-003		0.0719	0.0719		0.0719	0.0719	0.0000	816.6932	816.6932	0.0220	0.0149	821.6679
Energy	0.0120	0.1024	0.0436	6.5000e-004		8.2800e-003	8.2800e-003		8.2800e-003	8.2800e-003		130.6965	130.6965	2.5100e-003	2.4000e-003	131.4732
Mobile	0.4827	0.5283	4.7390	9.9300e-003	1.0522	7.4700e-003	1.0596	0.2803	6.9300e-003	0.2872		1,012.6673	1,012.6673	0.0736	0.0459	1,028.1839
Total	**2.0551**	**1.3080**	**8.7699**	**0.0148**	**1.0522**	**0.0876**	**1.1398**	**0.2803**	**0.0871**	**0.3673**	**0.0000**	**1,960.0570**	**1,960.0570**	**0.0981**	**0.0632**	**1,981.3250**

6422 Selma Found Residences - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	2.00	5.22	7.05	10.28	14.92	1.34	14.00	14.91	1.25	12.03	0.00	8.11	8.11	8.42	8.93	8.12

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	12/1/2021	1/31/2022	5	44	
2	Grading	Grading	2/1/2022	2/14/2022	5	10	
3	Building Construction	Building Construction	3/3/2022	10/30/2023	5	433	
4	Paving	Paving	2/15/2022	3/2/2022	5	12	
5	Architectural Coating	Architectural Coating	10/31/2023	11/30/2023	5	23	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0.34

Residential Indoor: 136,888; Residential Outdoor: 45,629; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 912 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	6.00	231	0.29
Paving	Surfacing Equipment	1	8.00	263	0.30
Building Construction	Generator Sets	1	8.00	84	0.74

6422 Selma Found Residences - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Grading	Signal Boards	4	8.00	6	0.82
Demolition	Excavators	1	8.00	158	0.38
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Grading	Rollers	1	8.00	80	0.38
Grading	Excavators	1	8.00	158	0.38
Demolition	Rough Terrain Forklifts	1	8.00	100	0.40
Building Construction	Bore/Drill Rigs	1	8.00	221	0.50
Grading	Rough Terrain Forklifts	1	8.00	100	0.40
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Demolition	Rubber Tired Loaders	1	8.00	203	0.36
Building Construction	Welders	3	8.00	46	0.45
Demolition	Signal Boards	2	8.00	6	0.82
Demolition	Skid Steer Loaders	1	8.00	65	0.37
Grading	Skid Steer Loaders	1	8.00	65	0.37
Building Construction	Rough Terrain Forklifts	2	8.00	100	0.40
Building Construction	Signal Boards	4	8.00	6	0.82
Building Construction	Skid Steer Loaders	2	8.00	65	0.37

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	7	18.00	0.00	712.00	14.70	6.90	25.00	LD_Mix	HDT_Mix	HHDT
Grading	9	23.00	0.00	106.00	14.70	6.90	25.00	LD_Mix	HDT_Mix	HHDT
Building Construction	14	39.00	7.00	0.00	14.70	6.90	25.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	25.00	LD_Mix	HDT_Mix	HHDT

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Architectural Coating	1	8.00	0.00	0.00	14.70	6.90	25.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 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					
Fugitive Dust					3.4997	0.0000	3.4997	0.5299	0.0000	0.5299			0.0000			0.0000
Off-Road	1.2704	12.3897	12.8307	0.0246		0.5376	0.5376		0.5107	0.5107		2,330.6776	2,330.6776	0.5749		2,345.0492
Total	**1.2704**	**12.3897**	**12.8307**	**0.0246**	**3.4997**	**0.5376**	**4.0374**	**0.5299**	**0.5107**	**1.0406**		**2,330.6776**	**2,330.6776**	**0.5749**		**2,345.0492**

6422 Selma Found Residences - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 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	0.1275	3.9376	0.8506	0.0128	0.3540	0.0448	0.3987	0.0970	0.0428	0.1398		1,402.9499	1,402.9499	0.0736	0.2225	1,471.0918
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	0.0721	0.0572	0.7116	1.8000e-003	0.2012	1.3800e-003	0.2026	0.0534	1.2700e-003	0.0546		181.8474	181.8474	5.7300e-003	5.2500e-003	183.5545
Total	**0.1996**	**3.9948**	**1.5622**	**0.0146**	**0.5552**	**0.0461**	**0.6013**	**0.1504**	**0.0441**	**0.1945**		**1,584.7973**	**1,584.7973**	**0.0794**	**0.2277**	**1,654.6463**

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					1.3649	0.0000	1.3649	0.2067	0.0000	0.2067			0.0000			0.0000
Off-Road	1.2704	12.3897	12.8307	0.0246		0.5376	0.5376		0.5107	0.5107	0.0000	2,330.6776	2,330.6776	0.5749		2,345.0492
Total	**1.2704**	**12.3897**	**12.8307**	**0.0246**	**1.3649**	**0.5376**	**1.9025**	**0.2067**	**0.5107**	**0.7174**	**0.0000**	**2,330.6776**	**2,330.6776**	**0.5749**		**2,345.0492**

6422 Selma Found Residences - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 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	0.1275	3.9376	0.8506	0.0128	0.3540	0.0448	0.3987	0.0970	0.0428	0.1398		1,402.9499	1,402.9499	0.0736	0.2225	1,471.0918
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	0.0721	0.0572	0.7116	1.8000e-003	0.2012	1.3800e-003	0.2026	0.0534	1.2700e-003	0.0546		181.8474	181.8474	5.7300e-003	5.2500e-003	183.5545
Total	**0.1996**	**3.9948**	**1.5622**	**0.0146**	**0.5552**	**0.0461**	**0.6013**	**0.1504**	**0.0441**	**0.1945**		**1,584.7973**	**1,584.7973**	**0.0794**	**0.2277**	**1,654.6463**

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					3.4997	0.0000	3.4997	0.5299	0.0000	0.5299			0.0000			0.0000
Off-Road	1.1477	10.7309	12.7286	0.0246		0.4516	0.4516		0.4298	0.4298		2,331.1172	2,331.1172	0.5729		2,345.4403
Total	**1.1477**	**10.7309**	**12.7286**	**0.0246**	**3.4997**	**0.4516**	**3.9513**	**0.5299**	**0.4298**	**0.9596**		**2,331.1172**	**2,331.1172**	**0.5729**		**2,345.4403**

6422 Selma Found Residences - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	0.0881	3.4542	0.7474	0.0125	0.3540	0.0252	0.3792	0.0970	0.0241	0.1212		1,365.4777	1,365.4777	0.0727	0.2167	1,431.8621
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	0.0667	0.0502	0.6505	1.7400e-003	0.2012	1.2900e-003	0.2025	0.0534	1.1900e-003	0.0545		176.1846	176.1846	5.1300e-003	4.8100e-003	177.7470
Total	**0.1547**	**3.5044**	**1.3978**	**0.0142**	**0.5552**	**0.0265**	**0.5817**	**0.1504**	**0.0253**	**0.1757**		**1,541.6622**	**1,541.6622**	**0.0779**	**0.2215**	**1,609.6091**

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					1.3649	0.0000	1.3649	0.2067	0.0000	0.2067			0.0000			0.0000
Off-Road	1.1477	10.7309	12.7286	0.0246		0.4516	0.4516		0.4298	0.4298	0.0000	2,331.1172	2,331.1172	0.5729		2,345.4403
Total	**1.1477**	**10.7309**	**12.7286**	**0.0246**	**1.3649**	**0.4516**	**1.8165**	**0.2067**	**0.4298**	**0.6364**	**0.0000**	**2,331.1172**	**2,331.1172**	**0.5729**		**2,345.4403**

6422 Selma Found Residences - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	0.0881	3.4542	0.7474	0.0125	0.3540	0.0252	0.3792	0.0970	0.0241	0.1212		1,365.4777	1,365.4777	0.0727	0.2167	1,431.8621
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	0.0667	0.0502	0.6505	1.7400e-003	0.2012	1.2900e-003	0.2025	0.0534	1.1900e-003	0.0545		176.1846	176.1846	5.1300e-003	4.8100e-003	177.7470
Total	**0.1547**	**3.5044**	**1.3978**	**0.0142**	**0.5552**	**0.0265**	**0.5817**	**0.1504**	**0.0253**	**0.1757**		**1,541.6622**	**1,541.6622**	**0.0779**	**0.2215**	**1,609.6091**

3.3 Grading - 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					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.9248	8.8245	11.9696	0.0188		0.4067	0.4067		0.3786	0.3786		1,751.6035	1,751.6035	0.5232		1,764.6832
Total	**0.9248**	**8.8245**	**11.9696**	**0.0188**	**0.0000**	**0.4067**	**0.4067**	**0.0000**	**0.3786**	**0.3786**		**1,751.6035**	**1,751.6035**	**0.5232**		**1,764.6832**

6422 Selma Found Residences - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Grading - 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	0.0577	2.2627	0.4896	8.1600e-003	0.2319	0.0165	0.2484	0.0636	0.0158	0.0794		894.4646	894.4646	0.0476	0.1419	937.9501
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	0.0852	0.0642	0.8311	2.2300e-003	0.2571	1.6400e-003	0.2587	0.0682	1.5100e-003	0.0697		225.1247	225.1247	6.5500e-003	6.1500e-003	227.1212
Total	**0.1429**	**2.3269**	**1.3207**	**0.0104**	**0.4890**	**0.0182**	**0.5071**	**0.1318**	**0.0173**	**0.1491**		**1,119.5893**	**1,119.5893**	**0.0542**	**0.1481**	**1,165.0713**

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					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.9248	8.8245	11.9696	0.0188		0.4067	0.4067		0.3786	0.3786	0.0000	1,751.6035	1,751.6035	0.5232		1,764.6832
Total	**0.9248**	**8.8245**	**11.9696**	**0.0188**	**0.0000**	**0.4067**	**0.4067**	**0.0000**	**0.3786**	**0.3786**	**0.0000**	**1,751.6035**	**1,751.6035**	**0.5232**		**1,764.6832**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Grading - 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	0.0577	2.2627	0.4896	8.1600e-003	0.2319	0.0165	0.2484	0.0636	0.0158	0.0794		894.4646	894.4646	0.0476	0.1419	937.9501
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	0.0852	0.0642	0.8311	2.2300e-003	0.2571	1.6400e-003	0.2587	0.0682	1.5100e-003	0.0697		225.1247	225.1247	6.5500e-003	6.1500e-003	227.1212
Total	**0.1429**	**2.3269**	**1.3207**	**0.0104**	**0.4890**	**0.0182**	**0.5071**	**0.1318**	**0.0173**	**0.1491**		**1,119.5893**	**1,119.5893**	**0.0542**	**0.1481**	**1,165.0713**

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	2.2576	18.9884	20.7893	0.0419		0.7701	0.7701		0.7401	0.7401		3,848.2651	3,848.2651	0.9026		3,870.8291
Total	**2.2576**	**18.9884**	**20.7893**	**0.0419**		**0.7701**	**0.7701**		**0.7401**	**0.7401**		**3,848.2651**	**3,848.2651**	**0.9026**		**3,870.8291**

6422 Selma Found Residences - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	0.0136	0.3570	0.1216	1.3700e-003	0.0448	3.2800e-003	0.0481	0.0129	3.1400e-003	0.0161		147.3785	147.3785	4.9100e-003	0.0213	153.8357
Worker	0.1445	0.1089	1.4093	3.7800e-003	0.4359	2.7900e-003	0.4387	0.1156	2.5700e-003	0.1182		381.7332	381.7332	0.0111	0.0104	385.1185
Total	**0.1581**	**0.4659**	**1.5310**	**5.1500e-003**	**0.4808**	**6.0700e-003**	**0.4868**	**0.1285**	**5.7100e-003**	**0.1342**		**529.1117**	**529.1117**	**0.0160**	**0.0317**	**538.9543**

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	2.2576	18.9884	20.7893	0.0419		0.7701	0.7701		0.7401	0.7401	0.0000	3,848.2651	3,848.2651	0.9026		3,870.8291
Total	**2.2576**	**18.9884**	**20.7893**	**0.0419**		**0.7701**	**0.7701**		**0.7401**	**0.7401**	**0.0000**	**3,848.2651**	**3,848.2651**	**0.9026**		**3,870.8291**

6422 Selma Found Residences - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	0.0136	0.3570	0.1216	1.3700e-003	0.0448	3.2800e-003	0.0481	0.0129	3.1400e-003	0.0161		147.3785	147.3785	4.9100e-003	0.0213	153.8357
Worker	0.1445	0.1089	1.4093	3.7800e-003	0.4359	2.7900e-003	0.4387	0.1156	2.5700e-003	0.1182		381.7332	381.7332	0.0111	0.0104	385.1185
Total	**0.1581**	**0.4659**	**1.5310**	**5.1500e-003**	**0.4808**	**6.0700e-003**	**0.4868**	**0.1285**	**5.7100e-003**	**0.1342**		**529.1117**	**529.1117**	**0.0160**	**0.0317**	**538.9543**

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	2.1202	17.8544	20.6715	0.0419		0.6838	0.6838		0.6571	0.6571		3,850.3960	3,850.3960	0.8945		3,872.7581
Total	**2.1202**	**17.8544**	**20.6715**	**0.0419**		**0.6838**	**0.6838**		**0.6571**	**0.6571**		**3,850.3960**	**3,850.3960**	**0.8945**		**3,872.7581**

6422 Selma Found Residences - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	7.7800e-003	0.2813	0.1074	1.3100e-003	0.0448	1.3600e-003	0.0462	0.0129	1.3000e-003	0.0142		140.4342	140.4342	4.6800e-003	0.0202	146.5738
Worker	0.1341	0.0961	1.2955	3.6600e-003	0.4359	2.6200e-003	0.4386	0.1156	2.4100e-003	0.1180		369.4679	369.4679	9.9700e-003	9.6100e-003	372.5822
Total	**0.1419**	**0.3774**	**1.4029**	**4.9700e-003**	**0.4808**	**3.9800e-003**	**0.4848**	**0.1285**	**3.7100e-003**	**0.1322**		**509.9021**	**509.9021**	**0.0147**	**0.0298**	**519.1560**

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	2.1202	17.8544	20.6715	0.0419		0.6838	0.6838		0.6571	0.6571	0.0000	3,850.3960	3,850.3960	0.8945		3,872.7581
Total	**2.1202**	**17.8544**	**20.6715**	**0.0419**		**0.6838**	**0.6838**		**0.6571**	**0.6571**	**0.0000**	**3,850.3960**	**3,850.3960**	**0.8945**		**3,872.7581**

6422 Selma Found Residences - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	7.7800e-003	0.2813	0.1074	1.3100e-003	0.0448	1.3600e-003	0.0462	0.0129	1.3000e-003	0.0142		140.4342	140.4342	4.6800e-003	0.0202	146.5738
Worker	0.1341	0.0961	1.2955	3.6600e-003	0.4359	2.6200e-003	0.4386	0.1156	2.4100e-003	0.1180		369.4679	369.4679	9.9700e-003	9.6100e-003	372.5822
Total	**0.1419**	**0.3774**	**1.4029**	**4.9700e-003**	**0.4808**	**3.9800e-003**	**0.4848**	**0.1285**	**3.7100e-003**	**0.1322**		**509.9021**	**509.9021**	**0.0147**	**0.0298**	**519.1560**

3.5 Paving - 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	0.8717	8.9408	10.4209	0.0203		0.4274	0.4274		0.3940	0.3940		1,952.1414	1,952.1414	0.6230		1,967.7174
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8717**	**8.9408**	**10.4209**	**0.0203**		**0.4274**	**0.4274**		**0.3940**	**0.3940**		**1,952.1414**	**1,952.1414**	**0.6230**		**1,967.7174**

6422 Selma Found Residences - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 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	0.0556	0.0419	0.5421	1.4500e-003	0.1677	1.0700e-003	0.1687	0.0445	9.9000e-004	0.0455		146.8205	146.8205	4.2700e-003	4.0100e-003	148.1225
Total	**0.0556**	**0.0419**	**0.5421**	**1.4500e-003**	**0.1677**	**1.0700e-003**	**0.1687**	**0.0445**	**9.9000e-004**	**0.0455**		**146.8205**	**146.8205**	**4.2700e-003**	**4.0100e-003**	**148.1225**

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	0.8717	8.9408	10.4209	0.0203		0.4274	0.4274		0.3940	0.3940	0.0000	1,952.1414	1,952.1414	0.6230		1,967.7174
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8717**	**8.9408**	**10.4209**	**0.0203**		**0.4274**	**0.4274**		**0.3940**	**0.3940**	**0.0000**	**1,952.1414**	**1,952.1414**	**0.6230**		**1,967.7174**

6422 Selma Found Residences - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 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	0.0556	0.0419	0.5421	1.4500e-003	0.1677	1.0700e-003	0.1687	0.0445	9.9000e-004	0.0455		146.8205	146.8205	4.2700e-003	4.0100e-003	148.1225
Total	**0.0556**	**0.0419**	**0.5421**	**1.4500e-003**	**0.1677**	**1.0700e-003**	**0.1687**	**0.0445**	**9.9000e-004**	**0.0455**		**146.8205**	**146.8205**	**4.2700e-003**	**4.0100e-003**	**148.1225**

3.6 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	4.7814					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**4.9731**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

6422 Selma Found Residences - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 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	0.0275	0.0197	0.2658	7.5000e-004	0.0894	5.4000e-004	0.0900	0.0237	5.0000e-004	0.0242		75.7883	75.7883	2.0500e-003	1.9700e-003	76.4271
Total	**0.0275**	**0.0197**	**0.2658**	**7.5000e-004**	**0.0894**	**5.4000e-004**	**0.0900**	**0.0237**	**5.0000e-004**	**0.0242**		**75.7883**	**75.7883**	**2.0500e-003**	**1.9700e-003**	**76.4271**

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	4.7814					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**4.9731**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 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	0.0275	0.0197	0.2658	7.5000e-004	0.0894	5.4000e-004	0.0900	0.0237	5.0000e-004	0.0242		75.7883	75.7883	2.0500e-003	1.9700e-003	76.4271
Total	**0.0275**	**0.0197**	**0.2658**	**7.5000e-004**	**0.0894**	**5.4000e-004**	**0.0900**	**0.0237**	**5.0000e-004**	**0.0242**		**75.7883**	**75.7883**	**2.0500e-003**	**1.9700e-003**	**76.4271**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Transit Accessibility

Integrate Below Market Rate Housing

6422 Selma Found Residences - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	0.4827	0.5283	4.7390	9.9300e-003	1.0522	7.4700e-003	1.0596	0.2803	6.9300e-003	0.2872		1,012.6673	1,012.6673	0.0736	0.0459	1,028.1839
Unmitigated	0.5247	0.6004	5.4037	0.0116	1.2366	8.6600e-003	1.2452	0.3294	8.0300e-003	0.3374		1,185.7184	1,185.7184	0.0826	0.0521	1,203.3074

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments High Rise	171.90	171.90	171.90	587,408	499,796
Enclosed Parking with Elevator	0.00	0.00	0.00		
Total	171.90	171.90	171.90	587,408	499,796

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 High Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments High Rise	0.544785	0.062844	0.187478	0.127235	0.023089	0.006083	0.010475	0.008012	0.000925	0.000611	0.024394	0.000698	0.003374
Enclosed Parking with Elevator	0.544785	0.062844	0.187478	0.127235	0.023089	0.006083	0.010475	0.008012	0.000925	0.000611	0.024394	0.000698	0.003374

5.0 Energy Detail

6422 Selma Found Residences - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Historical Energy Use: N

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	0.0120	0.1024	0.0436	6.5000e-004		8.2800e-003	8.2800e-003		8.2800e-003	8.2800e-003		130.6965	130.6965	2.5100e-003	2.4000e-003	131.4732
NaturalGas Unmitigated	0.0120	0.1024	0.0436	6.5000e-004		8.2800e-003	8.2800e-003		8.2800e-003	8.2800e-003		130.6965	130.6965	2.5100e-003	2.4000e-003	131.4732

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 High Rise	1110.92	0.0120	0.1024	0.0436	6.5000e-004		8.2800e-003	8.2800e-003		8.2800e-003	8.2800e-003		130.6965	130.6965	2.5100e-003	2.4000e-003	131.4732
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
Total		**0.0120**	**0.1024**	**0.0436**	**6.5000e-004**		**8.2800e-003**	**8.2800e-003**		**8.2800e-003**	**8.2800e-003**		**130.6965**	**130.6965**	**2.5100e-003**	**2.4000e-003**	**131.4732**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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 High Rise	1.11092	0.0120	0.1024	0.0436	6.5000e-004		8.2800e-003	8.2800e-003		8.2800e-003	8.2800e-003		130.6965	130.6965	2.5100e-003	2.4000e-003	131.4732
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
Total		**0.0120**	**0.1024**	**0.0436**	**6.5000e-004**		**8.2800e-003**	**8.2800e-003**		**8.2800e-003**	**8.2800e-003**		**130.6965**	**130.6965**	**2.5100e-003**	**2.4000e-003**	**131.4732**

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	1.5605	0.6773	3.9873	4.2500e-003		0.0719	0.0719		0.0719	0.0719	0.0000	816.6932	816.6932	0.0220	0.0149	821.6679
Unmitigated	1.5605	0.6773	3.9873	4.2500e-003		0.0719	0.0719		0.0719	0.0719	0.0000	816.6932	816.6932	0.0220	0.0149	821.6679

6422 Selma Found Residences - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	0.0301					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.3438					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0743	0.6345	0.2700	4.0500e-003		0.0513	0.0513		0.0513	0.0513	0.0000	810.0000	810.0000	0.0155	0.0149	814.8134
Landscaping	0.1122	0.0428	3.7173	2.0000e-004		0.0206	0.0206		0.0206	0.0206		6.6932	6.6932	6.4500e-003		6.8544
Total	**1.5605**	**0.6773**	**3.9873**	**4.2500e-003**		**0.0719**	**0.0719**		**0.0719**	**0.0719**	**0.0000**	**816.6932**	**816.6932**	**0.0220**	**0.0149**	**821.6678**

6422 Selma Found Residences - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	0.0301					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.3438					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0743	0.6345	0.2700	4.0500e-003		0.0513	0.0513		0.0513	0.0513	0.0000	810.0000	810.0000	0.0155	0.0149	814.8134
Landscaping	0.1122	0.0428	3.7173	2.0000e-004		0.0206	0.0206		0.0206	0.0206		6.6932	6.6932	6.4500e-003		6.8544
Total	**1.5605**	**0.6773**	**3.9873**	**4.2500e-003**		**0.0719**	**0.0719**		**0.0719**	**0.0719**	**0.0000**	**816.6932**	**816.6932**	**0.0220**	**0.0149**	**821.6678**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

Use Water Efficient Landscaping

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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

Selma Wilcox Existing

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	6.52	1000sqft	0.15	6,522.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2022
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - operation only model

Off-road Equipment - operation only

Trips and VMT - operation only

Vehicle Trips - Daily trip rate from the City of LA Daily VMT Calculator within the transportation memo prepared by Linscott Law and Greenspace

Grading -

Table Name	Column Name	Default Value	New Value
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblVehicleTrips	ST_TR	2.46	7.21
tblVehicleTrips	SU_TR	1.05	7.21
tblVehicleTrips	WD_TR	11.03	7.21

2.0 Emissions Summary

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	0.0000	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
Maximum	**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**

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	0.0000	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
Maximum	**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**

	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)
		Highest		

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	0.0266	0.0000	8.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.6000e-004	1.6000e-004	0.0000	0.0000	1.7000e-004
Energy	3.7000e-004	3.3300e-003	2.8000e-003	2.0000e-005		2.5000e-004	2.5000e-004		2.5000e-004	2.5000e-004	0.0000	50.8093	50.8093	1.1800e-003	3.0000e-004	50.9274
Mobile	0.0142	0.0744	0.1923	7.0000e-004	0.0575	5.8000e-004	0.0581	0.0154	5.4000e-004	0.0160	0.0000	64.4173	64.4173	3.3300e-003	0.0000	64.5006
Waste						0.0000	0.0000		0.0000	0.0000	1.2301	0.0000	1.2301	0.0727	0.0000	3.0476
Water						0.0000	0.0000		0.0000	0.0000	0.3676	12.7989	13.1666	0.0381	9.5000e-004	14.4025
Total	**0.0412**	**0.0777**	**0.1952**	**7.2000e-004**	**0.0575**	**8.3000e-004**	**0.0583**	**0.0154**	**7.9000e-004**	**0.0162**	**1.5978**	**128.0257**	**129.6235**	**0.1153**	**1.2500e-003**	**132.8782**

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	0.0266	0.0000	8.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.6000e-004	1.6000e-004	0.0000	0.0000	1.7000e-004
Energy	3.7000e-004	3.3300e-003	2.8000e-003	2.0000e-005		2.5000e-004	2.5000e-004		2.5000e-004	2.5000e-004	0.0000	50.8093	50.8093	1.1800e-003	3.0000e-004	50.9274
Mobile	0.0142	0.0744	0.1923	7.0000e-004	0.0575	5.8000e-004	0.0581	0.0154	5.4000e-004	0.0160	0.0000	64.4173	64.4173	3.3300e-003	0.0000	64.5006
Waste						0.0000	0.0000		0.0000	0.0000	1.2301	0.0000	1.2301	0.0727	0.0000	3.0476
Water						0.0000	0.0000		0.0000	0.0000	0.3676	12.7989	13.1666	0.0381	9.5000e-004	14.4025
Total	**0.0412**	**0.0777**	**0.1952**	**7.2000e-004**	**0.0575**	**8.3000e-004**	**0.0583**	**0.0154**	**7.9000e-004**	**0.0162**	**1.5978**	**128.0257**	**129.6235**	**0.1153**	**1.2500e-003**	**132.8782**

	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	Site Preparation	Site Preparation	4/17/2021	4/19/2021	5	1	

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: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	0	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	0	8.00	97	0.37

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
Site Preparation	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 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					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	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	**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**

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	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
Total	**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**

3.2 Site Preparation - 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					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	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	**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**

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	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
Total	**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**

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	0.0142	0.0744	0.1923	7.0000e-004	0.0575	5.8000e-004	0.0581	0.0154	5.4000e-004	0.0160	0.0000	64.4173	64.4173	3.3300e-003	0.0000	64.5006
Unmitigated	0.0142	0.0744	0.1923	7.0000e-004	0.0575	5.8000e-004	0.0581	0.0154	5.4000e-004	0.0160	0.0000	64.4173	64.4173	3.3300e-003	0.0000	64.5006

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	47.00	47.00	47.00	151,407	151,407
Total	47.00	47.00	47.00	151,407	151,407

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
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876

5.0 Energy Detail

Historical Energy Use: N

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	47.1862	47.1862	1.1100e-003	2.3000e-004	47.2828
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	47.1862	47.1862	1.1100e-003	2.3000e-004	47.2828
NaturalGas Mitigated	3.7000e-004	3.3300e-003	2.8000e-003	2.0000e-005		2.5000e-004	2.5000e-004		2.5000e-004	2.5000e-004	0.0000	3.6231	3.6231	7.0000e-005	7.0000e-005	3.6446
NaturalGas Unmitigated	3.7000e-004	3.3300e-003	2.8000e-003	2.0000e-005		2.5000e-004	2.5000e-004		2.5000e-004	2.5000e-004	0.0000	3.6231	3.6231	7.0000e-005	7.0000e-005	3.6446

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					
General Office Building	67894	3.7000e-004	3.3300e-003	2.8000e-003	2.0000e-005		2.5000e-004	2.5000e-004		2.5000e-004	2.5000e-004	0.0000	3.6231	3.6231	7.0000e-005	7.0000e-005	3.6446
Total		**3.7000e-004**	**3.3300e-003**	**2.8000e-003**	**2.0000e-005**		**2.5000e-004**	**2.5000e-004**		**2.5000e-004**	**2.5000e-004**	**0.0000**	**3.6231**	**3.6231**	**7.0000e-005**	**7.0000e-005**	**3.6446**

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					
General Office Building	67894	3.7000e-004	3.3300e-003	2.8000e-003	2.0000e-005		2.5000e-004	2.5000e-004		2.5000e-004	2.5000e-004	0.0000	3.6231	3.6231	7.0000e-005	7.0000e-005	3.6446
Total		**3.7000e-004**	**3.3300e-003**	**2.8000e-003**	**2.0000e-005**		**2.5000e-004**	**2.5000e-004**		**2.5000e-004**	**2.5000e-004**	**0.0000**	**3.6231**	**3.6231**	**7.0000e-005**	**7.0000e-005**	**3.6446**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	84720.8	47.1862	1.1100e-003	2.3000e-004	47.2828
Total		**47.1862**	**1.1100e-003**	**2.3000e-004**	**47.2828**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	84720.8	47.1862	1.1100e-003	2.3000e-004	47.2828
Total		**47.1862**	**1.1100e-003**	**2.3000e-004**	**47.2828**

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	tons/yr										MT/yr					
Mitigated	0.0266	0.0000	8.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.6000e-004	1.6000e-004	0.0000	0.0000	1.7000e-004
Unmitigated	0.0266	0.0000	8.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.6000e-004	1.6000e-004	0.0000	0.0000	1.7000e-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	3.0200e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0236					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e-005	0.0000	8.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.6000e-004	1.6000e-004	0.0000	0.0000	1.7000e-004
Total	**0.0266**	**0.0000**	**8.0000e-005**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.6000e-004**	**1.6000e-004**	**0.0000**	**0.0000**	**1.7000e-004**

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	3.0200e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0236					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e-005	0.0000	8.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.6000e-004	1.6000e-004	0.0000	0.0000	1.7000e-004
Total	**0.0266**	**0.0000**	**8.0000e-005**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.6000e-004**	**1.6000e-004**	**0.0000**	**0.0000**	**1.7000e-004**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	13.1666	0.0381	9.5000e-004	14.4025
Unmitigated	13.1666	0.0381	9.5000e-004	14.4025

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Office Building	1.15882 / 0.710247	13.1666	0.0381	9.5000e-004	14.4025
Total		**13.1666**	**0.0381**	**9.5000e-004**	**14.4025**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Office Building	1.15882 / 0.710247	13.1666	0.0381	9.5000e-004	14.4025
Total		**13.1666**	**0.0381**	**9.5000e-004**	**14.4025**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	1.2301	0.0727	0.0000	3.0476
Unmitigated	1.2301	0.0727	0.0000	3.0476

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	6.06	1.2301	0.0727	0.0000	3.0476
Total		**1.2301**	**0.0727**	**0.0000**	**3.0476**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	6.06	1.2301	0.0727	0.0000	3.0476
Total		**1.2301**	**0.0727**	**0.0000**	**3.0476**

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

Selma Wilcox Existing

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	6.52	1000sqft	0.15	6,522.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2022
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - operation only model

Off-road Equipment - operation only

Trips and VMT - operation only

Vehicle Trips - Daily trip rate from the City of LA Daily VMT Calculator within the transportation memo prepared by Linscott Law and Greenspace

Grading -

Selma Wilcox Existing - Los Angeles-South Coast County, Summer

Table Name	Column Name	Default Value	New Value
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblVehicleTrips	ST_TR	2.46	7.21
tblVehicleTrips	SU_TR	1.05	7.21
tblVehicleTrips	WD_TR	11.03	7.21

2.0 Emissions Summary

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	0.0000	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
Maximum	**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**

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	0.0000	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
Maximum	**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**

	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**

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	0.1458	1.0000e-005	6.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.4300e-003	1.4300e-003	0.0000		1.5200e-003
Energy	2.0100e-003	0.0182	0.0153	1.1000e-004		1.3900e-003	1.3900e-003		1.3900e-003	1.3900e-003		21.8837	21.8837	4.2000e-004	4.0000e-004	22.0137
Mobile	0.0825	0.3921	1.0973	3.9700e-003	0.3220	3.2100e-003	0.3252	0.0862	2.9900e-003	0.0892		404.2190	404.2190	0.0203		404.7269
Total	**0.2303**	**0.4104**	**1.1133**	**4.0800e-003**	**0.3220**	**4.6000e-003**	**0.3266**	**0.0862**	**4.3800e-003**	**0.0905**		**426.1041**	**426.1041**	**0.0207**	**4.0000e-004**	**426.7421**

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	0.1458	1.0000e-005	6.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.4300e-003	1.4300e-003	0.0000		1.5200e-003
Energy	2.0100e-003	0.0182	0.0153	1.1000e-004		1.3900e-003	1.3900e-003		1.3900e-003	1.3900e-003		21.8837	21.8837	4.2000e-004	4.0000e-004	22.0137
Mobile	0.0825	0.3921	1.0973	3.9700e-003	0.3220	3.2100e-003	0.3252	0.0862	2.9900e-003	0.0892		404.2190	404.2190	0.0203		404.7269
Total	**0.2303**	**0.4104**	**1.1133**	**4.0800e-003**	**0.3220**	**4.6000e-003**	**0.3266**	**0.0862**	**4.3800e-003**	**0.0905**		**426.1041**	**426.1041**	**0.0207**	**4.0000e-004**	**426.7421**

	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	Site Preparation	Site Preparation	4/17/2021	4/19/2021	5	1	

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: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	0	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	0	8.00	97	0.37

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
Site Preparation	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 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					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	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	**0.0000**	**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**

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
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
Worker	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	**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**

3.2 Site Preparation - 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	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	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	**0.0000**	**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**

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
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
Worker	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	**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**

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	0.0825	0.3921	1.0973	3.9700e-003	0.3220	3.2100e-003	0.3252	0.0862	2.9900e-003	0.0892		404.2190	404.2190	0.0203		404.7269
Unmitigated	0.0825	0.3921	1.0973	3.9700e-003	0.3220	3.2100e-003	0.3252	0.0862	2.9900e-003	0.0892		404.2190	404.2190	0.0203		404.7269

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	47.00	47.00	47.00	151,407	151,407
Total	47.00	47.00	47.00	151,407	151,407

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
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876

5.0 Energy Detail

Historical Energy Use: N

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	2.0100e-003	0.0182	0.0153	1.1000e-004		1.3900e-003	1.3900e-003		1.3900e-003	1.3900e-003		21.8837	21.8837	4.2000e-004	4.0000e-004	22.0137
NaturalGas Unmitigated	2.0100e-003	0.0182	0.0153	1.1000e-004		1.3900e-003	1.3900e-003		1.3900e-003	1.3900e-003		21.8837	21.8837	4.2000e-004	4.0000e-004	22.0137

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					
General Office Building	186.011	2.0100e-003	0.0182	0.0153	1.1000e-004		1.3900e-003	1.3900e-003		1.3900e-003	1.3900e-003		21.8837	21.8837	4.2000e-004	4.0000e-004	22.0137
Total		**2.0100e-003**	**0.0182**	**0.0153**	**1.1000e-004**		**1.3900e-003**	**1.3900e-003**		**1.3900e-003**	**1.3900e-003**		**21.8837**	**21.8837**	**4.2000e-004**	**4.0000e-004**	**22.0137**

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					
General Office Building	0.186011	2.0100e-003	0.0182	0.0153	1.1000e-004		1.3900e-003	1.3900e-003		1.3900e-003	1.3900e-003		21.8837	21.8837	4.2000e-004	4.0000e-004	22.0137
Total		**2.0100e-003**	**0.0182**	**0.0153**	**1.1000e-004**		**1.3900e-003**	**1.3900e-003**		**1.3900e-003**	**1.3900e-003**		**21.8837**	**21.8837**	**4.2000e-004**	**4.0000e-004**	**22.0137**

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	0.1458	1.0000e-005	6.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.4300e-003	1.4300e-003	0.0000		1.5200e-003
Unmitigated	0.1458	1.0000e-005	6.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.4300e-003	1.4300e-003	0.0000		1.5200e-003

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	0.0166					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1291					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	6.0000e-005	1.0000e-005	6.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.4300e-003	1.4300e-003	0.0000		1.5200e-003
Total	**0.1458**	**1.0000e-005**	**6.7000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**1.4300e-003**	**1.4300e-003**	**0.0000**		**1.5200e-003**

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	0.0166					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1291					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	6.0000e-005	1.0000e-005	6.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.4300e-003	1.4300e-003	0.0000		1.5200e-003
Total	**0.1458**	**1.0000e-005**	**6.7000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**1.4300e-003**	**1.4300e-003**	**0.0000**		**1.5200e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

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

Selma Wilcox Existing

Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	6.52	1000sqft	0.15	6,522.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2022
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - operation only model

Off-road Equipment - operation only

Trips and VMT - operation only

Vehicle Trips - Daily trip rate from the City of LA Daily VMT Calculator within the transportation memo prepared by Linscott Law and Greenspace

Grading -

Table Name	Column Name	Default Value	New Value
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblVehicleTrips	ST_TR	2.46	7.21
tblVehicleTrips	SU_TR	1.05	7.21
tblVehicleTrips	WD_TR	11.03	7.21

2.0 Emissions Summary

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	0.0000	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
Maximum	**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**

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	0.0000	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
Maximum	**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**

	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**

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	0.1458	1.0000e-005	6.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.4300e-003	1.4300e-003	0.0000		1.5200e-003
Energy	2.0100e-003	0.0182	0.0153	1.1000e-004		1.3900e-003	1.3900e-003		1.3900e-003	1.3900e-003		21.8837	21.8837	4.2000e-004	4.0000e-004	22.0137
Mobile	0.0801	0.4013	1.0420	3.7800e-003	0.3220	3.2200e-003	0.3252	0.0862	3.0100e-003	0.0892		384.7141	384.7141	0.0203		385.2208
Total	**0.2279**	**0.4196**	**1.0580**	**3.8900e-003**	**0.3220**	**4.6100e-003**	**0.3266**	**0.0862**	**4.4000e-003**	**0.0906**		**406.5992**	**406.5992**	**0.0207**	**4.0000e-004**	**407.2360**

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	0.1458	1.0000e-005	6.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.4300e-003	1.4300e-003	0.0000		1.5200e-003
Energy	2.0100e-003	0.0182	0.0153	1.1000e-004		1.3900e-003	1.3900e-003		1.3900e-003	1.3900e-003		21.8837	21.8837	4.2000e-004	4.0000e-004	22.0137
Mobile	0.0801	0.4013	1.0420	3.7800e-003	0.3220	3.2200e-003	0.3252	0.0862	3.0100e-003	0.0892		384.7141	384.7141	0.0203		385.2208
Total	**0.2279**	**0.4196**	**1.0580**	**3.8900e-003**	**0.3220**	**4.6100e-003**	**0.3266**	**0.0862**	**4.4000e-003**	**0.0906**		**406.5992**	**406.5992**	**0.0207**	**4.0000e-004**	**407.2360**

	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	Site Preparation	Site Preparation	4/17/2021	4/19/2021	5	1	

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: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	0	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	0	8.00	97	0.37

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
Site Preparation	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 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					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	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	**0.0000**	**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**

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
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
Worker	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	**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**

3.2 Site Preparation - 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	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	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	**0.0000**	**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**

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
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
Worker	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	**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**

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	0.0801	0.4013	1.0420	3.7800e-003	0.3220	3.2200e-003	0.3252	0.0862	3.0100e-003	0.0892		384.7141	384.7141	0.0203		385.2208
Unmitigated	0.0801	0.4013	1.0420	3.7800e-003	0.3220	3.2200e-003	0.3252	0.0862	3.0100e-003	0.0892		384.7141	384.7141	0.0203		385.2208

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	47.00	47.00	47.00	151,407	151,407
Total	47.00	47.00	47.00	151,407	151,407

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
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876

5.0 Energy Detail

Historical Energy Use: N

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	2.0100e-003	0.0182	0.0153	1.1000e-004		1.3900e-003	1.3900e-003		1.3900e-003	1.3900e-003		21.8837	21.8837	4.2000e-004	4.0000e-004	22.0137
NaturalGas Unmitigated	2.0100e-003	0.0182	0.0153	1.1000e-004		1.3900e-003	1.3900e-003		1.3900e-003	1.3900e-003		21.8837	21.8837	4.2000e-004	4.0000e-004	22.0137

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					
General Office Building	186.011	2.0100e-003	0.0182	0.0153	1.1000e-004		1.3900e-003	1.3900e-003		1.3900e-003	1.3900e-003		21.8837	21.8837	4.2000e-004	4.0000e-004	22.0137
Total		**2.0100e-003**	**0.0182**	**0.0153**	**1.1000e-004**		**1.3900e-003**	**1.3900e-003**		**1.3900e-003**	**1.3900e-003**		**21.8837**	**21.8837**	**4.2000e-004**	**4.0000e-004**	**22.0137**

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					
General Office Building	0.186011	2.0100e-003	0.0182	0.0153	1.1000e-004		1.3900e-003	1.3900e-003		1.3900e-003	1.3900e-003		21.8837	21.8837	4.2000e-004	4.0000e-004	22.0137
Total		**2.0100e-003**	**0.0182**	**0.0153**	**1.1000e-004**		**1.3900e-003**	**1.3900e-003**		**1.3900e-003**	**1.3900e-003**		**21.8837**	**21.8837**	**4.2000e-004**	**4.0000e-004**	**22.0137**

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	0.1458	1.0000e-005	6.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.4300e-003	1.4300e-003	0.0000		1.5200e-003
Unmitigated	0.1458	1.0000e-005	6.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.4300e-003	1.4300e-003	0.0000		1.5200e-003

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	0.0166					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1291					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	6.0000e-005	1.0000e-005	6.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.4300e-003	1.4300e-003	0.0000		1.5200e-003
Total	**0.1458**	**1.0000e-005**	**6.7000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**1.4300e-003**	**1.4300e-003**	**0.0000**		**1.5200e-003**

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	0.0166					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1291					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	6.0000e-005	1.0000e-005	6.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.4300e-003	1.4300e-003	0.0000		1.5200e-003
Total	**0.1458**	**1.0000e-005**	**6.7000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**1.4300e-003**	**1.4300e-003**	**0.0000**		**1.5200e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

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

APPENDIX C

Cultural Resources

Historic Resource Assessment Report for Found Residences, Los Angeles, Los Angeles County, California

August 2021



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EXECUTIVE SUMMARY

This report is an evaluation of the properties at 6422 Selma Avenue (Baker Garage) and 1550 North Wilcox Avenue (Gilbert Garage) in Los Angeles, Los Angeles County, California, for eligibility for the California Register of Historical Resources (CRHR) and the City of Los Angeles Register of Historic-Cultural Monuments (HCM). It has been prepared pursuant to the California Environmental Quality Act (CEQA) prior to the City of Los Angeles's permitting process for the partial demolition of an office building (garage), demolition of a storage building (located on the rear of the Gilbert Hotel property at 1550 Wilcox Avenue), and the construction of a 14-story multi-family development, Found Residences (Project).

ASM Affiliates, Inc. (ASM) evaluated the office building constructed on Assessor's Parcel Number (APN) 5546-013-003 at 6422 Selma Avenue in the Hollywood neighborhood of Los Angeles. The building is a one-story brick office space originally constructed as an automobile garage in 1912. ASM considered whether the building is a good representation of two historic contexts: Pre-Consolidation Communities of Los Angeles, 1850-1932, and Commercial Development and the Automobile, 1910-1970. Since further research revealed that the building was constructed after the annexation of Hollywood, the pre-consolidation context is not applicable. However, the building was associated with automobiles from its initial construction until its conversion to offices in 1986. Although there have been some interior renovations, the building retains overall integrity, including high integrity of location, design, materials, workmanship, feeling, and association; there has been some loss of integrity of setting. As such, it is a rare example of this building type as well as a good representation of the theme of *Commercial Development and the Automobile in Hollywood*. Therefore, 6422 Selma Avenue is recommended eligible as an individual resource under CRHR/HCM criteria 1 and 3.

The storage building was originally built as a garage for the Gilbert Hotel constructed in 1925 on APN 5546-013-002 at 1550 North Wilcox Avenue. Although the hotel was previously evaluated and given a status code of 5S2, recent surveys of Hollywood have indicated only the sign is eligible. Because it is not visible from the public right-of-way, the garage building was not included in any previous survey of Hollywood. ASM evaluated the Gilbert Garage as an ancillary structure to the hotel under the contexts *Commercial Development, 1850-1980* and theme *Hotels, 1880-1980* and *Architecture and Engineering, 1850-1980* theme *Mediterranean and Indigenous Revival Architecture, 1887-1952*, Sub-theme *Spanish Colonial Revival 1915-1942*. Because of extensive alterations, the hotel has lost character defining features and integrity to the point where it no longer reflects these contexts and therefore the Gilbert Hotel, and its ancillary garage, is not eligible as an individual resource under any CRHR or HCM criteria.

As the Project involves the removal of a portion of the Baker Garage building at 6422 Selma Avenue, there is the potential for an adverse change in the significance to the historical resource. Proposed mitigation measures would reduce the impacts of the Project to less than significant pursuant to PRC Code § 21081.6.

1. INTRODUCTION

This assessment was prepared by ASM Affiliates, Inc. (ASM) to determine the historical and architectural significance of the commercial building located at 6422 Selma Avenue and the storage building at 1550 North Wilcox Avenue. Section 21084.1 of the California Environmental Quality Act (CEQA) defines a historical resource as any resource listed in, or eligible for listing in, the California Register of Historical Resources (CRHR). These properties are not currently listed in the CRHR; they are not California Points of Historical Interest or California State Historical Landmarks. They are also not currently listed on the National Register of Historic Places (NRHP). The property at 6422 Selma Avenue (Baker Garage) was recorded as part of the historic resources survey of the Hollywood Redevelopment Project Area, completed by Architectural Resources Group, GPA Consulting and Historic Resources Group in 2020 (2020 Survey) in which it was determined to be the only extant commercial structure built before Hollywood's annexation in 1910. The storage building located within the Project area was built as the parking garage for the Gilbert Hotel in 1925, concurrent with the hotel. The 2020 survey included the Gilbert Hotel sign but recommended the hotel building was not eligible due to alterations. The Gilbert Garage has never been included in a survey as it is not visible from a public right-of-way.

In this report, the buildings at 6422 Selma Avenue (Baker Garage) and 1550 North Wilcox Avenue (Gilbert Garage) are evaluated for their eligibility for designation within a local-level context on the local and state registers as individual resources and as potential contributors to a historic district or Historic Preservation Overlay Zone (HPOZ), in accordance with CEQA, HCM, and CRHR guidelines. The results of this analysis will assist the City of Los Angeles in determining whether the properties need to be considered as historically significant for future planning purposes in compliance with CEQA.

This section of the report provides a project description, location, current setting, and summary of previous findings. Section 2 addresses archival research and field survey methodology. The historic context is addressed in Section 3 and architectural descriptions are provided in Section 4. The regulatory framework and evaluations are included in Section 5. Section 6 contains the impacts assessment and Section 7 the mitigation measures, followed by a conclusion in Section 8. The Department of Parks and Recreation (DPR) 523 site record forms for the properties are provided in Appendix A, a records search from the South Central Coastal Information Center (SCCIC) of the California Historical Resources Information System is located in Appendix B, resumes of key personnel are found in Appendix C, the chain of title for the garage and hotel is included in Appendix D, and building records are found in Appendix E. Appendix F contains Sanborn maps and architectural plans (original and revised) as well as construction details are included as Appendix G. Comments received from Hollywood Heritage are included in Appendix H. Finally, confidential Native American Heritage Commission correspondence can be found in Appendix I.

1.1 PROJECT LOCATION

The Project is located in the Hollywood neighborhood of the City of Los Angeles, within the Hollywood Community Plan Area, in Los Angeles County, California (Figure 1). It can be found on the Hollywood USGS 7.5-minute quadrangle map on the south side of Selma Avenue between Cahuenga Boulevard and Wilcox Avenue (Figures 2-3). The project site includes Assessor's parcel number (APN) 5546-013-003, encompassing Lot 4 of Tract 1754 (Selma Site) and a portion of APN 5546-013-002 which includes lots 2, 3 and 5 of Tract 1754 (Wilcox Site). It is located at 6422 Selma Avenue and 1550 Wilcox Avenue, an urban area characterized by mixed residential and commercial properties (Figure 4).

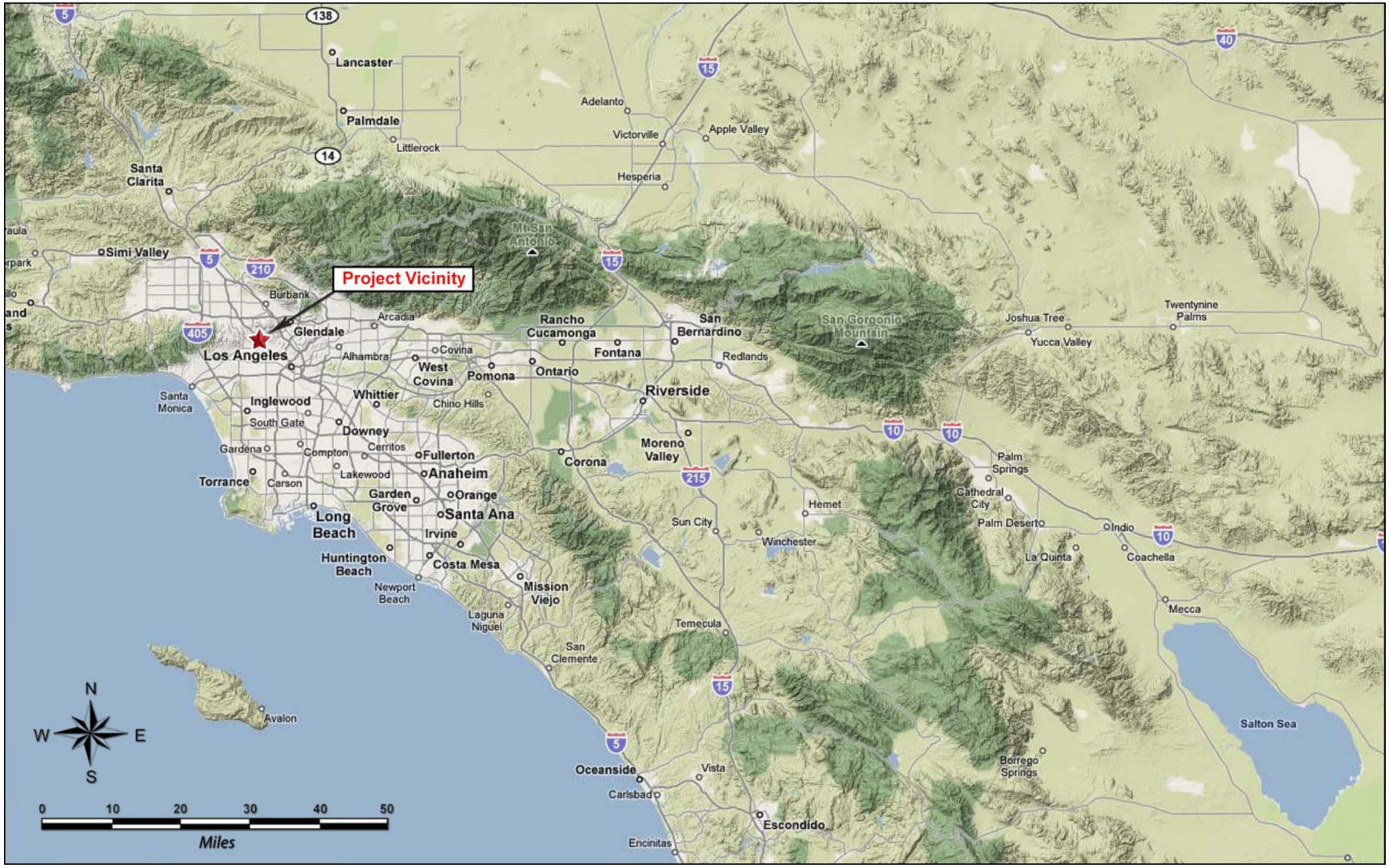

Figure 1. Project vicinity map.

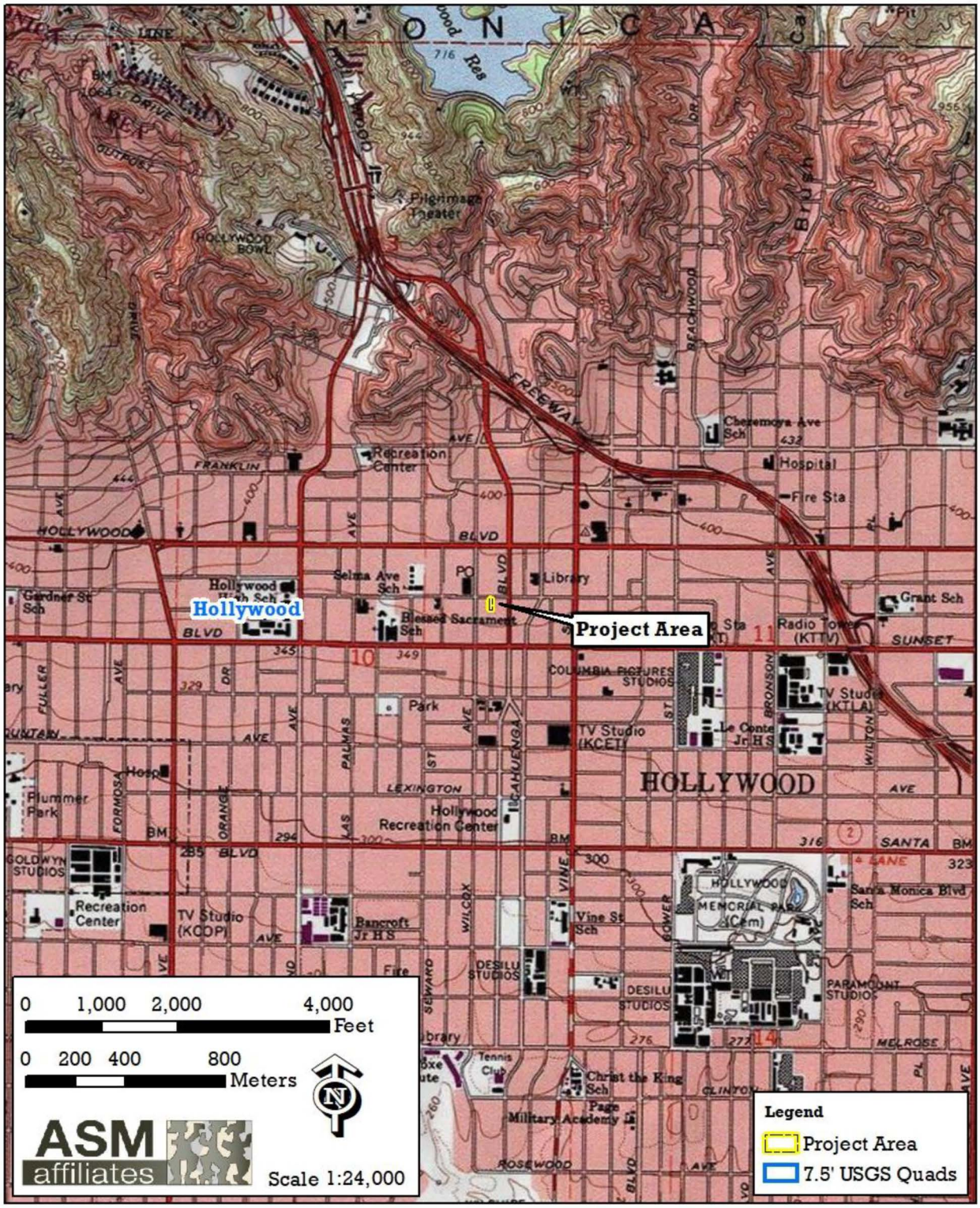

Figure 2. Hollywood USGS map

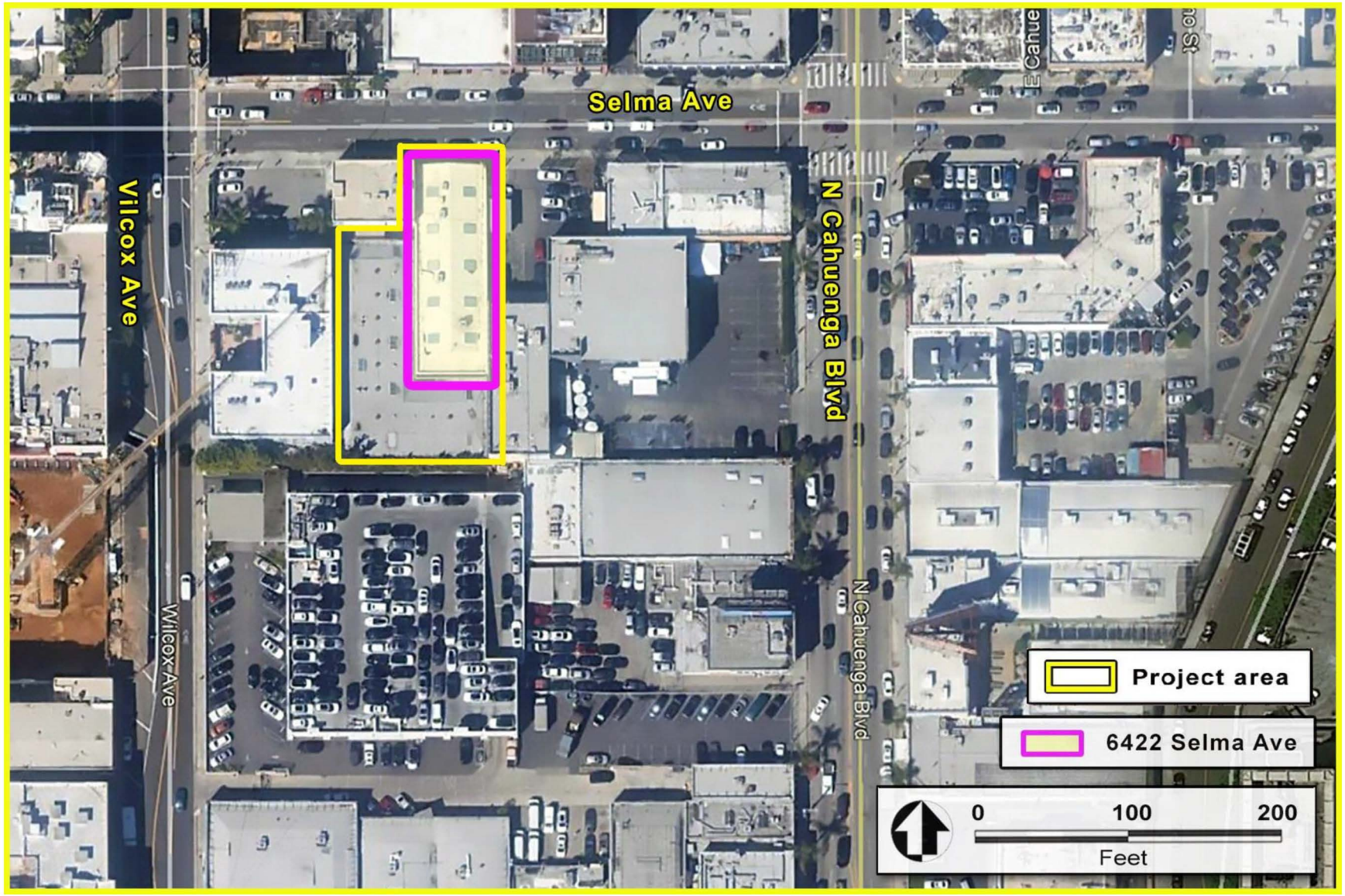

Figure 3. Aerial map showing Project area.

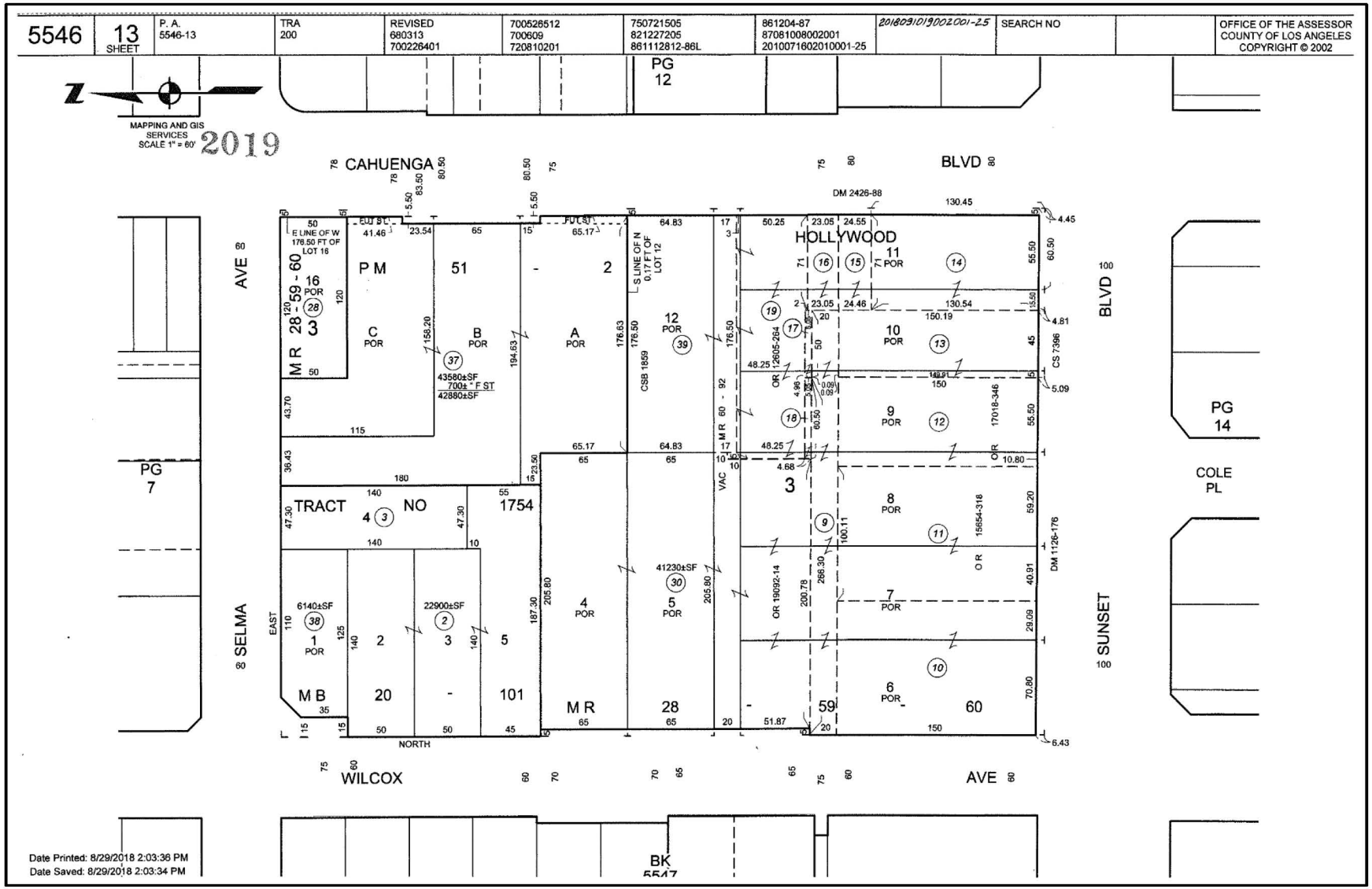

Figure 4. Parcel map of Tract Number 1754.

1.2 PROJECT DESCRIPTION

The proposed Project involves the construction of a new apartment building containing 45 residential units utilizing a 19% Density Bonus, including 11% (5 units) designated for Very Low-Income households, and 38 on-site parking spaces (Appendix G). The building comprises 67,564 square feet, 14 stories, and is 172'-8" high, providing 12 residential levels above two levels of at- and above-grade stacked parking, and ground-floor residential amenity space.

The Project is related to Planning Case No. AA-2019-476-PMEX, a request for a lot line adjustment to the common lot line shared by the subject property and the property to the west, located at 1540-1552 N. Wilcox Avenue ("Wilcox Property"). The Gilbert Garage at the rear of the Wilcox Property would be demolished, and the parking spaces associated with the Wilcox Property (pursuant to LADBS building permit number 20016-10000-07091) would be provided onsite in the Project's proposed parking levels. As such, this is a related project, and thus the proposed plans and case materials also account for the adjacent Wilcox property and existing hotel building.

The Project proposes 45 four-bedroom units. An open plan concept is employed in the common areas of the units to maximize interior space and flexibility. This unit plan layout maximizes the natural light in all common areas offering a visual connection to the outside from the living, kitchen, and dining areas. Parking is provided on the lower two levels of the Project, accessed by one driveway along Selma Avenue. The parking is provided through a stacking system, tall enough to accommodate three automobiles high (two above ground and one below ground).

The Project proposes a total of 6,288 square feet of open space, including a rear yard (2,064 SF), terraces on the 13th and 14th floors (1,367 SF and 1,205 SF respectively), and a roof terrace (1,652 SF). A minimum of 25% of the total outdoor common open space will be landscaped with a variety of drought-tolerant plant species. The building will be sustainably designed to meet and/or exceed all City of Los Angeles current building code and Title 24 requirements. As such, the Project will incorporate eco-friendly building materials, systems, and features wherever feasible, including Energy Star appliances, water saving/ low flow fixtures, non-VOC paints/adhesives, drought tolerant planting, and high-performance building envelopment.

Through consultation with the client and architect, several versions of the Project were created to retain more of the materials and features of the historic Baker Garage. An historic architect or qualified structural engineer with experience in historic brick buildings will be retained during construction to ensure that remaining façades are properly stabilized with a recommended tilt-up brace on the exterior walls during the construction activities. The architect or engineer will also conduct a pre- and post-construction survey of the portions of the building that will be retained to document any damage to those materials during construction to ensure they are repaired or replaced in kind as part of the project. A historic brick specialist will be consulted to determine whether the removal of the paint from the primary façade will damage the brick and if there is an appropriate non-abrasive method of paint removal.

Additionally, a structural engineer specializing in historic roof materials provided guidance in the best method for removing, storing, and reinstalling the original trusses during the construction process. To extract the trusses from the masonry wall, the inner two rows of brick from the point where the trusses connect to the top of the wall will need to be removed. The truss can then be lifted out. As it is lime mortar the engineer believes the brick will not be difficult to remove. The wood trusses are in good condition overall, with about 15 percent of the wood requiring repair or replacement in kind. Most damage was evident in the lower chord portion of the trusses. Details of the construction plan can be found in Appendix G.

1.3 CURRENT SETTING

The Project area is located between Cahuenga Boulevard and Wilcox Avenue on the south side of the street in an area of dense commercial development. There is a parking area at the northeast corner of 6422 Selma Avenue and a production studio with a building adjacent to the east wall of the south end of the building (Figure 5). The Hollywood Clinic is located immediately to the west of the property and the Dream Hollywood Hotel and Tao restaurant are located across Selma Avenue to the north (Figures 6-7). Commercial blocks are located on the north and south corners of Selma Avenue and Cahuenga Boulevard (Figures 8-9). The northwest corner of Selma Avenue and Wilcox Avenue is currently under construction (Figure 10). The Gilbert Hotel is located on the east side of North Wilcox Avenue (Figure 11). This portion of Wilcox Avenue has several hotels, including Mama Shelter at 6500 Selma Avenue and the Mark Twain at 1622 Wilcox Avenue. The Gilbert Hotel is located across the street from the Citizen-News building with a car dealership located to the south (Figure 12). The parking garage is located to the east (rear) of the hotel and not visible from Wilcox Avenue.

1.4 SUMMARY OF PREVIOUS FINDINGS

ASM referred to the available findings of previous surveys of Hollywood, including the most recent Historic Resources Survey Report for the Hollywood Redevelopment Plan Area prepared for CRA/LA by Architectural Resources Group, GPA Consulting, and Historic Resources Group in 2020. The Baker Garage was included in the most recent survey and was recognized as the only commercial building remaining from pre-annexation Hollywood. This was based on the assessor's office date of 1909, but further research has confirmed that the building was constructed in 1912, after the 1910 annexation. As it is still a rare early example of a building constructed for the automobile, and the Hollywood survey did not include an appropriate context, ASM determined that it would best be evaluated under the SurveyLA context of *Commercial Development, 1850-1980*, and the theme of *Commercial Development and the Automobile, 1910-1970*.

The Gilbert Garage at 1550 N. Wilcox was originally built as a garage for the Gilbert Hotel. The California Office of Historic Preservation's Built Environment Resource Directory (BERD) lists the Gilbert Hotel with an address of 1544 North Wilcox Avenue and a status code of 5S2 (eligible for local designation). The DPR associated with this evaluation was completed in 1979 and is included in Appendix A. The matrix of historic resources and previous surveys compiled as part of the 2020 survey uses the 1544 North Wilcox Avenue address and indicates that the building has been demolished; however, the hotel is still extant. The 2020 survey identifies the Gilbert Hotel's rooftop and blade signs as eligible resources but states that the "building does not appear to be eligible" (Architectural Resources Group et al. 2020: 132). ASM evaluated the garage as an ancillary structure to the hotel under the contexts *Commercial Development, 1850-1980* and theme *Hotels, 1880-1980*, and *Architecture and Engineering, 1850-1980* theme *Mediterranean and Indigenous Revival Architecture, 1887-1952*, Sub-theme *Spanish Colonial Revival 1915-1942*.

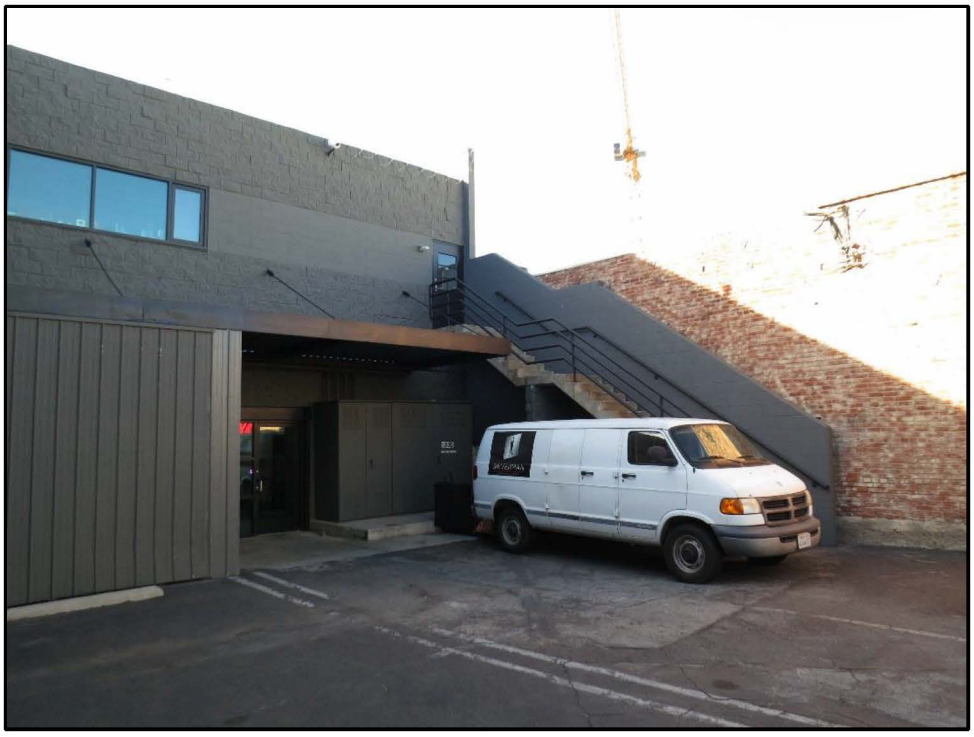

Figure 5. East façade of 6422 Selma Avenue, looking southwest.

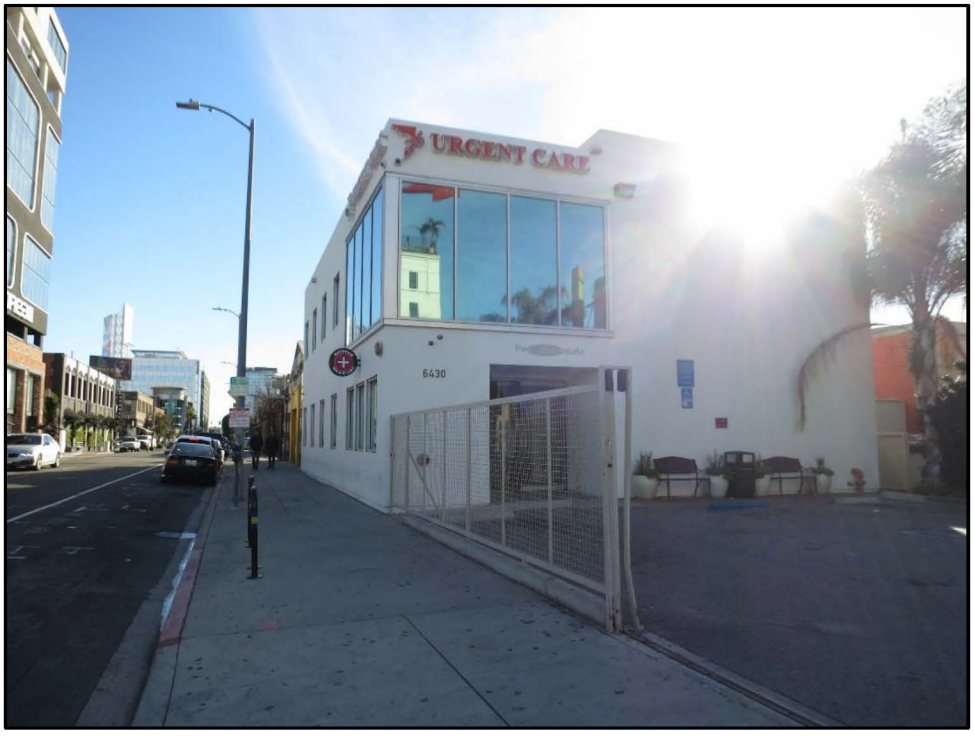

Figure 6. Hollywood Clinic located on the parcel west of the building, looking east.

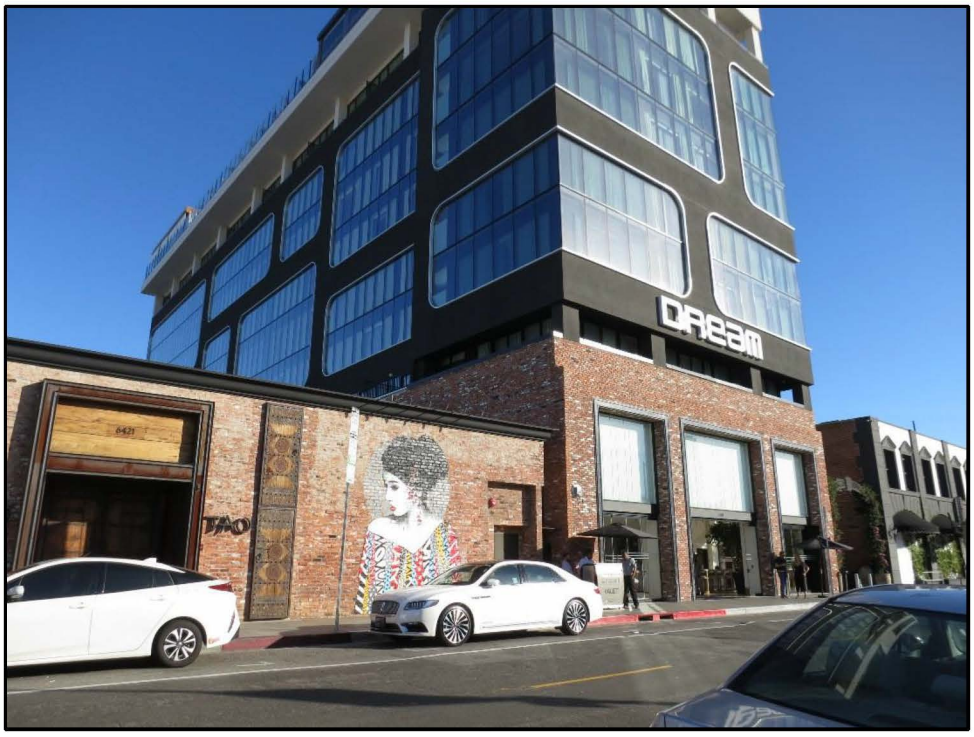

Figure 7. Buildings north of the property, looking northeast.



Figure 8. Commercial block at southwest corner of Cahuenga Boulevard and Selma Avenue, looking east.

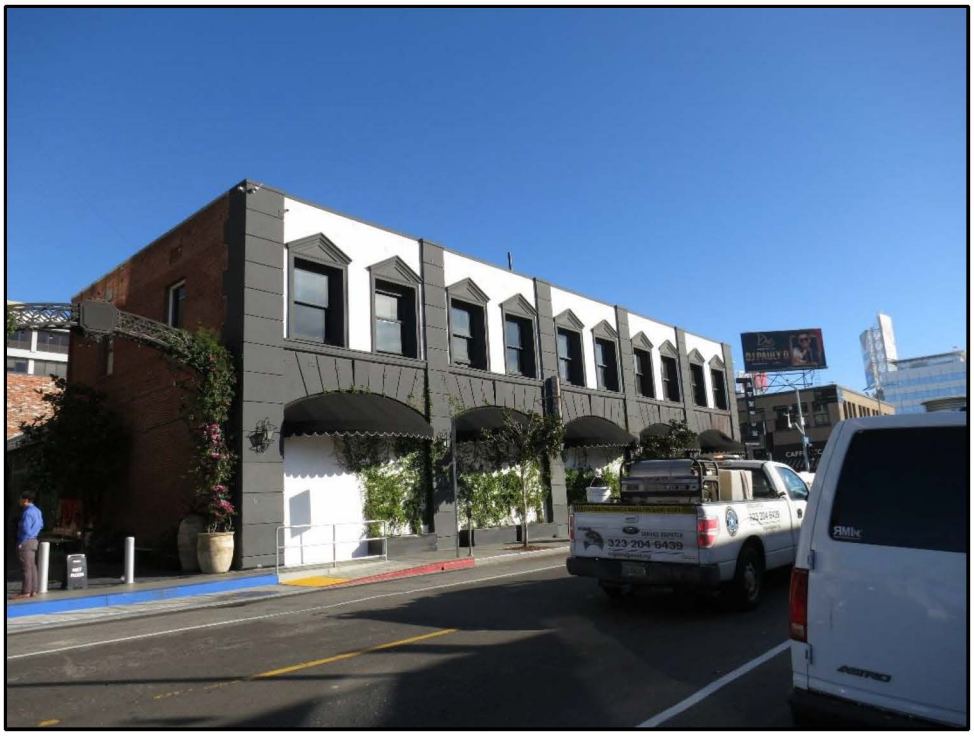

Figure 9. Commercial block at northwest corner of Cahuenga Boulevard and Selma Avenue, looking northeast.



Figure 10. Construction site on northeast corner of Selma and Wilcox avenues, looking northwest.



Figure 11. View of Citizen-News Building at 1545 North Wilcox Avenue, looking southwest.



Figure 12. Overview of Gilbert Hotel, looking southeast.

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2. METHODOLOGY

2.1 ARCHIVAL RESEARCH

To develop the appropriate historic context from which to evaluate the properties, ASM Architectural Historian Laura Taylor Kung, M.A., conducted archival research for information on the history of the resources. To determine the site-specific history, ASM first reviewed the chains of ownership, building permits, and Los Angeles County Assessor's Records. Original building permits are not on record for the Baker Garage (6422 Selma Avenue) or specifically for the garage for the Gilbert Hotel, so dates of construction were confirmed through newspaper and periodical research. ASM also consulted Sanborn maps and aerial photos to further understand the development of the properties and neighborhood (Historicaerials.com 1948, 1952, 1964, 1972, 1980, 1989, 2003, 2012). Additional sources consulted to develop the appropriate site-specific history include the United States Census, Los Angeles City Directories, Ancestry.com, and Los Angeles newspapers indices, obituaries, and death records.

A record search for the project area and a ¼-mile (mi.) buffer around it was requested from the SCCIC at California State University, Fullerton, in order to determine whether the buildings had been recorded previously and to identify any buildings, structures, or objects that had been recorded within ¼ mi. of the property (Appendix B). Two reports have addressed the Project site, but the records search indicated that no previously recorded cultural resources are located within the it. Some 158 cultural resources have been previously recorded within the ¼-mi. records search radius. The previously recorded resources are all built environment resources consisting of a historic district, historic residences, commercial buildings, and hotels.

A request for a search of the Sacred Lands File held by the California Native American Heritage Commission (NAHC) was made by ASM on July 17, 2020. This search was undertaken to supplement the SCCIC records search to inquire as to whether resources important to local Native American groups may exist within the proposed Project area that may not appear within the CHRIS system. The NAHC response on July 21, 2020, was positive, stating that sites may be located within the Project area that may be impacted by the project. A list of five tribal contacts who may have interest in the Project area was provided with the NAHC response; this response and contact list is provided with this memo as Confidential Appendix I.

2.2 FIELD SURVEY METHODS

ASM Architectural Historian Laura Taylor Kung conducted an intensive-level historical resource field survey on January 25, 2019, to document the Baker Garage and on September 14, 2020, for the Gilbert Garage. During the surveys, multiple photographs were taken of the buildings' interiors and exterior to document the resources and their setting. The buildings' plans, architectural features, condition, and historical integrity were noted. In order to determine whether the buildings might be associated with a historic district, particular attention was paid to the surrounding neighborhood, including a brief windshield survey. Architectural descriptions of the buildings, including photos, are provided in Section 4. DPR 523 site record forms were prepared to document this field survey and are provided in Appendix A.

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3. HISTORIC CONTEXT

3.1 SPANISH AND MEXICAN PERIODS

Spanish explorer Juan Rodríguez Cabrillo first encountered California in 1542, claiming it for the King of Spain. More than two centuries later, Christian missionaries and soldiers made port and founded San Gabriel Arcangel Mission in 1771, the fourth of 21 Spanish missions (1769-1823). It was relocated to the area that is now San Gabriel in 1776. The City of Los Angeles was founded to the southeast on September 4, 1781. After Mexican independence from Spain in 1821, the process of dismantling the mission system began to unfold. The missions, including San Gabriel, were secularized by the 1833 Secularization Act passed by the Mexican Congress, which ordered half of all mission lands to be transferred to the Indians, and the other half to remain in trust and to be managed by an appointed administrator. These orders were never implemented due to several factors that conspired to prevent the Indians from regaining their patrimony. The majority of mission lands were taken from the Catholic Church and granted to individuals who had served as either Spanish or Mexican soldiers, settlers, financiers, and the like. The Hollywood area was part of two ranchos: Rancho La Brea and Rancho Los Feliz. During this period, Americans began to settle throughout California. The western half of what is now Hollywood was part of Rancho La Brea–Spanish land grant to Antonio Jose Rocha and Nemisio Domiguez; the eastern half occupies what was formerly Rancho Los Feliz, 7,000 acres that extended from present-day Gower Street on the west to the Los Angeles River on the east, and from the top of the hills on the north to the Los Angeles pueblo limits in the south. Rancho Los Feliz was granted to Jose Vincente Feliz in the 1780s and stayed in the Feliz family until 1861. These two ranchos were strategically oriented with respect to the Cahuenga Pass, a major transportation corridor to the north and the growing city of Los Angeles to the south. This low-lying sliver of land between the mountain ranges defined the Cahuenga valley to the north and connected Hollywood not only to the adjacent San Fernando Valley but also to the northern California coast beyond. In 1848, as a result of the Mexican-American War, the United States gained Mexican territory throughout the Southwest, including California (Chattel Architecture 2010).

3.2 AMERICAN PERIOD

The discovery of gold in northern California in 1848 led to an enormous influx of American citizens in the 1850s and 1860s, and these settlers rapidly displaced the old rancho families. California became a state in 1850. During the period of 1850 to 1870, American settlers and developers acquired much property from the old Californio ranchos throughout southern California due to taxes, droughts, and floods.

The Southern Pacific Railroad extended its line from San Francisco to Los Angeles in 1876. Increasing travel opportunities allowed newcomers to pour into Los Angeles, and the population nearly doubled between 1870 and 1880. In 1886, the completion of the second transcontinental line, the Santa Fe, led to a fare war that drove fares to an unprecedented low. Settlers continued to head west and the demand for real estate skyrocketed. Los Angeles's population rose from 11,000 in 1880 to 50,000 by 1890 (Meyer 1981). By the 1890s, Los Angeles had developed into an urban center, and surrounding communities such as Hollywood and Beverly Hills were established and starting to grow.

3.2.1 Development of Hollywood

The following historic context is excerpted from the *Historic Resources Survey Hollywood Redevelopment Project Area*, a report completed by Chattel Architecture, Inc. in 2010 for the Community Redevelopment Agency of the City of Los Angeles (Chattel Architecture 2010).

When Hollywood was established as an independent city in 1903 it was a small agricultural community. While the beginnings of the town that is today synonymous with the film and entertainment industry were

quite humble, the location of the area was by no means incidental to its early development. The area was developed as individual tracts of land by a handful of Anglo settlers beginning in the 1860s. The southern end of present-day Hollywood was owned by John T. Gower as a 160-acre ranch in 1869, while the east side was part of a large tract that came into the hands of Griffith J. Griffith in 1882.

A further large tract of 120 acres to the northwest was recorded in 1887 as having been sold to Harvey Wilcox for $150 an acre. It was the bequeathed name of this particular tract that would become the name of the city a decade and a half later. The most widely spread story of how the City of Hollywood acquired its name is attributed to Harvey Wilcox's wife, Daeida Wilcox. The story goes that she met a woman on a train who described her summer home named Hollywood, and Mrs. Wilcox was so enchanted by her description that she bestowed the name on her and her husband's new tract, which ran from Whitley Avenue east on Sunset Boulevard to Gower, north on Gower to Hollywood Boulevard, west to Vine Street, north to Franklin Avenue, west to Whitley, and south to Sunset. Wilcox laid out his tract in a manner similar to tracts across the western United States during the late nineteenth century, utilizing an orthogonal grid of rectangular lots, typical of development under the Homestead Act, the grid in this case lined with pepper trees. Also now part of present-day Hollywood was a large area called the Colegrove Addition. It developed separately from these other tracts at the end of the nineteenth century, as it had its own commercial center. These tracts remained sparsely settled through the end of the nineteenth century and were largely devoted to the cultivation of fields and orchards, often tended by Chinese labor.

The fields and orchards in the area at the end of the nineteenth century increasingly gave way to speculative real estate development by the turn of the twentieth century. In 1900, the Cahuenga Valley Improvement Association was formed for the purpose of guiding real estate development just as the first electric track was installed down the length of Prospect Avenue (present-day Hollywood Boulevard). Subsequently, orchardists, such as O. E. Roberts, began to subdivide their land in an effort to reap the profit margins that only real estate, and not fruit, could supply. The area quickly became a mecca for capitalist/industrialist barons from the Midwest seeking respite from the weather of their home towns. Their preference for the milder climate of California and the burgeoning residential district centered on Prospect Street was reflected in the steady increase in real estate prices. While the Wilcoxes had purchased their tract for $150 an acre in 1887, thirteen years later, land was selling for more than double that, at $350 an acre. In 1901, a subdivision called the Ocean View Tract opened along Prospect Street, developed by a company including H. J. Whitley, General Otis of the Los Angeles Times, Harry Chandler, Griffith, and Moses Sherman. The subdivision was intended to cater to the affluent. Streets were laid out to be distinctive but uniform in appearance, as a different species of tree lined each one. A restriction against building apartments was instituted, ensuring that only people of significant means could live there. Zoning on Highland Avenue called for business on the western perimeter of the subdivision and provided easy but distanced access to commercial functions for residents of the neighborhood. Restrictions, such as prohibitions against liquor, enforced a certain moral tenor. The tract was so successful that by 1904, all of the lots were completely sold out and investors realized a 60 percent profit.

In 1903, the City of Hollywood became an incorporated city, with a population of 700. While residents clearly welcomed the wealth provided by escalating real estate prices, incorporation as a city may nonetheless have been fraught with misgivings about "urban vices," as the first law established after incorporation was one banning the sale of liquor within the city. Other outlawed vices included actual transportation of liquor as well as gambling activities that were often presumed to attend its consumption. Maintaining the moral fabric of the new city, however, was not the only concern of its residents, as growth also meant creating new infrastructure. In 1904, gas lines were laid, the streets were numbered, and a single track of the Los Angeles Pacific Railroad was placed perpendicular to the electric track already on Prospect Avenue. The changing character of the area from agricultural to residential is underlined by a slim book published by the Hollywood Board of Trade in 1904 that characterized the small new city as a "City of Homes." Large estates lined Prospect Avenue, and as the area became increasingly developed, churches,

clubs, and schools built in close proximity to single-family residences were executed in styles such as Mission Revival, American Foursquare, and Craftsman Bungalow.

By 1909, like many of its neighboring communities, Hollywood had experienced growth on an exponential scale. While its population in 1903 was a mere 700, by 1909 it had reached 4,000. Though dwarfed by the neighboring city of Los Angeles with 100,000 inhabitants, the small City of Hollywood was experiencing growing pains with water shortages, drainage issues, and sewage problems. It was around this time that the city's attitudes toward annexation began to change, as the infrastructure that a city like Los Angeles offered was seen as possibly solving some of these issues. The adjacent community was the first to fold its status as an independent city in 1909, but by November of that same year, the Hollywood Board of Trade announced to residents that it would not be able to resolve sewer problems on its own. Just two months later, in February of 1910, Hollywood became a district of Los Angeles.

Although merging with Los Angeles brought the promise of change and modernization, residents remained anxious regarding the shift toward urbanization, expressed through continued resolutions to keep "urban vices" at bay; it was decided, for example, to keep the ban on alcohol in place. Yet despite such anxieties, the relationship between Hollywood and Los Angeles had been increasingly strengthened in the decade preceding annexation. As early as 1904, the Red Car Balloon Route—a balloon-shaped route through Los Angeles and its environs operated by the Los Angeles Pacific Railroad—facilitated transportation between Hollywood and downtown Los Angeles. It brought tourists on excursions to such popular Hollywood stops as the studios and gardens of the famous French painter of floral arrangements, Paul de Longpré. The relationship of Hollywood to Los Angeles was further strengthened shortly following incorporation, as the east end of Hollywood Boulevard was routed to curve into Sunset, the main road to Los Angeles.

Five years after annexation, the area was in the midst of a real estate boom. No longer a small independent city struggling to deal with infrastructural problems, it was a thriving suburb of Los Angeles increasingly attracting residential and commercial interests. Concurrent with Hollywood's annexation was the increasing importance of the movie industry in the area. Japanese actor S. I. Hayakawa became the first actor to move into Hollywood when he purchased the elite residential Glengarry Castle from A. G. Schloesser in 1915. The upscale ambience, varied topography, and glamour associated with the rise of the movie industry were some of the qualities of Hollywood particularly appealing to potential residents. However, as land values escalated in the 1920s, the large estates of the elite that characterized much of Hollywood's development toward the end of the nineteenth century and the first decade of the twentieth gave way to the more intensive land use associated with a population boom. Whereas the population of Hollywood had been little over 4,000 people upon incorporation, the area would boast a population of 153,000 by the 1930s.

Hollywood also was proximate to the commercial district of downtown Los Angeles and yet was enough removed to make it attractive as a residential district for both wealthy elite residents and upwardly mobile commuters. The affluence associated with the area since its days before incorporation, as well as the wealth emerging with the success of the film industry, made it a prime area for the popular reception of upscale commercial goods. Among these was the private automobile, and car ownership in Hollywood was higher than that of many other areas of the city. While residential development in Hollywood during the first decade of the twentieth century had focused on Prospect Avenue (present-day Hollywood Boulevard) due to its proximity to streetcar lines, by the 1920s, development was widespread throughout the area in response to the automobile. Many of the people (including some movie actors and actresses) who bought homes in Hollywood embraced the modest lifestyle associated with the bungalows being built at a rapid rate north and south of Hollywood Boulevard.

Throughout the 1930s, residential development in Hollywood occurred at a much slower pace as it was limited to infill on scattered sites that had not yet been developed. However, in the decade and a half following World War II, the pace of residential development in Hollywood once again accelerated. The

increase in development in the post-war years reflected both a generalized building boom that was occurring nationwide and also a more intensely localized building boom unique to the Los Angeles region. The city quickly moved ahead of Philadelphia to become the third largest U.S. city during this era. By 1963, Los Angeles had a larger population than that of the New York metropolitan area. As growth of single-family residential areas moved farther out from the city center, dense multi-family development occurred as infill in areas of the city that had previously been considered suburban in character. One of the most prolific trends in multi-family apartment design was the development of the "dingbat" property type. Dingbat apartment buildings became a ubiquitous feature in large portions of the Los Angeles landscape during this era.

3.3 PROPERTY HISTORY: 6422 SELMA AVENUE

The history of the Baker Garage at 6422 Selma Avenue is closely tied to both the history of early Hollywood and the development of the automobile in Los Angeles. It is located on lot 4 of tract 1754, which was originally a part of parcel 3 when the city was first divided (Figure 13). It is located between Wilcox Avenue and Cahuenga Boulevard in an area near the heart of the city that was newly incorporated in 1903. The 1907 Sanborn map shows the parcel as undeveloped, but by 1913 the building is extant and labeled as a garage (Appendix F).

The original owner of the property, Edward Louis Baker, was considered one of the pioneers of early Hollywood. In a book published by the Hollywood Branch of the Security Trust and Savings Bank in 1922, E. L. Baker is noted as one of the first people to purchase acreage on Wilcox Avenue for lemon orchards in the 1890s (Hill 1922; 17). E. L. Baker was born in Illinois in 1851 (U.S. Census Bureau 1900). He lived in Colorado before arriving in Los Angeles sometime before 1890 when he married Caroline Field (California Department of Public Health 2017). In 1892 he listed his occupation as farmer and lived in the Cahuenga area (California State Library 2011). In the late 1890s, Baker began to look for buyers for his orchard land as he probably recognized the area was rapidly developing (*Los Angeles Times* 1896). He owned several cottages in the Hollywood area that he rented out, but he and his wife lived at 1627 Wilcox Avenue, less than a half block north of Selma Avenue (U.S. Census Bureau 1910). As Baker transitioned from farmer to landlord, he also became interested in automobiles. In 1909 an advertisement for Sillman Machine Works lists E. L. Baker as a "master mechanic" (*Los Angeles Times* 1909). At this point the automobile was brand new; the Ford Model T was introduced in 1908, and fewer than 6,000 were made. As an early car enthusiast, Baker must have realized the need for a storage space for the machines that needed protection from the weather and were so expensive that only the wealthy could afford them. (City of Los Angeles 2016).

Although the Los Angeles County Assessor lists the date of construction of the garage as 1909, there is no evidence to support this. The real estate section of the *Los Angeles Times* on May 26, 1912 notes that E. L. Baker purchased the vacant lot on Selma for $1,000 (*Los Angeles Times* 1912a). Additionally, a 1912 issue of *American Art and Architecture Building News* mentions plans for the new "fireproof" garage that will be constructed on Selma Avenue (*American Art and Architecture Building News* 1912). When it was completed, Baker quickly began to advertise the space as "The Baker Garage," which could be rented for $65 a month, not a small amount in 1912 (Figure 14). It is not clear if Baker had many rentals during these first three years. The advertisement reappears in 1913, and in 1916 again as the "Baker Garage" (*Los Angeles Times* 1916).

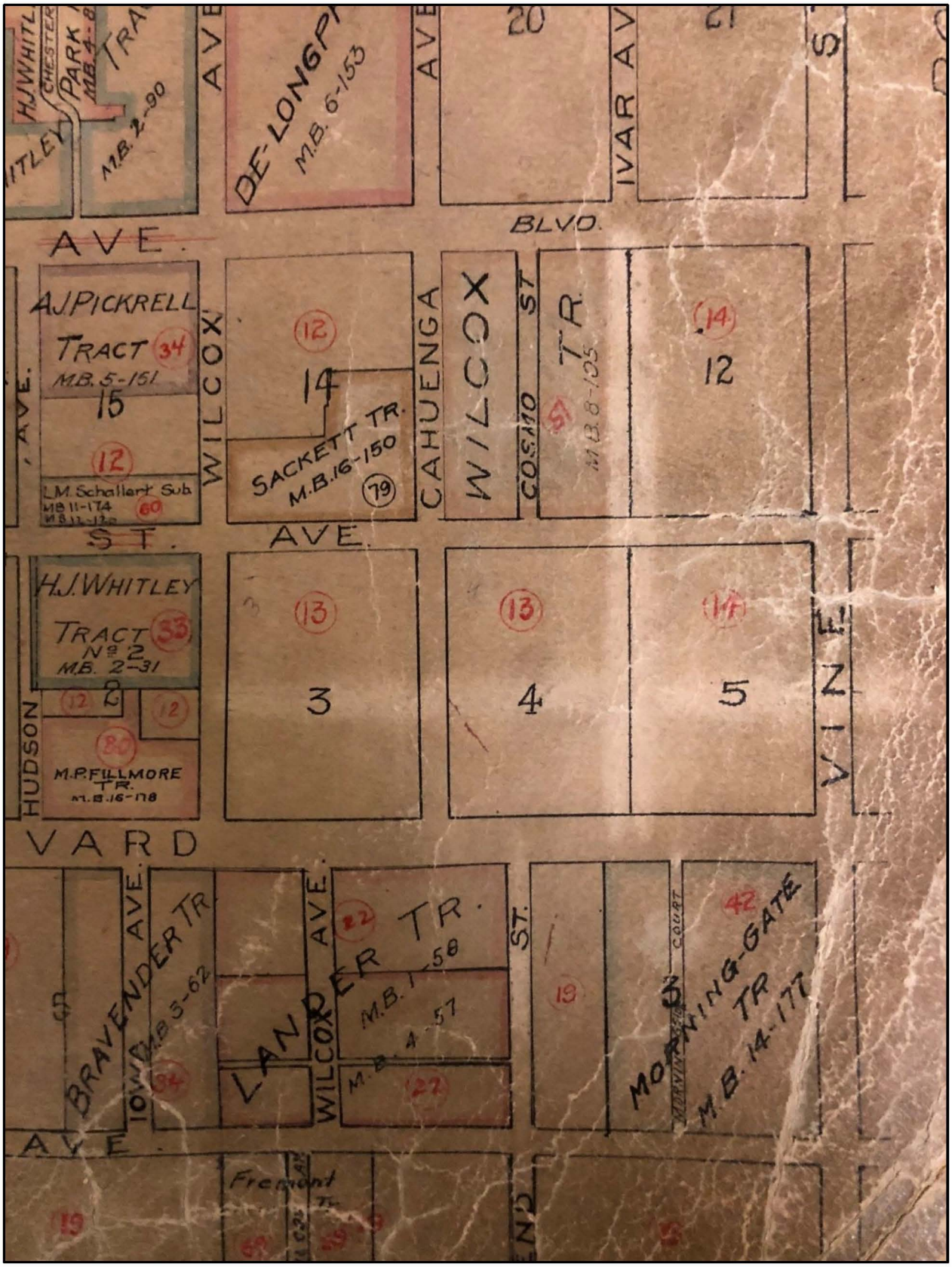
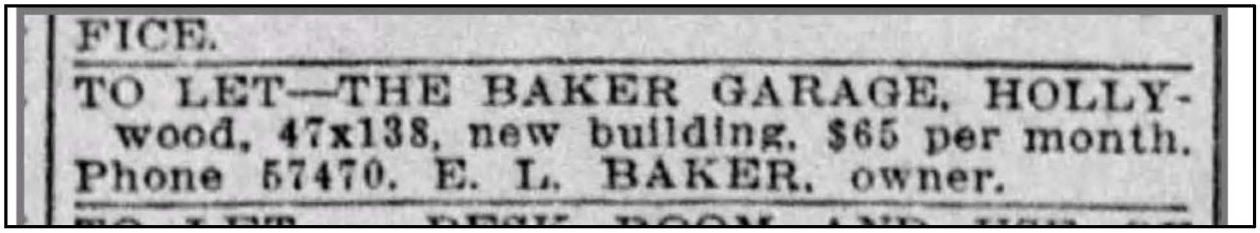


Figure 13. Assessor map showing original tract 3.


FICE.

TO LET—THE BAKER GARAGE, HOLLY-
wood, 47x138, new building, $65 per month.
Phone 57470. E. L. BAKER, owner.

Figure 14. Advertisement from Los Angeles Times, November 30, 1912 (Los Angeles Times 1912c) for new Baker Garage.

By 1925, the space was leased by the Yellow Cab Company (*Los Angeles Times* 1925). The City Directory for the same year lists Tanner Automobile Service as the occupant, with C. C. Tanner as president (Los Angeles Directory Company 1925). Cab companies developed rapidly in the 1920s, with much competition and mergers between the various firms. C. C. Tanner was central to much of this development. Tanner founded the Brown and White Cab Company in February 1921 and in just over one year, their fleet had expanded to 50 cars (*Los Angeles Times* 1922). In 1924 the Brown and White Company consolidated with the Yellow Cab Company, and C. C. Tanner became the president of the new company. At that time the Yellow Cab Company had been in business for four years and had a fleet of 85 cars (*Los Angeles Times* 1924). The merger meant there were only two cab companies serving Los Angeles, the Brown and White-Yellow and the Black and White, which had a fleet of 85 cars. In addition to running the cab company, C. C. Tanner also founded the Tanner Livery Company in 1906 (*Los Angeles Times* 1956). By 1956, the company was still operating as a tour company, Tanner Gray Line Tours (Figure 15). The Yellow Cab company did not stay in the Baker Garage for very long, as a new garage was built on Beaudry Avenue between Third and Fourth Streets (*Los Angeles Times* 1926a). Baker advertised the space as available on April 1st of that year (*Los Angeles Times* 1926b). In 1929, someone selling their Packard lists the address of the car as the Baker Garage, so it appears to have been rented out by individuals during these years (*Los Angeles Times* 1929).

The 1930s brought a new occupant with a new direction for the garage. Joe Willharber was born in Minnesota in 1902 (U.S. Census Bureau 1940). In the 1930s Willharber found a unique way to merge the Hollywood film industry and the automobile by renting out foreign and exotic cars to be used in films or just for fun by the wealthy. The business was just beginning when it moved into the Baker Garage in 1930. A picture from 1931 depicts the Baker Garage during the time it was occupied by Willharber's company, Foreign Auto Rentals (Figure 16). By 1938 Willharber had moved locations and had a fleet of 28 specialty cars that he rented out for $50 a day (*Los Angeles Times* 1938). An article about Willharber mentions his purchase of a Hispano-Suiza which was rented out for $100 a day for the Greta Garbo film *The Green Hat*.

Also in 1931, E. L. Baker died (State of California 2018). His wife Caroline took over the ownership of the Baker Garage, and it continued to be occupied by Foreign Auto Rentals in 1932 (Los Angeles Directory Company 1932). Caroline Field was born in England in 1866 but emigrated to the United States with her family in 1868 (U.S. Census Bureau 1900). She married E. L. Baker in 1890, but they had no children. She frequently entertained at her house on Wilcox Avenue and was well known in Hollywood social circles (*Los Angeles Times* 1910). When she died in 1933 her sister Selena inherited the Baker home as well as the garage at 6422 Selma Avenue (*Los Angeles Times* 1933).

Selena Field Cluss was born in England in 1863 and emigrated with her sister Caroline and the rest of their family. In 1886 she married Edward L. Cluss who was born in Michigan in 1864. They lived in Wisconsin when their son Walter was born in 1889, and in Kansas when their daughter Ethel was born in 1893 (U.S. Census Bureau 1920). Walter Cluss worked as a mechanic in Fredonia, Kansas, but was lured to Los

Angeles by his uncle, E. L. Baker, who told him he could make more money there (*The Fredonia Daily Herald* 1911). He was the first of his family to relocate, but his parents and sister soon followed *(Los Angeles Times* 1912b). By 1920 the family was living at 1417 Alexandria Avenue (U.S. Census Bureau 1920). Her husband, Edward, died in 1942, and Selena moved to Pasadena sometime before 1947 (Los Angeles Directory Company 1947). She died in 1960 (Find-a-grave 2018).



Figure 15. Advertisement for Tanner Gray Line Tours from the *Los Angeles Times*, May 28, 1956.



Figure 16. Front of 6422 Selma Avenue circa 1931.

Selena Cluss continued to rent out the garage during the time she owned it. In 1936 it was rented by Glenn Wellington and listed under the heading "Auto Jobbers" in the City Directory (Los Angeles Directory Company 1936). Glenn Wellington was born in Nebraska in 1898. By 1930 he was living in Los Angeles with his wife Marion Joy who was also born in Nebraska in 1899. At that time, he listed his occupation as proprietor of a machine shop and the couple rented a house on Gordon Street (U.S. Census Bureau 1930). By 1940, they owned a home on Beachwood Drive and had an eight-year-old son Rex (U.S. Census Bureau 1940). Glenn Wellington expanded his business from auto repair to auto parts and continued to use the Baker Garage as his place of business. He purchased the property from Selena Cluss in 1945, and in 1946 began to alter the structure to meet his needs. The building permits from this time note his intention to be a drive-in auto supply company, which prompted the need for a roll-up door instead of a window. He also converted the central and east bays to function as storefronts. The garage functioned as a car parts shop throughout the 1940s and 1950s. In 1961 the Wellingtons filed a fictitious name notice in the *Valley News* indicating the name of their business was Wellington Auto Parts at the Selma Avenue address (*Valley News* 1961). Glenn Wellington died in 1980 but sold the business to Sabin P. Sturtevant and Sarah S. Lee in 1972.

Sabin P. and Sarah were the children of Sabin B. Sturtevant, a well-respected San Fernando Valley businessman who founded a successful auto parts business. Sabin B. Sturtevant was born in Wisconsin in 1892 and married Elizabeth Phillips (born in Colorado in 1891) in 1920 (U.S. Census Bureau 1920). Their son Sabin Phillips Sturtevant was born in 1925, and his sister Sarah Jane Sturtevant was born in 1927. The couple arrived in Van Nuys in 1927, and Sabin soon established his auto parts dealership (*Los Angeles Times* 1965). By 1932 he had three stores operating as Sturtevant's Auto Parts in Van Nuys, Canoga Park and San Fernando (*Valley News* 1932). In 1949 he was elected to the board of directors of the Motor Equipment Wholesalers Association and an additional store had opened in Glendale (*Valley News* 1949b). A spacious new office, headquarters, and store was opened on Oxnard Boulevard in Van Nuys in 1956 (*Valley News* 1956). By this time the senior Sturtevant had included his son Sabin and daughter's husband, Granville Lee, in the operation of the business. During the 1950s, Sarah Sturtevant Lee and her mother Elizabeth were very active in social and civic events (*Valley News* 1949a). Their names frequently appear in the *Van Nuys News* as hosts of fundraising events and other activities. When the senior Sturtevant died in 1965, his children inherited the company. It appears that there were plans to expand, as they were

purchasing many smaller auto parts stores throughout the Valley and in Los Angeles, which may explain their purchase of Wellington Auto Parts in 1972.

During the time it was owned by the Sturtevants, the Baker Garage operated under the name Hollywood Auto Parts. In 1975 an illuminated projecting sign was installed above the building (Appendix E). Several ads for Hollywood Auto Parts appear in the *Los Angeles Times* in the early 1980s.

In 1986 the building at 6422 Selma Avenue ceased to be associated with automobiles when it was purchased by Carroll Parish and Sybil Kearns and converted into office space. A building permit indicates that the interior was altered, and a certificate of occupancy verifies the change in use (Appendix E). The city directory lists the address as occupied by Kerns and Associates in 1987 (Pacific Bell 1987). In 1989 the new owners, Ronald and Lucinda Michelson, continued to utilize the building as office space for their business, Concept Arts Studios. It was during this time that the sign was added, and the central bay was painted yellow. The building was occupied by Concept Arts until it was sold in 2018.

3.4 PROPERTY HISTORY: 1550 NORTH WILCOX AVENUE

Although financing expert Lowry Lytle was new to Los Angeles, he knew enough about Hollywood real estate to see that the lot on the east side of Wilcox Avenue was full of potential. He realized the possibilities of a parcel which afforded "space for a capacious garage at the rear where property was cheaper" and worked out a plan (*Hollywood Citizen-News* 1926a). He took his idea to investor Lewis G. Burmann and proceeded to work out a lease between the owner and the lessor, John Loyal Gilbert. Burmann was not a big shot in real estate. Born in Massachusetts, he was first married at the age of 23 and had two young boys when his first wife died. He remarried Evelyn Sarah Gilbert in 1899 and was working as a clerk in a dry goods store in Los Angeles by 1910 (California Department of Health 2017; U.S. Census Bureau 1910). By 1920 he was a real estate salesman looking for investments (U.S. Census Bureau 1920). John Loyal Gilbert was mayor of his hometown, Parkersburg, West Virginia, prior to moving west to operate the new hotel in Hollywood (*Los Angeles Evening Citizen* 1925).

Architects Gogerty and Weyl prepared plans for the new hotel, and Harry E. Jones was awarded the contract for construction (*Hollywood Daily Citizen* 1925). Henry L. Gogerty was born in Iowa 1894 and earned his bachelor's degree in architecture and engineering from the University of Illinois. He also received a certificate of architecture from the University of Southern California. After serving in the Army field artillery during World War I, he moved to southern California in 1923. He opened his first architectural office in Long Beach and practiced under the name H.L. Gogerty Associates. His projects included schools, shopping centers, jails, aircraft terminals, military installations, and commercial office buildings. Prior to 1925, Gogerty began an association with Carl Jules Weyl. Weyl was born in Germany and was naturalized in 1920. At the time he started working with Gogerty he was not a trained architect. As soon as he received his certificate in 1928, he ended his partnership with Gogerty (PCAD 2021). But during their three-year partnership, Gogerty and Weyl completed multiple projects in Hollywood and the surrounding area. Two of their first joint projects were the Highland Park Professional Building (1925) and a residence at 902 North Camden Drive in Beverly Hills (1925). Gogerty and Weyl specialized in the Spanish Colonial Revival and Art Deco styles with examples of both in Hollywood. The Baine Studio Building (1927) at 6605 Hollywood Boulevard is an example of their Spanish Colonial Revival style (Gebhard and Winter 2018: 187). A more ornate version of the building was replicated by Disney for their Hollywood Studios theme park (Figure 17). Another ornate Churrigueresque example of their work is the Hollywood Playhouse Theater (1926), now the Avalon, at 1735 Vine Street (Gebhard and Winter 2018:188). The Yucca-Vine Tower (1929) at 6305 Yucca Street is one of their last projects with elements of French curvilinear and Art Deco details. The NRHP nomination for the Hollywood Boulevard district noted that the prolific firm of Gogerty and Weyl executed designs that "created a feeling of sophisticated, yet relaxed, upscale shopping and entertainment district" (McAvoy 1985).

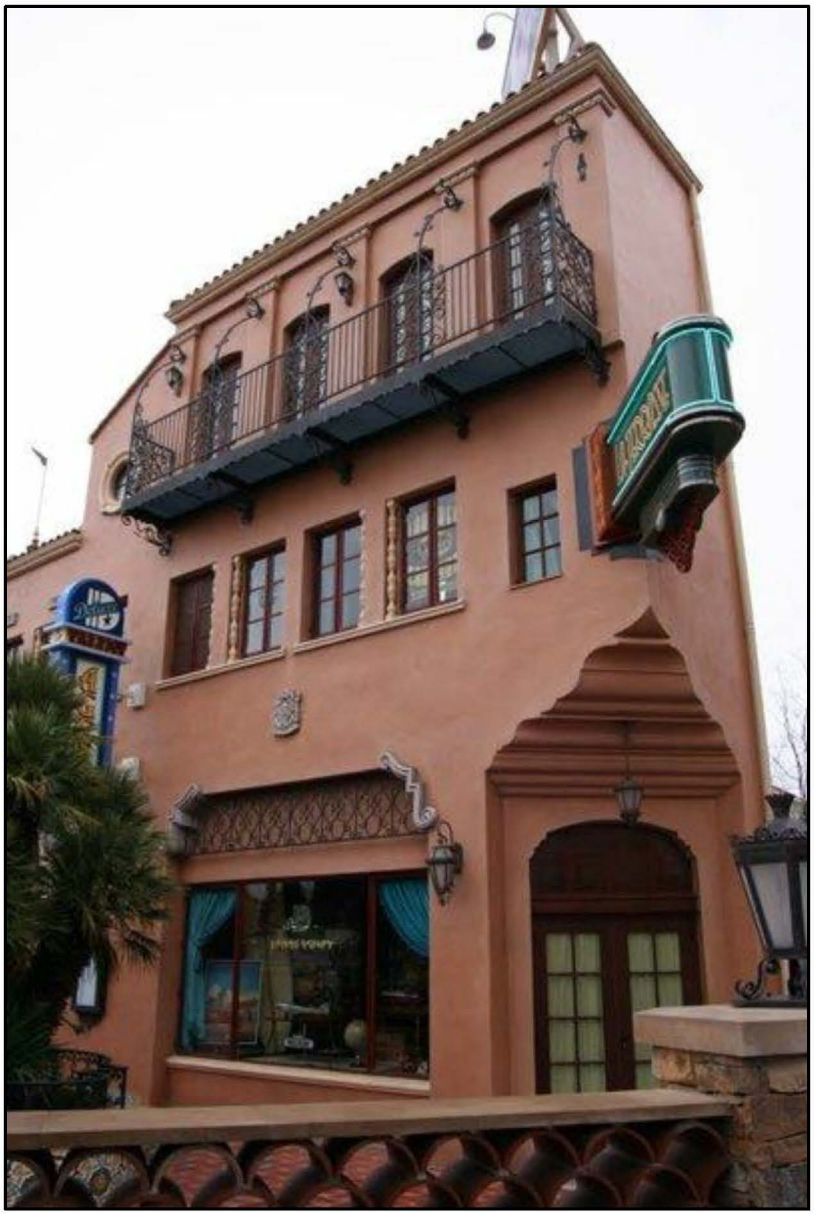


Figure 17. Reproduction of Baine Building at Disney's Hollywood Studios.
(Photo from designingdisney.com)

The plan for the Gilbert Hotel was one of their earliest projects, but the elements of Art Deco and Spanish Colonial Revival styles that characterized their subsequent projects were still evident in the design. When the hotel opened in January of 1926, two full pages of the *Hollywood Citizen-News* were devoted to the hotel and the party to celebrate its opening. One article detailed the architecture which was intended to invoke a Spanish charm that would seduce the influx of tourists and new transplants from the east. The lobby was accessed via a patio with a colored tile walk, electric fountain, cacti, and geraniums through an entrance with high doors and arched fanlights. It was decorated in warm tones, with comfortable chairs Davenports arranged near the fireplace and wall tapestries. The 70 rooms were decorated in more neutral tones, with walnut beds and dressers and an easy chair in every room. The rooms were made more homey with rich silk drapery and a candlestick with a wax taper in every room (*Hollywood Citizen-News* 1926b).

Six hundred invitations were issued for the grand opening dance at 8pm on Saturday January 9, 1926. In addition, the paper ran a printed formal invitation and offered a bottle of Nu Grape soda to every guest (Figures 18 and 19). The ubiquitous spotlights used to draw attention to all events and premieres were used to draw visitors to the new Gilbert Hotel (Figure 20). The dance was to be held in the Gilbert Garage, a 10,000-square-foot building intended to provide a parking spot for every guest. The tagline, "A Home for You and Your Car," appeared on several of the ads appearing in the local papers. Even the laundry service awarded the contract for the Gilbert applauded the hotel for including this rare amenity of parking (Figure 21). An article specifically about the garage appeared in the grand opening edition. It noted that this was the "first hotel in Hollywood to include a garage in its equipment." The 80-car garage of brick and concrete was reached through a corridor directly from the lobby. The garage would provide a mechanic and oil and gas services provided by the Associated Oil Company and Quaker State Oil Company. The garage space could also be used as free storage from longer-term residents (*Hollywood Citizen-News* 1926c).

Despite the optimism of the sparkling Hollywood opening, the people associated with the hotel did not have much luck in the years that followed. Lewis Burmann moved into the hotel after his second wife, Evelyn, died in 1926 (California Department of Health 2017; California State Library 2017). J. Loyal Gilbert died in 1929 at the age of 50, but no obituary could be located in either Los Angeles or West Virginia papers. The only reference appears in a description of a meeting of Hollywood hotel owners where condolences were given to his son, Edward, who had taken over the management of the hotel (*Hollywood Citizen-News* 1929). Gilbert's other son, John, had studied at Carnegie Tech and was working as a set designer when he collapsed and died in the street at the age of 31 (*Hollywood Citizen-News* 1941). It is unknown whether the name for the Gilbert Hotel came from J. Loyal Gilbert or from the maiden name of Burmann's second wife, but either way the hotel had no association with either of its original founders by 1937. Lewis Burmann moved to San Diego where he became a rancher and died in 1946 (State of California 2000).

A picture of the hotel was included in the paper on the day of its opening (Figure 22). This is prior to addition of any signage or storefront alterations that occurred in the first few years. The first signs were added to the front façade in 1927 and to the roof in 1930. Although the 1930 roof sign is likely to be the current sign, the façade sign was replaced in 1955 (Appendix E). An undated postcard shows the front sign with the words "Drive-In Hotel" which remained in place until at least 1979 (Figure 23). This sign was designed by the Interstate Neon Corporation.

Storefront changes were also quite frequent, particularly in the restaurant area. The leased restaurant space changed names and menus nearly every year until it eventually closed sometime after 1950. The Gilbert Grill was renamed the Quality Dinette in 1928 (*Hollywood Daily Citizen* 1928). In 1932, there were two restaurants, the Jonathan Coffee Court and Gilbert Dining Room (Figure 24). The next year, the Kearns Coffee Shop offered a fried chicken luncheon for 35 cents (*Hollywood Citizen-News* 1933). In 1936, the Gilbert Hotel Café offered a full course Christmas dinner for 75 cents (*Hollywood Citizen-News* 1936). The OGee Restaurant opened in 1938 and boasted a soda fountain (*Hollywood Citizen-News* 1938). Next came Bender's Coffee Shop which offered free coffee to service men in uniform during the war (*Hollywood Citizen-News* 1942). The last restaurant ads appear in 1950. In July, the restaurant was called Chef Le Vay's and offered an all you can eat buffet for 99 cents and the Coffee Shop advertised Ukrainian, Polish, and Russian meals "cheaper than you can cook at home" (*Hollywood Citizen-News* 1950a and b).

The first publicized ownership change was in 1937, when I.C. Gordean and B.T. Schreiber purchased the hotel from the Title Insurance and Trust Company for 135,000 (*Hollywood Citizen-News* 1937). It is not known if Burmann sold or foreclosed on the hotel prior to moving to San Diego. Gordean submitted building permits for appearance of store fronts and removal of café partitions. Schreiber's name appears on permits for the addition of partitions to the lobby and conversion of one of the stores to a space for a doctor's office. The name Nicholas Fletcher appears on permits in the 1970s and Bee Patel from 1987 until 2013 (Appendix E).



YOU AND YOUR FRIENDS
ARE INVITED TO ATTEND THE
FORMAL OPENING
AND DANCE
At The
Hotel Gilbert
1550 WILCOX AVENUE---Between Sunset and Hollywood Blvds.
SATURDAY, JANUARY 9 AT 8 P. M.
Hollywood's Newest --- Most Modern Hotel
Close To Business And Amusements
Free Garage For Guests
Away From Congested Traffic, Noise and Dirt

We want you to meet J. Loyal Gilbert, Hollywood business man and manager of the new Hotel Gilbert,—as well as to have a good time in seeing this new Hollywood institution and by participating in the dance.

(Signed by Hosts)

STEPHEN S. NERNEY, President
Hollywood Business Men's Club

HARRY E. JONES, President
Hollywood Rotary Club

GILBERT H. BEESEMYER, President
Hollywood Lions Club

GEORGE WOODS, Secretary
Hollywood Business Men's Club

EDWARD M. MULLINS, President
Hollywood Hotel Men's Bureau
of the Hollywood Chamber of Commerce

"A Home For You and Your Car"

Figure 18. Invitation to Gilbert Hotel's Grand Opening Dance from *Hollywood Citizen-News*, January 9, 1926.

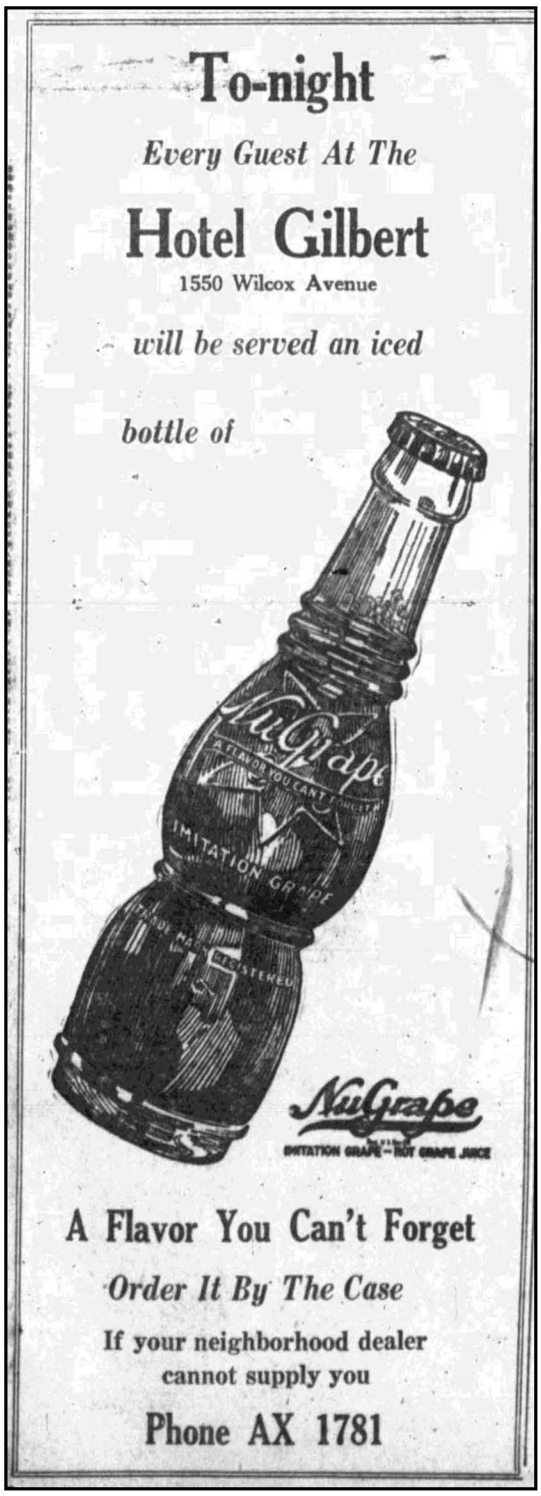
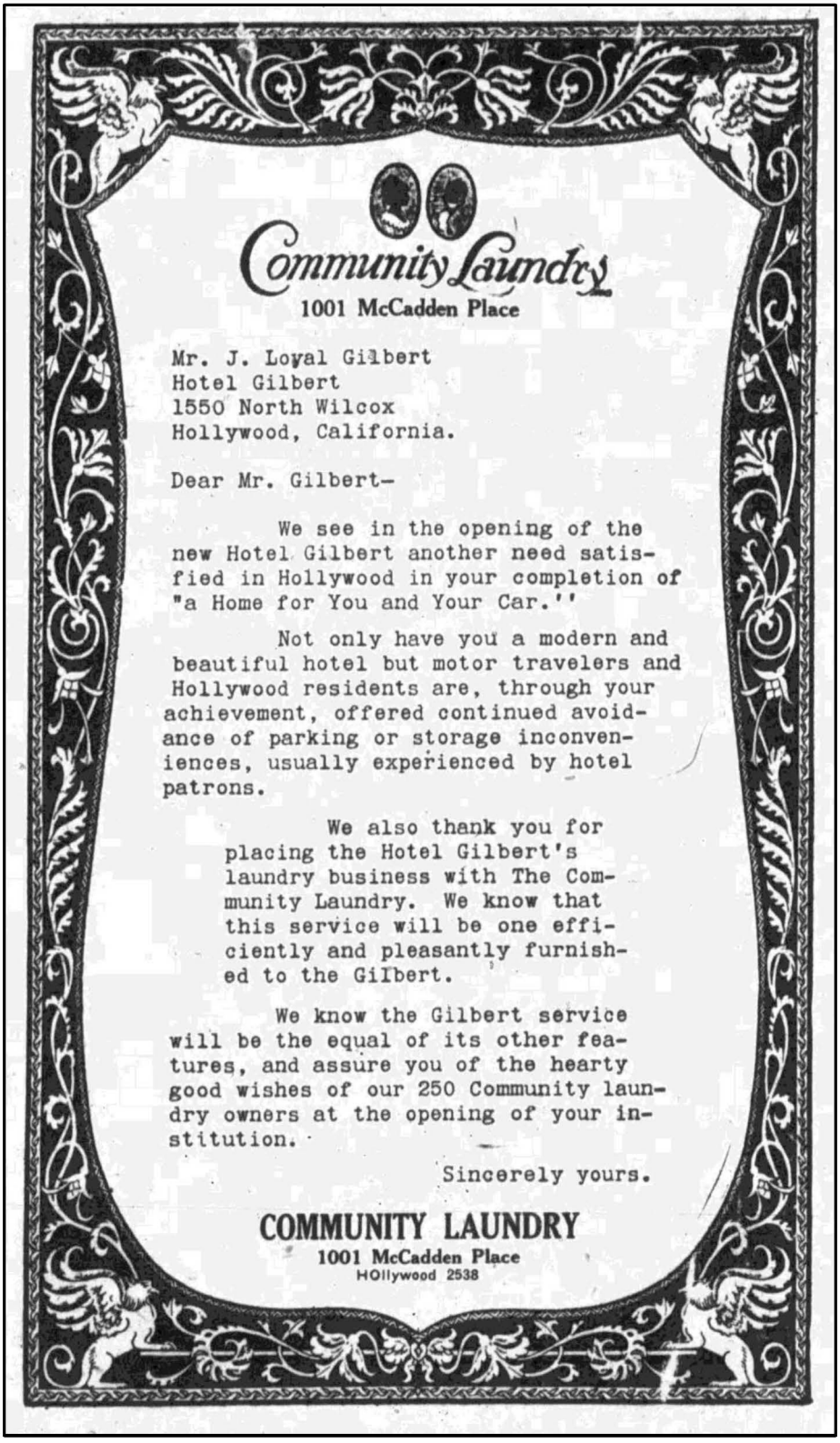


Figure 19. Advertisement offering Nu Grape soda to guests of the opening of the Gilbert Hotel, *Hollywood Citizen-News*, January 9, 1926.



Figure 20. Advertisement for Otto K Olesen's skylights for opening of Gilbert Hotel, *Hollywood Citizen-News*, January 9, 1926.



Community Laundry
1001 McCadden Place

Mr. J. Loyal Gilbert
Hotel Gilbert
1550 North Wilcox
Hollywood, California.

Dear Mr. Gilbert–

We see in the opening of the new Hotel Gilbert another need satisfied in Hollywood in your completion of "a Home for You and Your Car."

Not only have you a modern and beautiful hotel but motor travelers and Hollywood residents are, through your achievement, offered continued avoidance of parking or storage inconveniences, usually experienced by hotel patrons.

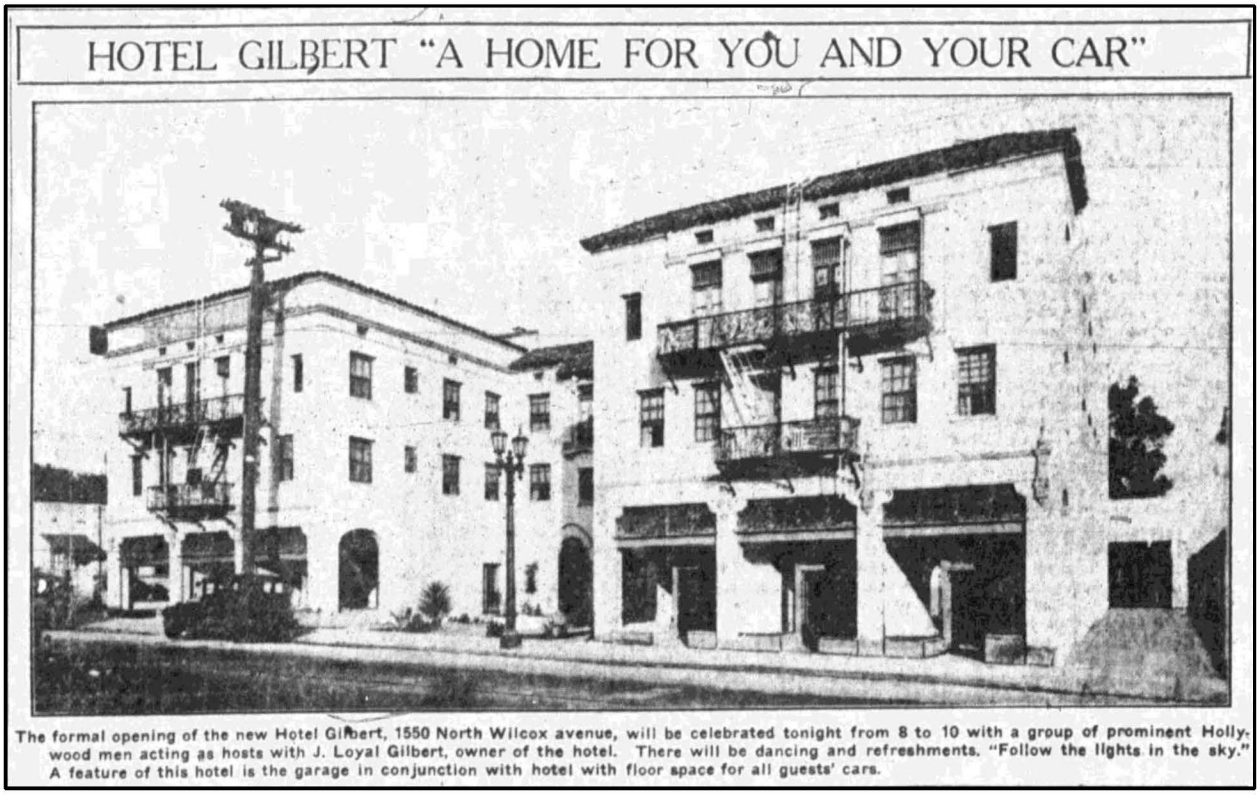
We also thank you for placing the Hotel Gilbert's laundry business with The Community Laundry. We know that this service will be one efficiently and pleasantly furnished to the Gilbert.

We know the Gilbert service will be the equal of its other features, and assure you of the hearty good wishes of our 250 Community laundry owners at the opening of your institution.

Sincerely yours.

COMMUNITY LAUNDRY
1001 McCadden Place
HOllywood 2538

Figure 21. Letter from vendor Community Laundry that appeared in the *Hollywood Citizen-News*, January 9, 1926.


HOTEL GILBERT "A HOME FOR YOU AND YOUR CAR"

The formal opening of the new Hotel Gilbert, 1550 North Wilcox avenue, will be celebrated tonight from 8 to 10 with a group of prominent Hollywood men acting as hosts with J. Loyal Gilbert, owner of the hotel. There will be dancing and refreshments. "Follow the lights in the sky." A feature of this hotel is the garage in conjunction with hotel with floor space for all guests' cars.

Figure 22. Photo of the Gilbert Hotel that appeared in the *Hollywood Citizen-News*, January 9, 1926.



Figure 23. Postcard of the Gilbert Hotel showing previous sign.

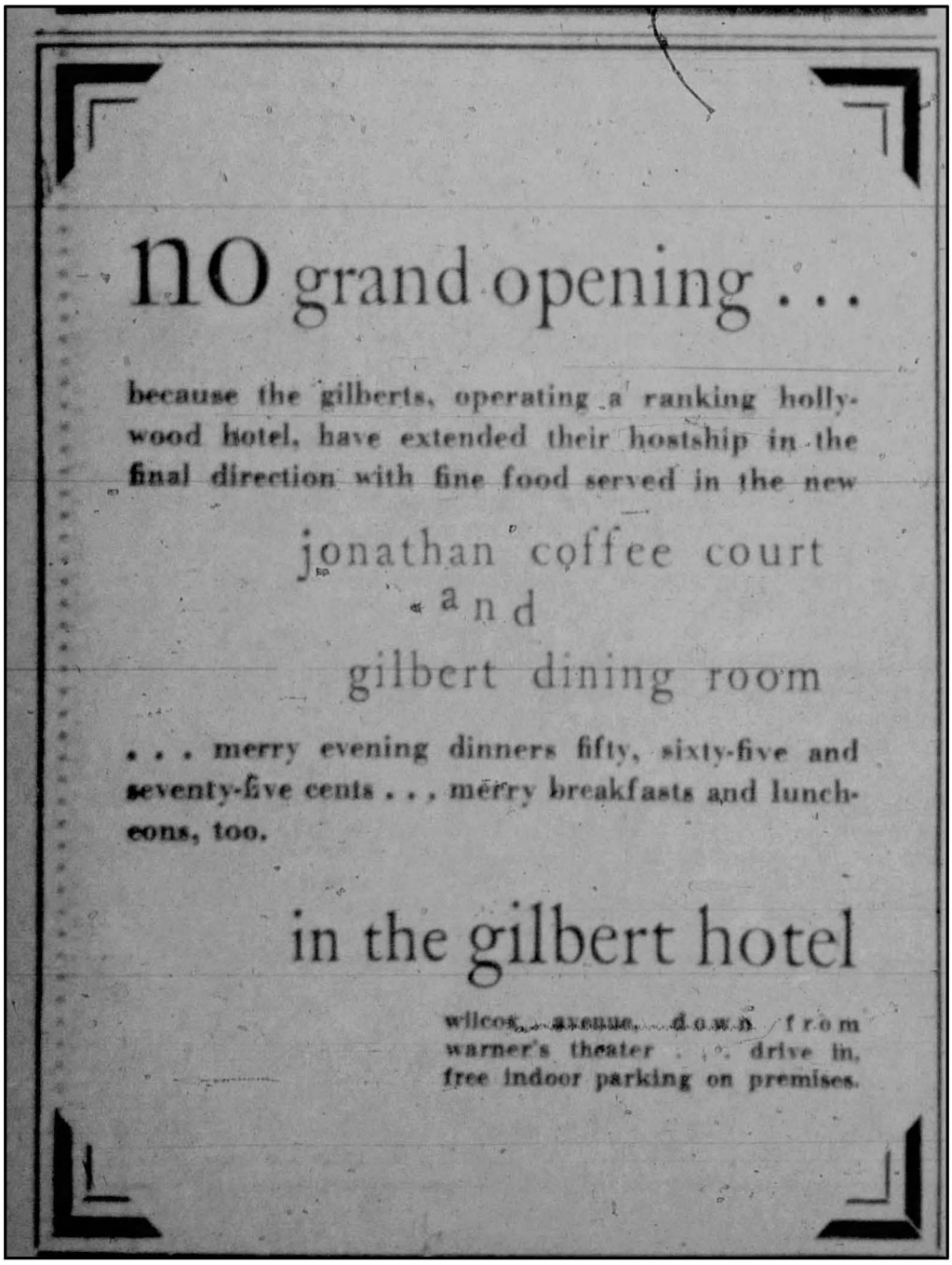


Figure 24. Advertisement for dining in the Gilbert Hotel from *Hollywood Citizen-News*, April 2, 1932.

As it was a residential as well as a tourist hotel, many people occupied the rooms of the Gilbert Hotel over the years. It was a popular choice for salespeople and actors between jobs. In 1940, residents included several students and the proprietor of the coffee shop, as well as actors Will Aubrey who had a small role in *The Thin Man* (1936), and Joe Sully, who had an uncredited role in Carole Lombard's *They Knew What They Wanted* that year (California State Library 2017; Internet Movie Database 2021). In 1944, the residents included actors Robert Ryan and Johnny Arthur (California State Library 2017). At that time, Robert Ryan had just appeared in the film *Bombadier* (1943) and would go on to have more than 90 film credits in a career that lasted until his death in 1973 (Figure 25). He is most known for the *Dirty Dozen* (1967) and the *Iceman Cometh* (1973) (Internet Movie Database 2021). Johnny Arthur was at the end of a career that began in silent films in the 1920s and ended with a small role as an apartment manager in *It Happened on Fifth Avenue* (1947). Arthur was found in a coma in his Gilbert Hotel room in 1946 and died in 1951 (*Hollywood Citizen-News* 1946).

Not appearing in the voter registration is writer Henry Miller, who stayed at the Gilbert Hotel in 1941 during his travels in America that would form the essays of his book *The Air-Conditioned Nightmare* published in 1945. He ended his trip in Hollywood and wrote most of the book while living in the Gilbert Hotel (*Los Angeles Times* 2000). As it was a road trip, he also would have made use of the Gilbert Garage. A 1979 song titled "A Sweet Little Bullet from a Pretty Blue Gun" by Tom Waits also includes lyrics about the Gilbert:

> And now there's a place off the drag
> Called the Gilbert Hotel
> There's a couple letters
> Burned out the sign

The parking garage was not significantly altered since it was first constructed. In 1934, the garage expanded their services to members of the Hollywood Athletic Club as well as local residents in need of parking. They offered weekly or monthly rates as well as a call and delivery service for the cars (*Hollywood Citizen-News* 1935). An ad for the garage appeared in a special cut-out section titled "A Directory of Reliable Hollywood Firms" (Figure 26).

The Gilbert Hotel was substantially remodeled in 2014 when it was converted to student housing. Most of the windows were replaced, the front storefronts altered, and the front courtyard was enclosed. The color scheme was also changed from the warm tones it was historically.

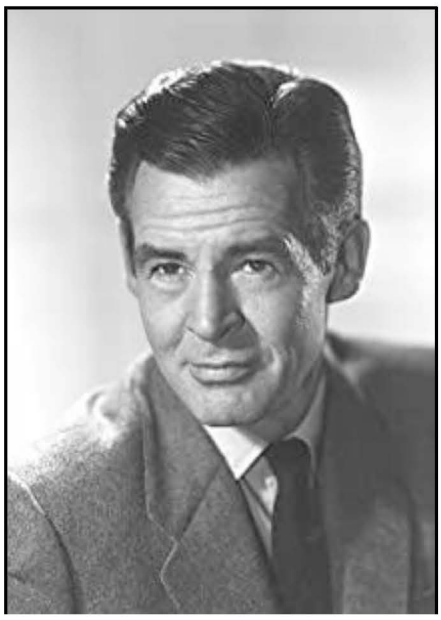


Figure 25. Photograph of actor Robert Ryan from Internet Movie Database.



Figure 26. Advertisement for Gilbert Hotel Garage from *Hollywood Citizen-News*, January 3, 1934

4. ARCHITECTURAL DESCRIPTIONS

4.1 6422 SELMA AVENUE

6422 Selma Avenue is located between Cahuenga Boulevard and Wilcox Avenue in the Hollywood neighborhood of Los Angeles. It is a one-story building with a simple rectangular plan. Built as the Baker Garage in 1912, it is constructed of brick in a common bond of six stretchers per header row (Figure 27). The building has corner pilasters and a front-facing gable roof (Figure 28). The primary (north) façade is punctuated by three bays which have been altered over the years. The central bay has a projecting surround, which is currently painted yellow. Originally, this central opening was large enough to accommodate the cars of the 1910s and it was flanked by two windows (see Figure 16). Over the years as the building continued to be used for automobiles, the windows were removed and replaced by additional garage entrances. During the time it was used for automobile supplies, the central door was filled in with a traditional door with glass blocks and marble (Figure 29). The east opening was also filled in with a solid door with glass blocks and green marble (Figure 30). The west opening is a metal roll-up door (Figure 31).



Figure 27. North façade, looking south.

The west façade is completely obscured by the adjacent building. The east façade is partially obscured by a building that nearly abuts the wall at the rear of the property (Figure 32). There is one window opening visible from the street on this façade. It has an arched header and is currently filled in with glass block (Figure 33). The rear of the property is not accessible.

The interior was substantially altered in 1986 when the building was converted to office use (Figure 34). Walls and partitions were added, but the sense of the original space is still retained (Figure 35). The original rafter supports are visible and have a wide "W" pattern (Figure 36). In the northeast corner room, the window has the same green marble used on the exterior below it (Figure 37). The northwest room serves as a utility area (Figure 38). There are editing bays along the west side of the building and no fenestration

in that area (Figure 39). The rear of the building has multiple window openings that are probably not original. There are three one-over-one double-hung sash windows on the south façade (Figure 40). An arched opening in the brick was possibly a door at one time but is now filled in and illuminated by a small skylight (Figure 41). One-over-one double-hung sash windows also punctuate the east façade at the rear of the building, but they are against the wall of the adjacent building (Figure 42).

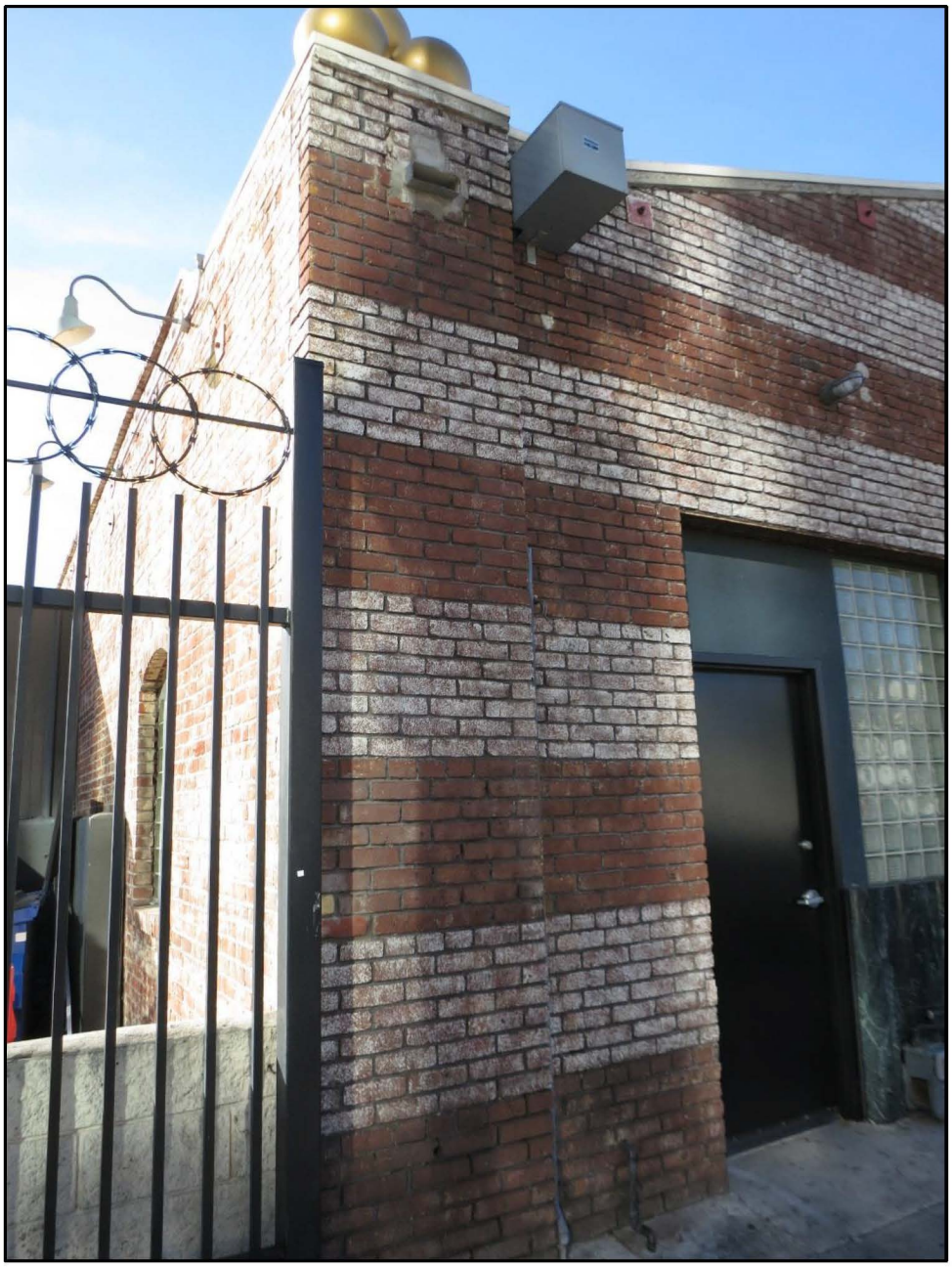


Figure 28. Detail of corner pilasters, looking south.

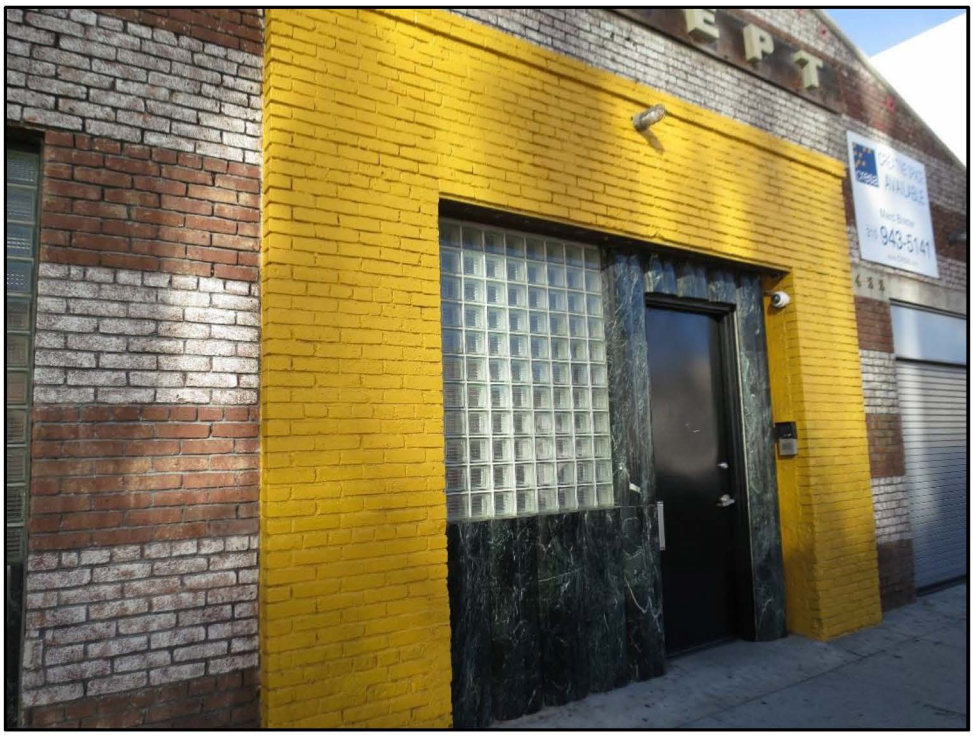


Figure 29. Detail of central glass block window and marble addition.

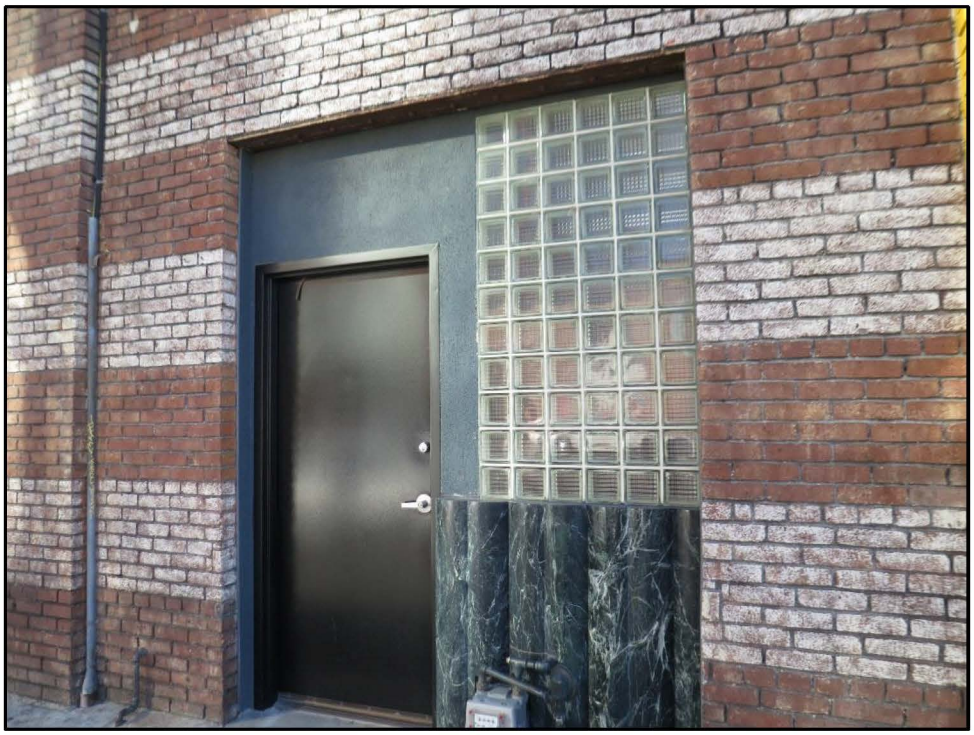


Figure 30. Detail of entrance in east bay, looking southeast.



Figure 31. Roll-up door in west bay, looking southwest.



Figure 32. East façade, looking west.

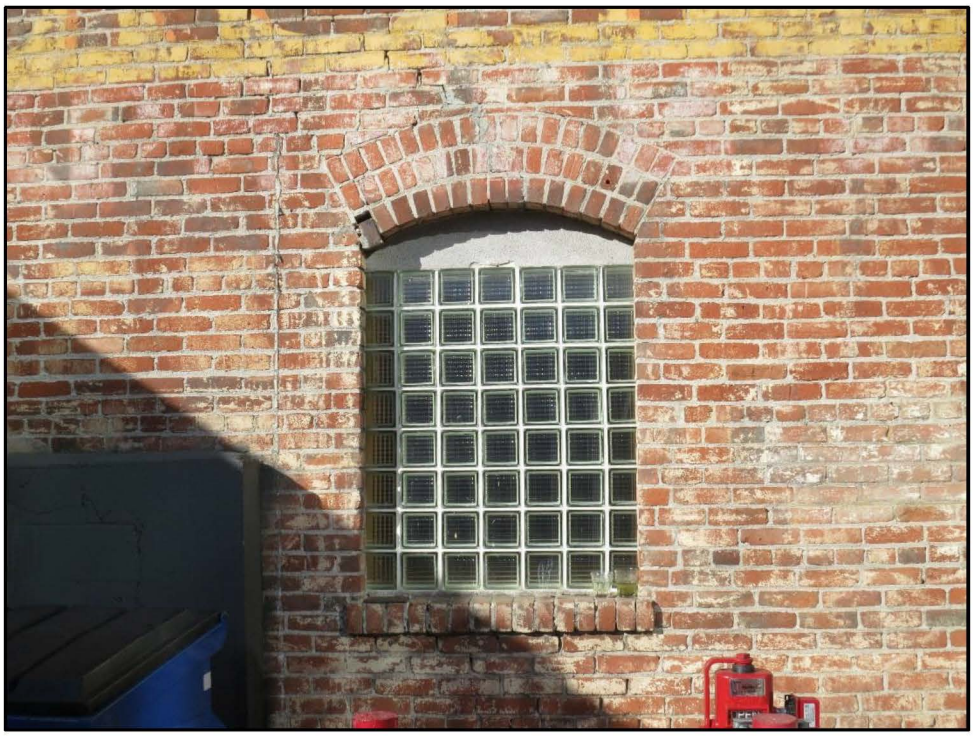


Figure 33. Detail of window on east façade.

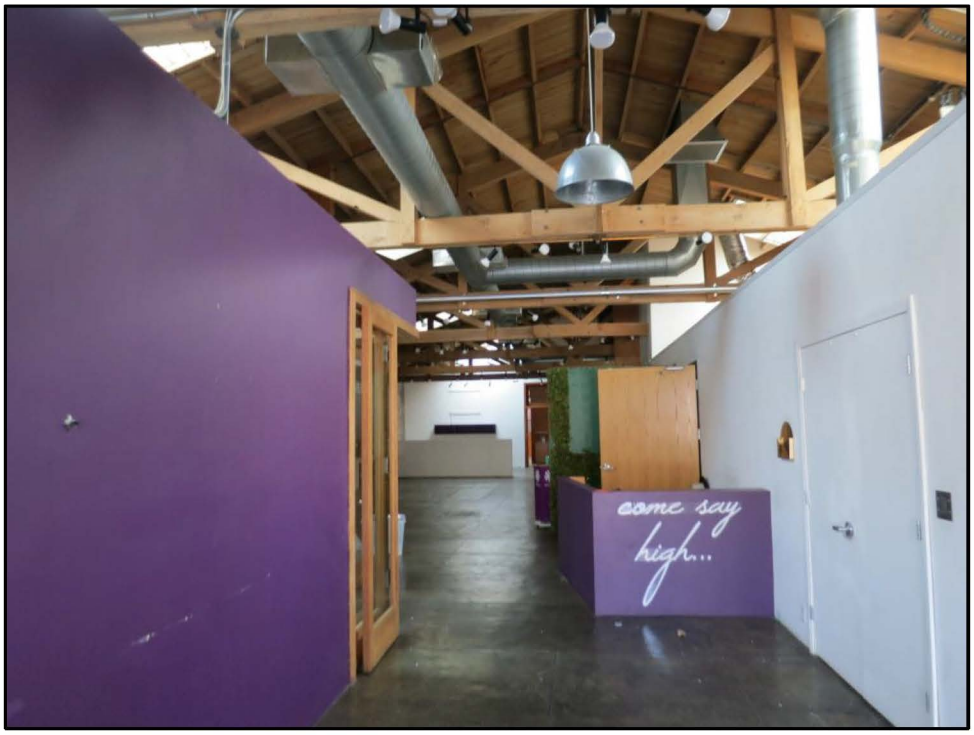


Figure 34. View of interior, looking south (2021).

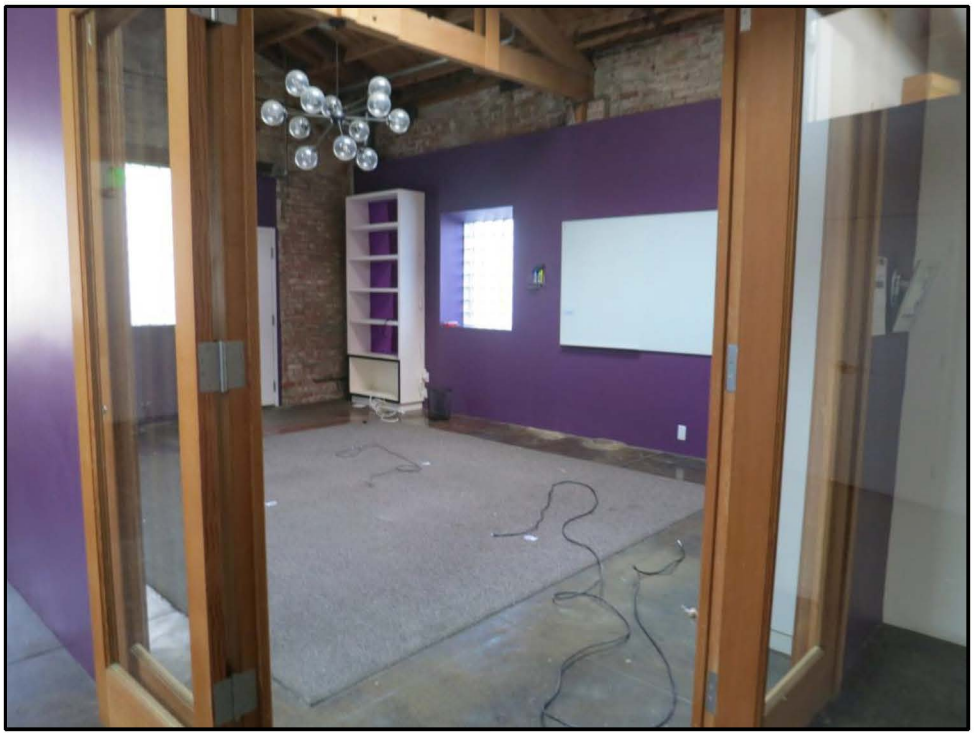


Figure 35. Interior view showing added walls below ceiling (2021).

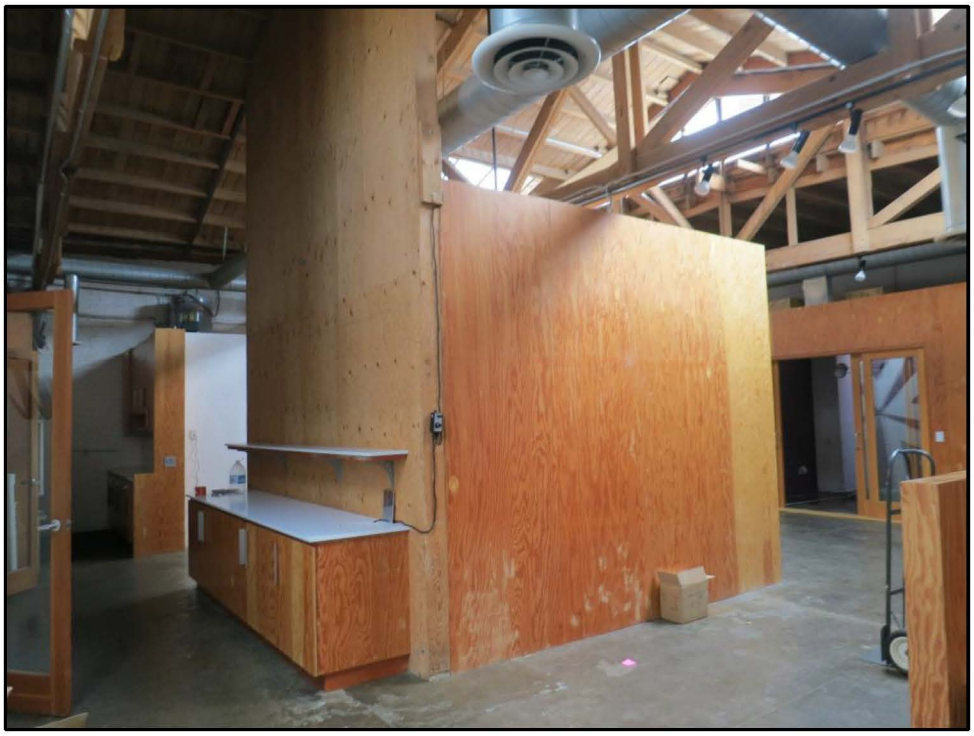


Figure 36. Interior view with ceiling trusses (2021).



Figure 37. Detail of north wall showing added marble (2019).



Figure 38. View of roll-up door in northwest corner room (2021).

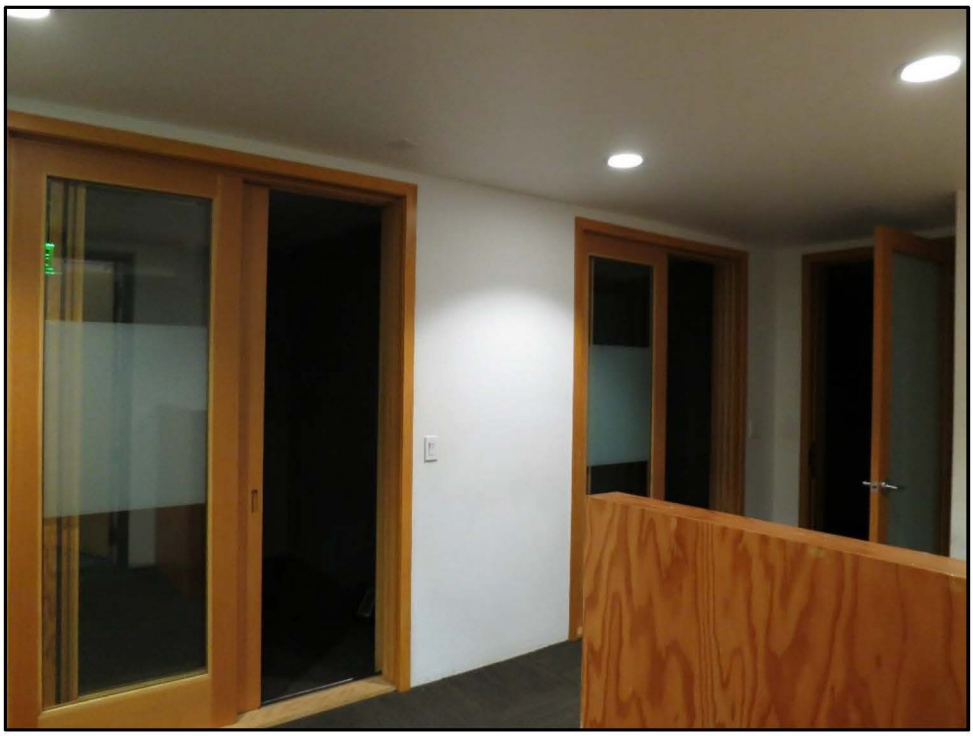


Figure 39. View of west side of interior (2019).



Figure 40. View of windows on south wall of the building (2019).



Figure 41. Inset opening with skylight in south wall (2019).



Figure 42. Window on east wall (2019).

4.2 1550 NORTH WILCOX AVENUE

The former parking garage at 1550 North Wilcox Avenue is located between Sunset Boulevard and Selma Avenue in the Hollywood neighborhood of Los Angeles. It is located behind the Gilbert Hotel and accessed by narrow driveways to the north and south of the building (Figure 43). The hotel is a three-story masonry building constructed in 1925 and extensively remodeled in 2014 (see Figure 12). The Gilbert Garage was built concurrently with the hotel with the intention of providing parking for hotel guests. It is a one-story building with an L-shaped plan. The walls are constructed of brick in a common bond of six stretchers per header row which has been painted on some facades (Figure 44). Capped by a flat roof, the building has minimal fenestration and no decorative details. The east and north facades of the building are adjacent to the walls of the surrounding buildings at 6422 and 6430 Selma Avenue and are not visible. The south façade is partially visible and has paired anchor bolts for the interior trusses spaced along the upper portion of the wall (Figure 45). The primary (west) façade of the garage has two vehicular entrances at the north and south ends (Figure 46). There is also a pedestrian entrance near the middle of the building with a solid metal door. Although the metal vehicular doors have most likely been replaced, they retain their original size planned for automobiles in 1925 (Figure 47).

The interior of the Gilbert Garage appears to have had minimal alterations (Figure 48). The L-shaped plan requires a complex system of hip trusses spanning the space from east to west with cross braces and central supports on concrete piers (Figures 49-51). Brick pilasters support the trusses where they meet the wall and additional supports have been added in some locations (Figures 52 and 53). The wood roof is punctuated by skylights in several locations which appear to be original as there was no fenestration (Figure 54).



Figure 43. View of gated driveway to the south of the Gilbert Hotel, looking east.

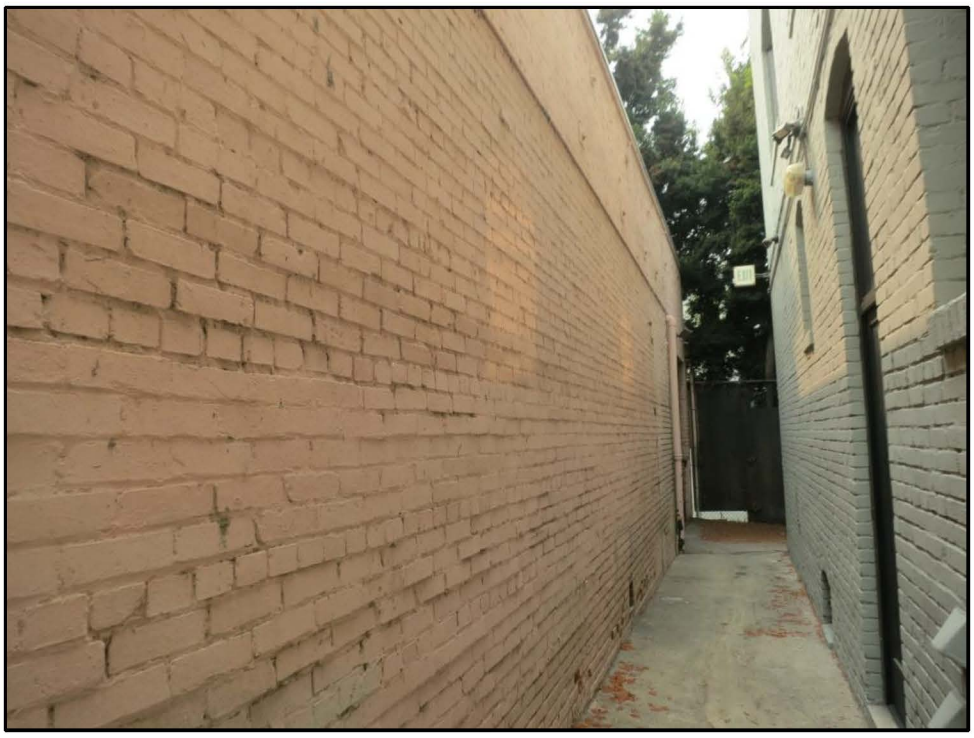


Figure 44. Detail of brickwork on west façade of Gilbert Garage, looking south.



Figure 45. South façade of Gilbert Garage at 1550 North Wilcox, looking northeast.



Figure 46. Detail of south door on west façade of Gilbert Garage, looking north.



Figure 47. Detail of north door on west façade of Gilbert Garage, looking east.



Figure 48. View of interior of Gilbert Garage, looking northeast.



Figure 49. Detail of roof and trusses of Gilbert Garage.



Figure 50. Interior view of Gilbert Garage, looking east.



Figure 51. Detail of support post in center of Gilbert Garage, looking southeast.



Figure 52. View of brick and pilasters on interior of Gilbert Garage.



Figure 53. Detail of brick pilaster in Gilbert Garage.



Figure 54. Overview of interior showing skylights in the Gilbert Garage.

5. EVALUATION OF ELIGIBILITY

Districts, sites, buildings, structures, and objects are assigned historical significance based on their exceptional value or quality illustrating or interpreting the heritage of Los Angeles or the United States in history, architecture, archaeology, engineering, and culture. A number of criteria are used in demonstrating resource importance. Specifically, criteria are outlined in the CRHR and HCM, and provide the guidance for making such a determination. The following sections detail the criteria that a resource must meet in order to be determined eligible and receive a full evaluation of eligibility.

In evaluating the buildings, ASM considered a number of factors relevant to making a recommendation of eligibility, including:

- the history of Los Angeles and Hollywood;
- the history of the buildings' construction, use, and associations;
- the history of the surrounding community and the buildings' relationship to that community;
- the buildings' association with important people or events;
- whether or not the buildings are the work of a master architect, craftsman, artist, or landscaper;
- whether the buildings are representative of a particular style or method of construction; and
- whether the buildings have undergone structural alterations over the years, the extent to which such alterations have compromised their historical integrity, and the current condition of the properties.

5.1 REGULATORY FRAMEWORK AND ELIGIBILITY CRITERIA

5.1.1 California Register of Historical Resources

The CRHR program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protections under CEQA. The criteria established for eligibility for the CRHR are directly comparable to the national criteria established for the NRHP.

In order to be eligible for listing in the CRHR, a building must satisfy at least one of the following four criteria:

1. is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. It is associated with the lives of persons important to local, California, or national history.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Historical resources eligible for listing in the CRHR must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. For the purposes of eligibility for CRHR, integrity is defined as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" (California Office of Historic

Preservation 2001). This broad definition is generally strengthened by the more specific definition offered by the NRHP—the criteria and guidelines upon which the CRHR criteria and guidelines are based.

5.1.2 City of Los Angeles Historic-Cultural Monuments

According to the City of Los Angeles Cultural Heritage Ordinance Chapter 9, Division 22 (Cultural Heritage Ordinance) of the Los Angeles Administrative Code, Historic-Cultural Monument designation is reserved for 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. 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.

5.1.3 Los Angeles Historic Preservation Overlay Zone

According to Section 12.20.3 of the Los Angeles Municipal Code, a HPOZ is an area of the City of Los Angeles that is designated as containing structures, landscaping, natural features, or sites having historic, architectural, cultural, or aesthetic significance. To receive such designation, areas must be adopted as a HPOZ by the City Planning Commission and the City Council through a zone change procedure that includes notification of all affected and nearby property owners and public hearings (ordinance enacted in 1979). HPOZ areas range in size from neighborhoods of approximately 50 parcels to more than 3,000 properties. While most districts are primarily residential, many have a mix of single-family and multi-family housing, and some include commercial and industrial properties. HPOZs are established and administered by the Los Angeles City Planning Department (in concert with the City Council). Individual buildings in a HPOZ need not be of landmark quality on their own: it is the collection of a cohesive, unique, and intact collection of historic resources that qualifies a neighborhood for HPOZ status.

5.1.4 California Environmental Quality Act Significance

CEQA Section 15064.5 *Determining the Significance of Impacts to Archeological and Historical Resources* requires that all private and public activities not specifically exempted be evaluated against the potential for environmental damage, including effects to historical resources. Historical resources are recognized as part of the environment under CEQA. It defines historical resources as "any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California."

Lead agencies have a responsibility to evaluate historical resources against the CRHR criteria prior to making a finding as to a proposed project's impacts to historical resources. Mitigation of adverse impacts is required if the proposed project will cause substantial adverse change to a historical resource. Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired. While demolition and destruction are fairly obvious significant

impacts, it is more difficult to assess when change, alteration, or relocation crosses the threshold of substantial adverse change. The CEQA Guidelines provide that a project that demolishes or alters those physical characteristics of a historical resource that convey its historical significance (i.e., its character-defining features) can be considered to materially impair the resource's significance. The CRHR is used in the consideration of historical resources relative to significance for purposes of CEQA. The CRHR includes resources listed in, or formally determined eligible for listing in, the NRHP, as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts), or that have been identified in a local historical resources inventory, may be eligible for listing in the CRHR and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise.

Generally, a resource shall be considered by the lead agency to be a "historical resource" if it:

1. Is listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (PRC Section 5024.1, Title 14 CCR, Section 4850 et seq.).
2. Is included in a local register of historical resources or is identified as significant in a historical resource survey meeting the requirements Section 5024.1(g) of the PRC.
3. Is a building or structure determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

Integrity

In order to be eligible for listing in the CRHR, a property must retain sufficient integrity to convey its significance. The NRHP publication How to Apply the National Register Criteria for Evaluation, National Register Bulletin 15, establishes how to evaluate the integrity of a property: "Integrity is the ability of a property to convey its significance" (National Park Service, National Register of Historic Places 1998). The evaluation of integrity must be grounded in an understanding of a property's physical features, and how they relate to the concept of integrity. Determining which of these aspects are most important to a property requires knowing why, where, and when a property is significant. To retain historic integrity, a property must possess several, and usually most, aspects of integrity:

1. **Location** is the place where the historic property was constructed or the place where the historic event occurred.
2. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting** is the physical environment of a historic property and refers to the character of the site and the relationship to surrounding features and open space. Setting often refers to the basic physical conditions under which a property was built and the functions it was intended to serve. These features can be either natural or manmade, including vegetation, paths, fences, and relationships between other features or open space.
4. **Materials** are the physical elements that were combined or deposited during a particular period or time, and in a particular pattern or configuration to form a historic property.
5. **Workmanship** is the physical evidence of crafts of a particular culture or people during any given period of history or prehistory and can be applied to the property as a whole, or to individual components.
6. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, when taken together, convey the property's historic character.

7. **Association** is the direct link between the important historic event or person and a historic property.

5.2 STATEMENT OF SIGNIFICANCE

5.2.1 6422 Selma Avenue

5.2.1.1 California Register of Historical Resources Evaluation

ASM carefully considered whether the Baker Garage at 6422 Selma Avenue is individually eligible under any CRHR criteria. To do so, ASM evaluated the building within the historic context of Commercial Development and the Automobile, 1910-1970, an important theme identified in SurveyLA that relates to this building.

Under CRHR Criterion 1, the property is one of the only buildings associated with early automobile culture remaining in Hollywood. Although it dates to slightly after the annexation year of 1910, the Historic Context Statement for the Historic Resources Survey Hollywood Redevelopment Project Area (2020) notes that buildings dating from around this time are increasingly rare and appear particularly significant as an important pattern of development, illustrative of Hollywood's early development as an independent city. Furthermore, the building was constructed as a garage and continued to be associated with automobiles for more than 80 years. It evolved with the automobile and with Hollywood itself, intersecting with early cab companies, automobile parts and service, and as a supplier of exotic cars for the film industry. Because it retains integrity and such a close association with the automobile, the Baker Garage at 6422 Selma Avenue sufficiently represents the theme of Commercial Development and the Automobile, 1910-1970, on the local level. As such, it is recommended eligible under CRHR Criterion 1.

Several of the owners and occupants were well known locally or in the automobile industry, including Sabin Sturtevant and Joseph Willharber. Edward Baker is considered a Hollywood pioneer, but not a historically significant individual. As such, the Baker Garage at 6422 Selma Avenue is not recommended eligible under CRHR Criterion 2.

ASM considered whether the property is individually eligible under CRHR Criterion 3 as a parking structure building type. The SurveyLA theme of Commercial Development and the Automobile, 1910-1970, outlines registration requirements for several building types associated with the automobile, including parking structure, car repair facilities, and service stations, as well as drive-in commercial facilities. Designed and built for the singular purpose of housing cars, the Baker Garage is a good representation of a very early single-story parking structure. It is also related to the car repair building type with three bays on the primary facade. As most parking structures were two or more stories and most car repair shops date to after 1920, the Baker Garage is an incredibly rare example of an early garage. The building also demonstrates how its architecture is shaped by accommodation to the needs of the automobile as well as by the economic trends of the time. It was converted for use as a drive-in shop when the trend was to provide services directly to customers, so they could remain in their cars. Although the original building permit was not located, the structure is not believed to be associated with a master architect or builder. However, the Baker Garage at 6422 Selma Drive is recommended eligible under CRHR Criterion 3 because it represents the rare building type of a pre-1920 one-story garage.

The Baker Garage at 6422 Selma Avenue is not recommended eligible under CRHR Criterion 4. It does not have the potential to provide information about history or prehistory that is not available through historic research.

5.2.1.1 Los Angeles HCM Evaluation

The Baker Garage at 6422 Selma Avenue is recommended eligible under City of Los Angeles HCM criteria 1 and 3 following the reasons outlined in the preceding sections regarding individual eligibility under the corresponding CRHR criteria 1 and 3. As it is not associated with the lives of any historic personages, the Baker Garage at 6422 Selma Avenue is recommended not eligible under City of Los Angeles HCM Criterion 2.

5.2.1.2 Historic District and HPOZ Evaluation

ASM carefully considered whether the Baker Garage at 6422 Selma Avenue is eligible as a contributor to a historic district. The nearby Hollywood Boulevard Commercial and Entertainment District was listed in the NRHP in 1984. However, the district boundaries only include parcels along Hollywood Boulevard. There are other historic districts within Hollywood, but most are residential, and none are located near the Project site. The 2020 survey did not identify a historic district of which this property would be part, nor was an intact historic district identified during the site visit to the property and windshield survey of the neighborhood. As such, ASM recommends that the Baker Garage at 6422 Selma Avenue is not eligible as a contributing resource to any historic district

The Baker Garage at 6422 Selma Avenue is recommended not eligible as a contributor to any potential historic district. The building is located outside previously identified boundaries for nearby historic districts, nor was an intact historic district identified during our site visit to the property and windshield survey of the neighborhood.

5.2.1.3 California Environmental Quality Act Evaluation

The Baker Garage at 6422 Selma Avenue qualifies as a historical resource pursuant to CEQA Section 5024.1 and needs to be considered a historical resource for future project planning.

5.2.1.4 Integrity

Because the property is eligible under CRHR and HCM criteria 1 and 3, a full assessment of integrity is included below.

1. **Location** The garage has not been moved and retains integrity of location.
2. **Design** Although the fenestration pattern on the primary façade has been altered, the overall three-part arrangement and interior open space has remained intact. Therefore. the garage retains good integrity of design.
3. **Setting** The broader setting of Hollywood has changed substantially since 1912. However, many of the immediate buildings have been in place for more than 50 years and the relationship of the building to Selma Avenue and the sidewalk remains the same. As such, the building retains fair integrity of setting
4. **Materials** The original front windows and doors have been replaced, but the bulk of materials included the brickwork and trusses have been retained. Therefore, the garage retains fair integrity of materials.
5. **Workmanship** The primary evidence of workmanship in the garage is apparent in the brickwork and original wood trusses. As these features have not been altered, the building retains good integrity of workmanship.
6. **Feeling** Alterations have been made to the front façade and interior. However, the extent of alterations did not substantially impact character-defining features of the garage such as the brick walls and repetition of trusses. As such, the garage retains its integrity of feeling.

7. **Association** Despite its alterations, the garage continues to reflect its original use and therefore its association with the automobile and early Hollywood. Therefore, it has good integrity of association.

Overall, the Baker Garage at 6422 Selma Avenue retains fair to good integrity of all seven elements and continues to convey its association with the context of Commercial Development and the Automobile.

5.2.2 1550 North Wilcox Avenue

5.2.2.1 California Register of Historical Resources Evaluation

ASM carefully considered whether the Gilbert Garage at 1550 North Wilcox Avenue is eligible under any CRHR criteria. As an ancillary building to the Gilbert Hotel, ASM determined that it would best be evaluated under a context appropriate to the hotel, *Commercial Development, 1850-1980* and theme *Hotels, 1880-1980*. As the hotel was built in a Spanish Colonial Revival style it was also evaluated under the context of *Architecture and Engineering, 1850-1980* with the theme *Mediterranean and Indigenous Revival Architecture, 1887-1952*, and sub-theme *Spanish Colonial Revival 1915-1942*. The hotel's rooftop and blade signs were identified as eligible under the separate theme of *Commercial Signs, 1906-1980*.

The theme of *Hotels, 1880-1980* was further divided under the broader contexts developed by SurveyLA. The Gilbert Hotel would be considered a *Neighborhood Hotel (1895-1930)*, where Hollywood was acknowledged as "the most important neighborhood for hotel construction" (City of Los Angeles 2017: 16). It is an example of the apartment hotel, a hybrid "that combined the features of hotel living, from elegant common spaces to housekeeping, with some kind of dining and food preparation facility" (City of Los Angeles 2017: 18). In order to be eligible under this theme, the building should retain most of the essential character-defining features from the period of significance. For the neighborhood hotel these include storefronts, a well-appointed lobby, and a restaurant. Within Hollywood there are multiple neighborhood hotels, such as the St. Francis Hotel (1927) and the Palomar Hotel (1925), that are better representations of the context of *Commercial Development, 1850-1980* and the theme *Hotels, 1880-1980*. Therefore, the Gilbert Hotel, including the Gilbert Garage, is recommended not eligible under CRHR Criterion 1.

The Gilbert Hotel was associated with several people throughout its history. Original owner Lewis G. Burmann was an aspiring real estate investor but never really established himself in Los Angeles. Former mayor J. Loyal Gilbert may have been well-known in West Virginia but had not lived in southern California very long when he died in 1929. As a popular hotel with actors in need of temporary housing, the Gilbert Hotel was associated with several actors of varying degrees of fame. However, as a temporary residence no one occupied the hotel long enough to justify an association with a historically significant individual. Henry Miller is a historically significant writer who lived in Los Angeles while writing his book *The Air-Conditioned Nightmare*. However, there is limited evidence that he actually lived at the Gilbert Hotel during this time and additionally, it is not considered one of his important works. As such the Gilbert Hotel, including the garage, is recommended not eligible under CRHR Criterion 2.

ASM considered whether the Gilbert Hotel is eligible under CRHR Criterion 3 under the context of *Architecture and Engineering, 1850-1980* with the theme *Mediterranean and Indigenous Revival Architecture, 1887-1952*, and sub-theme *Spanish Colonial Revival 1915-1942*. When it was completed, the Gilbert Hotel had several character-defining features of the Spanish Colonial Revival style including red clay tile cladding on the roof, a front courtyard patio, use of decorative ironwork and arched openings. However, the building no longer has the red tile roof details, arched openings and most notably the front courtyard patio and fountain. Architects Gogerty and Weyl could be considered master architects, particularly in Hollywood. The loss of character-defining features of the hotel such as the open courtyard noted above mean that the hotel is no longer a good example of their work. Furthermore, there are multiple

better examples of their work with distinctive Churrigueresque or Art Deco details such as the Baine Building and the Yucca Vine Tower. As such, the Gilbert Hotel, including the Gilbert Garage, is recommended not eligible under CRHR Criterion 3.

The Gilbert Hotel, including its garage, is recommended not eligible under CRHR Criterion 4. The buildings do not have the potential to provide information about history or prehistory that is not available through historic research.

5.2.2.2 Los Angeles HCM Evaluation

The Gilbert Hotel, including its garage, at 1550 North Wilcox Avenue is recommended not eligible under City of Los Angeles HCM criteria 1, 2 and 3 for reasons outlined above under the corresponding CRHR criteria 1 through 3.

5.2.2.3 Historic District and HPOZ Evaluation

The Gilbert Hotel, including its garage, at 1550 North Wilcox Avenue is recommended not eligible as a contributor to any potential historic district. The buildings are located outside previously identified boundaries for nearby historic districts, nor was an intact historic district identified during our site visit to the property and windshield survey of the neighborhood.

5.2.2.4 California Environmental Quality Act Evaluation

The Gilbert Hotel, including its garage, at 1550 North Wilcox Avenue does not qualify as a historical resource pursuant to CEQA Section 5024.1 and therefore does not need to be considered a historical resource for future project planning.

5.2.2.5 Integrity

As stated above, the Gilbert Hotel, including its garage, is not eligible under any CRHR and HCM criteria due to alterations and loss of character defining features. However, ASM is including a full analysis of the seven aspects of integrity below to clarify why this property is no longer able to convey the historical themes with which it is associated. Note that the hotel's rooftop and blade signs were identified as eligible under the separate theme of *Commercial Signs, 1906-1980.*

1. **Location** The hotel and garage have not been moved and both retain integrity of location.
2. **Design** A primary element of the hotel was the entrance courtyard, which remained open until the most recent renovation in 2014. The storefront configuration, and details such as the red clay tile roof were important elements of the design which were lost through renovations. The garage is unaltered, and the rooftop sign has not been changed since 1930 although the letters of the blade sign were changed sometime after 1979 altering the overall design of the sign. Overall, the Gilbert Hotel has poor integrity of design.
3. **Setting** The broader setting of Hollywood has changed substantially since 1925. However, the relationship of the hotel to the street, including the driveways leading to the garage, have remained. The front courtyard was gated in 2014 which has had some impact of setting, but overall, the hotel retains fair integrity of setting.
4. **Materials** All of the original windows were replaced as part of the 2014 remodel if they had not been replaced previously. Character-defining features such as the tile patio, red clay tile roof, and warm color palettes are no longer extant. The garage retains its original brickwork, concrete floor, and trusses. The signs also appear to retain their original materials. Overall, the hotel has poor integrity of materials.

5. **Workmanship** All evidence of workmanship dating to 1925 has been lost in hotel renovations. Although the garage has truss and roofing details that demonstrate its original workmanship, overall, the hotel has poor integrity of workmanship
6. **Feeling** The Gilbert Hotel building has lost most character-defining features of the Spanish Colonial Revival style. No alterations were made to character-defining features of the garage such as the brick walls and repetition of trusses or to the lettering on the rooftop sign. However, as a whole the property no longer expresses the historic sense of time when it served as a hotel because it does not retain the physical features that convey its character. Overall, the hotel has poor integrity of feeling.
7. **Association** As it was converted to residences, the open plan of the hotel with is associated businesses and restaurants, the Gilbert Hotel has lost its association with the context of a Commercial Hotel. Similarly, as an ancillary building, the parking garage is no longer associated with this context. Despite the fact that the building no longer functions as a hotel, the signs continue to reflect their association with the Gilbert Hotel. Overall, the hotel has poor integrity of association.

The Gilbert Hotel retains integrity of location and setting but has poor integrity of design, materials, workmanship, feeling, and association largely as a result of its remodeling into a dormitory in 2014. As such, the Gilbert Hotel, and therefore its ancillary garage, do not retain sufficient integrity under any criteria, specifically for its potential association with the themes of *Hotels, 1880-1980* and *Spanish Colonial Revival 1915-1942*.

6. IMPACTS ASSESSMENT

As the Gilbert Hotel and its ancillary garage, are not considered a historical resource for the purposes of CEQA, an assessment of impacts is not required.

However, as a result of ASM's evaluation, the Baker Garage at 6422 Selma Avenue is recommended eligible for the CRHR and local register and therefore is a historical resource for the purposes of CEQA. CEQA Section 21084.1 states that significant impacts may occur if "a project may cause a substantial adverse change in the significance to a historic resource." CEQA Guidelines Section 15064.5(b)(1) defines a substantial adverse change as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."

According to Section 15064.5(b)(2)(A), "the significance of a historic resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the CRHR as determined by a lead agency for purposes of CEQA." Projects that are found to be in conformance with the *Secretary of the Interior's* (SOI) *Standards for the Treatment of Historic Properties (Standards)* will not result in a substantial adverse change in the significance of a historical resource.

ASM reviewed the proposed plans for the alteration of the garage and new construction to assess whether the design of the Project is in accordance with the *Standards*.

Secretary of Interior's Standards

The *Standards* were codified in 1995 (36 CFR Part 68) to establish professional standards that apply to all proposed development grant-in-aid projects assisted through the National Historic Preservation Fund and serve as general guidance for work on any other historic building (Weeks et al. 2001). Of the four preservation approaches in the *Standards*, *Rehabilitatio*n is appropriate approach for the subject Project. Approach. The 10 Standards for *Rehabilitation* are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The garage at 6422 Selma Avenue will be incorporated into the first floor of the new residential project and become the entrance for pedestrian and vehicular traffic. The first third of the north (primary) and west façades of the garage will be retained and braced during construction to prevent damage to the brick walls and features. Additionally, most of the east façade will be retained. The south (rear) and portions of the west facades will be demolished resulting in 33% of the original brick walls removed, with 63% remaining in place and 4% removed and rebuilt in the original location. One-third of the wood trusses (four) will be retained in place. An additional four trusses will be removed during construction and reinstalled in their original locations. Two of the original trusses will be preserved and reinstalled in different locations and one truss will be removed. The current roof is not original, but 35% of this material will remain in place. The rest of the roof will either be removed (26%) or reconstructed (39%) and sheathed in sheet metal to differentiate it from the current roof. For the north, east, and partial west wall that will be retained, damaged brick will be repaired or, if beyond repair, replaced in-kind. On portions of the new north wall surrounding the entrance to the new lobby, a layer of brick veneer will be applied using brick salvaged from the portions of the original walls to be demolished. A brick-veneer header will be installed above the lobby opening and the brick-veneer wall will extend west of the lobby to the control room. The first third of the garage's interior space will be returned to its original use for automobile parking.

The openings of the north façade will be altered to more closely reflect their original uses. The east bay was probably a window originally although photographic evidence is not available. It was turned into a door in the 1940s and further altered with the marble and glass brick at a later date. The marble and glass block will be removed, and a more appropriate glazed door and window installed. The central bay, which is currently also filled in with glass block and marble, will be returned to the vehicular entrance depicted in the only known historic photograph of the building. The west bay, which was originally a window, was converted to roll-up door. This bay will become a pedestrian entrance and restore a sense of the symmetry of the original primary façade. Additionally, the Project includes the removal of the paint on the brick surround and primary façade.

In consideration of whether the proposed alterations follow the *Standards*, the alterations to the garage will return the building to its original use per *Standard 1* but will result in more than "minimal changes to its distinctive materials, features, spaces, and spatial relationships." Per *Standard 2*, some of the "historic character of the property will be retained and preserved;" whereas the removal of the south and west walls and the roof constitutes removal of distinctive materials and alterations of spatial arrangements that characterize the garage. Similarly, only some of the "distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved" per *Standard 5*. Per *Standard 6,* deteriorated brick will be repaired rather than replaced and the gentlest means possible will be used to clean and treat the brick per *Standard 7*.

Standard 9 states that new construction should be designed in a way that is compatible with the historic building in terms of design, materials, features, size, scale and proportion, and massing, as well as relationship of solids to voids, color, and texture. The design may be contemporary or reference historic style/design motifs; however, the new construction should be designed in a manner that it is clearly

differentiated from the historic building (Weeks et al. 2001). Furthermore, new additions and adjacent or related new construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired (*Standard 10*). As new "related construction" the 14-story building is differentiated from the garage while attempting to be compatible with the materials of the historic property. Additionally, the new construction is set back on the parcel to the point where the scale and massing of the garage will not be impacted from the street-level/pedestrian view. Because the new construction will be integrated with the original building, it would not be unimpaired if removed in the future and does not comply fully with this standard.

Although the new construction and parts of the proposed renovation for the garage conform with many of the *Standards*, the loss of some of the materials, features, character, and spatial relationships of the historic building means the project does not fully comply with *Standards*. Therefore, the proposed Found Residences Project will result in an adverse change in the significance of a historical resource and significant impacts pursuant to CEQA Section 21084.1.

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7. RECOMMENDED MITIGATION

As proposed, the Project does not fully comply with the *Standards.* According to Section 15126.4 of CEQA Guidelines, feasible measures should be considered that minimize the significant impacts to the building at 6422 Selma Avenue. Project redesign is always the preferred option to minimize adverse impacts. Through consultation with the client and architect, several versions of the Project were created to retain more of the original building's materials and features. However, as analyzed in Section 6, the proposed design will still result in a significant impact. The following mitigation measures should be undertaken to minimize impacts:

Mitigation Measure 1:

Prior to any demolition or construction activity, the garage at 6422 Selma Avenue will be documented to Historic American Buildings Survey (HABS) Level 2 standards, according to the outline format described in the *Historic American Building Survey Guidelines for Preparing Written Historical Descriptive Data.* Photographic documentation should follow the Photographic Specification–Historic American Building Survey, including 10-15 archival quality, large-format photographs of the exterior and interior of the building and its architectural elements. Construction techniques and architectural details should be documented, especially noting the measurements, hardware, and other features that tie architectural elements to a specific date. If original architectural plans are located, they should be archivally reproduced, following HABS standards. Three copies of the HABS documentation package, with one copy including original photo negatives, will be produced, with at least one copy placed in an archive or history collection accessible to the general public.

Mitigation Measure 2:

Additional review of the project by OHR will only be required if, during construction, more than 10% of the materials currently proposed for retention cannot be retained as planned. For example, if after removal and storage of the wooden trusses it is discovered that 5% more of the wood must be replaced prior to reinstallation, no additional review will be required and the wood elements of the truss that require replacement will be made in-kind. However, if 15% more of the brick walls must be removed than is currently planned (33%), subsequent review of the construction plans would be required by OHR.

Mitigation Measure 3:

Develop at least two interpretative signs or murals that would communicate the significance of the garage at 6422 Selma Avenue to the Hollywood community. This could consist of a permanent interpretive exhibit that would incorporate information from historic photographs, HABS documentation, or other materials to highlight the building's association with the automobile and the significance of the automobile to Hollywood. The interpretive signs should be developed by a team that includes a SOI-qualified historian. At least one of the signs should be located near the Selma entrance to the garage to be accessible by the general public. The second mural could be located on the interior of the garage.

Mitigation Measure 4:

Prior to the start of construction, surveys shall be performed to document the conditions of the masonry of the remaining walls at 6422 Selma Avenue as well as the Gilbert Hotel building. A structural monitoring program shall be implemented and recorded during construction to ensure that ground borne vibration levels do not exceed 0.12 inches per second, PPV. The structural monitoring plan shall include documentation, consisting of video and/or photographic documentation of accessible and visible areas on the exterior of the buildings. A historic architect (meeting the SOI's Professional Qualification Standards) or structural engineer with experience

with historic masonry buildings shall establish baseline structural conditions of the building and prepare the shoring design. Additionally, a qualified acoustical engineer shall be retained to review the proposed construction equipment and develop and implement a vibration monitoring program capable of documenting the construction-related ground vibration levels at the Project site during demolition and excavation phases where heavy construction equipment (e.g., large bulldozer and drill rig) would be operating within 15 feet of the affected buildings.

The vibration monitoring system shall measure and continuously store the peak particle velocity (PPV) in inch/second. Vibration data shall be stored on a one-second interval. The system shall also be programmed for two preset velocity levels: a warning level of 0.07 inch/second (PPV) and a regulatory level of 0.12 inch/second (PPV). The system shall also provide real-time alert when the vibration levels exceed either of the two preset levels.

- In the event the warning level of 0.07 inch/second (PPV) is triggered, the contractor shall identify the source of vibration generation and provide steps to reduce the vibration level, including but not limited to halting/staggering concurrent activities and utilizing lower vibratory techniques.
- In the event the regulatory level of 0.12 inch/second (PPV) is triggered, the contractor shall halt the construction activities and visually inspect the Baker Garage for any damage. Results of the inspection must be logged. The contractor shall identify the source of vibration generation and provide steps to reduce the vibration level. Vibration measurement shall be made with the new construction method to verify that the vibration level is below the warning level of 0.07 inch/second (PPV). Construction activities may then restart.
- In the event damage occurs to historic finish materials due to construction vibration, such materials shall be repaired in consultation with a qualified preservation consultant.

The structure-monitoring program shall be submitted to the Department of Building and Safety and received into the case file for the associated discretionary action permitting the Project prior to initiating any construction activities.

If all of the above mitigation measures are undertaken, ASM recommends that the adverse impacts to the historical resource will be reduced to less than significant, pursuant to PRC Code § 21081.6.

8. CONCLUSION

After documentation and evaluation of the history of the commercial properties located at 6422 Selma Avenue (Baker Garage) and 1550 North Wilcox Avenue (Gilbert Garage), and careful consideration of their ability to reflect the historic contexts and individuals with which they are associated, the Gilbert Hotel and associated Gilbert Garage is recommended not eligible for the CRHR or as a Los Angeles HCM under any criteria. However, the Baker Garage at 6422 Selma Avenue is recommended eligible for the CRHR and as a Los Angeles HCM under criteria 1 and 3 as an individual resource. As such, the building is a *historical resource for the purposes of CEQA compliance.* All four of the mitigation measures recommended above, in consultation with the Lead Agency, should be undertaken to lessen the adverse impact pursuant to PRC Code § 21081.6.

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APPENDICES

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APPENDIX A

DPR 523 Forms

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

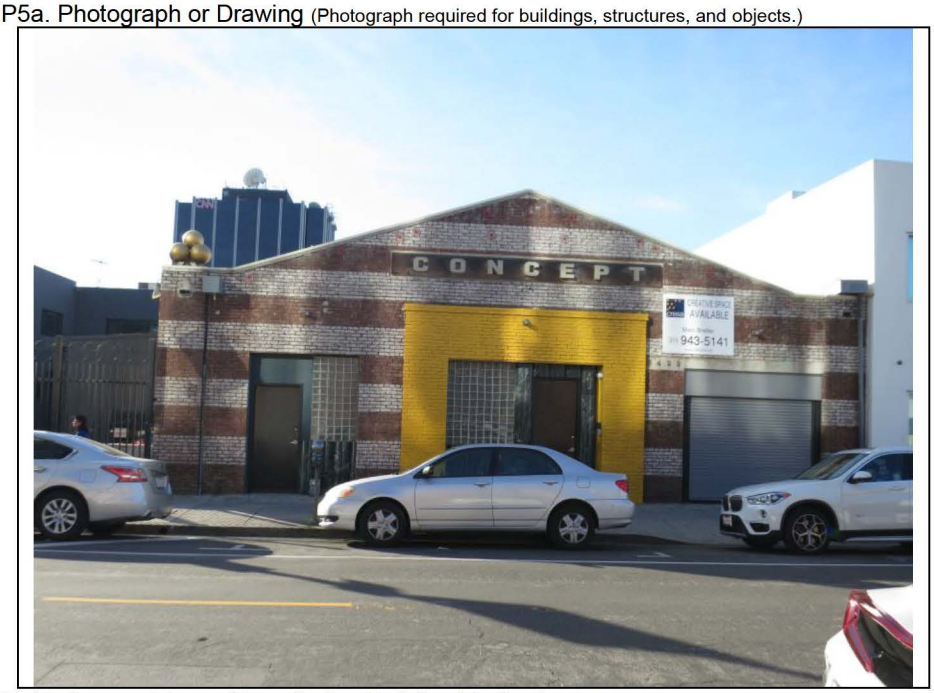
Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 6 ***Resource Name or #:** Baker Garage
P1. Other Identifier: 6422 Selma Avenue
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Hollywood **Date** 1981 S.B. **B.M.**
c. Address 6422 Selma Avenue City Los Angeles Zip 90028
d. UTM: (give more than one for large and/or linear resources) Zone mE/ mN;
e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.) APN 5546-013-003

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The building at 6422 Selma Avenue is located between Cahuenga Boulevard and Wilcox Avenue in the Hollywood neighborhood of Los Angeles. It is a one-story building with a simple rectangular plan. Built as a garage in 1912, it is constructed of brick in a common bond of six stretchers per header row. The building has corner pilasters and a front-facing gable roof. The primary (north) façade is punctuated by three bays which have been altered over the years. The central bay has a projecting surround, which is currently painted yellow. Originally, this central opening was large enough to accommodate the cars of the 1910s and it was flanked by two windows. Over the years as the building continued to be used for automobiles, the windows were removed and replaced by additional garage entrances. During the time it was used for automobile supplies, the central door was filled in with a traditional door with glass blocks and marble. The east opening was also filled in with a solid door with glass blocks and green marble. The west opening is a metal roll-up door.
(continued on pg. 3)

***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. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession#)
View of north façade looking south.
Photo taken on January 25, 2019.

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1912 (Architectural News)

***P7. Owner and Address:**
6422 Selma Avenue, LLC
11828 La Grange Avenue
Los Angeles, CA 90025

***P8. Recorded by:** (Name, affiliation, and address)
Laura Taylor Kung
ASM Affiliates, Inc.
20 North Raymond Avenue, Suite 220
Pasadena, CA 91103

***P9. Date Recorded:** January 25, 2019

***P10. Survey Type:** (Describe) Building Evaluation

***P11. Report Citation:** (cite survey report and sources or enter "none.") **Historic Resources Assessment Report for Found Residences, Los Angeles County, Los Angeles, California (2021),** ASM Affiliates, Inc.

***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):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

***NRHP Status Code** 5S3
***Resource Name or #** (Assigned by recorder) Baker Garage

B1. Historic Name:
B2. Common Name: 6422 Selma Avenue
B3. Original Use: Garage
B4. Present Use: Office
***B5. Architectural Style:** Commercial Vernacular
***B6. Construction History:** **(Construction date, alterations, and date of alterations)** Constructed in 1912; front windows replaced in 1946; interior remodeled in 1986

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:**
B9a. Architect: b. Builder:
***B10. Significance: Theme** Commercial Development and the Automobile, 1910-1970 **Area:** Hollywood
Period of Significance: 1912-1970 **Property Type:** Office **Applicable Criteria:** 1, 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The history of 6422 Selma Avenue is closely tied to both the history of early Hollywood and the development of the automobile in Los Angeles. It is located on lot 4 of tract 1754, which was originally a part of parcel 3 when the city was first divided. It is located between Wilcox Avenue and Cahuenga Boulevard in an area near the heart of the city that was newly incorporated in 1903. The 1907 Sanborn map shows the parcel as undeveloped, but by 1913 the building is extant and labeled as a garage.

The original owner of the property, Edward Louis Baker, was considered one of the pioneers of early Hollywood. In a book published by the Hollywood Branch of the Security Trust and Savings Bank in 1922, E. L. Baker is noted as one of the first people to purchase acreage on Wilcox Avenue for lemon orchards in the 1890s (Hill 1922; 17). E. L. Baker was born in Illinois in 1851 (U.S. Census Bureau 1900). He lived in Colorado before arriving in Los Angeles sometime before 1890 when he married Caroline Field (California Department of Public Health 2017).

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** See report

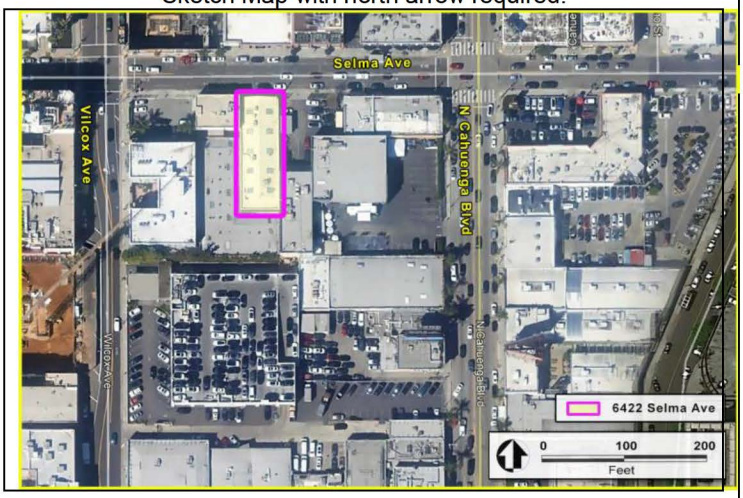
B13. Remarks: None

***B14. Evaluator:** Laura Taylor Kung and Shannon Davis
ASM Affiliates, Inc.

***Date of Evaluation:** January 25, 2019

(This space is reserved for official comments)

Sketch Map with north arrow required.



P3a. Description (continued from page 1)

The west façade is completely obscured by the adjacent building. The east façade is partially obscured by a building that nearly abuts the wall at the rear of the property. There is one window opening visible from the street on this façade. It has an arched header and is currently filled in with glass block. The rear of the property is not accessible.

The interior was substantially altered in 1986 when the building was converted to office use. Walls and partitions were added, but the sense of the original space is still retained. The original rafter supports are visible and have a wide "W" pattern. In the northeast corner room, the window has the same green marble used on the exterior below it. The northwest room serves as a utility area. There are editing bays along the west side of the building and no fenestration in that area. The rear of the building has multiple window openings that are probably not original. There are three one-over-one double-hung sash windows on the south façade. An arched opening in the brick was possibly a door at one time but is now filled in and illuminated by a small skylight. One-over-one double-hung sash windows also *punctuate the east façade* at the rear of the building, but they are against the wall of the adjacent building.

***B10. Significance** (continued from page 2)

In 1892 he listed his occupation as farmer and lived in the Cahuenga area (California State Library 2011). In the late 1890s, Baker began to look for buyers for his orchard land as he probably recognized the area was rapidly developing (*Los Angeles Times* 1896). He owned several cottages in the Hollywood area that he rented out, but he and his wife lived at 1627 Wilcox Avenue, less than a half block north of Selma Avenue (U.S. Census Bureau 1910). As Baker transitioned from farmer to landlord, he also became interested in automobiles. In 1909 an advertisement for Sillman Machine Works lists E. L. Baker as a "master mechanic" (*Los Angeles Times* 1909). At this point the automobile was brand new; the Ford Model T was introduced in 1908, and fewer than 6,000 were made. As an early car enthusiast, Baker must have realized the need for a storage space for the machines that needed protection from the weather and were so expensive that only the wealthy could afford them. (City of Los Angeles 2016).

Although the Los Angeles County Assessor lists the date of construction of the garage as 1909, there is no evidence to support this. The real estate section of the *Los Angeles Times* on May 26, 1912 notes that E. L. Baker purchased the vacant lot on Selma for $1,000 (*Los Angeles Times* 1912b). Additionally, a 1912 issue of *American Art and Architecture Building News* mentions plans for the new "fireproof" garage that will be constructed on Selma Avenue (*American Art and Architecture Building News* 1912). When it was completed, Baker quickly began to advertise the space as "The Baker Garage," which could be rented for $65 a month, not a small amount in 1912. It is not clear if Baker had many rentals during these first three years. The advertisement reappears in 1913, and in 1916 again as the "Baker Garage" (*Los Angeles Times* 1916).

By 1925, the space was leased by the Yellow Cab Company (*Los Angeles Times* 1925). The City Directory for the same year lists Tanner Automobile Service as the occupant, with C. C. Tanner as president (City Directory 1925). Cab companies developed rapidly in the 1920s, with much competition and mergers between the various firms. C. C. Tanner was central to much of this development. Tanner founded the Brown and White Cab Company in February 1921 and in just over one year, their fleet had expanded to 50 cars (*Los Angeles Times* 1922). In 1924 the Brown and White Company consolidated with the Yellow Cab Company, and C. C. Tanner became the president of the new company. At that time the Yellow Cab Company had been in business for four years and had a fleet of 85 cars (*Los Angeles Times* 1924). The merger meant there were only two cab companies serving Los Angeles, the Brown and White-Yellow and the Black and White, which had a fleet of 85 cars. In addition to running the cab company, C. C. Tanner also founded the Tanner Livery Company in 1906 (*Los Angeles Times* 1956). By 1956, the company was still operating as a tour company, Tanner Gray Line Tours. The Yellow Cab company did not stay in the Baker Garage for very long, as a new garage was built on Beaudry Avenue between Third and Fourth Streets (*Los Angeles Times* 1926a). Baker advertised the space as available on April 1st of that year (*Los Angeles Times* 1926b). In 1929, someone selling their Packard lists the address of the car as the Baker Garage, so it appears to have been rented out by individuals during these years (*Los Angeles Times* 1929).

(continued on page 4)

***B10. Significance** (continued from page 3)

The 1930s brought a new occupant with a new direction for the garage. Joe Willharber was born in Minnesota in 1902 (U.S. Census Bureau 1940). In the 1930s Willharber found a unique way to merge the Hollywood film industry and the automobile by renting out foreign and exotic cars to be used in films or just for fun by the wealthy. The business was just beginning when it moved into the Baker Garage in 1930. A picture from 1931 depicts the Baker Garage during the time it was occupied by Willharber's company, Foreign Auto Rentals. By 1938 Willharber had moved locations and had a fleet of 28 specialty cars that he rented out for $50 a day (*Los Angeles Times* 1938). An article about Willharber mentions his purchase of a Hispano-Suiza which was rented out for $100 a day for the Greta Garbo film "The Green Hat."

Also in 1931, E. L. Baker died (State of California 2018). His wife Caroline took over the ownership of the Baker Garage, and it continued to be occupied by Foreign Auto Rentals in 1932 (Los Angeles Directory Company 1932). Caroline Field was born in England in 1866 but emigrated to the United States with her family in 1868 (U.S. Census Bureau 1900). She married E. L. Baker in 1890, but they had no children. She frequently entertained at her house on Wilcox Avenue and was well known in Hollywood social circles (*Los Angeles Times* 1910). When she died in 1933 her sister Selena inherited the Baker home as well as the garage at 6422 Selma Avenue (*Los Angeles Times* 1933).

Selena Field Cluss was born in England in 1863 and emigrated with her sister Caroline and the rest of their family. In 1886 she married Edward L. Cluss who was born in Michigan in 1864. They lived in Wisconsin when their son Walter was born in 1889, and in Kansas when their daughter Ethel was born in 1893 (U.S. Census Bureau 1920). Walter Cluss worked as a mechanic in Fredonia, Kansas, but was lured to Los Angeles by his uncle, E. L. Baker, who told him he could make more money there (*The Fredonia Daily Herald* 1911). He was the first of his family to relocate, but his parents and sister soon followed *(Los Angeles Times* 1912). By 1920 the family was living at 1417 Alexandria Avenue (U.S. Census Bureau 1920). Her husband, Edward, died in 1942, and Selena moved to Pasadena sometime before 1947 (Los Angeles Directory Company 1947). She died in 1960 (Find-a-grave 2018).

Selena Cluss continued to rent out the garage during the time she owned it. In 1936 it was rented by Glenn Wellington and listed under the heading "Auto Jobbers" in the City Directory (Los Angeles City Directory Company 1936). Glenn Wellington was born in Nebraska in 1898. By 1930 he was living in Los Angeles with his wife Marion Joy who was also born in Nebraska in 1899. At that time, he listed his occupation as proprietor of a machine shop and the couple rented a house on Gordon Street (U.S. Census Bureau 1930). By 1940, they owned a home on Beachwood Drive and had an eight-year-old son Rex (U.S. Census Bureau 1940). Glenn Wellington expanded his business from auto repair to auto parts and continued to use the Baker Garage as his place of business. He purchased the property from Selena Cluss in 1945, and in 1946 began to alter the structure to meet his needs. The building permits from this time note his intention to be a drive-in auto supply company, which prompted the need for a roll-up door instead of a window. He also converted the central and east bays to function as storefronts. The garage functioned as a car parts shop throughout the 1940s and 1950s. In 1961 the Wellingtons filed a fictitious name notice in the *Valley News* indicating the name of their business was Wellington Auto Parts at the Selma Avenue address (*Valley News* 1961). Glenn Wellington died in 1980 but sold the business to Sabin P. Sturtevant and Sarah S. Lee in 1972.

Sabin P. and Sarah were the children of Sabin B. Sturtevant, a well-respected San Fernando Valley businessman who founded a successful auto parts business. Sabin B. Sturtevant was born in Wisconsin in 1892 and married Elizabeth Phillips (born in Colorado in 1891) in 1920 (U.S. Census Bureau 1920). Their son Sabin Phillips Sturtevant was born in 1925, and his sister Sarah Jane Sturtevant was born in 1927. The couple arrived in Van Nuys in 1927, and Sabin soon established his auto parts dealership (*Los Angeles Times* 1965). By 1932 he had three stores operating as Sturtevant's Auto Parts in Van Nuys, Canoga Park and San Fernando (*Valley News* 1932). In 1949 he was elected to the board of directors of the Motor Equipment Wholesalers Association and an additional store had opened in Glendale (*Van Nuys News* 1949b). A spacious new office, headquarters, and store was opened on Oxnard Boulevard in Van Nuys in 1956 (*Valley News* 1956). By this time the senior Sturtevant had included his son Sabin and daughter's husband, Granville Lee, in the operation of the business. During the 1950s, Sarah Sturtevant Lee and her mother Elizabeth were very active in social and civic events (*Van Nuys News* 1949a). Their names frequently appear in the *Van Nuys News* as hosts of fundraising events and other activities. When the senior Sturtevant died in 1965, his children inherited the company. It appears that there were plans to expand, as they were purchasing many smaller auto parts stores throughout the Valley and in Los Angeles, which may explain their purchase of Wellington Auto Parts in 1972.

(continued on page 5)

***B10. Significance** (continued from page 4)

During the time it was owned by the Sturtevants, the Baker Garage operated under the name Hollywood Auto Parts. In 1975 an illuminated projecting sign was installed above the building. Several ads for Hollywood Auto Parts appear in the *Los Angeles Times* in the early 1980s.

In 1986 the building at 6422 Selma Avenue ceased to be associated with automobiles when it was purchased by Carroll Parish and Sybil Kearns and converted into office space. A building permit indicates that the interior was altered, and a certificate of occupancy verifies the change in use. The city directory lists the address as occupied by Kerns and Associates in 1987 (Pacific Bell 1987). In 1989 the new owners, Ronald and Lucinda Michelson, continued to utilize the building as office space for their business, Concept Arts Studios. It was during this time that the sign was added, and the central bay was painted yellow. The building was occupied by Concept Arts until it was sold in 2018.

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State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPH SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 6 of 6 ***Resource Name or # (Assigned by recorder)** Baker Garage
Recorded by: Laura Taylor Kung **Date:** January 25, 2019
☒ Continuation ☐ Update

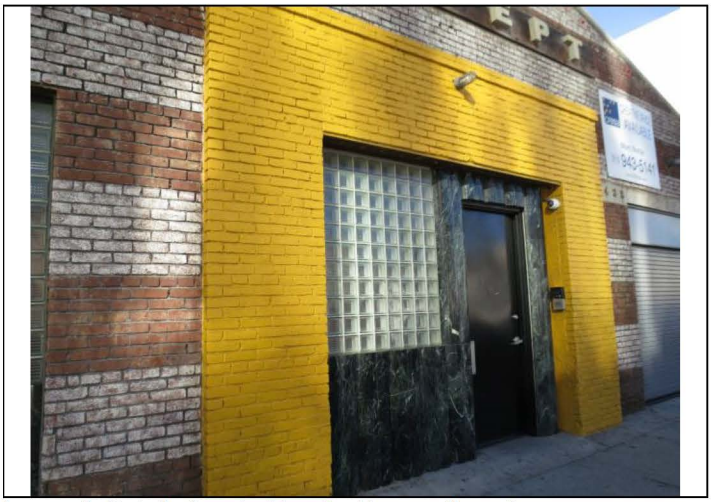


Image 1. Detail of central bay looking southwest.



Image 2. East façade looking west.

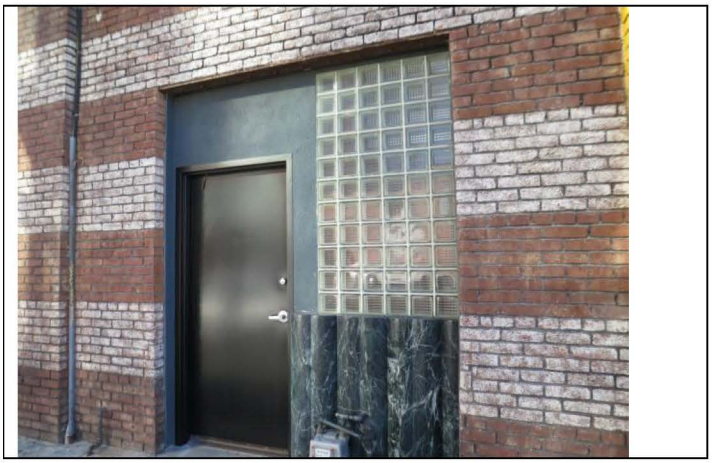


Image 3. Detail of east bay on north façade looking southwest.



Image 4. Detail of window on east façade looking west.

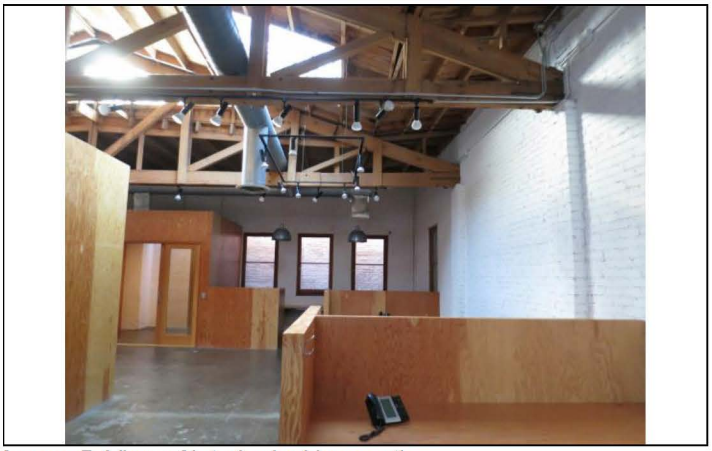


Image 5. View of interior looking south.

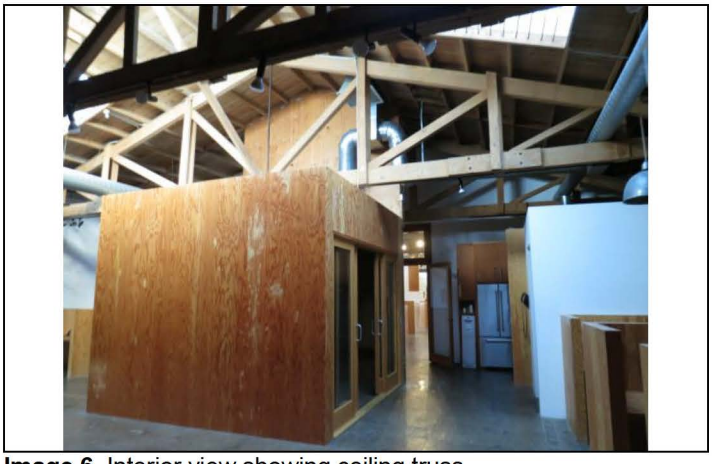


Image 6. Interior view showing ceiling truss.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary _____
HRI _____
Trinomial _____

Page 1 of 4 ***Resource Name or # (Assigned by recorder)** Gilbert Hotel Garage
Recorded by: Laura Taylor Kung **Date:** June 2021
☐ Continuation ☒ Update

The following information is an update of a prior evaluation of the Gilbert Hotel. This update provides additional information about the garage built concurrently with the hotel in 1925.

P1. Other Identifier: 1550 North Wilcox Avenue

P2. Location: Unrestricted
c. Address: 1550 North Wilcox Avenue, Los Angeles, California 90028

***P8. Recorded by:** Shannon Davis and Laura Taylor Kung, ASM Affiliates, Inc., 20 N. Raymond Ave., Pasadena, CA 91103

***P9. Date Recorded:** September 11, 2020

P10. Survey Type: ☒ Intensive ☐ Reconnaissance ☐ Other

***P11. Report Citation:** ASM Affiliates, Inc. 2021.
Historic Resources Assessment Report for Found Residences, Los Angeles County, Los Angeles, California

***B10. Significance:**

Although financing expert Lowry Lytle was new to Los Angeles, he knew enough about Hollywood real estate to see that the lot on the east side of Wilcox Avenue was full of potential. He realized the possibilities of a parcel which afforded "space for a capacious garage at the rear where property was cheaper" and worked out a plan (*Hollywood Citizen-News* 1926a). He took his idea to investor Lewis G. Burmann and proceeded to work out a lease between the owner and the lessor, John Loyal Gilbert. Burmann was not a big shot in real estate. Born in Massachusetts, he was first married at the age of 23 and had two young boys when his first wife died. He remarried Evelyn Sarah Gilbert in 1899 and was working as a clerk in a dry goods store in Los Angeles by 1910 (California Department of Health 2017; U.S. Census Bureau 1910). By 1920 he was a real estate salesman looking for investments (U.S. Census Bureau 1920). John Loyal Gilbert was mayor of his hometown, Parkersburg, West Virginia, prior to moving west to operate the new hotel in Hollywood (*Los Angeles Evening Citizen* 1925).

Architects Gogerty and Weyl prepared plans for the new hotel, and Harry E. Jones was awarded the contract for construction (*Hollywood Daily Citizen* 1925). Henry L. Gogerty was born in Iowa 1894 and earned his bachelor's degree in architecture and engineering from the University of Illinois. He also received a certificate of architecture from the University of Southern California. After serving in the Army field artillery during World War I, he moved to southern California in 1923. He opened his first architectural office in Long Beach and practiced under the name H.L. Gogerty Associates. His projects included schools, shopping centers, jails, aircraft terminals, military installations, and commercial office buildings. Prior to 1925, Gogerty began an association with Carl Jules Weyl. Weyl was born in Germany and was naturalized in 1920. At the time he started working with Gogerty he was not a trained architect. As soon as he received his certificate in 1928, he ended his partnership with Gogerty (PCAD 2021). But during their three-year partnership, Gogerty and Weyl completed multiple projects in Hollywood and the surrounding area. Two of their first joint projects were the Highland Park Professional Building (1925) and a residence at 902 North Camden Drive in Beverly Hills (1925). Gogerty and Weyl specialized in the Spanish Colonial Revival and Art Deco styles with examples of both in Hollywood. The Baine Studio Building (1927) at 6605 Hollywood Boulevard is an example of their Spanish Colonial Revival style (Gebhard and Winter 2018: 187). A more ornate version of the building was replicated by Disney for their Hollywood Studios theme park.

(continued on page 2)

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):

***B10. Significance:** (continued from page 1)

Another ornate Churrigueresque example of their work is the Hollywood Playhouse Theater (1926), now the Avalon, at 1735 Vine Street (Gebhard and Winter 2018:188). The Yucca-Vine Tower (1929) at 6305 Yucca Street is one of their last projects with elements of French curvilinear and Art Deco details. The NRHP nomination for the Hollywood Boulevard district noted that the prolific firm of Gogerty and Weyl executed designs that "created a feeling of sophisticated, yet relaxed, upscale shopping and entertainment district" (McAvoy 1985).

The plan for the Gilbert Hotel was one of their earliest projects, but the elements of Art Deco and Spanish Colonial Revival styles that characterized their subsequent projects were still evident in the design. When the hotel opened in January of 1926, two full pages of the *Hollywood Citizen News* were devoted to the hotel and the party to celebrate its opening. One article detailed the architecture which was intended to invoke a Spanish charm that would seduce the influx of tourists and new transplants from the east. The lobby was accessed via a patio with a colored tile walk, electric fountain, cacti, and geraniums through an entrance with high doors and arched fanlights. It was decorated in warm tones, with comfortable chairs Davenports arranged near the fireplace and wall tapestries. The 70 rooms were decorated in more neutral tones, with walnut beds and dressers and an easy chair in every room. The rooms were made more homey with rich silk drapery and a candlestick with a wax taper in every room (*Hollywood Citizen News* 1926b).

Six hundred invitations were issued for the grand opening dance at 8pm on Saturday January 9, 1926. In addition, the paper ran a printed formal invitation and offered a bottle of Nu Grape soda to every guest. The ubiquitous spotlights used to draw attention to all events and premieres were used to draw visitors to the new Gilbert Hotel. The dance was to be held in the Gilbert Garage a 10,000-square-foot building intended to provide a parking spot for every guest. The tagline, "A Home for You and Your Car," appeared on several of the ads appearing in the local papers. Even the laundry service awarded the contract for the Gilbert applauded the hotel for including this rare amenity of parking. An article specifically about the garage appeared in the grand opening edition. It noted that this was the "first hotel in Hollywood to include a garage in its equipment." The 80-car garage of brick and concrete was reached through a corridor directly from the lobby. The garage would provide a mechanic and oil and gas services provided by the Associated Oil Company and Quaker State Oil Company. The garage space could also be used as free storage from longer-term residents (*Hollywood Citizen News* 1926c).

Despite the optimism of the sparkling Hollywood opening, the people associated with the hotel did not have much luck in the years that followed. Lewis Burmann moved into the hotel after his second wife, Evelyn, died in 1926 (California Department of Health 2017; California State Library 2017). J. Loyal Gilbert died in 1929 at the age of 50, but no obituary could be located in either Los Angeles or West Virginia papers. The only reference appears in a description of a meeting of Hollywood hotel owners where condolences were given to his son, Edward, who had taken over the management of the hotel (*Hollywood Citizen News* 1929). Gilbert's other son, John, had studied at Carnegie Tech and was working as a set designer when he collapsed and died in the street at the age of 31 (*Hollywood Citizen News* 1941). It is unknown whether the name for the Gilbert Hotel came from J. Loyal Gilbert or from the maiden name of Burmann's second wife, but either way the hotel had no association with either of its original founders by 1937. Lewis Burmann moved to San Diego where he became a rancher and died in 1946 (State of California 2000).

A picture of the hotel was included in the paper on the day of its opening. This is prior to addition of any signage or storefront alterations that occurred in the first few years. The first signs were added to the front façade in 1927 and to the roof in 1930. Although the 1930 roof sign is likely to be the current sign, the façade sign was replaced in 1955. A postcard from the 1950s shows the front sign with the words "Drive-In Hotel" rather than the current sign in this location. This sign was designed by the Interstate Neon Corporation.

Storefront changes were also quite frequent, particularly in the restaurant area. The leased restaurant space changed names and menus nearly every year until it eventually closed sometime after 1950. The Gilbert Grill was renamed the Quality Dinette in 1928 (*Hollywood Daily Citizen* 1928). In 1932, there were two restaurants, the Jonathan Coffee Court and Gilbert Dining Room. The next year, the Kearns Coffee Shop offered a fried chicken luncheon for 35 cents (*Hollywood Citizen-News* 1933). In 1936, the Gilbert Hotel Café offered a full course Christmas dinner for 75 cents (*Hollywood Citizen-News* 1936). The OGee Restaurant opened in 1938 and boasted a soda fountain (*Hollywood Citizen-News* 1938). Next came Bender's Coffee Shop which offered free coffee to service men in uniform during the war (*Hollywood Citizen-News* 1942). The last restaurant ads appear in 1950. In July, the restaurant was called Chef Le Vay's and offered an all you can eat buffet for 99 cents and the Coffee Shop advertised Ukranian, Polish, and Russian meals "cheaper than you can cook at home" (*Hollywood Citizen-News* 1950a and b).

The first publicized ownership change was in 1937, when I.C. Gordean and B.T. Schreiber purchased the hotel from the Title Insurance and Trust Company for 135,000 (*Hollywood Citizen-News* 1937). It is not known if Burmann sold or foreclosed on the hotel prior to moving to San Diego. Gordean submitted building permits for appearance of store fronts and removal of café partitions. Schreiber's name appears

(continued on page 3)

***B10. Significance:** (continued from page 2)

on permits for the addition of partitions to the lobby and conversion of one of the stores to a space for a doctor's office. The name Nicholas Fletcher appears on permits in the 1970s and Bee Patel from 1987 until 2013 (Appendix E).

As it was a residential as well as a tourist hotel, many people occupied the rooms of the Gilbert Hotel over the years. It was a popular choice for salespeople and actors between jobs. In 1940, residents included several students and the proprietor of the coffee shop, as well as actors Will Aubrey who had a small role in *The Thin Man* (1936), and Joe Sully, who had an uncredited role in Carole Lombard's *They Knew What They Wanted* that year (California State Library 2017; Internet Movie Database 2021). In 1944, the residents included actors Robert Ryan and Johnny Arthur (California State Library 2017). At that time, Robert Ryan had just appeared in the film *Bombadier* (1943) and would go on to have more than 90 film credits in a career that lasted until his death in 1973. He is most known for the *Dirty Dozen* (1967) and the *Iceman Cometh* (1973) (Internet Movie Database 2021). Johnny Arthur was at the end of a career that began in silent films in the 1920s and ended with a small role as an apartment manager in *It Happened on Fifth Avenue* (1947). Arthur was found in a coma in his Gilbert Hotel room in 1946 and died in 1951 (*Hollywood Citizen-News* 1946).

Not appearing in the voter registration is writer Henry Miller, who stayed at the Gilbert Hotel in 1941 during his travels in America that would form the essays of his book *The Air-Conditioned Nightmare* published in 1945. He ended his trip in Hollywood and wrote most of the book while living in the Gilbert Hotel (*Los Angeles Times* 2000). As it was a road trip, he also would have made use of the Gilbert Garage. A 1979 song titled "A Sweet Little Bullet from a Pretty Blue Gun" by Tom Waits also includes lyrics about the Gilbert:

> And now there's a place off the drag
> Called the Gilbert Hotel
> There's a couple letters
> Burned out the sign

The parking garage was not significantly altered since it was first constructed. In 1934, the garage expanded their services to members of the Hollywood Athletic Club as well as local residents in need of parking. They offered weekly or monthly rates as well as a call and delivery service for the cars (*Hollywood Citizen-News* 1935). An ad for the garage appeared in a special cut-out section titled "A Directory of Reliable Hollywood Firms."

The Gilbert Hotel was substantially remodeled in 2014 when it was converted to student housing. Most of the windows were replaced, the front storefronts altered, and the front courtyard was enclosed. The color scheme was also changed from the warm tones it was historically.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPH SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 4 ***Resource Name or # (Assigned by recorder)** Gilbert Hotel Garage
Recorded by: Laura Taylor Kung **Date:** June 2021
☒ Continuation ☐ Update



Image 1. View of south façade looking northeast.



Image 2. West façade looking north.



Image 3. Detail of north door on west façade looking east.



Image 4. View of interior looking northeast.



Image 5. View of interior looking northeast.



Image 6. Interior view showing ceiling truss support.

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

HISTORIC RESOURCES INVENTORY

Ser. No. 665
HABS ___ HAER ___ NR 4 SHL ___ Loc ___
UTM: A ___ B ___
UTM ~~11/377280/3773720~~ D ___

IDENTIFICATION

1. Common name: ___
2. Historic name: ___
3. Street or rural address: 1544-54 Wilcox Ave.
   City Hollywood Zip 90028 County Los Angeles
4. Parcel number: ___
5. Present Owner: Fanny Fletcher Address: 1340 Carla Lane
   City Beverly Hills Zip 90210 Ownership is: Public ___ Private X
6. Present Use: Hotel & commercial use Original use: Hotel

DESCRIPTION

7a. Architectural style: Spanish Revival

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This is a three story brick apartment-hotel. The Spanish structure is "U" shaped and encloses a garden and fountain at the front. The first story has seen some remodeling as commercial enterprises have come and gone. The brick building, covered with stucco, has a stringcourse between the first and the upper stories. Window treatment is simple, except for pilasters between some of the third floor windows. Tiles appear on the roof around the garden courtyard, otherwise it is flat. A decorative pattern appears above the stringcourse above the third story. A balcony is within the courtyard at the third story. Heavy trees in the courtyard soften the structure. Wrought iron fire escapes grace the building.

Attach Photo(s) Here

8. Construction date: 1925
   Estimated ___ Factual X
9. Architect Gogerty and Weyl
10. Builder Harry Jones
11. Approx. property size (in feet)
    Frontage 187 Depth 145
    or approx. acreage ___
12. Date(s) of enclosed photograph(s)
    9/79

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: Minor

15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential ___ Industrial ___ Commercial X Other: ___

16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? X Moved? ___ Unknown? ___

18. Related features: Fountain

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Gogerty and Weyl were prominent local architects who specialized in the Spanish style. They are well known for their designs of the Baine Building at the corner of Hollywood Boulevard and Whitley and the Hollywood Playhouse on Vine St. As one of their early designs in Hollywood, this building is a very simple design. The attractive courtyard with fountain was a stylistic feature these architects would return to.

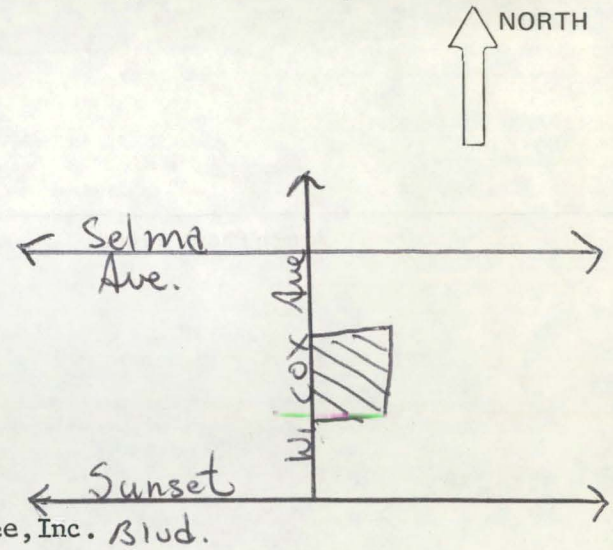
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

Building permit, City of Los Angeles, Department of Building and Safety.

22. Date form prepared 10/79
By (name) Denver Miller & Christy Johnson
Organization Hollywood Revitalization Committee, Inc.
Address: 6253 Hollywood Blvd. - Suite 1019
City Hollywood Zip 90028
Phone: 213 464-3185

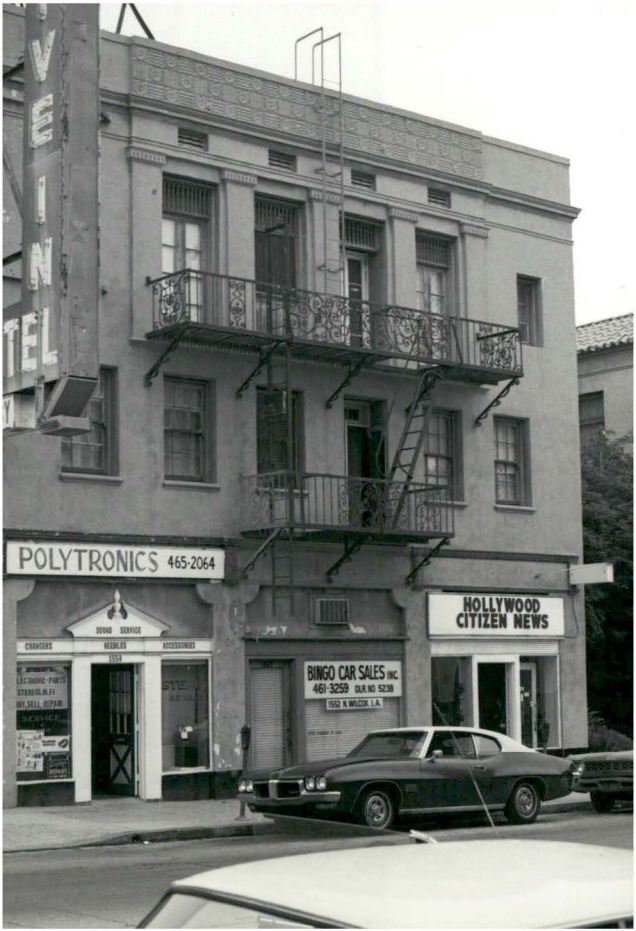
Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





1550-54 Wilcox

Historic Name:
Address: 1544-54 N. Wilcox Ave.
City: Hollywood
County: Los Angeles
Date of Photo: 9/79
Photo View: courtyard
Photographer: RANDOLPH POLK


POLYTRONICS 465-2064
SOUND SERVICE
CHANGERS
NEEDLES
ACCESSORIES
BINGO CAR SALES INC.
461-3259 DUR.NO. 5238
1552 N.WILCOX, L.A.
HOLLYWOOD
CITIZEN NEWS

1550-54 Wilcox

Historic Name:
Address: 1544-54 Wilcox Ave
City: Hollywood
County: Los Angeles
Date of Photo: 9/79
Photo View: Front/Half
Photographer: Randolph Polk

APPENDIX B

Records Search Results

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South Central Coastal Information Center
California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395 / FAX 657.278.5542
sccic@fullerton.edu
California Historical Resources Information System
Orange, Los Angeles, and Ventura Counties

3/12/2019 Records Search File No.: 19956.5949

Marilyn Novell
ASM Affiliates, Inc.
20 N. Raymond Ave., Suite 220
Pasadena, CA 91103

Re: Record Search Results for PN 31810: 6422 Selma Avenue HRAR

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Hollywood, CA USGS 7.5' quadrangle. The following reflects the results of the records search for the project area and a ¼-mile radius:

As indicated on the data request form, the locations of non-archaeological resources and reports are provided in the following format: ☐ custom GIS maps ☒ shape files ☐ hand-drawn maps

Non-archaeological resources within project area: 0	None
Non-archaeological resources within ¼-mile radius: 30	SEE ATTACHED MAP or LIST
Resources listed in the OHP Historic Properties Directory within project area: 0	None
Resources listed in the OHP Historic Properties Directory within ¼-mile radius: 158	SEE ATTACHED LIST FOR INDIVIDUAL PROPERTY STATUS CODES – resource locations from the OHP HPD may or may not be plotted on the custom GIS map or provided as a shape file
Resources listed in the Historic Properties Directory that lack specific locational information: 9	SEE ATTACHED LIST FOR INDIVIDUAL PROPERTY STATUS CODES - These properties may or may not be in your project area or in the search radius.
Reports within project area: 2	LA-10507, LA-11797

Resource Database Printout (list):	☒ enclosed	☐ not requested	☐ nothing listed
Resource Database Printout (details):	☒ enclosed	☐ not requested	☐ nothing listed
Resource Digital Database (spreadsheet):	☒ enclosed	☐ not requested	☐ nothing listed
Report Database Printout (list):	☒ enclosed	☐ not requested	☐ nothing listed
Report Database Printout (details):	☒ enclosed	☐ not requested	☐ nothing listed

Report Digital Database (spreadsheet):	☒ enclosed	☐ not requested	☐ nothing listed
Resource Record Copies:	☒ enclosed	☐ not requested	☐ nothing listed
Report Copies:	☒ enclosed	☐ not requested	☐ nothing listed
OHP Historic Properties Directory:	☒ enclosed	☐ not requested	☐ nothing listed
Archaeological Determinations of Eligibility:	☐ enclosed	☒ not requested	☐ nothing listed
Los Angeles Historic-Cultural Monuments	☒ enclosed	☐ not requested	☐ nothing listed
Historical Maps:	☒ enclosed	☐ not requested	☐ nothing listed
Ethnographic Information:	☒ not available at SCCIC		
Historical Literature:	☒ not available at SCCIC		
GLO and/or Rancho Plat Maps:	☒ not available at SCCIC		
Caltrans Bridge Survey:	☒ not available at SCCIC; please go to http://www.dot.ca.gov/hq/structur/strmaint/historic.htm		
Shipwreck Inventory:	☒ not available at SCCIC; please go to http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks_Database.asp		
Soil Survey Maps: (see below)	☒ not available at SCCIC; please go to http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx		

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System,

Isabela Kott Digitally signed by Isabela Kott
Date: 2019.03.12 09:45:29 -07'00'

Isabela Kott
GIS Technician/Staff Researcher

Enclosures:

(X) GIS Shapefiles – 32 shapes

(X) Resource Database Printout (list) – 3 pages

(X) Resource Database Printout (details) – 35 pages

(X) Resource Digital Database (spreadsheet) – 30 lines

(X) Report Database Printout (list) – 1 page

(X) Report Database Printout (details) – 2 pages

(X) Report Digital Database (spreadsheet) – 2 lines

(X) Resource Record Copies – (all non-archaeological) 572 pages

(X) Report Copies – (project area only) 389 pages

(X) OHP Historic Properties Directory – 21 pages

(X) City of Los Angeles Historic-Cultural Monuments (LAHCM) – 10 pages

(X) National Register Status Codes – 1 page

(X) Historical Maps – 4 pages

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APPENDIX C

Resumes of Key Personnel

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Shannon Davis, M.A., RPH

Architectural Historian/Historian

Total Years of Experience: 20

Education:

M.A.	1998/Historic Preservation/George Washington University, Washington, D.C.
B.A.	1993/American History/University of Southern California, Los Angeles (Cum laude with honors)

Registrations

2011	Register of Professional Historians (No. 613)

Professional Profile:

Ms. Davis has 20 years of experience in the field of historic preservation. She has an MA in Historic Preservation/American Studies from George Washington University, where she wrote her master's thesis on the architectural history of drive-in theaters, and a B.A. in American History from the University of Southern California. As an Architectural Historian at ASM, Ms. Davis has documented and evaluated numerous cultural resources for California Environmental Quality Act (CEQA) and National Register of Historic Places (NRHP) compliance, prepared Historic Structures Reports (HSRs), Historic American Building Surveys (HABS), and conducted NRHP evaluations and nominations. Recent projects include a comprehensive city-wide survey of Chula Vista; successfully listing a property in the California Register of Historical Resources (CRHR); preparing NRHP nominations for a historic highway and a historic residential district; developing the historic context of Los Angeles military history for Survey LA; and preparing planning documents for several California Naval bases.

Before joining ASM, Ms. Davis worked for the National Trust for Historic Preservation as their west-coast representative for heritage tourism. Much of Ms. Davis's professional experience is with the cultural resources programs of the National Park Service (NPS). For eight years she worked for the NRHP as an Historian. She also worked as a Historic Preservation Specialist and Project Manager for three other NPS programs: American Battlefield Protection Program, NPS History Program and HABS/HAER/HALS/CRGIS. Ms. Davis has experience with the operational requirements of a historic site, through her position as Assistant Site Manager of the 1812 Federal home of Supreme Court Justice Gabriel Duvall. Additionally, Ms. Davis served for several years as Chair of a local preservation advocacy group, the Arlington Heritage Alliance, and was one of the founders of the national non-profit Recent Past Preservation Network.

Selected Project Experience:

Ontario International Airport Historic Context Statement and Survey, San Bernardino County, CA
Project Manager/Architectural Historian
CLIENT: City of Ontario, California
Conducted an intensive-level survey and completed documentation for numerous buildings and structures within the Ontario International Airport. Prepared a historic context statement for the Ontario International Airport, informed by extensive background research and an intensive-level survey. Developed themes, contexts, registration requirements, and character-defining features for identification of a range of property types, from World War II aircraft hangars to Cold War-era administration buildings. Conducted interviews for oral histories with individuals associated with the airport and preparation of a short video reviewing the history, findings, and stories gathered for the project. Oversaw the production of a 10-minute video documentary.

City of Monrovia Historic Context Statement, Los Angeles County, CA
Architectural Historian

CLIENT: City of Monrovia
Prepared a historic context statement for the City of Monrovia, based on reconnaissance-level surveys of the city to identify and define potential historic districts within the City. Work included development of themes and identification of associated property types, character-defining features, and registration requirements for historic districts comprising late 19th-century to early 20th-century residential properties, commercial districts, ethnic enclaves, and institutional properties. Organized public outreach and meetings with City personnel.

University of Nevada, Reno, Historic Neighborhoods Historic Context Statement, Washoe County, NV
Architectural Historian
CLIENT: City of Reno
As part of a Certified Local Government (CLG) grant, the City of Reno retained ASM Affiliates, Inc., to prepare a historic context statement for the neighborhoods surrounding the University of Nevada, Reno (UNR). City of Reno staff and the City of Reno Historical Resources Commission were interested in obtaining knowledge of the historical context of the area surrounding UNR, particularly with respect to growth patterns of the surrounding neighborhoods, how that pattern impacted the current neighborhood structure, and how UNR's historic and continued growth has influenced the development of the surrounding neighborhoods. ASM conducted a reconnaissance survey of 1,759 parcels and identified four historic districts that could potentially be eligible to the NRHP. Responsible for all project management tasks, including coordination between City of Reno and Nevada SHPO, and preparing the historic context statement.

Los Angeles County Landmark Evaluation Report: The Doumakes House, 4918 Angeles Vista Boulevard, View Park, California
Project Manager and Senior Architectural Historian
CLIENT: Los Angeles County Department of Regional Planning
Prepared landmark evaluation report for Doumakes House as the first Los Angeles County Register of Landmarks under the new County Historic Preservation Ordinance. Prepared under our on-call contact as the Planning Department's historic preservation consultants. The Doumakes House is single family residence built in 1928, eligible because of its association with the Doumakes family and as a good example of a typical Spanish Colonial Revival single family residence.

HRER for 880 Stone Canyon, Los Angeles County, CA
Project Manager
CLIENT: City of Los Angeles Office Historic Preservation
Surveyed, documented, and evaluated 1936 single-family residence built in the Hollywood Regency style by architect Douglas Honnold for screenwriter Stanley Rauh. Evaluated within the City of Los Angeles's Survey LA historic context statements for Residential Development and Suburbanization, 1850-1980 and Architecture and Engineering, 1850-1980, with the theme/subtheme of the Hollywood Regency, 1850-1980. Conducted in compliance with CEQA by request of the City of Los Angeles's Office of Historic Resources.

Historic Resources Evaluation Report for the Beckman Instruments Administration Building, Fullerton, Orange County, CA, 2016
Project Manager and Senior Architectural Historian
CLIENT: BonTerra Psomas
Prepared evaluation and impact assessments report for development project with the potential to impact the Beckman Instruments Administration Building, a Mid-Century Modern building constructed as the headquarters for, a large scientific instrument research and manufacturing facility. Reviewed the pending National Register nomination, conducted site visit, and assessed direct and indirect impacts. Conducted in compliance with CEQA for the City of Fullerton as the Lead Agency.

Impacts Assessment Report for Subdivision of Sepulveda Unitarian Universalist Society Sanctuary ("The Onion") Property, North Hills, Los Angeles County, 2016
Project Manager and Senior Architectural Historian

CLIENT: Jag Narayan
Prepared impacts assessment report for parcel subdivision of Sepulveda Unitarian Universalist Society Sanctuary (known as "The Onion") at 9550 N. Haskell, designated City of Los Angeles Historic Cultural Monument (#975). The report, which focused on viewshed impacts to and from the HCM, was prepared pursuant to CEQA at request of LA Office of Historic Resources.

Mt. San Antonio College Cultural Resources Evaluation Report, Walnut, Los Angeles County, CA, 2016
Project Manager and Senior Architectural Historian
CLIENT: Mt. San Antonio College
Prepared cultural resources evaluation report for Supplemental EIR for the 2015 Facilities Master Plan Update and Physical Education Projects. The report evaluated more than 20 historic resources within the school's proposed project area, and to assess potential direct and indirect visual impacts to the Mt. SAC Historic District. Work included intensive pedestrian-level survey of potentially significant historic buildings on campus, as well as the Wildlife Sanctuary, and archival research. Report prepared in compliance with CEQA.

Historic Resource Assessment Report for the Rossmore Avenue Apartments, Los Angeles, Los Angeles County, CA, 2016
Project Manager and Senior Architectural Historian
CLIENT: etco Homes, Inc.
Evaluated three 1948 French Revival-style apartment buildings at 535-553 N. Rossmore Avenue in the Hancock Park neighborhood of Los Angeles to determine their historic significance. The three buildings are located within the original boundaries of the Hancock Park Historic Preservation Overlay Zone (HPOZ), a City of Los Angeles-defined zoning district intended to preserve the historic nature of areas within the City. The evaluation included preparation of California DPR forms.

Historic Resource Evaluation Report for 427 Santa Clara Avenue, Los Angeles. Los Angeles County, CA, 2016
Project Manager and Senior Architectural Historian
CLIENT: Huron Drive LLC
Evaluated a 1912 bungalow located in the Venice area of Los Angeles for CEQA compliance of a proposed project. Conducted a site visit and background research. Prepared documentation for determination of historic significance under NRHP, CRHR, City of Los Angeles Historic Cultural Monument and under contexts and themes defined by SurveyLA. Work was done in compliance with CEQA at request of LA Office of Historic Resources.

HRER for James A. Foshay Learning Center, Los Angeles County, CA
Senior Architectural Historian
CLIENT: Impact Sciences and Los Angeles Unified School District
Completed an HRER for possible eligibility for the CRHR under eligibility criteria established by the LAUSD Historic Context Statement based on closely followed parallel criteria established for NRHP and CRHR significance. Conducted archival research for property information, including the architect, chain of title and history of the property as well as a records search at the local information center (IC). An intensive field survey was then undertaken including photographic documentation of the interior and exterior of the building to document the resources and its setting.

Historic Resource Evaluation Report for 420 Drake Circle, Sacramento, Sacramento County, CA
Project Manager
CLIENT: Kimley-Horn & Associates, Inc.
Completed a Historic Resource Evaluation Report (HRER) for a commercial building in Sacramento prior to proposed renovations. The purpose was to evaluate whether or not the proposed project would affect any identified historic properties within the APE and was completed per Section 106 of the NHPA. Evaluated the historical and architectural significance of the building for eligibility to the NRHP and the CRHR as well as a contributor to a potential early 20th century residential historic district.

Evaluation of Bakersfield High School Water Tower, Bakersfield, Kern County, California
Architectural Historian
CLIENT: Lozano Smith, Attorneys at Law
Project Manager for an intensive-level survey to document the water tower, and a reconnaissance-level survey of the high school to assess the 1933 water tower. Prepared a Historical Resources Evaluation and California Department of Parks and Recreation (DPR) 523 A and B forms to evaluate the structure's eligibility for listing in the CRHR. Recommended that Water Tower as individually eligible for CRHR under Criterion 1 as a visual landmark representing the history and development of Bakersfield High School

Lanterman Developmental Center, Pomona, Los Angeles County, CA, 2016
Project Manager and Senior Architectural Historian
CLIENT: Petra Resource Management
Prepared Historic Resources Assessment Report (HRAR) for Lanterman Developmental Center—a state mental developmental center—to clarify NRHP and CRHR eligibility, develop historic context statement, period of significance, and contributing resources. On-site intensive pedestrian survey included photographic documentation of more than 100 buildings (exteriors and public interior spaces). Work included preparation of California DPR forms for historic district and individual eligibility. Prepared under PRC 5024 compliance for transfer of state property, for CA Dept. of General Services, with SHPO concurrence.

Historic Resources Evaluation Report for Academy Road Widening Project, Sanger, Fresno County, CA, 2016
Senior Architectural Historian
CLIENT: Petra Resource Management
Conducted a historic study to address road widening and reconstruction of Academy Avenue in Sanger. Performed intensive field survey and archival research to develop sufficient historic overview and site-specific histories. Made recommendations of eligibility for listing in the NRHP and CRHR for potentially historic buildings in the APE. Evaluated in compliance with requirements of Section 106 of the National Historic Preservation Act (NHPA), CEQA, and Caltrans guidelines as specified in the agency's Standard Environmental Reference (SER), Volume 2, Cultural Resources.

Maintenance Manual for Milpitas Ranch House/Hacienda, Fort Hunter Liggett, Jolon, Monterey County, CA, 2014
Project Manager and Senior Architectural Historian
CLIENT: Gulf South Research Corp.
Updated maintenance manual for 1930 ranch house designed by noted architect Julia Morgan for newspaper tycoon William Randolph Hearst, concurrent with her design of nearby Hearst's Castle. Conducted site inspection with US Army Corps of Engineers Historic Architect. Prepared manual targeted at maintenance staff audience, included background history of the property, assessment of current conditions, and specific guidance on what needs attention, how to preserve the building, where to acquire replacement materials, and recommended future restoration projects. Manual included quick reference guide to maintenance do's and don'ts, annual checklist, and list of character-defining features with links to online Flicker photo gallery of all such features and inappropriate alterations. Plan developed in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* in support of Section 106 and 110 of the National Historic Preservation Act (NHPA) for Army's Fort Hunter Liggett cultural resources staff, stewards of this NRHP listed-resource.

Inventory and NRHP Evaluation of 17 Potential Historic Resources, Fort Hunter Liggett, Jolon, Monterey County, CA, 2014
Project Manager and Senior Architectural Historian
CLIENT: Gulf South Research Corp.
Surveyed, documented, and evaluated a 17 built environment of early Fort Hunter Liggett. Resources included training facilities and cantonment and infrastructure features built between 1941 and 1951. Researched and developed appropriate historic context. Evaluated within the contexts of Military History

(1942-1945) and WWII Army property types. Conducted in compliance with Section 106 and 110/NHPA.

Peer Review of CRHR and NRHP Evaluation of Caltrans District 11 Headquarters, Old Town San Diego, San Diego County, CA, 2014
Senior Architectural Historian
CLIENT: California Department of State Parks
Reviewed prior evaluation for Caltrans district office complex (1947-1967) and concurred with determination of eligibility (as concurred on by SHPO) as a good example of a "Modernist" office building in the local San Diego area, and the best-designed Caltrans district office complex of that period. Preparing peer review letter, assessment of impacts, and proposing mitigation measures for proposed redevelopment of the property.

Bayshore Bikeway Project HPSR, ASR and FNAE, San Diego County, CA
Senior Architectural Historian
CLIENT: San Diego Association of Governments
In accordance with Caltrans Section 106 PA and CEQA, prepared HPSR and FNAE for bikeway project with the potential to impact the Western Salt Company Salt Works (WSCSW) Historic District. ASM recommended a FNAE without Standard Conditions as none of the character defining features of historic district would be adversely affected as a result of the proposed project activities. Reports prepared following updated Caltrans SER, Volume 2, Cultural Resources.

Historic Resources Report for Two Buildings at Hoover High School, San Diego, San Diego County, CA, 2014
Project Manager and Senior Architectural Historian
CLIENT: BRG Consulting for San Diego Unified School District
Surveyed, documented, and evaluated two mid-20th century buildings at Hoover High School: a Spanish Colonial Revival 1938-1942 classroom building and 1942-1970s Art Deco/Modern auditorium, built by master architects Kistner and Curtis. Evaluated within the local contexts of education, economics, social history, and architecture. Conducted in compliance with CEQA.

HRER for Vista/Highgrove Substation, Grand Terrace, San Bernardino County, CA, 2014
Senior Architectural Historian
CLIENT: Southern California Edison
Surveyed, documented, and evaluated a mid-20th century vernacular electrical substation complex constructed in 1945. Researched local historic context. Evaluated within the contexts of mid-twentieth century development of Grand Terrace or San Bernardino County and architecture. Conducted in compliance with CEQA.

Verizon St. Clair Wireless Telecommunications Tower FCC 620 Form, Los Angeles, Los Angeles County, California, 2014
Project Manager and Senior Architectural Historian
CLIENT: Aarcher, Inc.
Surveyed urban project APE to assess direct and indirect impacts from construction of new wireless telecommunications tower. Completed FCC Form 620 in compliance with Section 106 and the *Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (FCC)*, *September 2004.* Prepared public notice, consulted with local government, tribes, and interested parties. Submitted 620 form electronically through FCC's website, and facilitated consultation on project with CA SHPO.

Verizon Wireless Telecommunications Tower Smart Forms, Los Angeles County, California, 2014
Project Manager and Senior Architectural Historian
CLIENT: Aarcher, Inc.
Conducted records searches and initial assessment of age of resources that could require assessment of impacts for three Verizon wireless telecommunciaitons tower sites. Conducted in compliance with Section

106 and the *Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (FCC)*, *September 2004.*

HABS Documentation and Interpretive Signage, Marron-Hayes Adobes Historic District, Carlsbad, San Diego County, CA, 2014
Project Manager and Senior Architectural Historian
CLIENT: Corky McMillin Companies
Conducted official HABS Level II documentation for the Marron-Hayes Adobes Historic District, and coordinated submission with the HABS National Park Service headquarters office. Prepared outline history, large format photography, and sketch drawings. Developed content for interpretive signage including narrative text and historic photographs. Conducted in compliance with CEQA and Section 106 of the NHPA.

LARICS Communications Tower FCC 620 Form Compliance, Los Angeles County, California, 2014
Project Manager and Senior Architectural Historian
CLIENT: UltraSystems Environmental
Surveyed 863 NRHP eligible historic resources to assess direct and indirect impacts from construction of new Los Angeles Regional Interoperable Communications System Authority (LARICS) communication towers at more than 150 locations in Los Angeles County over a period of 6 months. Completed portions of FCC Form 620 for each project and resource in compliance with the Section 106 and the *Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (FCC)*, *September 2004.*

HRER for Grove Street Bible Church, Pomona, Los Angeles County, CA
Project Manager and Senior Architectural Historian, 2014
CLIENT: Warmington Residential
Surveyed, documented, and evaluated a Mid-Century Modern church constructed in 1961. Researched and developed local historic context. Evaluated within the contexts of mid-twentieth century development of Pomona and architecture. Conducted in compliance with CEQA.

Historic Resources Evaluation Report (HRER) for Imperial Beach Library, San Diego County, CA
Project Manager and Senior Architectural Historian
CLIENT: Dudek
Surveyed, documented, and evaluated a Mid-Century Modern library constructed in 1967. Evaluated the building within the contexts of community development, government services, and Modern architecture. Report to be prepared in accordance with CEQA.

Integrated Cultural Resource Management Plan (ICRMP) for Marine Corps Base Camp Pendleton, San Diego County, CA
Senior Architectural Historian
CLIENT: NAVFAC Southwest
Compiled ICRMP in collaboration with installation staff. Worked with Marine Corp to establish cultural resource and preservation goals and objectives. Synthesized previous studies to develop an update to the installation's comprehensive planning document.

Peer Review of Chula Vista Sears Evaluation, San Diego County, CA
Project Manager and Senior Architectural Historian
CLIENT: City of Chula Vista
Reviewed evaluation and recommendation of ineligibility for 1966 commercial building that ASM had previously recommended eligible. Provided additional support for our original recommendation and testimony to the Chula Vista Historic Preservation Commission and City Council.

Impacts Assessment for Construction of Lemon St. Parking Garage, Orange County, CA
Project Manager and Senior Architectural Historian
CILENT: HDR Engineering, Inc.

Assessed and evaluated direct and indirect impacts on the construction of a parking garage on the Old Towne Orange and Plaza historic districts for three project alternatives in support of an Mitigated Negative Declaration. Participated in SHPO consultation process. Conducted in compliance with Section 106 of the NHPA, NEPA, CEQA, and Federal Highway Administration's (FHWA) Section 4(f) regulations.

Historic Resources Evaluation for Ecke Ranch Office Building, San Diego County, CA
Project Manager and Senior Architectural Historian
CLIENT: Leichtag Foundation
Surveyed, documented, and evaluated former office building of the Ecke Ranch, Evaluated the building as a contributor to potential Ecke Ranch Historic District for its associations with development of Encinitas, the agricultural industry, and its association with significant individuals Paul Ecke, Sr. and Paul Ecke, Jr.

Cultural and Historical Resources Existing Conditions and Evaluation Report for the Pacific Surfliner Carlsbad Village Double-Track Project, San Diego County, CA
Senior Architectural Historian
CLIENT: BRG Consulting, Inc.
Conducted an intensive level survey and evaluation of more than 60 potential historic resources, including residential, commercial, and transportation property types. Considered direct and indirect impacts from railroad improvements on eligible historic resources and recommended mitigation for adverse impacts. Conducted in compliance with Section 106 of the NHPA and NEPA.

Historic Resources Technical Report (HRTR) for Hillside Receiving Home, San Diego County, CA
Project Manager and Senior Architectural Historian
CLIENT: Dudek
Surveyed, documented, and evaluated a government residential facility for children, consisting of two Mid-Century Modern buildings constructed in 1955 and 1963. Evaluated within the contexts of San Diego County Public Welfare services and Modern architecture. Report prepared in accordance with CEQA.

Impacts Assessment for Renovation of AMK Ranch Historic District, Teton County, WY
Project Manager and Senior Architectural Historian
CLIENT: University of Wyoming and Walsh Environmental
Assessed and evaluated direct and indirect impacts on the historic AMK Ranch Historic District for three project alternatives for their renovation and expansion, in support of an Environmental Assessment (EA). Conducted on-site survey with National Park Service's Cultural Resources Specialist to identify potential areas of impact. Coordinating consultation with the Wyoming State Historic Preservation Office (SHPO).

Historic American Landscape Survey (HALS) Documentation for Arden, Helena Modjeska Historic House and Gardens, Orange County, CA
Project Manager and Senior Architectural Historian
CLIENT: Orange County Parks and Recreation
Documented 14.4-acre gardens and residential complex of Madame Helena Modjeska, famous late 19th-century Shakespearean actresses. Arden was Modejeska's primary residence from 1888 until 1905. Field survey included detailed field notes and digital photography. Prepared HALS Short Form. Landscape features include gardens with exotic and native plant species, cobble flowerbed garden borders, a well, fountains, pool/plunge, rock monument, meadow of grasses and native wildflowers, Santiago Creek and its associated wetland, and surrounding oak woodlands.

Henderson Historic Preservation Plan, Clark County, NV
Project Manager and Senior Architectural Historian
CLIENT: City of Henderson
Conducted community outreach and codified the steps needed to develop a Historic Preservation Plan for the City of Henderson. Worked with City staff, public officials, and members of the public to discuss the city's historic and cultural resources and foster community engagement/interest in the historic preservation process. Conducted a citywide reconnaissance survey of all buildings constructed prior to 1970. Made recommendations for the next steps in the Historic Preservation Plan process, and then through a

subsequent contract developed the Historic Preservation Plan for the City, which was adopted by the City Council. Identified prioritized areas in the city for future intensive survey to identify historic resources.

Maintenance Plan for Naval Postgraduate Engineering Historic District, Monterey County, CA
Project Manager
CLIENT: NAVFAC Southwest
Facilitated and oversaw the condition assessment of five mid-century educational buildings and make prioritized recommendations for their on-going maintenance, in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Developed in partnership with historic architects and structural engineers. Prepared in support of Section 106 and 110 of the National Historic Preservation Act (NHPA).

HRER for St. Martha's Episcopal Church, Dove Residence, and Day School, Los Angeles County, CA
Project Manager and Senior Architectural Historian
CLIENT: Warmington Residential
Surveyed, documented, and evaluated a Mid-Century Modern church complex, school, and Ranch house constructed between 1954 and 1965. Researched and developed local historic context. Evaluated within the contexts of mid-twentieth century development of West Covina and architecture. Conducted in compliance with CEQA.

Eligibility Consultation, Orange County, CA
Project Manager and Senior Architectural Historian
CLIENT: Sempra Utilities
Provided guidance to TRC and SDG&E on their consultation with the California State Historic Preservation Office (SHPO) regarding the eligibility of the Capistrano Utility Building. Helped draft a consultation letter to the SHPO, and recommended that the draft National Register of Historic Places (NRHP) nomination did not support an argument of eligibility.

ICRMP for Marine Corps Mountain Warfare Training Center, Mono County, CA
Project Manager and Senior Architectural Historian
CLIENT: NAVFAC Southwest
Compiled ICRMP in collaboration with installation staff. Worked with Marine Corp to establish cultural resource and preservation goals and objectives. Synthesized previous studies to develop one comprehensive planning document for installation that had not heretofore had any preservation management plan.

HRER, Historical Resources Compliance Report (HRCR), and Treatment Plan for the Rancho Lilac Historic District, San Diego County, CA
Senior Architectural Historian
CLIENT: Caltrans
Evaluated the eligibility of 27 built environment resources for the NRHP and as California Historic Landmarks prior to transfer of ownership. Recommended an eligible historic district with three periods of significance: the pioneer homesteading period (1880s-1900), early community and ranching period (1900-1945), and Irving Salomon's association with the property (1945 to 1966). Also prepared Treatment Plan recommending protective easements and covenants to ensure preservation of the district after transfer of ownership. Recommended *Rehabilitation* as the appropriate treatment standard and adherence to the Secretary of the Interior's (SOI) *Standards for the Treatment of Historic Properties*. Project conducted to comply with Public Resources Code (PRC) 5024.

Visual Impacts Assessment on the Marron-Hayes Adobes Historic District for the Quarry Creek Master Plan Environmental Impact Report, San Diego County, CA
Senior Architectural Historian
CLIENT: Corky McMillin Companies

Conducted a visual impacts assessment of the impacts of a housing development project on the Marron-Hayes Adobes Historic District, eligible for the NRHP. Recommended mitigation measures to address adverse indirect visual impact. Attended and testified at series of local planning commission and city council meetings. Conducted in compliance with CEQA and Section 106/NHPA.

Palomar Gateway District Specific Plan Cultural Resources Report, San Diego County, CA
Senior Architectural Historian
CLIENT: Atkins
Conducted constraints level analysis of Palomar Gateway project area in support of an EIR for a proposed Specific Plan. Identified 12 potential historic resources and provided constraint-level analysis of potential impacts on resources that were likely to be historically significant.

HRER for Garfield Reservoir, Los Angeles County, CA
Project Manager and Senior Architectural Historian
CLIENT: Helix Environmental Planning, Inc.
Surveyed, documented, and evaluated public water storage reservoir constructed in 1924. Evaluated within the contexts of community planning and development and architecture. Conducted in compliance with CEQA and NHPA.

Cultural Resources Survey for the Metrolink CTO-31 Project, Los Angeles County, CA
Senior Architectural Historian
CLIENT: HDR Engineering
Conducted windshield survey to identify potential historic resources within the project area, to provide baseline data for preliminary assessment of adverse impacts in compliance with NHPA and NEPA.

Historic American Engineering Record (HAER) Documentation for Jet Propulsion Lab (JPL) Facility, Kern County, CA
Project Manager and Senior Architectural Historian
CLIENT: Edwards Air Force Base
Documented mid-twentieth century aeronautics testing facility through field documentation, review of architectural plans, and archival research. Facilitated recommendations for documentation with west-coast NPS regional staff. Provided HAER Level II and Level III documentation for 40 buildings and structures, including archival photographic documentation, outline and short-form historical reports, and hand-drawn sketch plans or reproduction of architectural plans and drawings.

Citywide Historic Resources Survey, San Diego County, CA
Senior Architectural Historian
CLIENT: City of Chula Vista
Conducted a reconnaissance survey of more than 12,000 parcels and intensive survey of more the 350 parcels, based on a historic context developed as part of the project for the City of Chula Vista. Solicited public input on and presented findings of the survey in a series of public meetings. Made recommendations of local, state, and national eligibility. In addition to a final survey report, prepared a comprehensive survey database as well as web-based interactive photograph and maps.

NRHP Nomination and Historic American Building Survey (HABS) Documentation for Berylwood Historic District, Ventura County, CA
Project Manager and Senior Architectural Historian
CLIENT: San Diego Military Family Housing
Documented, researched, and reevaluated the 10-acre Berylwood Historic District to prepare an amended NHRP nomination and new HABS documentation of the district that included the 1912 Myron Hunt designed mansion built for prominent local developer and U.S. Senator, Thomas Bard, a second home built 1910-1925 for son and local businessman Richard Bard, as well as supporting structures and the cultural landscape associated with the estate. Developed and presented keynote address for centennial celebration of the construction of the house.

NRHP Nomination for U.S. Highway 80 in California, San Diego and Imperial counties, CA
Senior Architectural Historian
CLIENT: San Diego Gas & Electric
Evaluated the 186 –mile California segment of U.S. Highway 80, one of the earliest all-weather coast-to-coast highways in the United States. Developed NRHP nomination and supporting materials. Recommended an eligible historic district with contributing constructed during the period of significance (1926-1964) that include 42 bridges and culverts and 186 miles of the road from San Diego to Yuma (both current and abandoned segments of the road).

HABS, HRCR, and FAE for Sorrento Valley Industrial Park, San Diego County, CA
Senior Architectural Historian
CLIENT: Caltrans
Prepared Caltrans specific compliance for the proposed demolition of the Sorrento Valley Industrial Park Historic District. Summarized identification efforts and resources eligible for the NRHP, identified the effect of the project upon those resources, and prepared mitigation plan in compliance with CEQA and Public Resources Code (PRC) §5024. Prepared HABS Level II documentation (Caltrans Heritage documentation equivalent) as well as Finding of Adverse Effect (FAE) per Caltrans format.

Military Context for Survey Los Angeles, Los Angeles County, CA
Project Manager and Senior Architectural Historian
CLIENT: City of Los Angeles Office of Historic Preservation
Prepared pro-bono historic context statement for military history of Los Angeles in support of ongoing citywide-survey, Survey LA.

Evaluation of Banning Mine, Riverside County, CA
Senior Architectural Historian
CLIENT: Southern California Edison Company
Researched, documented, and evaluated a 1940s mine. Evaluated within the contexts of community planning and development, industry, or engineering. Conducted in compliance with CEQA.

HRTR for Padre Trail Inn, San Diego County, CA
Project Manager and Senior Architectural Historian
CLIENT: HELIX Environmental
Surveyed, documented, and evaluated a 1965 motel. Evaluated within the contexts of the tourism industry in San Diego and architecture. Report prepared in accordance with CEQA.

HRER for Fenton Dairy Houses and Office, San Diego County, CA
Project Manager and Senior Architectural Historian
CLIENT: Dudek
Surveyed, documented, and evaluated four workers' houses and one office constructed between 1940 and 1945. Evaluated within the contexts of settlement and agriculture/ranching. Conducted in compliance with CEQA.

Historic Resource Analysis for Five Buildings at Mount San Antonio College, Los Angeles County, CA
Project Manager and Senior Architectural Historian
CLIENT: Mount San Antonio College
Surveyed, documented, and evaluated five recreational college buildings constructed between 1958 and 1972. Evaluated as contributors to a potential historic district within the contexts of education and architecture. Conducted in compliance with CEQA.

HRER for 8048-8050-8052 Comstock Avenue in Whittier, Los Angeles County, CA
Project Manager and Senior Architectural Historian
CLIENT: City of Whittier

Surveyed, documented, and evaluated two residential buildings constructed between 1927 and 1929. Evaluated within the contexts of Community Planning and Development, Whittier Thrives in the Early Twentieth Century, Whittier in the 1920s, Oil Industry in Whittier, and architecture. Conducted in compliance with CEQA.

ICRMP for Detachment Fallbrook, San Diego County, CA
Project Manager and Senior Architectural Historian
CLIENT: NAVFAC Southwest
Compiled ICRMP in collaboration with installation staff. Advised client on recommended content, synthesized sections, and prepared three iterations of the plan, incorporating comments from client.

Impacts Assessment for the SDG&E East County Substation Project, San Diego County, CA
Senior Architectural Historian
CLIENT: Sunrise Powerlink
Analyzed potential for adverse effects from proposed SDG&E East County Substation Project. Provided recommendations for NRHP and CRHR eligibility for an approximate 14-mile (mi.) segment of Old Highway 80 within the APE, determined in consultation with BLM. Conducted in compliance with NHPA and CEQA.

Highway 80 Interpretive Signage Recommendations for the SDG&E East County Substation Project, San Diego County, CA
Senior Architectural Historian
CLIENT: Sunrise Powerlink
Surveyed historic Highway 80 to make recommendations for placement of interpretive signs. Recommendations for signs were made based on integrity of Highway 80 at specific locations, character of specific sections of the highway, and demarkation at regular intervals. a Conducted in compliance with NHPA and CEQA.

Advanced Summary Report for the Historical Resources Evaluation of Hamlet Parcel for the Sunrise Powerlink Phase I ESA, San Diego County, CA
Senior Architectural Historian
CLIENT: San Diego Gas & Electric
Conducted an on-site survey and provided summary report of five buildings within project area that were 45 years old and older. Conducted in compliance with CEQA to be incorporated into the Environmental Site Assessment (ESA).

Inventory, Evaluation and Analysis of Effects on Historic Resources for the Campo Verde Solar Project, Imperial County, CA
Senior Architectural Historian
CLIENT: KP Environmental, LLC
Conducted intensive survey within a 1,990 acre project area for proposed solar field and transmission line in Imperial County. Documented and evaluated 20 potential historic resources and analyzed the effects of the project on those resources recommended as historically significant.

Historic Structure Report (HSR) for Building 1133 (1st Marine Corps Division Headquarters), MCB Camp Pendleton, San Diego County, CA
Senior Architectural Historian
CLIENT: NAVFAC Southwest
Prepared HSR to evaluate and assess the architectural and structural state of Building 1133 to establish guidelines and priorities for maintenance and rehabilitation activities. Conducted in compliance with Sections 106 and 110 of the National Historic Preservation Act (NHPA).

HSR for Building 51811 (San Onofre Beach Club), San Diego County, CA
Senior Architectural Historian
CLIENT: NAVFAC Southwest, MCB Camp Pendleton

Prepared HSR to evaluate and assess the architectural and structural state of Building 1133 to establish guidelines and priorities for maintenance and rehabilitation activities. Conducted in compliance with Sections 106 and 110.

HABS Documentation for the Cienega Elementary School, Los Angeles County, CA
Project Manager and Senior Architectural Historian
CLIENT: PMC World
Documented 1923 elementary school, with features of the Classical Revival and Spanish Colonial Revival styles. Field survey included sketch plan, detailed field notes, and archival research. Documentation prepared to HABS Level II standards.

HRER for Collier Park, San Diego County, CA
Project Manager and Senior Architectural Historian
CLIENT: Atkins
Surveyed, documented, and evaluated 7.7-acre park, portions of which were established in 1910. Report prepared in accordance with CEQA and Section 106 of NHPA prior to the park's redevelopment.

Built Environment Assessment for Gregory Canyon Landfill Project, San Diego County, CA
Senior Architectural Historian
CLIENT: PCR Services
Surveyed, documented, and evaluated two dairy complexes and associated buildings, of which one complex was recommended eligible. Report prepared in accordance with CEQA and Section 106 of the NHPA prior to the parcel's redevelopment.

Treatment Plan for 918 Discovery Street, San Diego County, CA
Senior Architectural Historian
CLIENT: City of San Marcos
Surveyed, documented, and evaluated residential building prior to its proposed relocation. Made recommendations for project preparation and execution, and future rehabilitation of the building with specific treatment recommendations for the building's character-defining features.

HRER for the California Valley Solar Ranch Project, San Luis Obispo County, CA
Senior Architectural Historian
CLIENT: Ecology and Environment
Consulted on and edited evaluation of a four-mi. segment of Highway 58, and two gypsum strip mines for a solar project in the California Valley for Sunpower.

HRER for 6940 Otay Mesa Road, Rabago Otay Technical Business Park, San Diego County, CA
Senior Architectural Historian
CLIENT: RBF Consulting
Documented and evaluated mid-20th-century farmstead including ranch house and barns for eligibility for NRHP, CRHR, San Diego County Local Register of Historical Resources, and the County of San Diego Resource Protection Ordinance (RPO) in accordance with CEQA.

Impacts Assessment for SDG&E East County Substation Project, San Diego County, CA
Senior Architectural Historian
CLIENT: Insignia Environmental
Consulted on and edited an evaluation and visual impacts assessment of a 13-mi. segment of historic Old Highway 80. Insignia Environmental requested this assessment for their powerline project in east San Diego County.

Inventory, Evaluation, and Analysis of Effects on Historic Built-Environment Properties, Imperial County, CA
Senior Architectural Historian
CLIENT: LS Power Development

Evaluated 16 resources within a solar project area in Imperial County and assessed the effects of the project on those resources recommended as historically significant.

Inventory, Evaluation and Analysis of Effects on Historic Built Environment Properties for the Imperial Solar Energy Center West and South Projects, Imperial County, CA
Senior Architectural Historian
CLIENT: LightSource, LLC
Surveyed, documented, and evaluated resources within a solar project area in Imperial County and analyzed the effects of the project on those resources recommended as historically significant for CSolar Development, LLC.

Documenting the Colorado River Front Work and Levee System (CRFWLS): A Historic Context and Inventory, San Bernadino, Riverside, and Imperial counties, CA and Yuma, La Paz, and Mojave counties, AZ
Historical Consultant
Consulted on, reviewed, and edited, report providing context for and documenting the CRFWLS.

HSR, Maravilla Handball Court and Market, LA Conservancy, Los Angeles County, CA
Project Manager and Senior Architectural Historian
CLIENT: LA Conservancy
Surveyed, evaluated, researched, and prepared HSR and California Register of Historical Resources (CRHR) nomination for a 1928 handball court and associated commercial and residential building as a pro-bono project for Los Angeles Conservancy. Evaluated for eligibility for CRHR and NRHP. Property was successfully designated on CRHR in 2012. Report prepared to assist with preservation efforts for neighborhood recreation and community center.

Section 106 Review and Recommendations, San Diego County, CA
Senior Architectural Historian
CLIENT: San Diego Military Family Housing
Annual review of multiple undertakings within historic districts at California Naval and Marine Corp Bases. Prepare determinations of effect, in conformance with several Programmatic Agreements (Pas) between the military, CA SHPO, and Advisory Council on Historic Preservation, governing undertakings at the specific military installation as well as *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Convair Lagoon Alternative Analysis of Historic Resources, San Diego County, CA
Senior Architectural Historian
CLIENT: Atkins
Consulted on, reviewed, and edited evaluation of seaplane ramp and pier located in a lagoon formerly owned by the now defunct aircraft manufacturer Convair in the San Diego Bay. Atkins requested a historic built environment study for the proposed demolition of both structures for future redevelopment project.

ICRMP for MCAS Miramar, San Diego County, CA
Senior Architectural Historian
CLIENT: NAVFAC Southwest
Addressed comments and finalized ICRMP for base facilities.

Historic Context and Eligibility Criteria for Puget Sound Dikes, Multiple Counties in Puget Sound, WA
Senior Architectural Historian
CLIENT: U.S. Fish and Wildlife Service
Assisted with research to develop historic context for late-nineteenth- and early-twentieth-century dikes that contributed to the agricultural development of the Puget Sound region of northwestern Washington. Developed NRHP eligibility criteria as a management tool for USFWS for future compliance with Section 106 of the NHPA.

HRER for Fort Yuma Healthcare Center, Imperial County, CA
Senior Architectural Historian
CLIENT: HKM Dowd
Surveyed, evaluated, and edited report for nine buildings on the 1.9 acres at Fort Yuma. Field survey included consultation with Quechan tribe. HSR prepared in support of an Environmental Assessment (EA) for potential demolition, including one contributing building to the Yuma Crossing National Historic Landmark (NHL) historic district.

Due Diligence Report for the Renovation of the Imperial Beach Library, San Diego County, CA
Architectural Historian
CLIENT: RBF Consulting
Evaluated the potential for historical significance of the subject property by conducting a constraints analysis to provide baseline information on the architect of record, date of construction, and potential eligibility to the CRHR.

Cultural Resources Survey for 203 E. Olive St., San Diego County, CA
Architectural Historian
CLIENT: The Planning Center
Evaluated and prepared survey report for one-acre parcel with three agricultural buildings, including 1898 farm house. In compliance with CEQA, each building was evaluated for eligibility for the NRHP, CRHR, and as a CEQA historic resource.

Cold War Historic Context for NAWS China Lake, San Bernardino County, CA
Architectural Historian
CLIENT: Epsilon Systems Solutions
Consulted on and edited historic context (1943-1989) prepared for updated inventory and evaluation of two historic districts listed in the NRHP. Context developed for one of the most significant World War II and Cold War research, development, testing, and evaluation facilities in the country.

HABS Documentation for the American Legion Hall, San Diego County, CA
Architectural Historian
CLIENT: City of Vista
Documented art deco American Legion Hall to HABS Level III standards. Field survey included photography, sketch plan, detailed field notes, and archival research. Edited survey report, including historical and architectural information prepared to HABS Level II standards.

HSR for Palomar College, San Diego County, CA
Architectural Historian
CLIENT: Palomar College
Consulted on and reviewed HSR for seven buildings at Palomar College. In compliance with CEQA, each building was evaluated for eligibility for the NRHP, CRHR, and as a CEQA historic resource.

Survey Eligibility and Update of NRHP Eligibility of 73 Buildings at Naval Weapons Station Seal Beach, Detachment Corona, Riverside County, CA
Field Director
CLIENT: NAVFAC Southwest
Surveyed 247 acre site to assess NRHP eligibility of 73 buildings, structures, and landscape features, within careful consideration of the site as a cultural landscape. Authored evaluation report, considering potential national, state, and local significance for three distinct periods of significance from 1927 to 1989.

Tenth Avenue Marine Terminal Historical Assessment, San Diego County, CA
Architectural Historian
CLIENT: Atkins

Evaluated mid-twentieth century maritime industrial buildings that served as transit sheds and warehouses. Conducted research and fieldwork to determine the buildings' architectural significance and eligibility for the CRHR.

Historic Building Maintenance Plan, Herrmann Hall (Building 220), Naval Postgraduate School, Monterey County, CA
Architectural Historian
CLIENT: NAVFAC Southwest
Assisted with preparation of maintenance plan for late nineteenth-century Spanish Mediterranean Revival-style former hotel building.

ICRMP for Naval Base San Diego, San Diego County, CA
Architectural Historian
CLIENT: NAVFAC Southwest
Prepared ICRMP for base facilities including Naval Station San Diego, Mission George Recreational Center, and Broadway Complex. Advised client on recommended content, conducted interviews, reviewed and synthesized previous cultural resource studies, and wrote three iterations of the plan, incorporating comments from client.

ICRMP for Naval Base Coronado, San Diego County, CA
Architectural Historian
CLIENT: NAVFAC Southwest
Prepared ICRMP for base facilities including NAS North Island, Naval Amphibious Base Coronado, Naval Radio Receiving Facility, Outlying Landing Field Imperial Beach, and Special Warfare Mountain Training Center La Posta. Advised client on recommended content, conducted interviews, reviewed and synthesized previous cultural resource studies, and wrote three iterations of the plan, incorporating comments from client.

ICRMP for Naval Base Ventura County, Ventura County, CA
Architectural Historian
CLIENT: NAVFAC Southwest
Assisted with preparation of final drafts of ICRMP for base facilities including NAS Point Mugu, CBC Port Hueneme, Laguna Peak, Catalina Heights housing area, and the Camarillo Airport. Prepared three iterations of the plan, incorporating comments from client.

2345 S. Gaffey Historic Resources Report, 2345 Gaffey Avenue, Los Angeles County, CA
Architectural Historian
CLIENT: LLC/Netarq Design Group
Assisted with the preparation of a report to private property owner for CEQA compliance. Conducted research and prepared written report detailing the building's architectural significance and eligibility for the NRHP, CRHR, Los Angeles Historic-Cultural Monument, and a Historic Preservation Overlay Zone.

National Trust for Historic Preservation

Heritage Travel, National Trust for Historic Preservation, Los Angeles, California, 2008-2009. As Senior Account Executive, worked with west-coast communities and destinations to improve their marketing efforts to heritage and cultural travelers through new website, Gozaic.com. Working from Los Angeles office, participated in developing and executing marketing strategies both for the company and our clients. Represented company at professional conferences. Utilized Salesforce database to ensure timely communication with clients.

American Battlefield Protection Program, National Park Service
NPS Grants Administration, National Park Service Headquarters, 2007-2008. As Historic Preservation Specialist, evaluated applications, monitored projects, coordinated reporting and organized workshops for

grant recipients for $1.5 million annual grant program. Reviewed deliverables such as NRHP nominations, easements, cultural resource inventories and management plans.

Section 106 Review, National Park Service Headquarters, 2007-2008. As Historic Preservation Specialist, reviewed projects potentially effecting historic battlefields for which the American Battlefield Protection party was a consulting party. Prepared comments to consultants evaluating projects and their potential effects on historic resources, and made recommendations for mitigation of projects adversely effecting historic battlefields.

Update of Civil War Sites Advisory Commission Report on the Nation's Civil War Battlefields, National Park Service Headquarters, 2007-2008. Conducted onsite evaluation and boundary determinations for Civil War battlefields in Charleston, South Carolina, and Leesburg, Virginia. Coordinated national survey of preservation activities at 384 Civil War battlefields for report to Congress. Indentified changes in condition and threats, as well as preservation opportunities.

National Park Service History Program and HABS/HAER/HALS/CRGIS

HABS/HAER/HALS/CRGIS Online Publications, National Park Service Headquarters, 2006-2007. As Project Manager, redesigned navigation, content and design of HABS/HAER/HALS/CRGIS website and NPS History Program website. Created online publications for NPS History including Abraham Lincoln web feature, Teaching with Historic Places Lesson Plan on lighthouses, and Maritime Resources of Massachusetts travel itinerary.

Maritime Heritage Program, National Park Service Headquarters, 2006-2007. As Historian, maintained national inventory of historic lighthouses and ships for Maritime Heritage Program. Reviewed applications for the transfer of federally-owned historic light stations, under the National Historic Lighthouse Preservation Act of 2000.

National Park Service Cultural Resources Web Team, 1999-2008. As Team Member, assessed popularity and usability of web materials, and established guidance to achieve increased visibility. Served on subcommittee for website redesign, participated in focus group and usability testing.

National Register of Historic Places, National Park Service

Consultation on Review of National Register of Historic Places and National Historic Landmark Nominations, 1998-2006. As Historian, contributed to peer review of multiple nominations. Edited NHL nomination for Ryman Auditorium, Nashville, Tennessee. Wrote comments for return of Spud Drive-in Theater nomination, Driggs, Idaho to SHPO. Developed presentation for national conference: “America at Play: Documenting and Evaluating Recreational Resources with the National Register of Historic Places.”

Public Outreach for NRHP, 1998-2006. As Historian, contributed to publication of printed and online materials to increase awareness of and understanding of NRHP. Provided guidance on listing properties, benefits of listing, and pertinent laws and regulations. Assisted with development of public workshops, production of brochures, bulletins, power point presentations and exhibits. Assisted with the final editing and printing of two NRHP bulletins: “Telling the Stories Planning Effective Interpretive Programs for Properties Listed in the National Register of Historic Places” and “Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places.” Helped monitor the reprinting of several other NR technical bulletins, which provide standards and guidelines for evaluating historic properties.

Discover our Shared Heritage Travel Itineraries, 1998-2006. As Historian and Team Leader, coordinated the production of 38 travel itineraries developed in partnership with state and local governments, and private organizations, Each travel itinerary was created to highlight historic sites listed in the NRHP, increase awareness of the diverse and representative historic places across the United States, encourage heritage

tourism, and provide a valuable educational resource. Managed project development and supervised team members, evaluated new proposals, established work plans, coordinated launch and press releases, researched, wrote and edited historical descriptions, essays and program talking points, created graphics, web pages and PowerPoint presentations.

Development of Thematic Features, NRHP, National Park Service Headquarters, 1999-2006. As Historian, designed, researched and wrote content for periodic thematic features, highlighting the diversity of historic sites listed in the NRHP. Themes included African American History, Asian Pacific Heritage, Hispanic Heritage, Women's History, American Indian Heritage, Preservation Month, Veterans Day, National Park Week, and Family History Month.

Arlington Heritage Alliance

Chair and Board Member of Arlington Heritage Alliance, Arlington, Virginia, 2000-2008. As Chair, determined and guided the initiatives of local historic preservation non-profit organization. Developed projects and publications to broaden local preservation constituency
Developed and facilitated numerous small and large meetings of preservation constituents, including community-wide preservation planning committee. Represented organization at public meetings and in communication with local and national elected officials. Evaluated local development and preservation plans. Developed "My Historic House" program to encourage sensitive renovations and additions. Judged Arlington Historic Preservation Design Awards.

Recent Past Preservation Network

Founder, Recent Past Preservation Network, 2000-2006. As one of the founders, and inaugural Board Member, of a new national preservation non-profit, guided the organization's direction and initiatives, helped develop short- and long-term goals and objectives. Developed and facilitated annual membership meetings. Worked with legal council to file incorporation paperwork and secured 501(c)3 status with the IRS. As Treasurer, prepared and monitored five-year projected budget, filed annual reports, and analyzed fiscal feasibility of proposed projects.

Marietta Manor, Prince George's County, Maryland

Building Restoration, 1996. As Assistant Site Manager, contributed to final stages of restoration of the 1812 Federal home of Supreme Court Justice Gabriel Duvall. Developed and helped implement an interior paint plan based on paint analysis.

Museum Operations, 1996. As Assistant Site Manager, lead interpretative tours for school groups and the general public. Assisted with event planning for on-site programs and the County's Tri-centennial Celebration.

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Laura Taylor Kung, M.A.

Architectural Historian

Total Years of Experience: 9

Education:

M.F.A.	2011/Fiction and Literature/Bennington College
M.A.	1998/Historic Preservation Planning/Cornell University
B.A.	1993/Art History/DePaul University

Professional Profile:

Ms. Kung has nine years of experience in historic preservation and planning, including the completion of local and state building surveys, Historic Building Inventory and Evaluation documents, National Register nominations, Historic American Building Survey (HABS) submissions, Historic Structure Reports and Cultural Resources management plans.

Selected Project Experience:

Historic Context Statement for the City of Monrovia, Los Angeles County, CA
Architectural Historian
CLIENT: City of Monrovia
Assisted in the development a citywide historic context statement for Monrovia, including recommendations for historic districts. Contexts and themes were identified and defined based on a windshield survey of the city, archival research using primary and secondary resources, and review of previous evaluations.

Historic Resources Survey of the Works of Architect Loch Crane, San Diego County, CA
Architectural Historian
CLIENT: HELIX Environmental Planning
Researched and surveyed the work of San Diego architect Loch Crane. Developed a context based on survey findings, archival research of reviews of previous evaluations. The report included Department of Parks and Recreation (DPR) primary forms for 30 identified properties.

Cultural Resources Evaluation Report Clairemont High School Whole Site Modernization, San Diego County, CA
Architectural Historian
CLIENT: BRG Consulting
Prepared a historic evaluation report for eight buildings on the Clairemont High School campus in advance of modernization projects. Efforts included a site visit, photographic documentation of the buildings, and archival research. The evaluation included preparation of California DPR forms

Historic Resource Evaluation Memo for 110 and 132 East Crowther Avenue, Orange County, CA
Architectural Historian
CLIENT: HELIX Environmental Planning
Prepared an evaluation for two industrial properties located in the City of Placentia. Reviewed previous surveys, assessor's building records, and chain of ownership for the properties. Conducted an intensive pedestrian survey of the properties and a reconnaissance survey of the neighborhood to consider a potential historic district. The evaluation was conducted to consider the eligibility of the properties under NRHP, CRHR, and City of Placentia eligibility criteria and in compliance with CEQA.

Historic Resource Evaluation Memo for 1019 North Orange Grove Avenue, Los Angeles County, CA
Architectural Historian
CLIENT: 1019 North Orange Grove, LLC

Prepared an evaluation for a property located in the City of West Hollywood. Reviewed previous surveys, assessor's building records, and chain of ownership for the properties. Conducted an intensive pedestrian survey of the property and a reconnaissance survey of the neighborhood to consider a potential historic district. The evaluation was conducted to consider the eligibility of the properties under NRHP, CRHR, and City of West Hollywood eligibility criteria and in compliance with CEQA

Architectural History Technical Report for Muroc Joint United School District Facilities at Edwards Air Force Base, Kern County, CA
Architectural Historian
CLIENT: Muroc Joint Unified School District (MJUSD)
Prepared a technical report as part of a cultural resources study of five MJUSD campuses located on Edwards Air Force Base, based on an intensive-level pedestrian survey of the five schools and archival research. Included in the work effect was preparation of Department of Parks and Recreation (DPR) district and primary forms. The report was prepared in compliance with Section 106 of the National Historic Preservation Act (NHPA), the National Environmental Policy Act (NEPA), and the California Environmental Quality Act (CEQA).

On-Call Preservation Services for County of Los Angeles, Los Angeles County, CA
Architectural Historian
CLIENT: County of Los Angeles
Currently working with the County under its new Preservation Ordinance to review of proposed projects at specific residential sites. Work is performed to ensure compliance with the Secretary of the Interior's Standards for property owners to determine eligibility for Mills Act tax credits. Several of the properties reviewed are in the County's first designated historic district, the View Park Historic District.

Historic Context Report, San Bernardino County, CA
Historian
CLIENT: BNSF Railway Company
At a previous firm, wrote detailed history and significance of railroad construction.

State Inventory and Evaluation Forms, Los Angeles County, CA
Architectural Historian
CLIENT: City of Monrovia
At a previous firm, wrote building descriptions for 150 domestic and commercial buildings.

State Inventory and Evaluation Forms, Los Angeles County, CA
Architectural Historian
CLIENT: City of South Pasadena
At a previous firm, conducted field research, took photographs and wrote descriptions for 300 properties.

Historic American Building Survey, Los Angeles County, CA
Architectural Historian
CLIENT: Walt Disney Company
Research and wrote descriptive section of submission for Grand Central Terminal building.

State Inventory and Evaluation Forms, Riverside County, CA
Architectural Historian
CLIENT: City of Riverside
Wrote building descriptions and significance for over 1,500 domestic and commercial buildings.

State Inventory and Evaluation Forms, Los Angeles County, CA
Architectural Historian
CLIENT: City of Pasadena
Conducted field research and wrote building descriptions for 175 domestic and commercial buildings. Researched history and significance of 100 buildings.

Historic American Building Survey, Kelly Air Force Base, Bexar County, TX
Architectural Historian
CLIENT: U.S. Air Force
Conducted field research and completed HABS Level II documentaries for four buildings scheduled for re-use.

Historic Building Inventory and Evaluation for 18 Radar Sites, AK
Historian
CLIENT: U.S. Air Force
Evaluated findings from field research to determine Cold War significance of buildings and structures. Prepared report outlining findings and provided descriptions of both contributing and non-contributing buildings.

Cultural Resources Management Plan, Lajes Air Force Base, Azores, Portugal
Historian
CLIENT: U.S. Air Force
Prepared cultural resources plan to assist in management decision of the Portuguese-owned, United States-operated Air Force Base.

National Register Nomination, Lexington Blue Grass Army Depot, Madison County, KY
Architectural Historian
CLIENT: U.S. Army
Prepared ten individual forms to accompany multiple property nomination.

Historic Building Inventory and Evaluation, Air Force Plant 42, Los Angeles County, CA
Historian
CLIENT: U.S. Air Force
Conducted an evaluation of World War II and Cold War facilities.

New York State Historic Building Inventory, Madison County, NY
Architectural Historian
CLIENT: City of Morrisville
Conducted historic research of ten Main Street buildings. Prepared inventory forms for submission to state historic preservation office.

National Register Nomination, Lincoln Park, Cook County, IL
Intern
CLIENT: Chicago Park District
Research history of major city park. Organized data gathered from volunteer surveys to determine possible significance. Wrote description section of nomination as part of multiple property nomination.

Historic Preservation Teaching Assistance, Tompkins County, NY
Teaching Assistant
CLIENT: Cornell University
Provided lecture assistance and reviewed student work for Building Materials Conservation and Twentieth Century Building Materials courses. Conducted lectures and provided student assistance for Preservation Workshop.

Historic American Building Survey, Ontario County, NY
Architectural Historian
CLIENT: Cornell University
Conducted historic research and completed measured drawing of one evaluation of a deteriorated Italianate Style house. Completed drawings were submitted to HABS.

Historic Structures Report for Heacock House, Mahoning County, OH
Architectural Historian
CLIENT: Cornell University
Responsible for researching the complete history and physical evaluation of a structure. Provided recommendations and cost estimates for three possible restoration plans.

APPENDIX D

Chains of Title

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Chain of Title

6422 Selma Avenue

1912-1932 Edward Louis Baker
1932 Caroline Baker
1933 Estate of Caroline Baker
1934-1945 Selena E. Cluss
1945-1972 Glenn T. and Marian J. Wellington
1972-1978 Sabin P. Sturtevant and Sarah S. Lee
1978-1985 CTS Investments and Sarah S. Lee
1985-1988 Carroll Parish and Sybil Kerns
1988 Sybil Kerns
1989 Kerns and Associates
1989-1996 Ronald and Lucinda Michaelson
1996-2018 Ronald E. Michaelson Trust
September 2018 Lucinda Michaelson Trust
November 2018 6422 Selma Owner, LLC c/o Martin Colvin

Known owners 1550 North Wilcox Avenue

1921-1926 Lewis G. and Evelyn S. Burmann
1929-1936? Lewis G. Burmann
1937 Title Insurance and Trust Company
1937-1956 I.C. Gordean and B.T. Schreiber
1956-1987 Meyer Naxon and Nicholas Fletcher
1987-2013 Bee Patel

APPENDIX E

Building Permits

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3

APPLICATION TO ALTER, REPAIR MOVE OR DEMOLISH

Form 1-1

CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

From Lot # P. 3 of 2nd Unit — To Lot

Tract 1754 — Tract

Present location of building: 6422 Selma Ave (House Number and Street)
New location of building: 6422 Selma Ave (House Number and Street)
Between what cross streets: Cahuenga Blvd & Wilcox Ave

Approved by City Engineer

Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building: Store — Families — Rooms
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy: 5 yrs
3. Use of building AFTER alteration or moving: Store — Families — Rooms
4. Owner: Glen N Wellington — Phone GL 4138
5. Owner's Address: 2747 No Beachwood — P. O. Los Angeles 28 Calif.
6. Certificated Architect: Paul Hayes — State License No. — Phone
7. Licensed Engineer: Geo A Brunton — State License No. — Phone
8. Contractor: Price Bros — State License No. — Phone
9. Contractor's Address: 701 No Lima
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.): $ 2000
11. State how many buildings NOW on lot and give use of each: ONE
(Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 72 x 140 — Number of stories high 1 — Height to highest point 20'
13. Material Exterior Walls: Brick (Wood, Steel or Masonry) — Exterior framework (Wood or Steel)
14. Describe briefly all proposed construction and work: Con ent front replacing Brick front

NEW CONSTRUCTION

15. Size of Addition 47'-2" x 17'-6" — Size of Lot 47'-2" x 140' — Number of Stories when complete 6422
16. Footing: Width 4" — Depth in Ground 1'-6" — Width of Wall 12" — Size of Floor Joists x
17. Size of Studs x — Material of Floor — Size of Rafters x — Type of Roofing

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here (Owner or Authorized Agent)

By

FOR DEPARTMENT USE ONLY

(1) PLAN CHECKING
Receipt No. 46
Valuation $ 2000
Fee Paid $ 3

(2) REINFORCED CONCRETE
Bbls. Cement
Tons of Reinforcing Steel

(3) The building referred to in this Application will be more than 100 ft. from Street
Sign here Owner or Authorized Agent

TYPE	GROUP	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Reversed	Lot Size 47 x 140	Feet rear alley / Ft. side alley	Clerk
VB	G-1						

PERMIT No.	Plans and Specifications checked	Zone C-2	Fire District No.	District Map No.
21951	Correction Verified	Bldg. Line Ft.	Street Widening Ft.	Fee 3.20
	Plans, Specifications and Application reviewed and approved	Application checked and approved AUG 6 1945	Clerk	Stamp here when Permit is issued AUG 6 1945
PLANS	Not Fireproof	Floor area	Conditions	SPRINKLER	Inspector
Date					

3

APPLICATION TO ALTER, REPAIR OR DEMOLISH AND FOR A Certificate of Occupancy

Form 3-3
CITY OF LOS ANGELES
DEPARTMENT OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 4

Tract 1754

Location of Building 6422 Selma Ave (House Number and Street)

Approved by City Engineer

Between what cross streets Nearest Cross Street West of Vine Ave and Nearest Cross Street East of Vine Ave. W. Side Vine between Selma & Sunset Blvd.

Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building Drive In Auto Supplies (Store, Dwelling, Apartment House, Hotel or other purpose) Families — Rooms —
2. State how long building has been used for present occupancy 10 years
3. Use of building AFTER alteration or moving Same Families — Rooms —
4. Owner Clyde Wellington (Print Name) Phone —
5. Owner's Address 6422 Selma P. O. Hollywood, Calif.
6. Certificated Architect — State License No. — Phone —
7. Licensed Engineer — State License No. — Phone —
8. Contractor Coastal Overhead Door Co. State License No. 99989 Phone Le 1580
9. Contractor's Address 4625 Exposition Blvd.
10. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment, fixtures or fixtures) $ 700.00
11. State how many buildings NOW on lot and give use of each. One Drive In Auto Supply (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building x Number of stories high 1 Height to highest point 22'
13. Material Exterior Walls Brick (Wood, Steel or Masonry) Exterior framework Brick (Wood or Steel)
14. Describe briefly all proposed construction and work:
Remove Portion Of Front, New Window Space Remodel For Attached Paint & Placing Sectional Overhead Door In New Opening. Wgt. of door will not be carried on 2"I B

Legal Set Back Lines Provided As Per Dept of Bldg

NEW CONSTRUCTION

15. Size of Addition x Size of Lot x Number of Stories when complete
16. Footings: Width Depth in Ground Width of Wall Size of Floor Joists x
17. Size of Studs x Material of Floor Size of Rafters x Type of Roofing

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Coastal O.H. Door Co. (Owner or Authorized Agent)

By [signature]

FOR DEPARTMENT USE ONLY

FEB 1947 PLAN CHECKING Receipt No. 2953 Valuation $ 700 200 Fee Paid $

(2) REINFORCED CONCRETE Bbls. Cement Tons of Reinforcing Steel

FEES Bldg. Per. 4.00 Cert. of Occupancy — Total 4.50

TYPE	GROUP	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size	Fire Zone Map / Fire Limits Map	Clock
IIA	G				47 VI 46		A1

PERMIT No. 3758

Plans and Specifications checked [signature] Checking Engineer [signature]

Plans, specifications and Application returned for correction [signature]

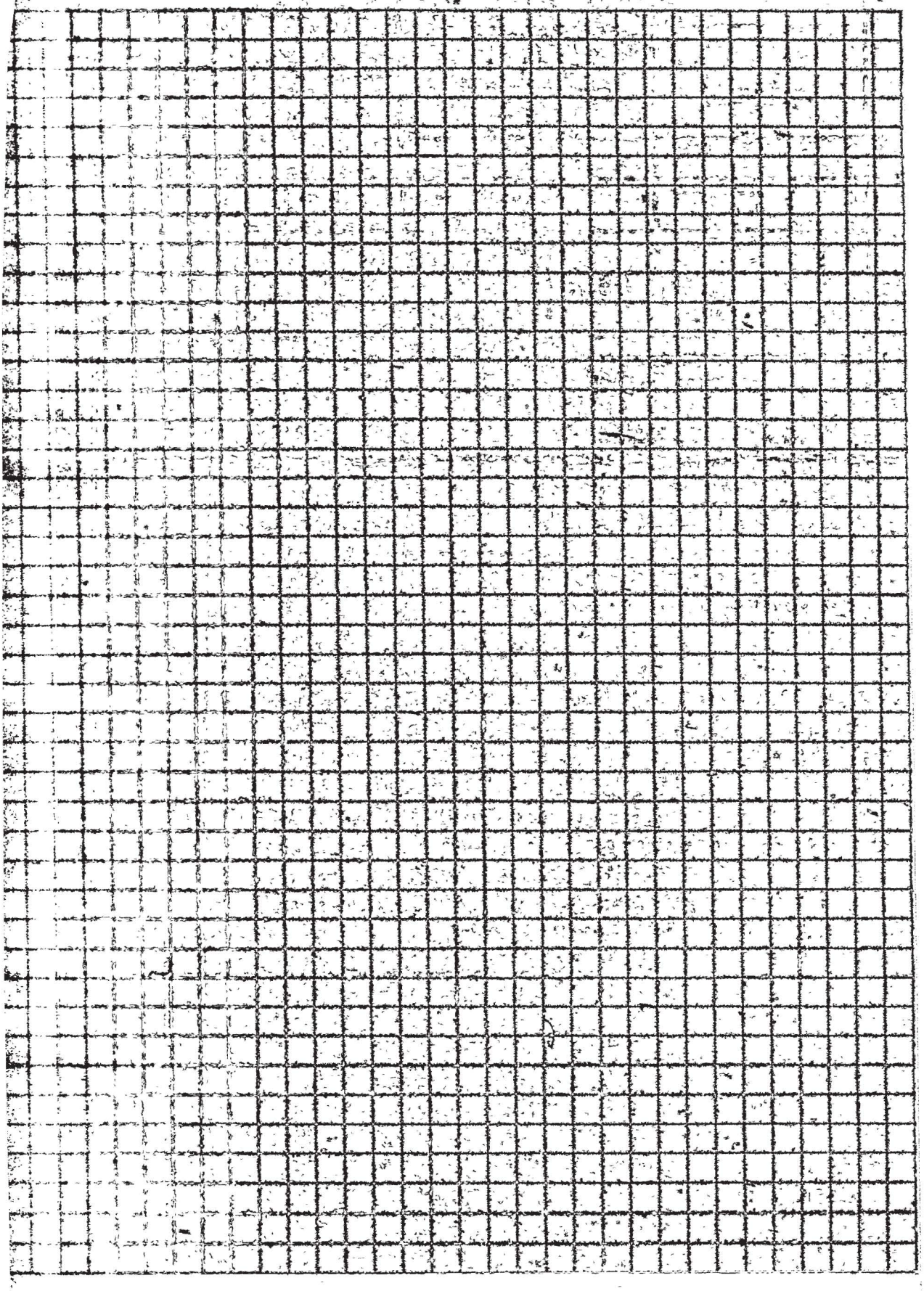
Zone U-4 Fire District No. 2 60 Bldg. Line — Ft. Street Widening — Ft. Applications checked and approved [signature] FEB 6 1947 Clerk

Block Book where Permit is Issued CB 17

PLANS Rec'd with Fee Plans Fee $ Filed with [signature]

Construction Inspection [signature] SPRINKLER Sprinkler Required — Automatic Sprinkler Required Yes — No

Inspector [signature]



3

APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

DIST. MAP	1. LEGAL LOT 4	BLK.	TRACT 1754
ZONE	2. BLDG. ADDRESS 6422 West Selma		APPROVED
FIRE DIST.	3. BETWEEN CROSS STS. Wilcox AND Cahuenga		
INSIDE KEY	4. PRESENT USE OF BLDG. Garage	NEW USE OF BLDG. same	
COR. LOT REV. COR.	5. OWNER Glen T. Willengton		
LOT SIZE X	6. OWNER'S ADDRESS 6422 Selma		
REAR ALLEY SIDE ALLEY	7. CERT. ARCH.	STATE LICENSE NUMBER	
BLDG. LINE	8. LIC. ENG.	STATE LICENSE NUMBER	
AFFIDAVITS	9. CONTRACTOR Willard-Brent	STATE LICENSE NUMBER	
BLDG. AREA	10. SIZE OF EX. BLDG. 48 x 138 STORIES 1 HEIGHT		
SPRINKLERS REQ'D. SPECIFIED	11. MATERIAL EXT. WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☐ STUCCO ☒ BRICK ☐ CONCRETE	ROOF CONST: ☒ WOOD ☐ STEEL ☐ CONC. ☐ OTHER	

3 6422 W. Selma Ave.

VALIDATION LA46449

TYPE	GROUP	MAX. OCC.
IIIA	F-1	No Change

JUN-2256 58692 B — 2 CK 1.00

JUN-2256 58693 B — 1 CK 3.50

DIST. OFFICE

C. OF O. ISSUED P.C. 1.00 B.P. 3.50

DWELL. UNITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. $ 490.00	VALUATION APPROVED
PARKING SPACES	13. SIZE OF ADDITION x STORIES HEIGHT	APPLICATION CHECKED
GUEST ROOMS	14. NEW WORK: Parapet corr. along Selma Ave & exit court MATERIAL EXT. WALLS MATERIAL ROOF	PLANS CHECKED
FILE WITH	I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.	CORRECTIONS VERIFIED
CONT. INSP.	SIGNED	PLANS APPROVED
	This form when properly validated is a permit to do the work described.	APPLICATION APPROVED

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

Form B-3—75M Sets—11-54

3.00	5 — 2	[illegible]	[illegible]
3.50	4 — 3	[illegible]	[illegible]

S CITY OF LOS ANGELES

PERMIT APPLICATION FOR INSPECTION OF SIGNS

B&S B-5—R.8-74

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

S-1

1. LOT / LEGAL DESCR. 4	BLK.	TRACT 1754	DIST. MAP 4755 / CENSUS TRACT 1907.00
2. TYPE OF SIGN OR NEW WORK (19) Projecting sign	☐ RESIDENTIAL	xxx ☐ COMMERCIAL	ZONE C4-4
3. JOB ADDRESS 6422 Selma Ave.			FIRE DIST. 1
4. BETWEEN CROSS STREETS Wilcox Ave. AND Cahuenga Blvd.			LOT (TYPE) key
5. OWNER'S NAME Hollywood Auto Parts		PHONE	LOT SIZE 47.30x140
6. OWNER'S ADDRESS same	CITY Hollywood	ZIP	
7. ARCHITECT OR ENGINEER	ACTIVE STATE LICENSE NO.	PHONE	ALLEY /
8. QUALIFIED INSTALLER Aladdin Signs	ACTIVE STATE LICENSE NO. 256430	PHONE 849-4511	BLDG. LINE /
9. BRANCH LENDER	ADDRESS	CITY	AFFIDAVITS /

10. SIZE OF EXISTING BUILDING WIDTH LENGTH	TYPE	STORIES 1	EXT. WALL CONST. Mas.	ROOF CONST.
11. SIZE OF SIGN 6'x4'6"	TOTAL COPY AREA 27 sf	OVERALL HEIGHT	FROM GRADE 19'6"	FROM ROOF
12. MATERIAL OF SIGN CONSTRUCTION	SUPPORTING FRAME	FRAME OF COPY mtl	SURFACE OF SIGN plex	

S

13. JOB ADDRESS 6422 Selma Ave.		DIST. OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN $ 810		GRADING /
15. TYPE OF SIGN OR NEW WORK Projecting sign	☐ SINGLE FACE xx DOUBLE FACE	CONS. /
16. ILLUMINATION ☐ None xx INTERNAL ☐ EXTERNAL	~~☐ FLASHING~~ ~~☐ REVOLVING~~ ☐ OTHER None	ZONED BY Iwaoka
17. NO. OF SIGNS OR GAS TUBE SYSTEMS 1	NO. OF ADDITIONAL BRANCH CIRCUITS 0	NO. OF CONTROL DEVICES 1

CLEARANCES AND/OR APPROVALS REQUIRED	Yes	No
FREEWAY SURVEY	☐	☒
TRAFFIC DEPT.	☐	☐
BOARD	☐	☐

ELECTRICAL PERMIT FEES	
SIGNS/G.T. SYSTEMS	6 25
ADDITIONAL CIRCUITS	—
CONTROL DEVICES	1 50
BLDG. PERMIT	10 85
ISSUING FEE	5 00

PLANS CHECKED	
PLANS APPROVED	
APPLICATION APPROVED	
CONT. INSP. Lic Fech	INSP. ACTIVITY E
I.F. /	G.P.I.

FREEWAY CHECKED

FREEWAY CLEARED OK L. Westfield

DATE 5-27-75

FILED WITH

INSPECTOR

TYPIST

P.C.	S.P.C.	E.P. TOTAL
9.22		23 60

P.C. NO.

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

MAY-27-75 74682 E • 8216 U 6 CK 9.22
MAY-27-75 74683 E • 8216 U 11 CK 23.60

STATEMENT OF RESPONSIBILITY

I certify that in doing the work specified herein, I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

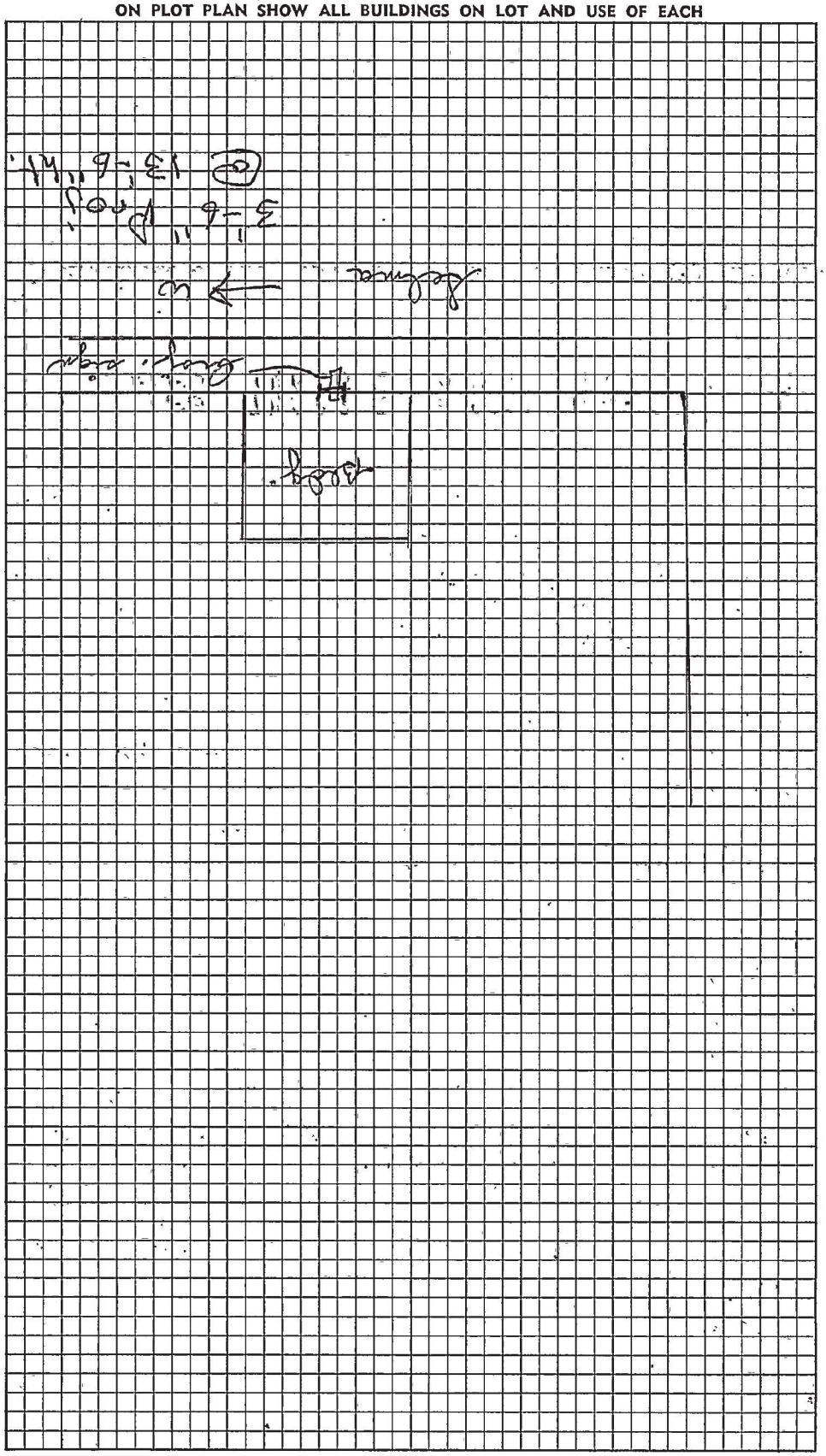
"This permit is an application for inspection, the issuance of which is not an approval of an authoriszation of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warrantly 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 D. A. Bennett (Owner or Agent)

		Signature/Date
Bureau of Engineering	ADDRESS APPROVED	Lawson -4-27-75
Conservation	APPROVED FOR ISSUE ☐ NO FILE ☐	
Traffic	APPROVED FOR ISSUE	
Municipal Arts	APPROVED FOR ISSUE	
Planning	APPROVED UNDER CASE #	
Board of Building and Safety Commissioners File #		

LEGAL DESCRIPTION

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
Earthquake Safety Division
460-Y

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR. LOT	BLOCK	TRACT	COUNCIL DISTRICT NO.	DIST. MAP	
4		1754	13	4755	
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING			CENSUS TRACT	
(16) Retail store	(13) Offices/Leading			1907	
3. JOB ADDRESS				ZONE	
6422 Selma Avenue				C4-4	
4. BETWEEEN CROSS STREETS	AND			FIRE DIST.	
Wilcox	Cahuenga			One	
5. OWNER'S NAME		PHONE		LOT TYPE	
Jeff Kerns		654-3000		Inter	
6. OWNER'S ADDRESS	CITY	ZIP		LOT SIZE	
8501 Hillside Ave.,	L.A.	90068		47.30 X 140	
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY	
				—	
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE	
Fred Fisher	On File	C010281	451-1767	—	
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY	ZIP		AFFIDAVITS	
1422 Second Street,	Santa Monica	90401		—	
10. CONTRACTOR	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		
To be selected					

11. SIZE OF EXISTING BLDG. WIDTH 47 LENGTH 137	STORIES 1	HEIGHT 20	NO. OF EXISTING BUILDINGS ON LOT AND USE One- Store	P.C. REQ'D	
12. CONST. MATERIAL OF EXISTING BLDG. ⇒	EXT. WALLS Masonry	ROOF Compo	FLOOR Conc	No (F)	
13. JOB ADDRESS 6422 Selma Avenue			STREET GUIDE	DISTRICT OFFICE LA	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING		FC=129,000 BP=45,000		SEISMIC STUDY ZONE	
15. NEW WORK (Describe) ~~MISC.~~ Change of Use, interior alterations & remodeling.				GRADING —	FLOOD —
				HWY. DED. —	CONS. —

NEW USE OF BUILDING (13) Offices.	SIZE OF ADDITION None	STORIES 1	HEIGHT 20	ZONED BY A. Romero	
TYPE V-N	GROUP OCC. B-2/B	FLOOR AREA Same	PLANS CHECKED Glenn Ito	FILE WITH	
DWELL UNITS —	MAX OCC.	TOTAL	APPLICATION APPROVED	TYPIST	
GUEST ROOMS —	PARKING REQ'D Same	PARKING PROVIDED STD. COMP.	INSPECTOR ACTIVITY COMB GEN. EQ.	INSPECTOR	

P.C. 447.52	G.P.I. —	CONT. INSP. No	
S.P.C. —	P.M. 6.00		
B.P 246.50	E.I 3.15	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	
I.F. —	F.H —		
O/S —	O.S.S. 8.95		
DIST. OFFICE LA	S.O.S.S. 5.11	SPRINKLERS REQ'D SPEC. No	
P.C. NO. B08515	C/O —	ENERGY No	

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

B & S B-3 (R 5.85)

C 447.52 EQPC
C 8.95 OSS
H8060 2 11/01/85 456.47 CHTD
C 246.50 BSMFC
C 6.00 MLY M
C 3.15 BSEI
B 648 11/18/85 260.76 CHTD

LA 28951

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 _____ Lic. Class _____ Lic. Number _____ 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 Jan 13, 1986 Owner's Signature Jeffrey Kerns

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. _____ Insurance Company _____

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

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 Jan 13, 1986 Applicant's Signature Jeffrey Kerns

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

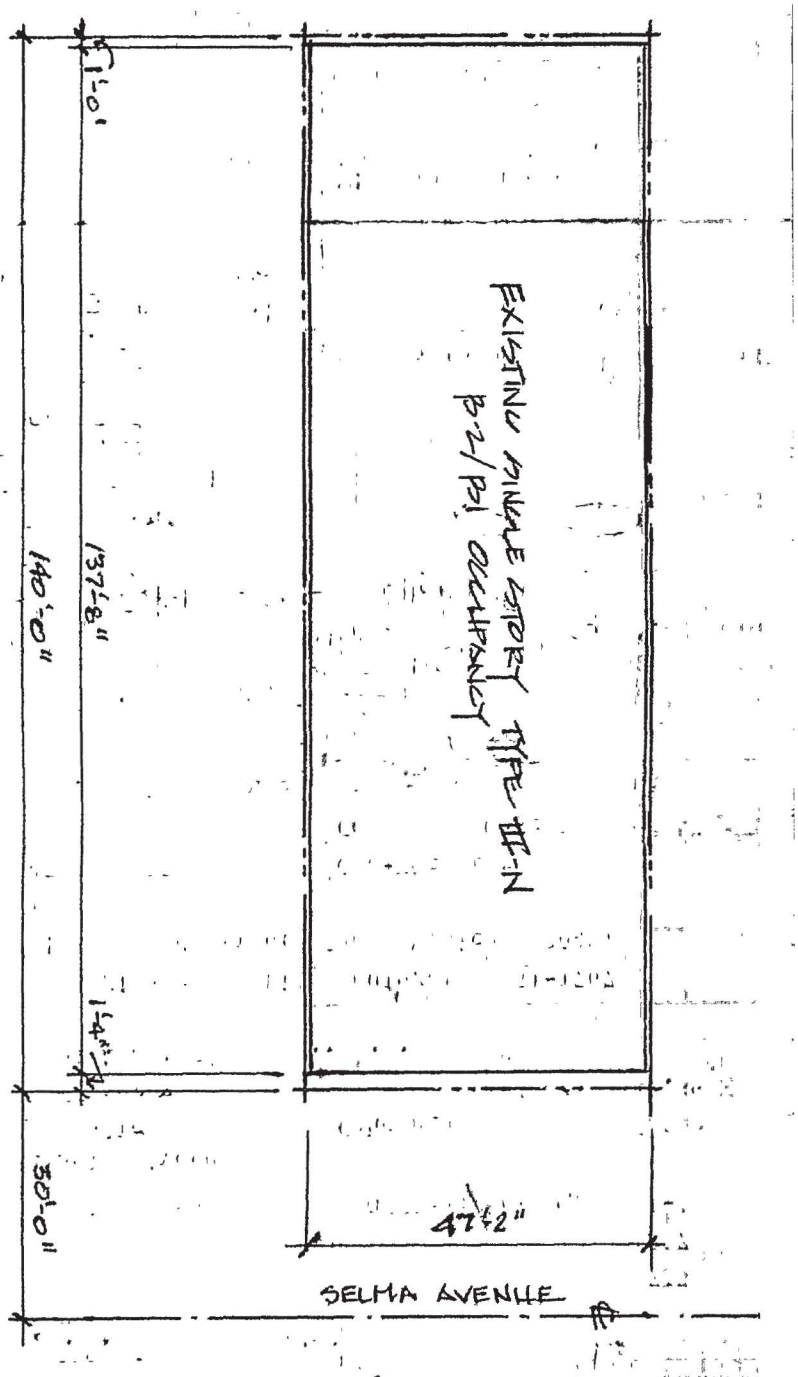
21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the City of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed Jeffrey Kerns (Owner or agent having property owner's consent) V. President Position Jan 13 1986 Date

BUTLHGR 1/15/86

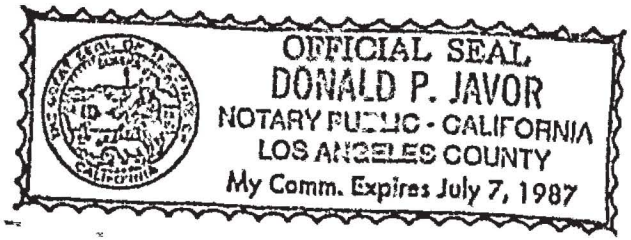
Variance for 19'-0" separation of exits in lieu of DIV 33 requirements was approved 12/19/85.



STATE OF CALIFORNIA)
) SS
COUNTY OF LOS ANGELES)

On January 13, 1986 before me, the undersigned, a Notary Public in and for said State, personally appeared Jeffrey Kerns, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.



Signature Donald P. Javor

Donald P. Javor

Intentionally blank

6422 W Selma Ave

Permit #:
Plan Check #:
Event Code:

08016 - 90000 - 08008
Printed: 05/12/08 12:20 PM

Bldg-Alter/Repair
Commercial
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Issued On: 05/12/2008
Last Status: Issued
Status Date: 05/12/2008

1. TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
TR 1754		4		M B 20-101	148-5A187 326	5546 - 013 - 003

3. PARCEL INFORMATION

Area Planning Commission - Central
LADBS Branch Office - LA
Council District - 13
Certified Neighborhood Council - Central Hollywood
Community Plan Area - Hollywood
Census Tract - 1907.00
District Map - 148-5A187
Energy Zone - 9
Fire District - 1 (Entire parcel)
Near Source Zone Distance - .9
Thomas Brothers Map Grid - 593-F4

ZONE(S): C4-2D /

4. DOCUMENTS

ZI - ZI-1352 Hollywood Redevelopmen
ZI - ZI-2277 Hollywood Redevelopmen
ZI - ZI-2330 Hollywood Signage Suppl
ZI - ZI-2374 Los Angeles State Enterpri
ORD - ORD-165660-SA180
ORD - ORD-173562
CRA - ZI 1352 HOLLYWOOD
CPC - CPC-1986-835-GPC
CPC - CPC-1999-2293-ICO
CPC - CPC-1999-324-ICO
CPC - CPC-2003-2115-CRA
CDBG - BID-Hollywood Entertainment
CDBG - LARZ-Central City
CDBG - SEZ-Los Angeles State Enterp

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
Michaelson, Ronald E Co Tr Cowell Michaels 6422 Selma Ave HOLLYWOOD CA 90028

Tenant:

Applicant: (Relationship: Net Applicant)
Steve Radenbaugh - 3310 Verdugo LOS ANGELES, CA 90065 (323) 254-2888

7.EXISTING USE | **PROPOSED USE**

(22) Warehouse

8. DESCRIPTION OF WORK

Reroof with 59 sqrs BUILT UP roofing over new solid sheathing.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By:
DAS PC By:
OK for Cashier:
Coord. OK:
Signature:
Date:

For Inspection requests, call toll-free **(888) LA4BUILD (524-2845)**. Outside LA County, call (213) 482-0000 or request Inspections via **www.ladbs.org**. To speak to a Call Center agent, call **311** or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only W/O #: **81608008**
Project Name:

11. PROJECT VALUATION & FEE INFORMATION **Final** Fee Period

Permit Valuation: $17,700 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	329.65
Permit Fee Subtotal Bldg-Alter/Repa	261.25
E.Q. Instrumentation	3.72
O.S. Surcharge	5.70
Sys. Surcharge	17.10
Planning Surcharge	16.88
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	20.00

Sewer Cap ID: Total Bond(s) Due:

Payment Date: 05/12/08
Receipt No: IN0501135273
Amount: $329.65
Method: Credit Card

2008EP13120

12. ATTACHMENTS

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

08016 - 90000 - 08008

14. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (323)254-3000. Approved Seismic Gas Shut-Off Valve May Be Required.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS		CLASS	LICENSE#	PHONE #
(C) Bilt-Well Roof And Material Co	3310 Verdugo Road,	Los Angeles, CA 90065	C39	458005	3232542888

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury 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. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **C39** Lic. No.: **458005** Contractor: **BILT-WELL ROOFING CO.,INC**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

(__) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(X) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **STATE FUND INSURANCE** Policy Number: **1783600-2007**

(__) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is avaiable at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).
Lender's name (if any):_____ Lender's address:_____

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and
(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **STEVE RADENBAUGH** Sign: **Internet e-Permit System Declaration** Date: **05/12/2008** [X] Contractor [ ] Authorized Agent

EXPRESS PERMIT INSPECTION RECORD

LA DBS
DEPARTMENT OF BUILDING AND SAFETY

For use by cashier only

Payment Date: 05/12/08
Receipt No: IN0501135273
Amount: $329.65
Method: Credit Card

PERMIT #: 08016 - 90000 - 08008
ADDRESS: 6422 W Selma Ave
OWNER: Michaelson, Ronald E Co Tr Cowell Michaels
6422 Selma Ave
HOLLYWOOD CA 90028

Bldg-Alter/Repair
Commercial
Express Permit
No Plan Check

JOB DESCRIPTION: Reroof with 59 sqrs BUILT UP roofing over new solid sheathing.

INSPECTION RECORDS MUST BE AVAILABLE WHEN REQUESTED

GROUNDWORK INSPECTIONS		
Electrical		
Plumbing		
Gas Piping		
Heating & Refrigeration		
OK to Place Floor		

DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED

ROUGH INSPECTIONS		
Electrical		
Plumbing		
Fire Sprinkler		
Heating & Refrigeration		
Roof Sheathing		
Framing		
Insulation		
Elevator		
Suspended Ceiling		
OK to Cover		

FOR INSPECTION REQUESTS, PLEASE CALL
(888) LA-4BUILD (524-2845)
Outside LA County, call (213) 482-0000

DO NOT COVER UNTIL PREVIOUS IS SIGNED		
Exterior Lathing		
Interior Lathing		
Drywall		
OK to Cover Walls		

DO NOT COVER UNTIL ABOVE IS SIGNED

WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer		

FINAL INSPECTIONS		
Electrical		
Plumbing		
Gas		
Gas Test		
Heating & Refrigeration		
Elevator		
Fire Sprinkler		
LAFD (Title 19 only)		
LAFD Fire Life Safety		
PROJECT FINAL		

SUPPLEMENTAL NOTES: _____

IMPORTANT NOTICE

* **Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.).**
* Inspection(s) may be requested anytime via the Internet or touch tone phone. To request an inspection via the Internet, go to www.ladbs.org and click the "Inspection" link. To request an inspection via touch tone phone, call toll free (888) LA4BUILD (888-524-2845) and select option 1 for the Automated Inspection Request System. To request an inspection via the Customer Call Center between 7:00 a.m. and 5:00 p.m., select option 2. Outside LA County, call (213) 482-0000.
* When requesting an inspection, the following information may be requested: job address, type of inspection, use of building, 15 digit permit number and a contact phone number of the person who can be reached on the day of the inspection. Inspection request(s) received by the Customer Call Center before 2:00 p.m. or Internet or Automated Inspection Request System before 3:00 p.m. can be requested for the following business day. An automated system will attempt to telephone the contact phone number before 10:00 a.m. on the day of the inspection.
* Permit fees provide for a limited number of inspections. A re-inspection fee may be assessed when the work for which an inspection was requested is not ready, when inspection records are not available, or where no site access is made available.
* **No person shall perform any construction or repair work between the hours of 9:00 p.m. (6:00 p.m. grading) and 7:00 a.m. the following day which results in loud noises to the disturbance of persons occupying sleeping quarters in any dwelling, hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A.M.C.).**
* No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land so occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
* Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting, or demolition.
* Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The Department reserves the right to expire any permit where work has been suspended for a period of 180 days.
* Inspection services will not be provided when there is an unleashed dog on the premises.

Intentionally blank

All Applications Must be Filled Out by Applicant

Bldg. Form 1

PLANS AND SPECIFICATIONS and other data must also be filed

1

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Buildings

CLASS "A" "B" "C"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY

Lot No. 2, 3, & 5 Block 1754
(Description of Property)

Book 20

District No. 32 1/4 M. B. Page ~~101~~ 8 F. B. Page 155

1546-48-50 1540-42

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

No. 5440 Wilcox Ave Street
1552
(Location of Job)
Bet. Selma & Sunset Blvd

(USE INK OR INDELIBLE PENCIL)

O.K. City Clerk By [illegible] Deputy

O.K. City Engineer By [illegible] Deputy

1. Purpose of Building Hotel No. of Rooms 72 No. of Families
2. Owner's name L. G. & Evelyn S. Burmann Phone Whitney 5287
3. Owner's address 1209 Redondo Hollywood.
4. Architect's name Gogerty & Weyl Phone Holly 3045
5. Contractor's name Harry E. Jones Inc Phone " "
6. Contractor's address 820 Guaranty Bldg.
7. TOTAL VALUATION OF BUILDING {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $ 80,000.00
8. Any other buildings on lot at present? No How used?
9. Size of proposed building 80 x 124 Size of lot 145 x 187'-4" feet
10. Number of stories in height 3 Height to highest point 48'
11. Material of foundation Concrete Character of soil hard Natl ground.
12. Material of exterior walls Brick
13. Material of interior construction frame & steel.
14. Material of floors Concrete & wood.
15. Material of roof Composition & tile

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree, if a permit is issued, that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that the plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

OVER

(Sign here) H. L. Gogerty
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O.K.	Stamp heretofore permit is
28867	8-15-28 C Mabuster Plan Examiner	8/ 24 Clerk	AUG 28 1928 ISSUED L.A. Bldg. Dept.

PLANS

Tel Dixon (2)

5c

2 3 c

1545

5 c

Dist #Hollywood

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. CM
CONSTRUCTION	O. K. CM
ZONING	O. K. [illegible]
SET-BACK LINE	O. K. [illegible]
ORD. 33761 (N. S.)	O. K. [illegible]
FIRE DISTRICT	O. K. CM

REMARKS

Please change application
From 1544 Wilcox Ave
To 1540-2-4-6-8-50-2 Wilcox Ave
reason add # required
L. G. Burman
Date 2/16/26 for L.K. Stoddart
(Owner or Agent)
Pierce

Complete notice #[illegible]

3

APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

DIST. MAP 47 5J	1. LEGAL LOT 2	BLK.	TRACT 1754
ZONE C-4	2. BLDG. ADDRESS 1550 N Wilcox		APPROVED BL
FIRE DIST. 2	3. BETWEEN CROSS STS. SELMA	AND SUNSET	
INSIDE X KEY	4. PRESENT USE OF BLDG. Hotel	NEW USE OF BLDG Same	
COR. LOT REV. COR.	5. OWNER Gilbert Hotel		
LOT SIZE 50 x 140	6. OWNER'S ADDRESS 1550 N Wilcox		
REAR ALLEY — SIDE ALLEY —	7. CERT. ARCH.	STATE LICENSE NUMBER	
BLDG. LINE —	8. LIC. ENG. G.H.Willson	STATE LICENSE NUMBER 2279	
AFFIDAVITS	9. CONTRACTOR Interstate Neon Corp.	STATE LICENSE NUMBER 2279	
BLDG. AREA	10. SIZE OF EX. BLDG. Aprox 80' x 80'	STORIES 3	HEIGHT 38'
SPRINKLERS REQ'D. SPECIFIED	11. MATERIAL EXT. WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☐ STUCCO ☒ BRICK ☐ CONCRETE	ROOF CONST: ☒ WOOD ☐ STEEL ☐ CONC. ☐ OTHER	

3 1550 N Wilcox

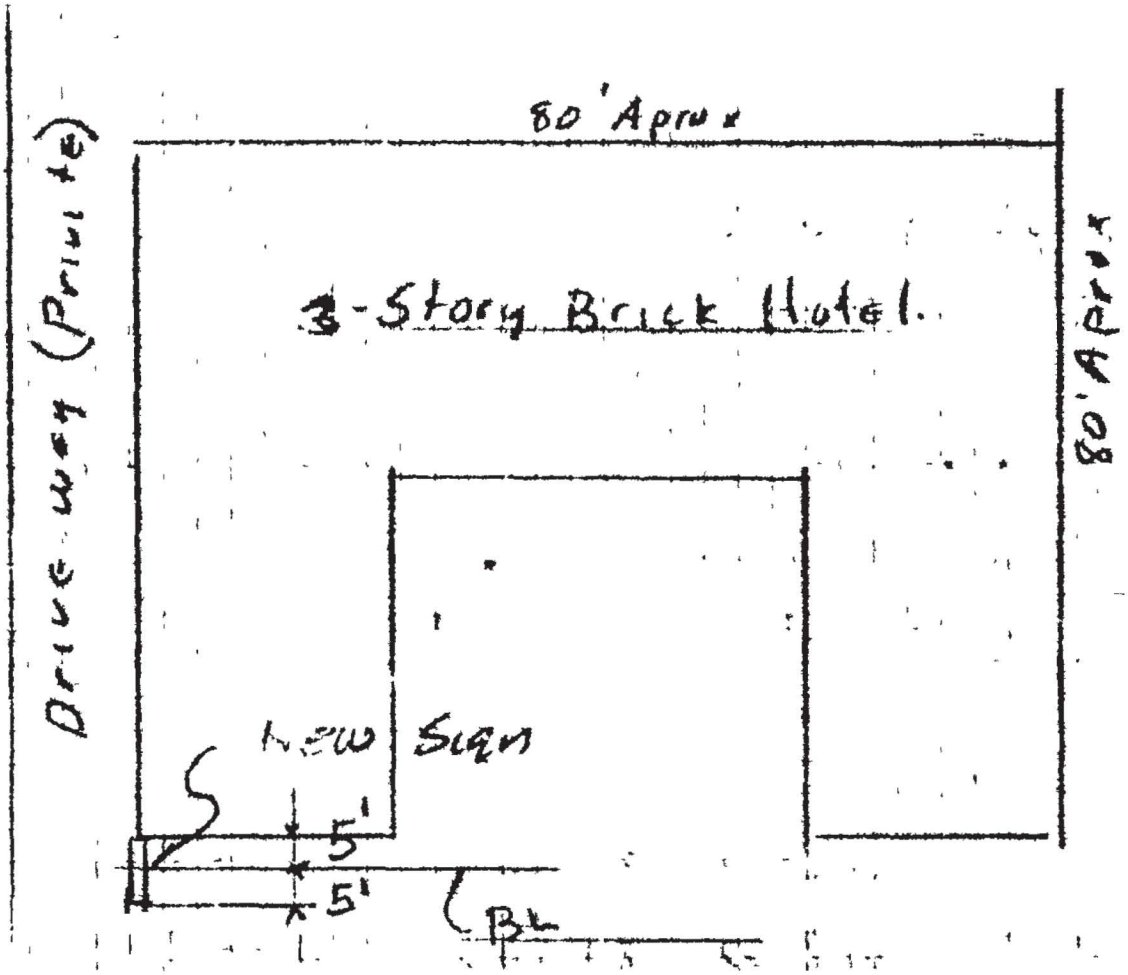
VALIDATION LA30365	NOV-22-55 21084	B — 2 CK	2.00
TYPE 5 GROUP C MAX. OCC. 50	NOV-22-55 21085	B — 1 CK	5.00
DIST. OFFICE LA			
C OF O. ISSUED	R.C. $2.00	B.P. 5.00	

DWELL. UNITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. $ 800.00	VALUATION APPROVED J.R. Murray
PARKING SPACES	13. SIZE OF ADDITION x STORIES HEIGHT	APPLICATION CHECKED
GUEST ROOMS	14. NEW WORK: Pr. Sign MATERIAL EXT. WALLS MATERIAL ROOF	PLANS CHECKED J.R. Murray
FILE WITH	I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.	CORRECTIONS VERIFIED —
CONT. INSP.	G.H.Willson SIGNED	PLANS APPROVED J.R. Murray
	This form when properly validated is a permit to do the work described.	APPLICATION APPROVED J.R. Murray

AA 4570

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

Form B-3—75M Sets—11-54



1550 N. Wilcox

Plot Plan

APPENDIX F

Sanborn Maps

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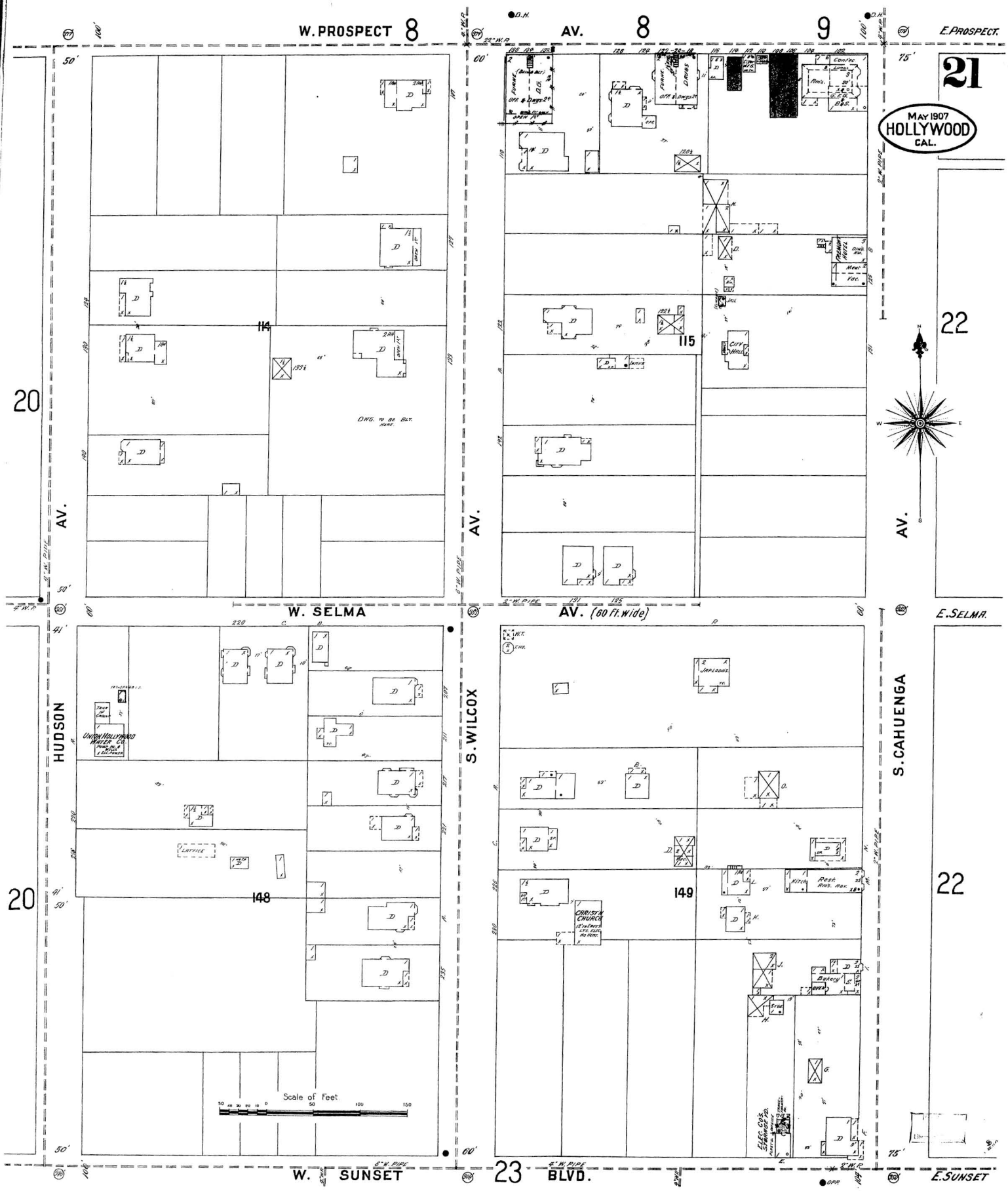
W. PROSPECT
AV. 8
9
E. PROSPECT.
21
MAY 1907
HOLLYWOOD
CAL.
22
20
AV.
AV.
AV.
114
115
DWG. TO BE ELY. HERE.
W. SELMA
AV. (60 Ft. Wide)
E. SELMA.
HUDSON
S. WILCOX
S. CAHUENGA
148
149
UNION HOLLYWOOD WATER CO.
CHRIST'N CHURCH
Scale of Feet
W. SUNSET
23
BLVD.
E. SUNSET

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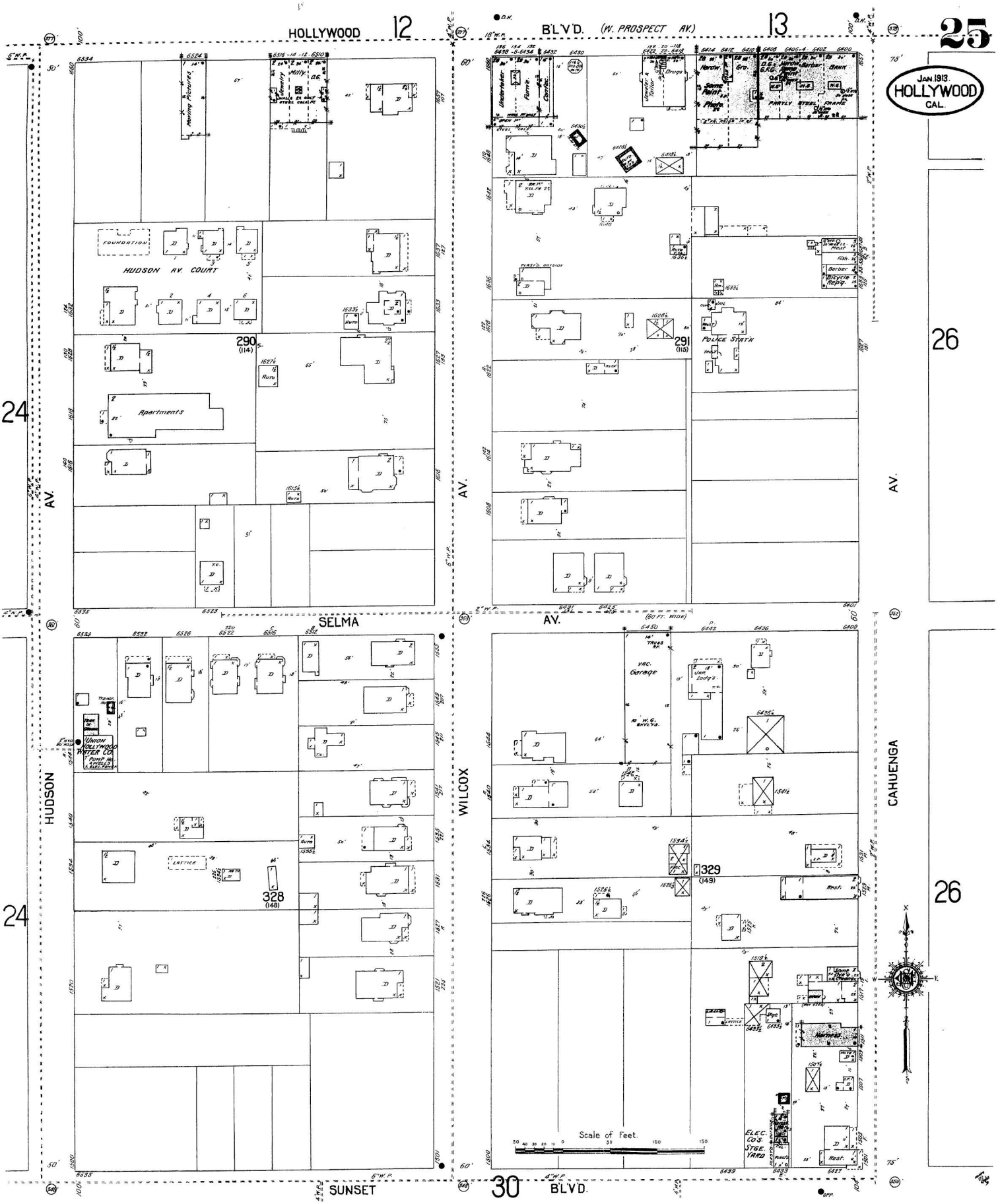
25
JAN. 1913.
HOLLYWOOD
CAL.
HOLLYWOOD
12
B'L'V'D. (W. PROSPECT AV.)
13
24
26
HUDSON AV. COURT
FOUNDATION
Apartments
290
(114)
291
(115)
POLICE STATN
SELMA
AV.
(60 FT. WIDE)
HUDSON
WILCOX
CAHUENGA
AV.
UNION HOLLYWOOD WATER CO.
LATTICE
328
(148)
329
(149)
Garage
Scale of Feet.
ELEC. CO'S. STGE. YARD
SUNSET
30
B'L'V'D.

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APPENDIX G

Architectural Plans and Construction Plans

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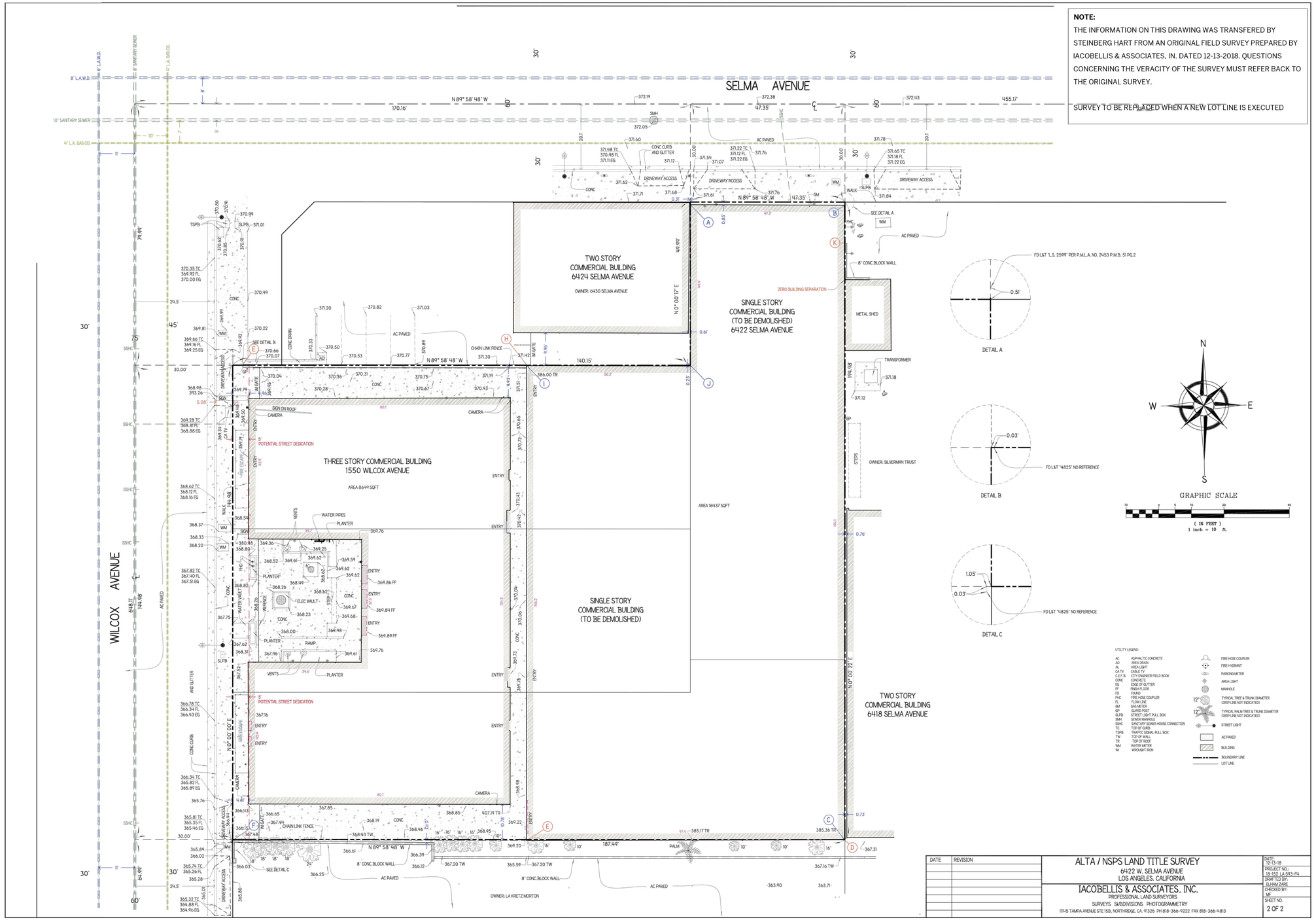
2019 PLANS



NOTE:

THE INFORMATION ON THIS DRAWING WAS TRANSFERED BY STEINBERG HART FROM AN ORIGINAL FIELD SURVEY PREPARED BY IACOBELLIS & ASSOCIATES, IN. DATED 12-13-2018. QUESTIONS CONCERNING THE VERACITY OF THE SURVEY MUST REFER BACK TO THE ORIGINAL SURVEY.

SURVEY TO BE REPLACED WHEN A NEW LOT LINE IS EXECUTED

DATE	REVISION

ALTA / NSPS LAND TITLE SURVEY
6422 W. SELMA AVENUE
LOS ANGELES, CALIFORNIA

IACOBELLIS & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
SURVEYS SUBDIVISIONS PHOTOGRAMMETRY
11145 TAMPA AVENUE STE 15B, NORTHRIDGE, CA. 91326 PH 818-366-9222 FAX 818-366-4813

DATE: 12-13-18
PROJECT NO.: 18-153 LA 593-FH
DRAFTED BY: ELHAM ZARE
CHECKED BY: MF
SHEET NO. 2 OF 2

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6422 SELMA AVENUE
Los Angeles, CA 90028

APN:
5546013003

6422 SELMA OWNER
6422 SELMA OWNER, LLC
11828 La Grange Avenue
Los Angeles, CA 90025

ARCHITECT
STEINBERG HART
818 WEST 7TH STREET, SUITE 1100
LOS ANGELES, CA 90017

LANDSCAPE ARCHITECT
TINA CHEE LANDSCAPE STUDIO
1800 SOUTH BRAND BLVD, STUDIO 212
GLENDALE, CA 91204

LAND SURVEYOR
IACOBELLIS & ASSOCIATES, INC.
1145 TAMPA AVENUE STE 15B
NORTHRIDGE, CA. 91326

ISSUE	DATE
ISSUANCE	MM.DD.YY

DRAWING SCALE: NTS

JOB NO.:18160

DRAWING TITLE:
ALTA / NSPS LAND TITLE SURVEY

DRAWING NO.:
C1.02



6422 SELMA AVENUE

Los Angeles, CA 90028

APN:
5546013003

6422 SELMA OWNER
6422 SELMA OWNER, LLC
11828 La Grange Avenue
Los Angeles, CA 90025

ARCHITECT
STEINBERG HART
818 WEST 7TH STREET, SUITE 1100
LOS ANGELES, CA 90017

LANDSCAPE ARCHITECT
TINA CHEE LANDSCAPE STUDIO
1800 SOUTH BRAND BLVD, STUDIO 212
GLENDALE, CA 91204

LAND SURVEYOR
IACOBELLIS & ASSOCIATES, INC.
1145 TAMPA AVENUE STE 15B
NORTHRIDGE, CA. 91326

ISSUE	DATE
ISSUANCE	MM.DD.YY

DRAWING SCALE: 1/8"=1'-0"

JOB NO.:18160

DRAWING TITLE:
ELEVATION - EAST

DRAWING NO.:
A3.02

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6422 SELMA AVENUE

Los Angeles, CA 90028

APN:
5546013003

6422 SELMA OWNER
6422 SELMA OWNER, LLC
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Los Angeles, CA 90025

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LOS ANGELES, CA 90017

LANDSCAPE ARCHITECT
TINA CHEE LANDSCAPE STUDIO
1800 SOUTH BRAND BLVD, STUDIO 212
GLENDALE, CA 91204

LAND SURVEYOR
IACOBELLIS & ASSOCIATES, INC.
1145 TAMPA AVENUE STE 15B
NORTHRIDGE, CA. 91326

ISSUE	DATE
ISSUANCE	MM.DD.YY

DRAWING SCALE: N/A

JOB NO.:18160

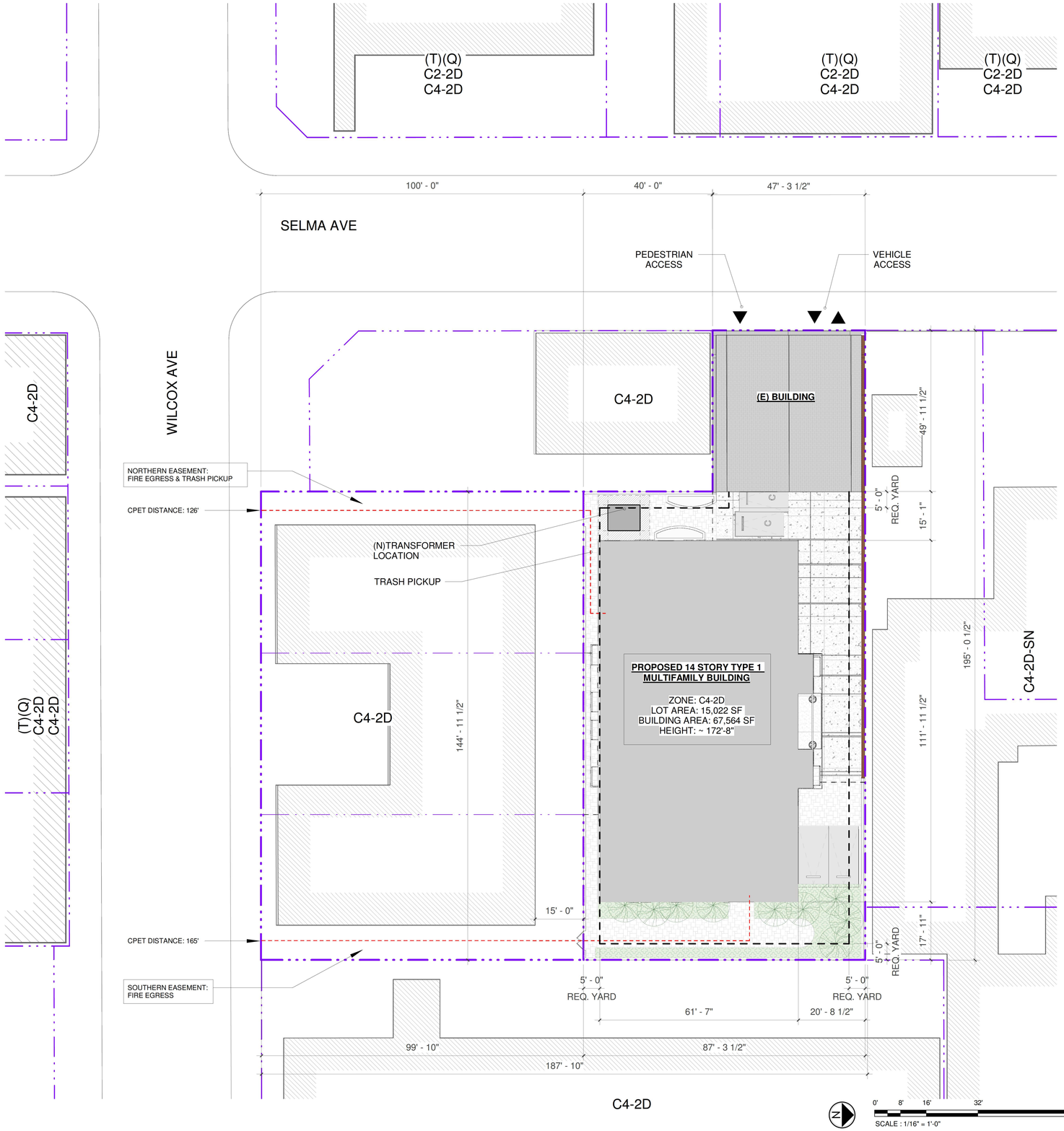
DRAWING TITLE:
PERSPECTIVE FROM PIAZZA

DRAWING NO.:

G0.52

2020 PLANS

C:\Users\Graham Wood\Documents\2006 200915 6422 Selma_CENTRAL_emarquesBD325.rvt



Plot Plan
1/16" = 1'-0"

1

Zoning/ Building Summary

	Required/Allowable	Proposed
Zoning	C4-2D	
Occupancy (Use)		R4 (Apartment house) S2 (Garage)
General Plan Designation	Regional Center Commercial	
Community Plan Area	Hollywood	
Historical Designation	No per Zimas	
Case Numbers	ORD-165660-SA180 (D-Limitation)	
Construction Type		Type 1-A (14 Stories)
Lot Area	15,022 SF (calculated)	
Buildable Area	15,022 SF (Same as Lot Area per LAMC Definition)	
Stories	unlimited	14 Stories
Maximum Height (Zoning)	Unlimited (per LAMC 12.21.1 : Height District 2)	172'-8"
Front Yard Setback	0' per C4 zone	0'
Landscape	25% of open space = 1,572 SF	1,605 SF
TOC - Tier 3 Base Incentives		
Dwelling Units	Base: 75 DU (15,022 SF / 200)	45 DUs
FAR	4.5:1 (3:1 + 50%)	4.498:1
Floor Area (per L.A.M.C. 12.03)	67,599 SF (15,022 SF x 4.5)	67,564 SF
Vehicular Parking	0.5 spaces per unit	23 Spaces
TOC - Tier 3 Additional Incentives		
Side Yard Setback	RAS3 setbacks: 5'	5' @ west side, 16' @ east side, 15' @ north side
Rear Yard Setback	RAS3 setbacks: 5'	18'
Open Space	Total sf total open space required = 7,785SF (175 x 45 units with more than 3 habitable rooms) - 25% reduction = 5,906.25 SF	6,288 SF

Parking Calculations

Auto Parking Required

LAMC 12.21.A.4(a)	45 DU (.5 spaces per unit)	23
Total Spaces Required		**23 Spaces**

Auto Parking Provided

Standard Spaces - Residential 8'-6" x 18'-0"	13 Spaces
Compact Spaces - Residential 7'-6" x 15'-0"	08 Spaces
Extra Spaces - Non Required	15 Spaces
Accessible Spaces	01 Spaces
Electric Vehicle Charging Spaces	01 Spaces
Total Spaces Provided	**38 Spaces**

Guest parking not required or provided.

Bike Parking Required

LAMC 12.21 A.16	Long-term Bike Parking	38 Spaces
	Short-term Bike Parking	5 Spaces

Bike Parking Provided

Long-term Bike Parking Spaces	40 Spaces
Short-term Bike Parking Spaces	5 Spaces

Open Space

	Required / Allowable	Proposed
L.A.M.C. 12.21.G.2	175 sf Per DU w/ 3 or more habitable rooms = 7,700 SF - 25% reduction per TOC	5,906.25 SF
Common Open Space	Rear Yard + North Yard (@Ground Floor)	2,064 SF
	Terraces @ 13th Floor	1,367 SF
	Terraces @ 14th Floor	1,205 SF
	Roof Terrace	1,652 SF
	TOTAL	5,288 SF

Total Area Per Floor (per L.A.M.C. 12.03)

First	710 SF
Second	229 SF
Third - Twelfth	5,927SF
Thirteenth	4,488 SF
Fourteenth	2,867 SF
Roof	0 SF
Total	**67,564 SF**

A	DATE	DESCRIPTION

JOHN KALISKI ARCHITECTS
3780 WILSHIRE BOULEVARD, SUITE 300
LOS ANGELES, CA 90010
(213) 383.7980 JK
www.johnkaliski.com
John Kaliski, AIA Cesci

JK A

COVERSHEET

6422 Selma
2006 Selma Ave.
Los Angeles, CA 90028

Date: 10/24/19
Scale: 1/16" = 1'-0"
Drawn: Author
Job Number: 2006
Sheet:
P0-0

9/15/2020 11:58:06 AM



PERSPECTIVE OF PROPOSED FACADE FROM SELMA AVE.



EXISTING FACADE OF 6422 SELMA AVE. (2020)



HISTORIC PICTURE OF 6422 SELMA AVE. (CIRCA 1925)

ISSUE DATES

Δ	DATE	DESCRIPTION

JOHN KALISKI ARCHITECTS
3780 WILSHIRE BOULEVARD, SUITE 300
LOS ANGELES, CA 90010
(213) 383.7980 ph
www.johnkaliski.com
John Kaliski, AIA C17945

JKA

HISTORIC FACADE

6422 Selma

2006 Selma Ave.
Los Angeles, CA 90028

Date: 05/22/20
Scale:
Drawn: Author
Job Number: 2006
Sheet:
P4-3

C:\Users\Guadalajara\Documents\2006 200602 6422 Selma_CENTRAL_ecernal.XU92.rvt

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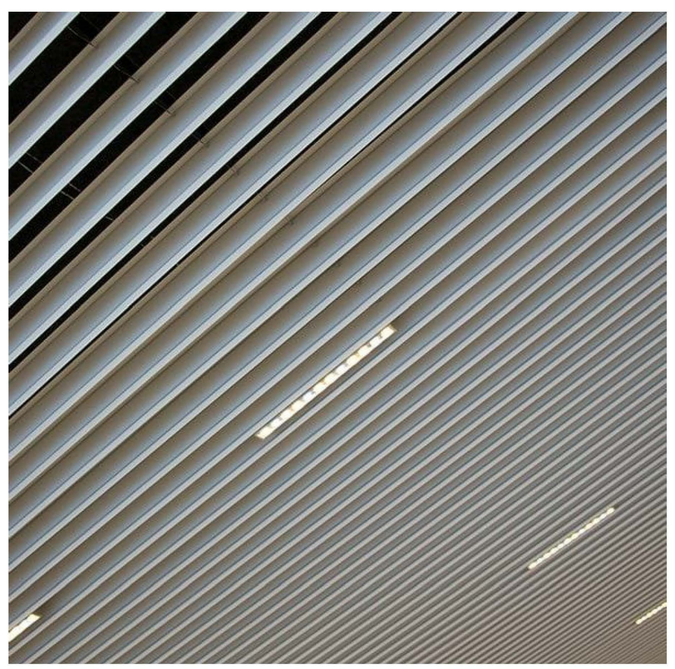
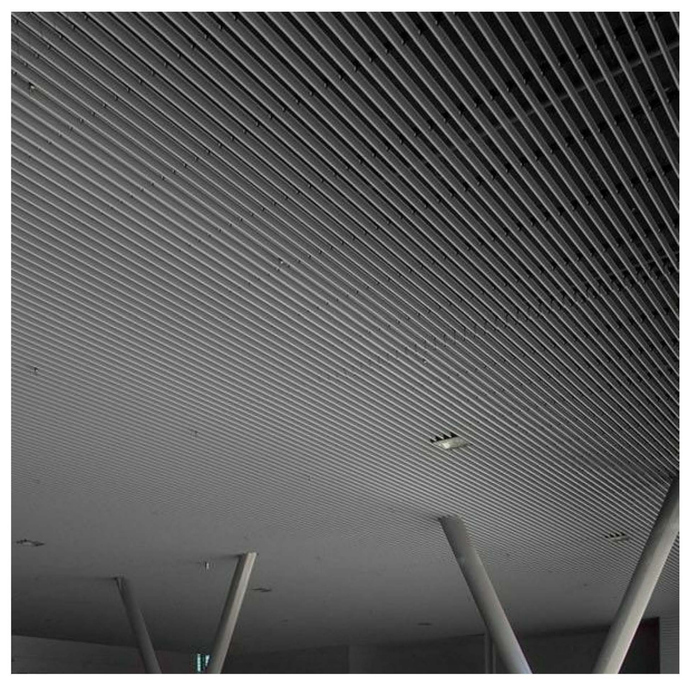


LOUVERED CEILINGS



LOUVERED CEILINGS



LIT BOLLARDS



PENDANT LIGHTS



ISSUE DATES

Δ	DATE	DESCRIPTION

JOHN KALISKI ARCHITECTS
3780 WILSHIRE BOULEVARD, SUITE 300
LOS ANGELES, CA 90010
(213) 383.7980 ph
www.johnkaliski.com
John Kaliski, AIA C17945

JKA

TOWER ENTRY

6422 Selma

2006 Selma Ave.
Los Angeles, CA 90028

Date: 05/22/20
Scale:
Drawn: Author
Job Number: 2006
Sheet:
P4-4

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CURRENT PLANS



FOUND RESIDENCES

ENTITLEMENT PACKAGE

JANUARY 29, 2021

PROJECT DESCRIPTION:

PROJECT TEAM

OWNER:
Hawkins Way Capital
301 North Canon Drive, Suite 305
Beverly Hills, CA 90210
Contact: Karan Suri, Managing Partner
Tel:
Tel:
email: Karan.Suri@hawkinsway.com

ARCHITECT:
DLR Group/ Los Angeles
700 South Flower Street, 22nd Floor,
Los Angeles, CA 90017

Architect: Mark Giles, AIA
Tel: 626-437-5450
email: mgiles@dlrgroup.com

CIVIL ENGINEER:
NA Associates, Inc.
22672 Lambert Street, Suite #606
Lake Forest, CA 92630

Contact: George Ayoub - Principal
Tel: (949) 753-0600
email: george.ayoub@nacivil.com

LANDSCAPE ARCHITECT:
Cummings Curley and Associates, Inc.
Address:

Contact: Robert Curley
Tel: 562-424-8182 x112
email: Robert@cummingscurley.com

SHEET INDEX

A0-00	COVER SHEET	A1-3	TYPICAL FLOOR PLAN (LEVEL 3-12)
A0-01	SITE CONTEXT	A1-4	LEVEL 13 FLOOR PLAN
A0-02	BUILDING CONTEXT	A1-5	LEVEL 14 FLOOR PLAN
A0-03	EXISTING SITE PLAN & SITE CONTEXT	A1-6	LEVEL ROOF FLOOR PLAN
A0-04	PROPOSED SITE PLAN	A1-7	BUILDING ELEVATIONS - NORTH & SOUTH
A0-05	AREA PLANS	A1-8	BUILDING ELEVATIONS - WEST
A1-1	GROUND FLOOR & LANDSCAPE PLAN	A1-9	BUILDING ELEVATION - EAST
A1-2	SECOND FLOOR PLAN	A1-10	BUILDING SECTIONS

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FOUND RESIDENCES

6422 Selma Ave, Los Angeles, CA 90028

75-21703-00

COVER SHEET

A0-00

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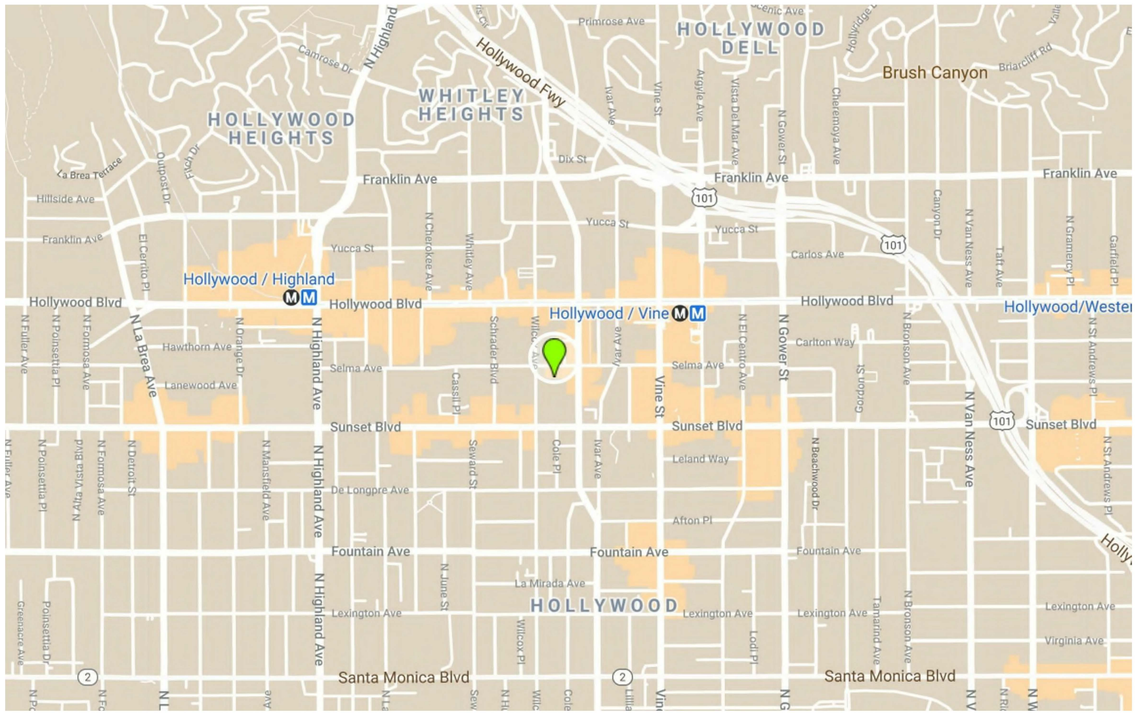

NORTH VICINITY MAP



NORTH SITE MAP

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FOUND RESIDENCES

6422 Selma Ave, Los Angeles, CA 90028

75-21703-00

SITE CONTEXT

A0-01

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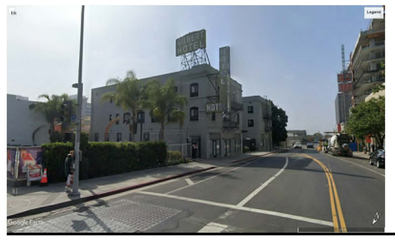
US Postal

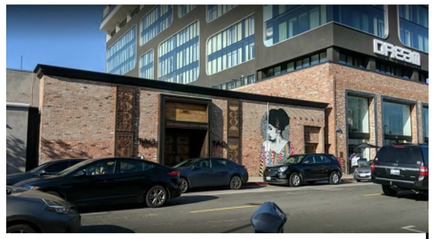
1615 Wilcox Ave, Los Angeles, CA 90028
Post Office - 2 stories



Gilbert Hotel

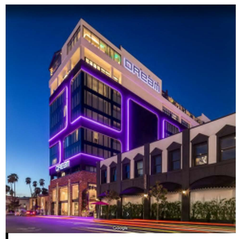
1550 Wilcox Ave, Los Angeles, CA 90028
Hotel - 3 stories





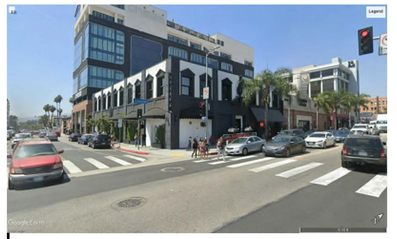
TAO Restaurant

6421 Selma Ave, Los Angeles, CA 90028
Restaurant - 1 story



Dream Hollywood

6417 Selma Ave, Hollywood, CA 90028
Hotel - 11 stories



Avenue

1601 N Cahuenga Blvd, Los Angeles, CA 90028
Cocktail Bar - 2 stories



Cafe Etc.

6371 Selma Ave, Los Angeles, CA 90028
Coffee Shop - 2 stories



Stout Burgers and Beers

1544 N Cahuenga Blvd, Los Angeles, CA 90028
Restaurant - 1 story

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FOUND RESIDENCES

6422 Selma Ave, Los Angeles, CA 90028

75-21703-00

BUILDING CONTEXT

A0-02

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SELMA AVE.

WILCOX AVE.

HOLLYWD WALK-IN CLINIC

ADRESS:
6430 W SELMA AVE
LOS ANGELES, 90028

 # OF STORIES: 2

CURRENT USE:
URGENT CARE

APN: 5546013003

(E) BUILDING
TO BE PARTIALLY DEMOLISHED EXCEPT STRUCTURE AND SELMA FACADE

ADRESS:
6422 W SELMA AVE
LOS ANGELES, 90028

 # OF STORIES: 2

CURRENT USE:
VEHICULAR TOWING SERVICE

APN: 5546013002

APN: 5546013002

GILBERT HOTEL

ADRESS:
1550 N WILCOX AVE
LOS ANGELES, 90028

 # OF STORIES: 3

CURRENT USE:
HOTEL

APN: 5546013002

(E) BUILDING
TO BE DEMOLISHED

ADRESS:
1540 N WILCOX AVE.

 # OF STORIES: 2

CURRENT USE:
OFFICE BUILDING

GOYA STUDIOS SOUND STAGE

ADRESS:
6416 W. SELMA AVE
LOS ANGELES, 90028

 # OF STORIES: 1

CURRENT USE:
SOUND STAGE

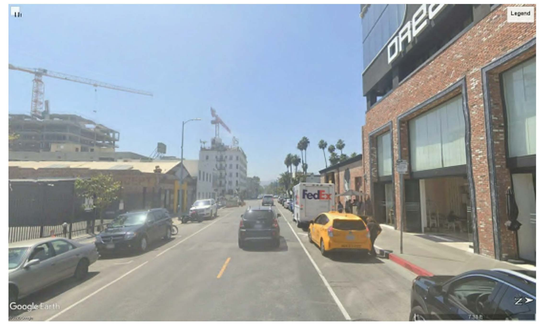
ADRESS:
6418 W SELMA AVE

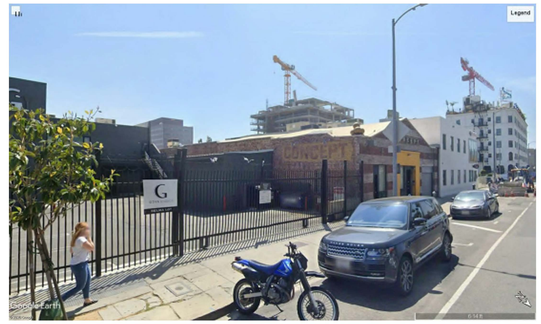
 # OF STORIES: 1

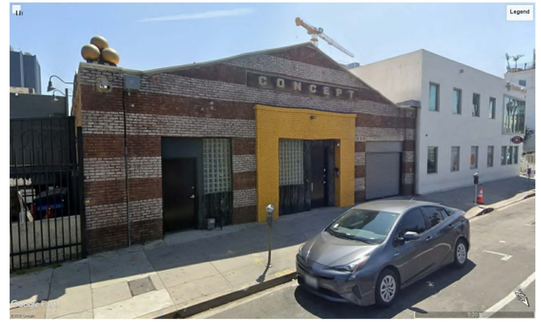
CURRENT USE:
SOUND STAGE

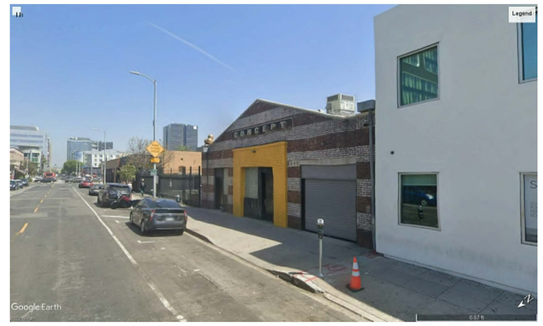
1 A0-03 OVERALL EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"

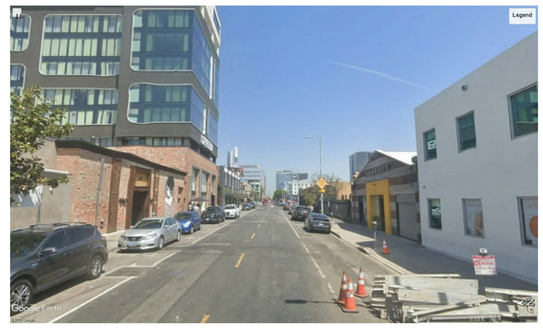
NORTH











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FOUND RESIDENCES

6422 Selma Ave, Los Angeles, CA 90028

75-21703-00

EXISTING SITE PLAN & SITE CONTEXT

A0-03

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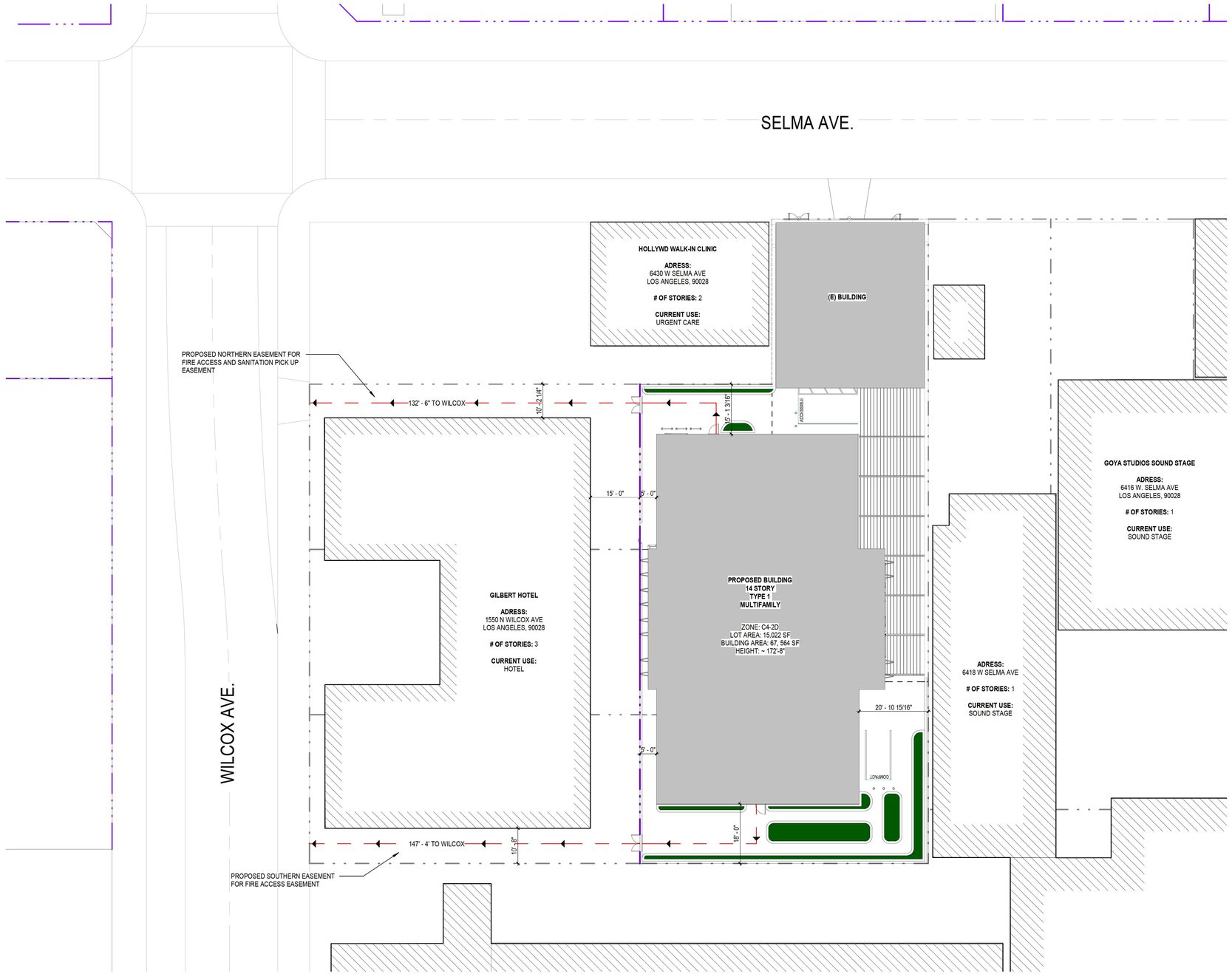

PARKING CALCULATIONS

AUTO PARKING PROVIDED	NUMBER OF SPACES
STANDARD SPACES - RESIDENTIAL 8'-6" x 18'-0"	1
COMPACT SPACES - RESIDENTIAL 7'-6" x 15'-0"	2
STANDARD CARLIFT SPACES	25
ACCESSIBLE SPACES	2
ELECTRIC VEHICLE CHARGING SPACES	5
TOTAL SPACES PROVIDED	**35**

GUEST PARKING: NOT REQUIRED AND PROVIDED.

BIKE PARKING REQUIRED		NUMBER OF SPACES
LAMC 12.21 A.16	LONG TERM BIKE PARKING + 3 FROM 1550 WILCOX	41
	SHORT TERM BIKE PARKING	5

BIKE PARKING PROVIDED	NUMBER OF SPACES
LONG-TERM BIKE PARKING SPACES	41
SHORT-TERM BIKE PARKING SPACES	5

OPEN SPACE

	DESCRIPTION	AREA
L.A.M.C. 12.21.G.2	175 SF PER DU W/3 OR MORE HABITABLE ROOMS = 7,785 SF	**7,785 SF**
COMMON OPEN SPACE	REAR YARD + NORTH YARD (@GROUND FLOOR)	2,316 SF
	TERRACES @ 13TH FLOOR	1,347 SF
	TERRACES @ 14TH FLOOR	1,100 SF
	ROOF TERRACE	1,804 SF
	COMMON LIVING ROOM BALCONY @ TYP. FLOORS = 124 SF x 10 (LEVEL 3-12)	1,240 SF
		7,807 SF
	COMMON LIVING ROOM @ TYP. FLOORS = 280 SF x 10 (LEVEL 3-12)	2,800 SF
	GYM @ 14TH FLOOR	345 SF
PRIVATE OPEN SPACE	PRIVATE BALCONIES @ TYP. FLOORS (LEVEL 3-12) = 171 x 10	1,710 SF
	PRIVATE BALCONIES @ LEVEL 13	133 SF
	PRIVATE BALCONIES @ LEVEL 14	97 SF
		1,940 SF

TOTAL AREA PER FLOOR (PER L.A.M.C. 12.03)

FIRST	710 SF
SECOND	229 SF
THIRD - TWELFTH	5,927 SF (x10)
THIRTEENTH	4,488 SF
FOURTEENTH	2,867 SF
ROOF	0 SF
TOTAL	**67,564 SF**

1 A0-04 OVERALL PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

NORTH

ZONING/BUILDING SUMMARY

PROJECT NAME: **FOUND RESIDENCES**

ZONING

	REQUIRED/ALLOWABLE	PROPOSED
6422 SELMA	C4 - 2D	
1550 WILCOX	C4 - 2D	

OCCUPANCY CLASSIFICATION

	REQUIRED/ALLOWABLE	PROPOSED
6422 SELMA		GROUP R-4, S-2 (GARAGE)
1550 WILCOX	GROUP R-2 (EXISTING)	

OCCUPANCY SEPARATION (CBC Table 508.3.3)

OCCUPANCY	SEPARATION REQUIRED
	N/A

GENERAL PLAN DESIGNATION

	REQUIRED/ALLOWABLE	PROPOSED
6422 SELMA	REGIONAL CENTER COMMERCIAL	
1550 WILCOX		

COMMUNITY PLAN AREA

	REQUIRED/ALLOWABLE	PROPOSED
6422 SELMA	HOLLYWOOD	
1550 WILCOX		

HISTORICAL DESIGNATION

	REQUIRED/ALLOWABLE	PROPOSED
6422 SELMA	NO, PER ZIMAS	
1550 WILCOX	YES, SIGN ONLY	

CASE NUMBERS

	REQUIRED/ALLOWABLE	PROPOSED
6422 SELMA	ORD-165660-SA180 (D-LIMITATION)	

CONSTRUCTION TYPE

	REQUIRED/ALLOWABLE	PROPOSED
6422 SELMA	TYPE III-B (EXISTING)	TYPE I-A (14 STORIES)
1550 WILCOX	TYPE III-A (EXISTING)	

LOT AREA

	REQUIRED/ALLOWABLE	PROPOSED
6422 SELMA	15,022 SF (CALCULATED)	
1550 WILCOX	14,501 SF (CALCULATED)	

BUILDING AREA

	REQUIRED/ALLOWABLE	PROPOSED
6422 SELMA	15,022 SF (= LOT AREA PER LAMC DEF.)	
1550 WILCOX	14,501 SF (= LOT AREA PER LAMC DEF.)	

STORIES

	REQUIRED/ALLOWABLE	PROPOSED
6422 SELMA	UNLIMITED	14 STORIES (14 ABOVE GRADE, 1 BELOW GRADE)
1550 WILCOX	3 STORIES (EXISTING STRUCTURE)	

MAXIMUM HEIGHT (ZONING)

	REQUIRED/ALLOWABLE	PROPOSED
6422 SELMA	UNLIMITED	172'-8"
1550 WILCOX	(PER LAMC 12.21.1 : HEIGHT DISTRICT 2)	

SETBACKS: 6422 SELMA

	REQUIRED/ALLOWABLE	PROPOSED
FRONT YARD (NORTH)	0' PER C4 ZONE	0'
SIDE YARD (WEST)	5' (REDUCTION TO RAS3)	5'
SIDE YARD (NORTH)	15'	15'
SIDE YARD (EAST)	16'	16'
REAR YARD (SOUTH)	18'	18'

SETBACKS: 1550 WILCOX

	REQUIRED/ALLOWABLE	PROPOSED
FRONT YARD (WEST)	0'	0'
SIDE YARD (NORTH)	10'	10'
SIDE YARD (SOUTH)	10'	10'
REAR YARD (EAST)	15'	15'

DENSITY

	REQUIRED/ALLOWABLE	PROPOSED
6422 SELMA	BONUS (1/200) = 75 UNITS	45 4-BEDROOM UNITS
1550 WILCOX	-	-

FAR

	REQUIRED/ALLOWABLE	PROPOSED
6422 SELMA	3:1	66,508 GROSS SF ABOVE GRADE / 15,022 SITE AREA = 4.4:1 (PER INCENTIVE)
1550 WILCOX	3:1	1.69:1 (EXISTING)

FLOOR AREA (PER L.A.M.C.12.03)

	REQUIRED/ALLOWABLE	PROPOSED
6422 SELMA	67,599 SF	67,599 SF
1550 WILCOX	43,503 SF	25,770 SF

OPEN SPACE: 6422 SELMA

7,785 SF (175 x 45 UNITS WITH MORE THAN 3 HABITABLE ROOMS)

LANDSCAPE AREA: 6422 SELMA

25% OF OPEN SPACE = 1,946. 25 SF

VEHICULAR PARKING

	REQUIRED/ALLOWABLE	PROPOSED
6422 SELMA	INCENTIVE: 0.5 SPACES/UNIT (0.5 x 45) = 22 SPACES + 15 SPACES FROM 1550 WILCOX	23 SPACES 12 SPACES (15-20% ADDITIONAL BICYCLE PARKING REDUCTION)
1550 WILCOX	12 SPACES	12 SPACES
	TOTAL PARKING REQUIRED: 34 SPACES	TOTAL PARKING PROPOSED: 35 SPACES

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FOUND RESIDENCES

6422 Selma Ave, Los Angeles, CA 90028

75-21703-00

PROPOSED SITE PLAN

A0-04

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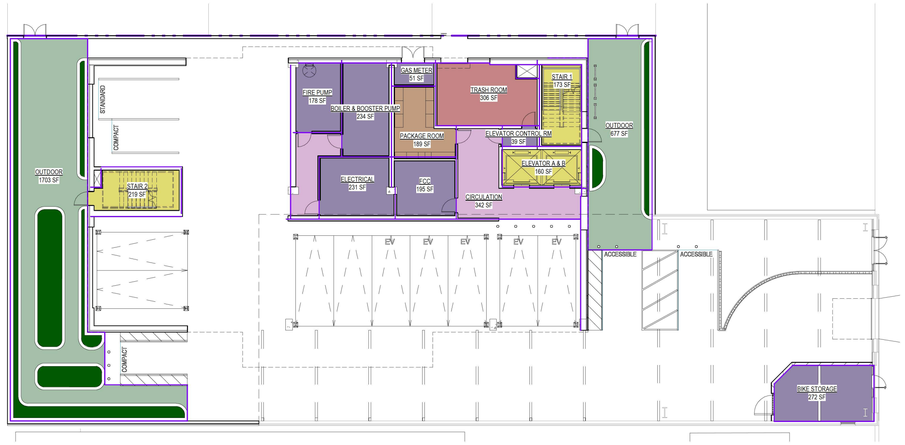
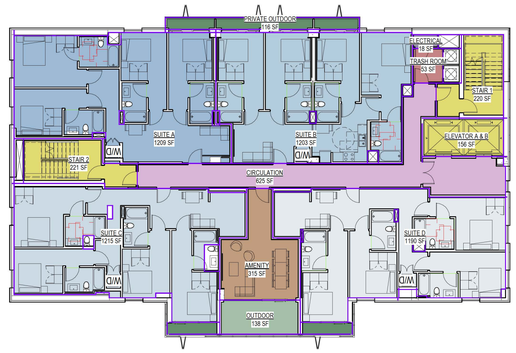


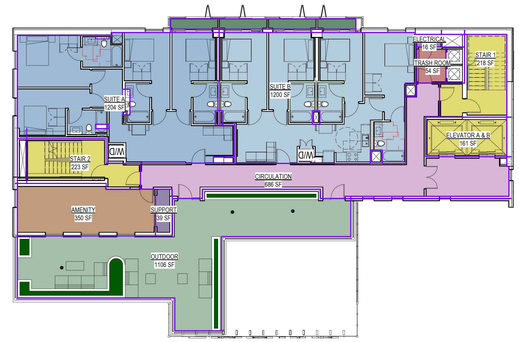
FLOOR PLAN - LEVEL 01

SCALE: 1/16" = 1'-0"



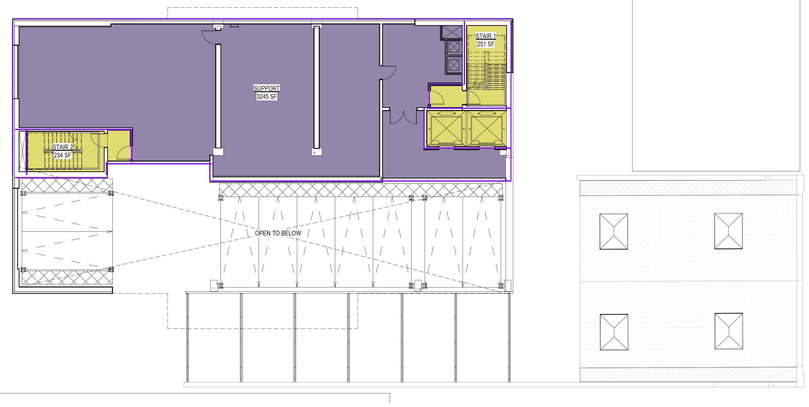
FLOOR PLAN - LEVEL 03 (TYP 03-12)

SCALE: 1/16" = 1'-0"



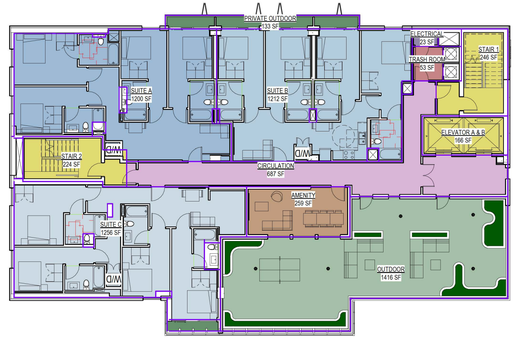
FLOOR PLAN - LEVEL 14

SCALE: 1/16" = 1'-0"



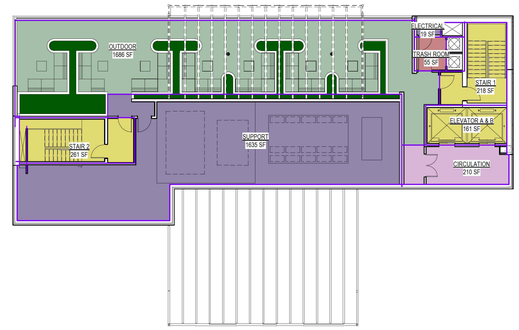
FLOOR PLAN - LEVEL 02

SCALE: 1/16" = 1'-0"



FLOOR PLAN - LEVEL 13

SCALE: 1/16" = 1'-0"



FLOOR PLAN - LEVEL ROOF

SCALE: 1/16" = 1'-0"

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FOUND RESIDENCES

6422 Selma Ave, Los Angeles, CA 90028

75-21703-00

AREA PLANS

A0-05

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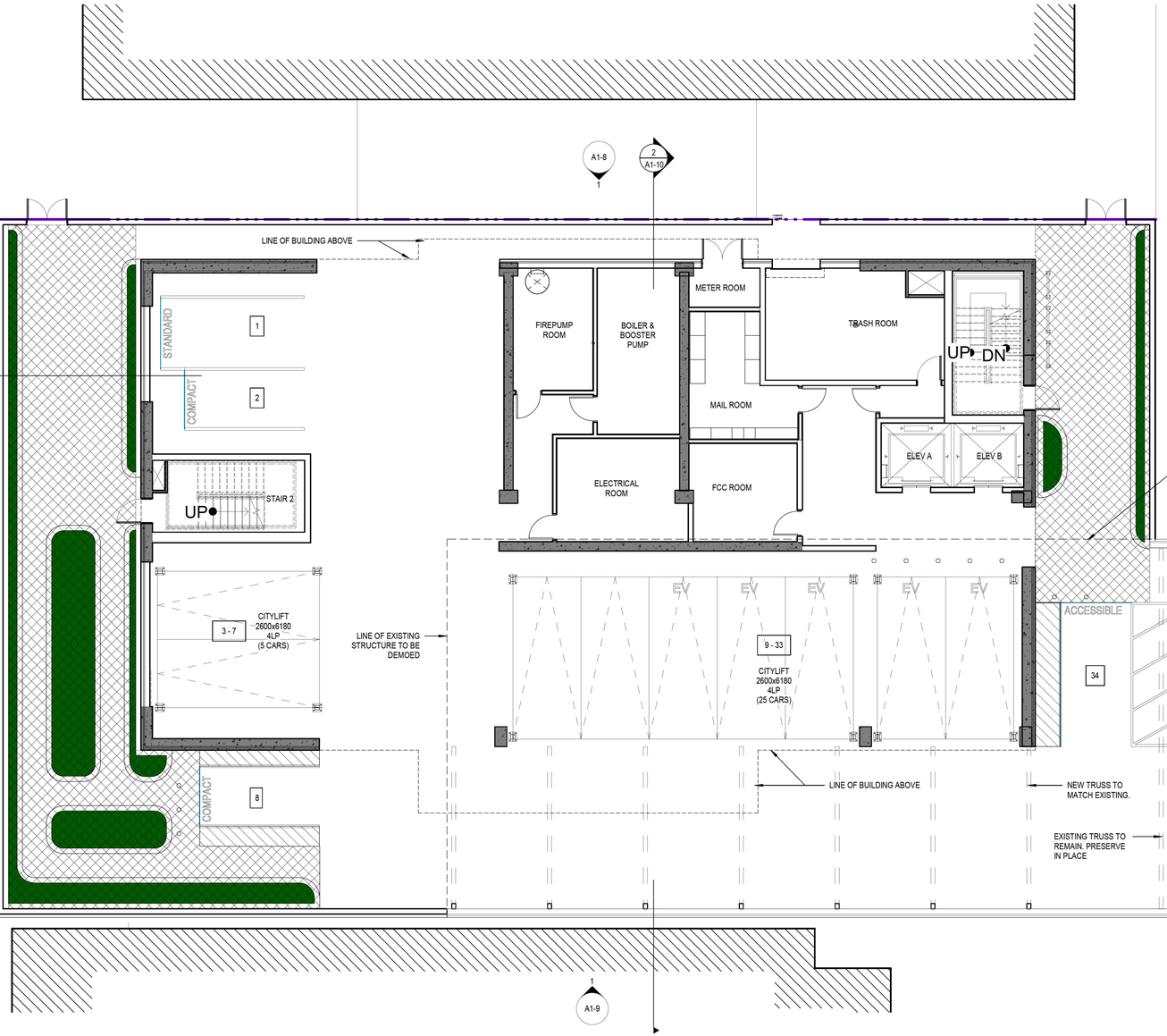
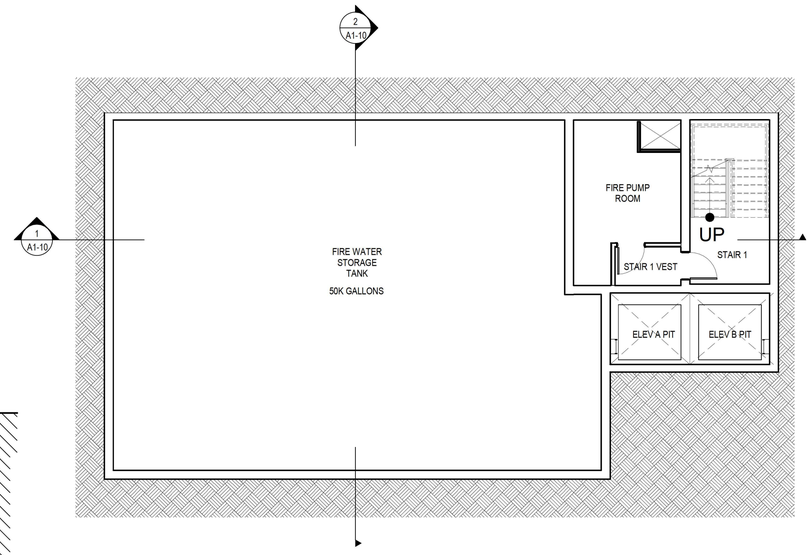


COMMON AMENITY OPEN SPACE **2,258 SF**

1 A1-1 OVERALL FLOOR PLAN, LEVEL 1
SCALE: 1/8" = 1'-0"

NORTH



2 A1-1 OVERALL BASEMENT PLAN
SCALE: 1/8" = 1'-0"

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FOUND RESIDENCES

6422 Selma Ave, Los Angeles, CA 90028

75-21703-00

GROUND FLOOR & LANDSCAPE PLAN

A1-1

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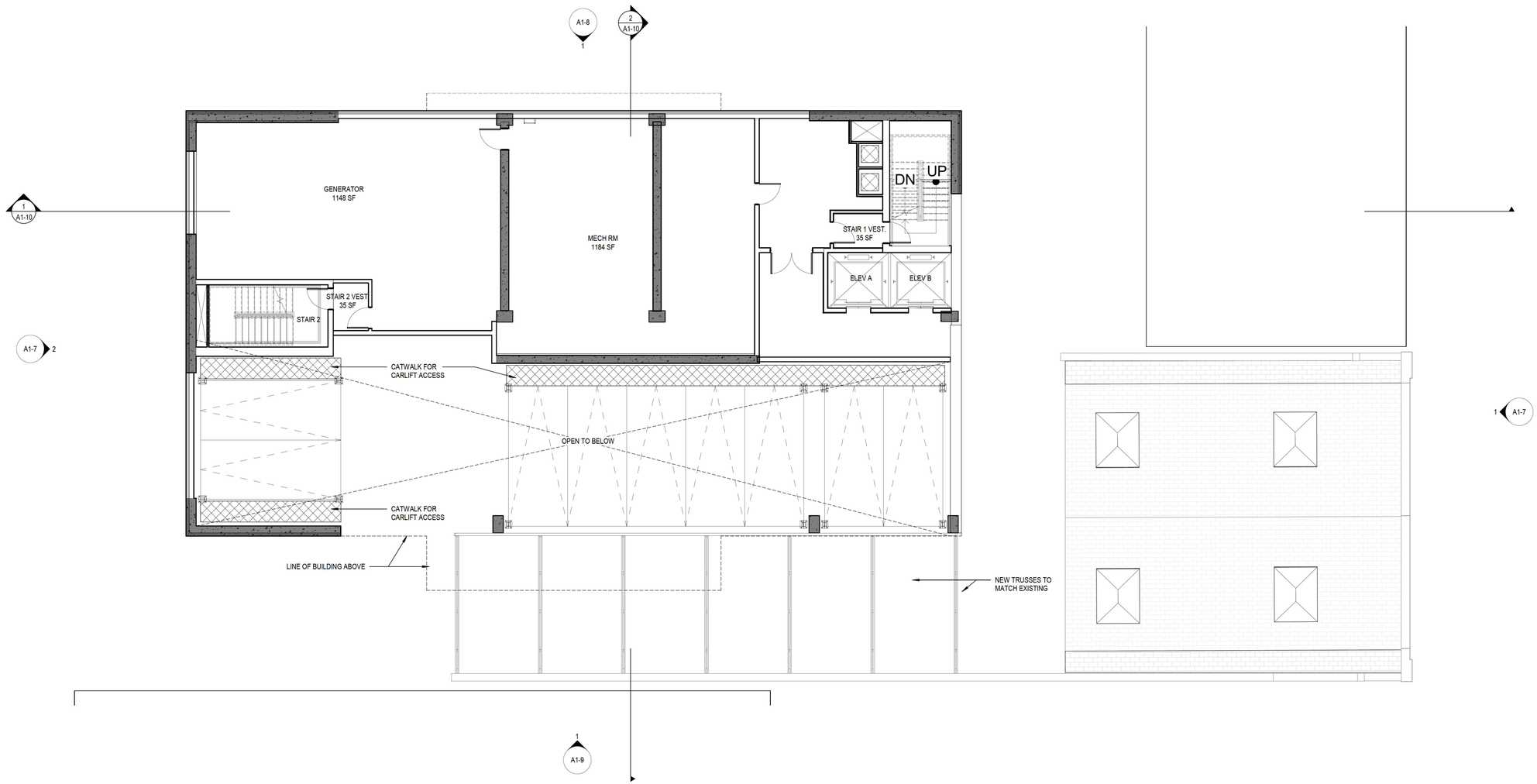

1 A1-2 OVERALL FLOOR PLAN, LEVEL 2
SCALE: 1/8" = 1'-0"

NORTH

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6422 Selma Ave, Los Angeles, CA 90028

75-21703-00

SECOND FLOOR PLAN

A1-2

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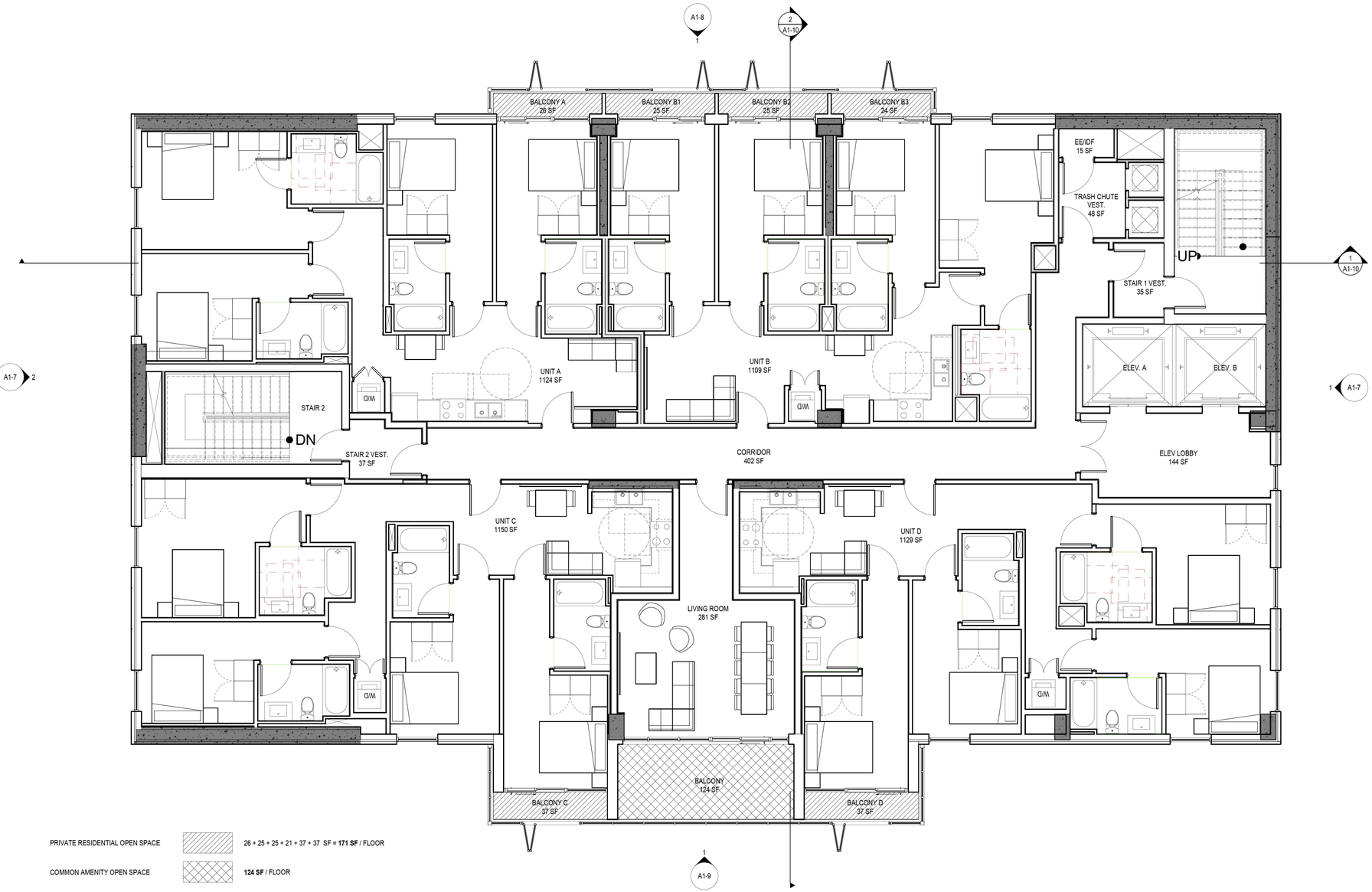

PRIVATE RESIDENTIAL OPEN SPACE — 26 + 25 + 25 + 21 + 37 + 37 SF = **171 SF** / FLOOR

COMMON AMENITY OPEN SPACE — **124 SF** / FLOOR

TOTAL AREA : **6, 218 SF**

TOTAL BEDROOMS : 4 x 4 = **16**

TOTAL RESTROOMS : 4 x 4 = **16**

1 / A1-3 OVERALL FLOOR PLAN, TYPICAL (LEVEL 3-12)

SCALE: 3/16" = 1'-0"

NORTH

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75-21703-00

TYPICAL FLOOR PLAN (LEVEL 3-12)

A1-3

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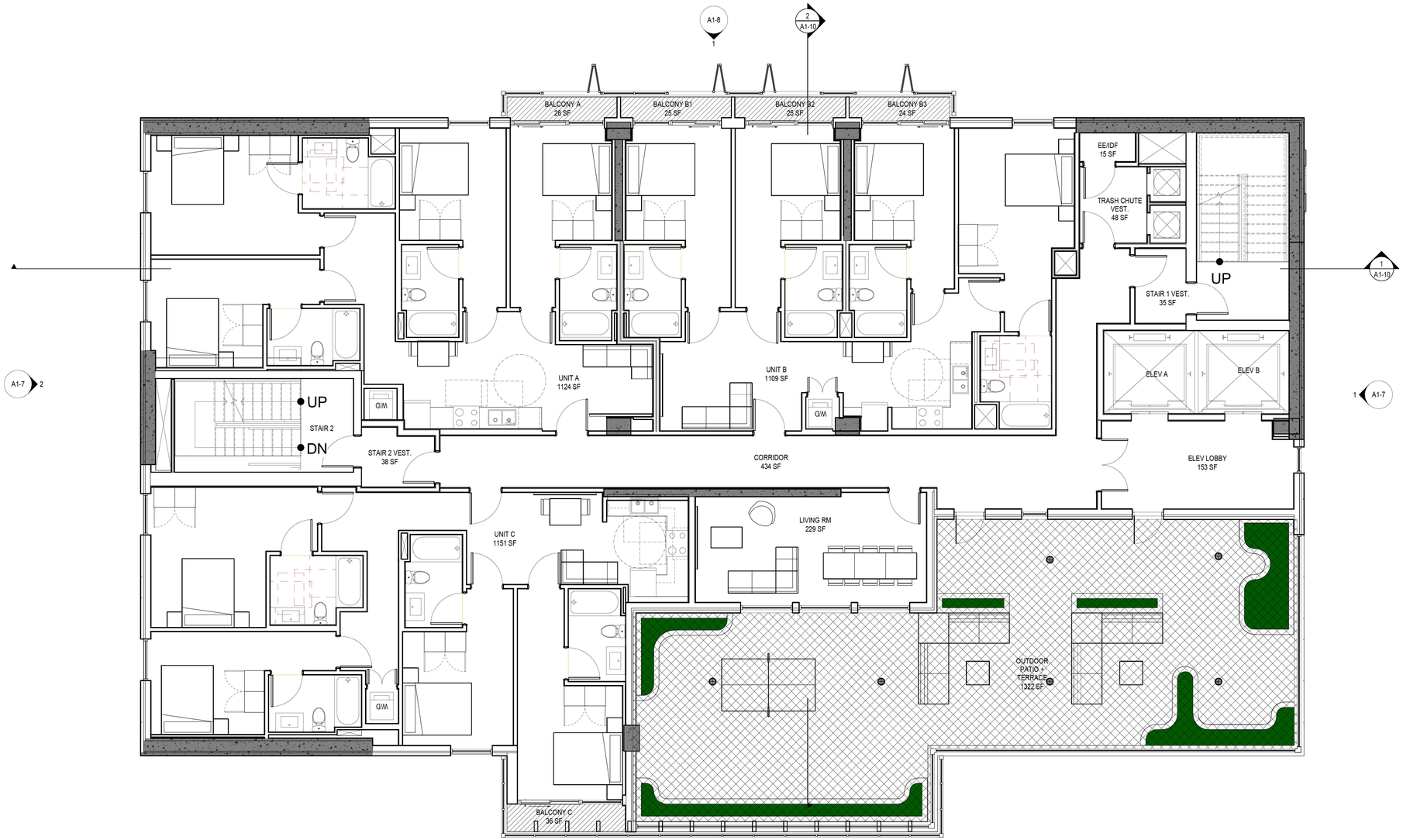

PRIVATE RESIDENTIAL OPEN SPACE — 26 + 25 + 25 + 21 + 36 SF = **133 SF** / FLOOR

COMMON AMENITY OPEN SPACE — **1,347 SF** / FLOOR

TOTAL AREA : **5, 540 SF**

TOTAL BEDROOMS : 3 x 4 = **12**

TOTAL RESTROOMS : 3 x 4 = **12**

1 / A1-4 OVERALL FLOOR PLAN, LEVEL 13

SCALE: 3/16" = 1'-0"

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LEVEL 13 FLOOR PLAN

A1-4

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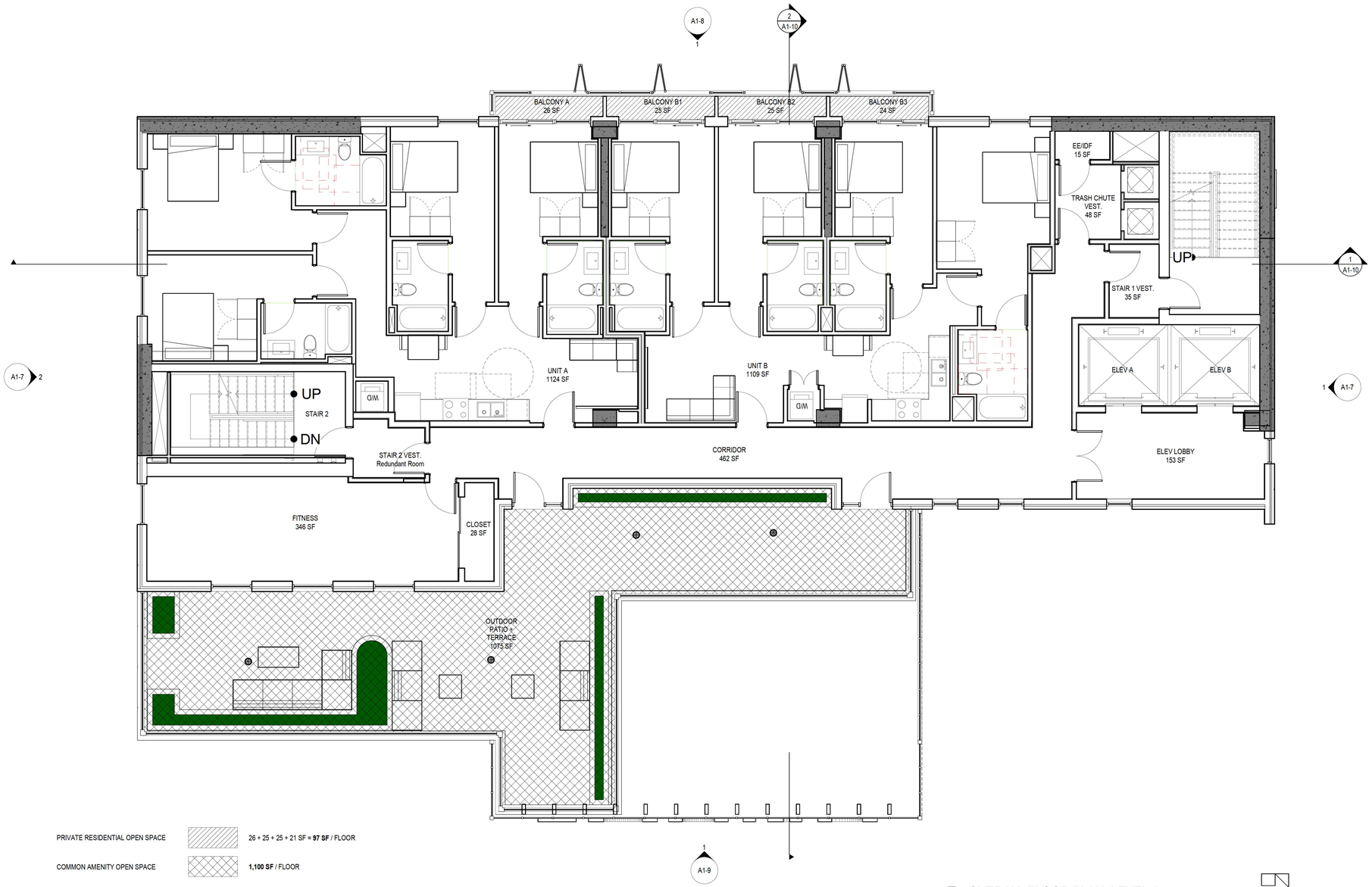

PRIVATE RESIDENTIAL OPEN SPACE — 26 + 25 + 25 + 21 SF = **97 SF** / FLOOR

COMMON AMENITY OPEN SPACE — **1,100 SF** / FLOOR

TOTAL AREA : **5, 540 SF**

TOTAL BEDROOMS : 2 x 4 = **8**

TOTAL RESTROOMS : 2 x 4 = **8**

1 / A1-5 OVERALL FLOOR PLAN, LEVEL 14

SCALE: 3/16" = 1'-0"

NORTH

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75-21703-00

LEVEL 14 FLOOR PLAN

A1-5

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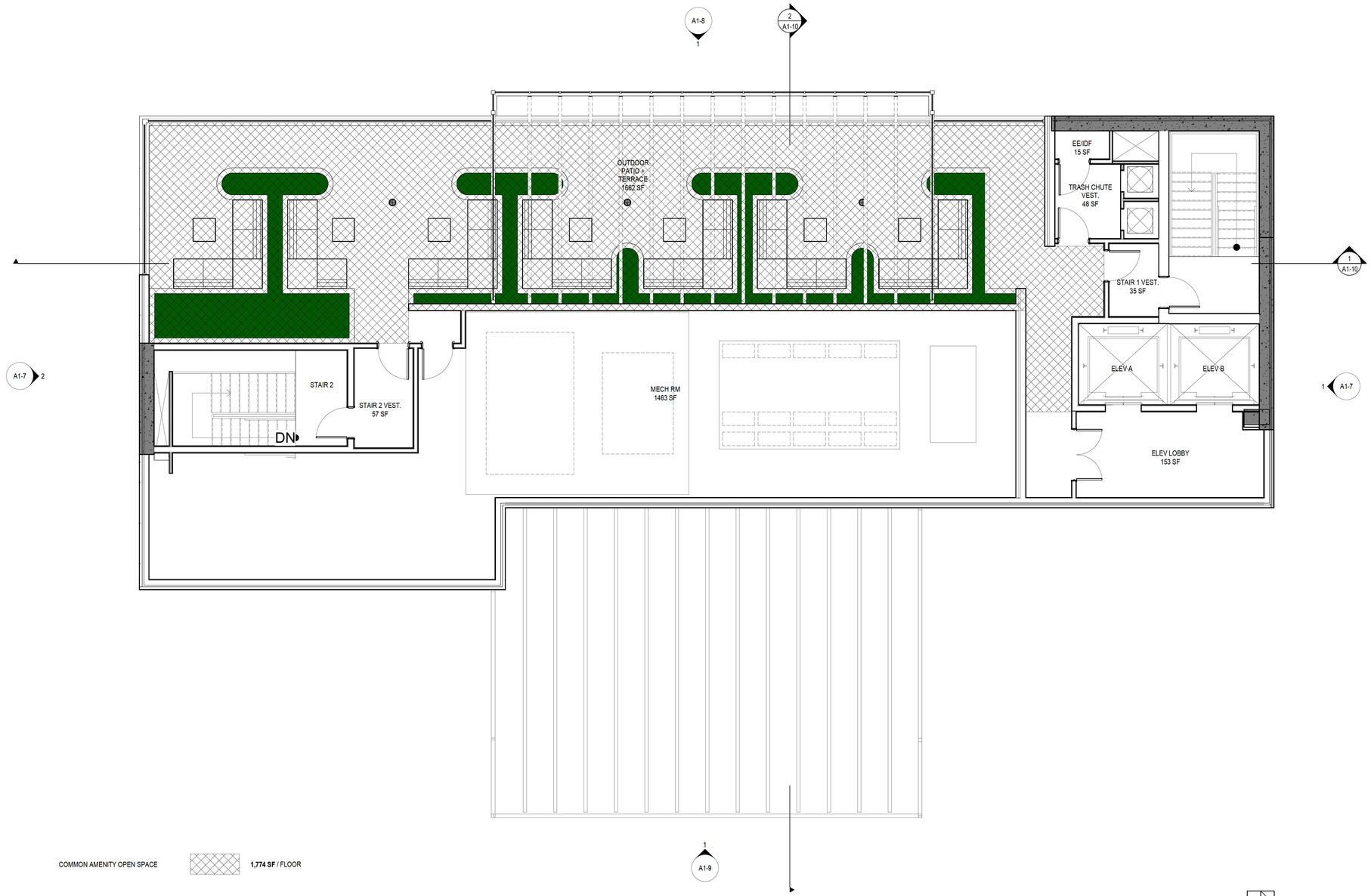

COMMON AMENITY OPEN SPACE **1,774 SF** / FLOOR

TOTAL AREA : **4, 177 SF**

1 / A1-6 OVERALL FLOOR PLAN, LEVEL ROOF
SCALE: 3/16" = 1'-0"

NORTH

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LEVEL ROOF FLOOR PLAN

A1-6

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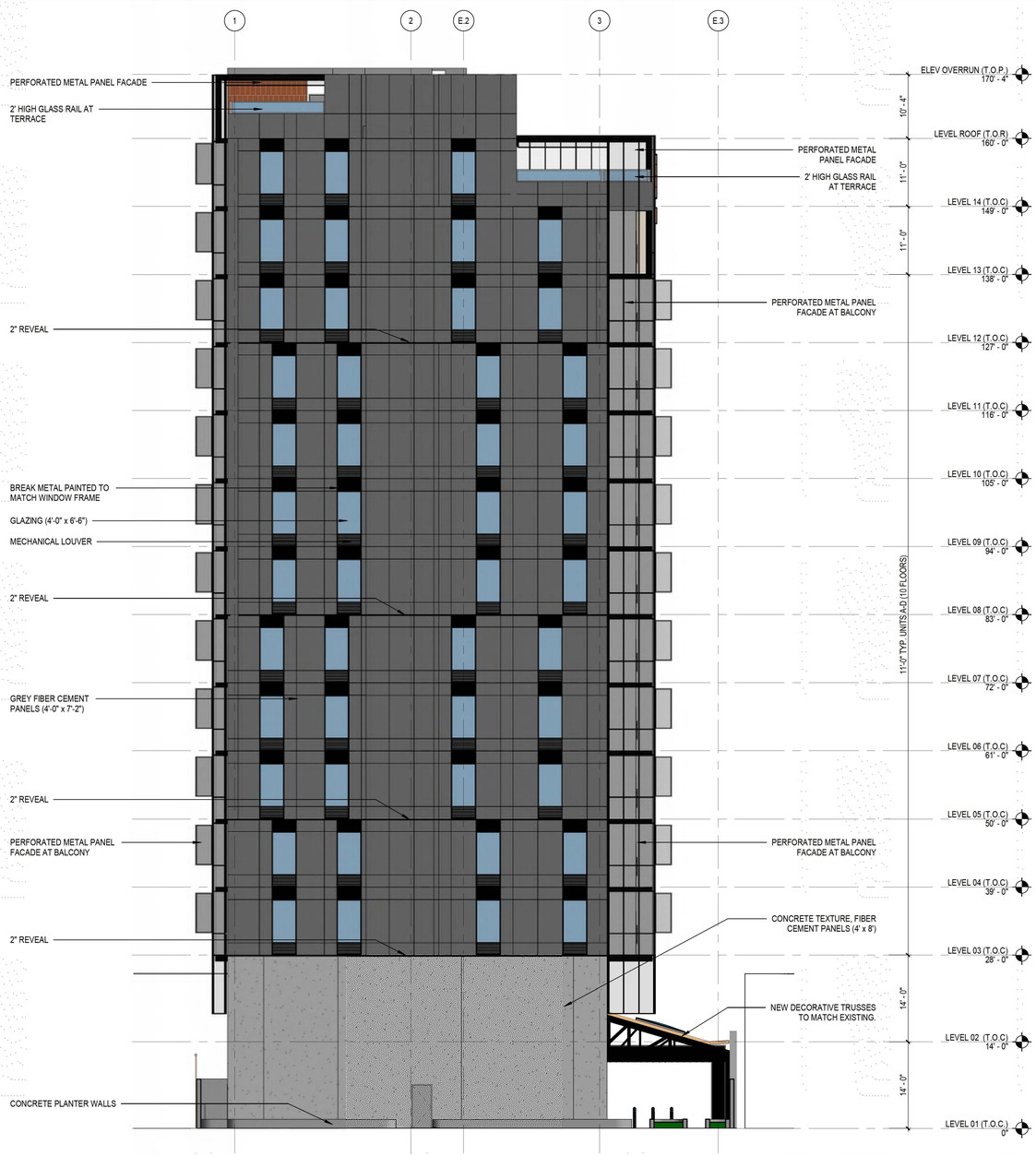
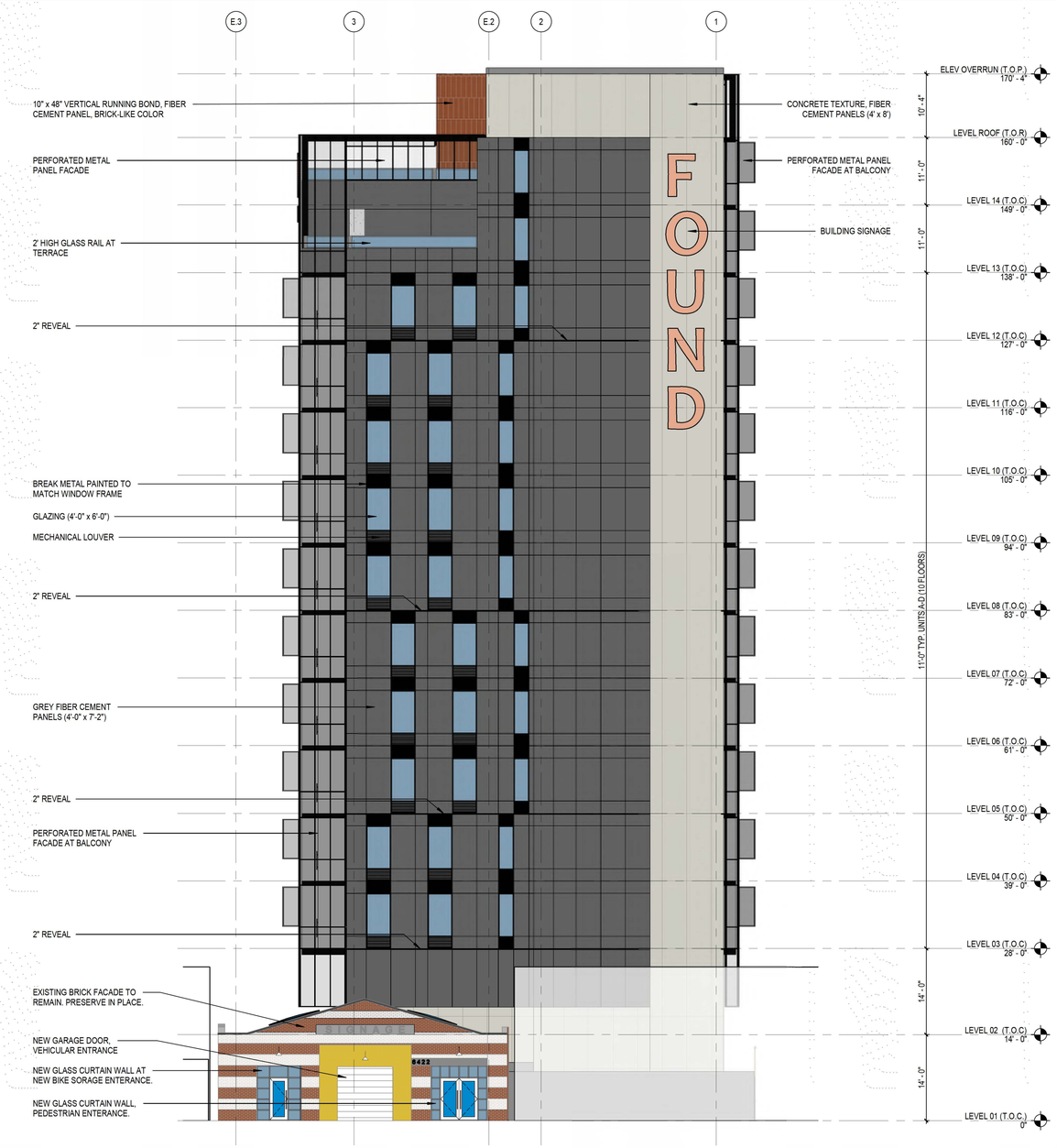


2 A1-7 OVERALL ELEVATION - SOUTH
SCALE: 3/32" = 1'-0"



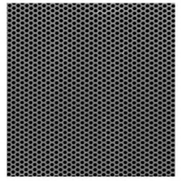
1 A1-7 OVERALL ELEVATION - NORTH
SCALE: 3/32" = 1'-0"



GLASS WINDSCREEN
MANUFACTURER: TREX COMMERCIAL PRODUCTS

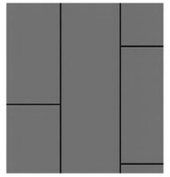


OPERABLE PERFORATED METAL PANEL
MANUFACTURER: McNICHOLS





FIBER CEMENT PANEL
MANUFACTURER: EQUITONE
TECTIVA



FIBER CEMENT PANEL
MANUFACTURER: EQUITONE
PICTURA



FIBER CEMENT PANEL
MANUFACTURER: EQUITONE
10" X 48" VERTICAL RUNNING BOND

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BUILDING ELEVATIONS - NORTH & SOUTH

A1-7

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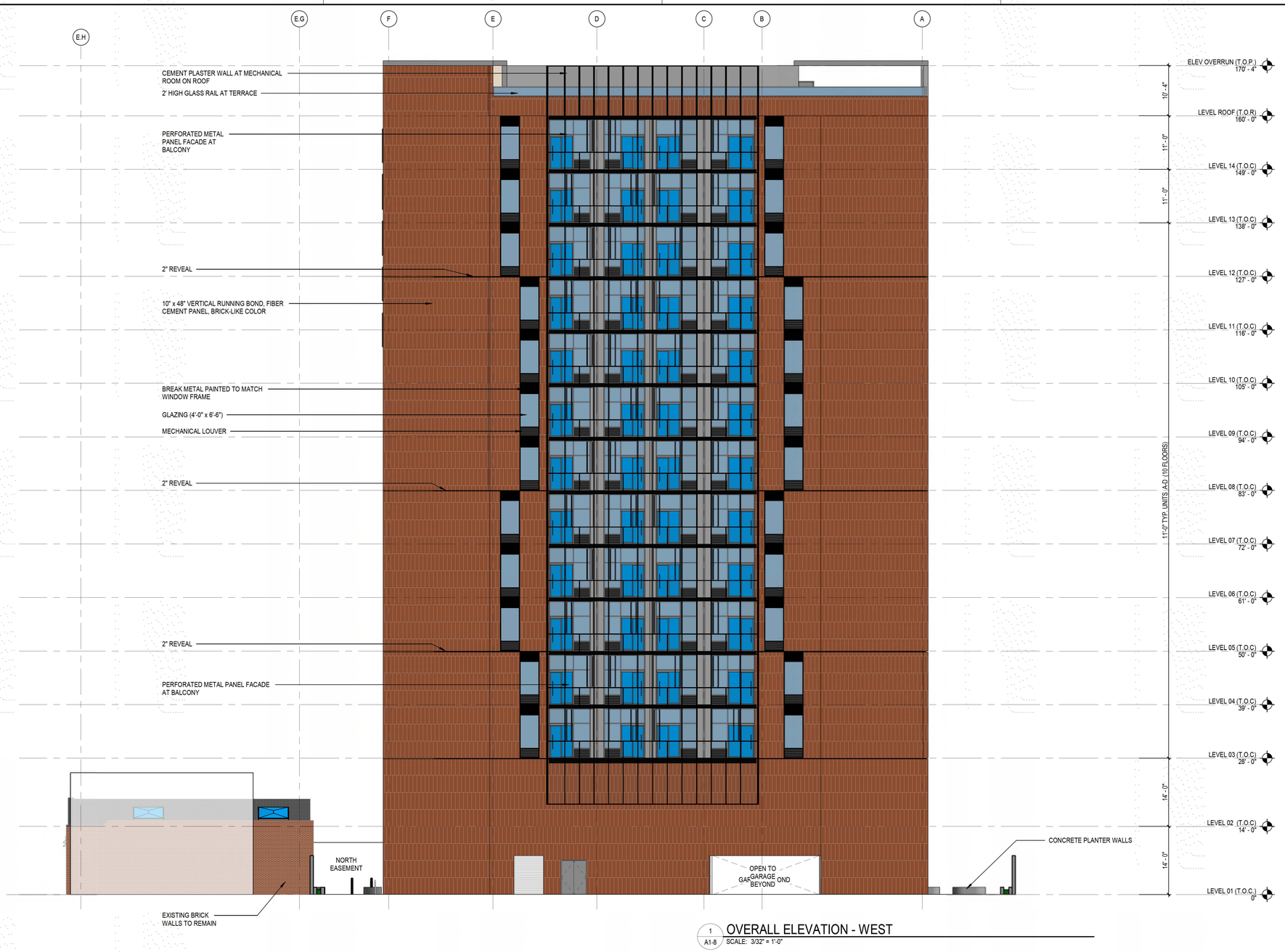


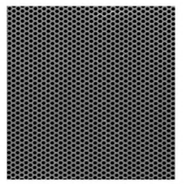
1 / A1-8 OVERALL ELEVATION - WEST
SCALE: 3/32" = 1'-0"



GLASS WINDSCREEN
MANUFACTURER: TREX COMMERCIAL PRODUCTS

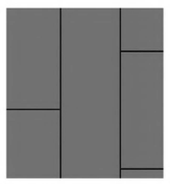


OPERABLE PERFORATED METAL PANEL
MANUFACTURER: McNICHOLS





FIBER CEMENT PANEL
MANUFACTURER: EQUITONE
TECTIVA



FIBER CEMENT PANEL
MANUFACTURER: EQUITONE
PICTURA



FIBER CEMENT PANEL
MANUFACTURER: EQUITONE
10" X 48" VERTICAL RUNNING BOND

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BUILDING ELEVATIONS - WEST

A1-8

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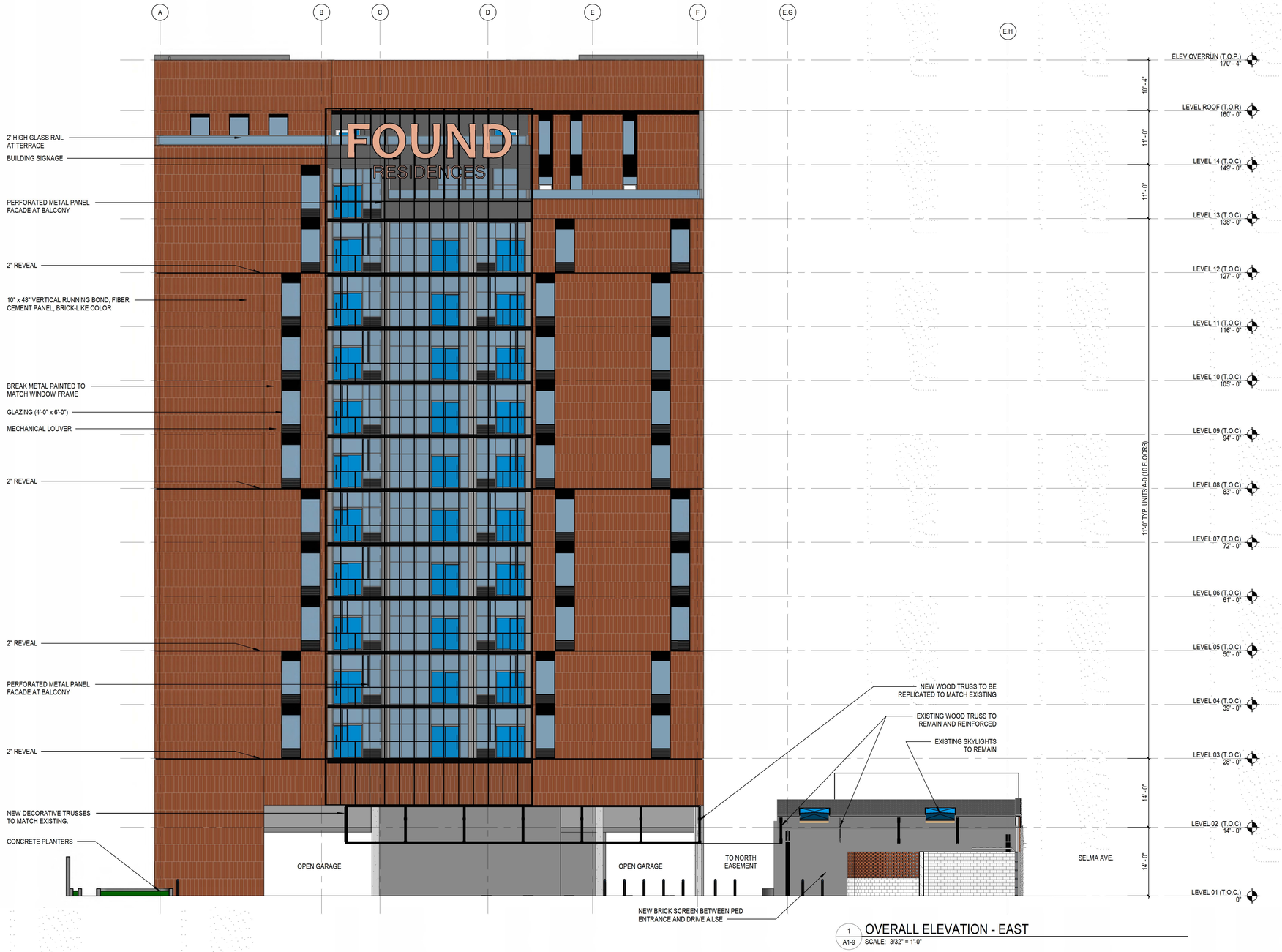


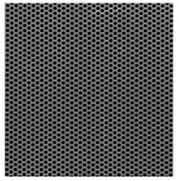
1 A1-9 OVERALL ELEVATION - EAST
SCALE: 3/32" = 1'-0"



GLASS WINDSCREEN
MANUFACTURER: TREX COMMERCIAL PRODUCTS

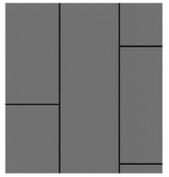


OPERABLE PERFORATED METAL PANEL
MANUFACTURER: McNICHOLS





FIBER CEMENT PANEL
MANUFACTURER: EQUITONE
TECTIVA



FIBER CEMENT PANEL
MANUFACTURER: EQUITONE
PICTURA



FIBER CEMENT PANEL
MANUFACTURER: EQUITONE
10" X 48" VERTICAL RUNNING BOND

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BUILDING ELEVATION - EAST

A1-9

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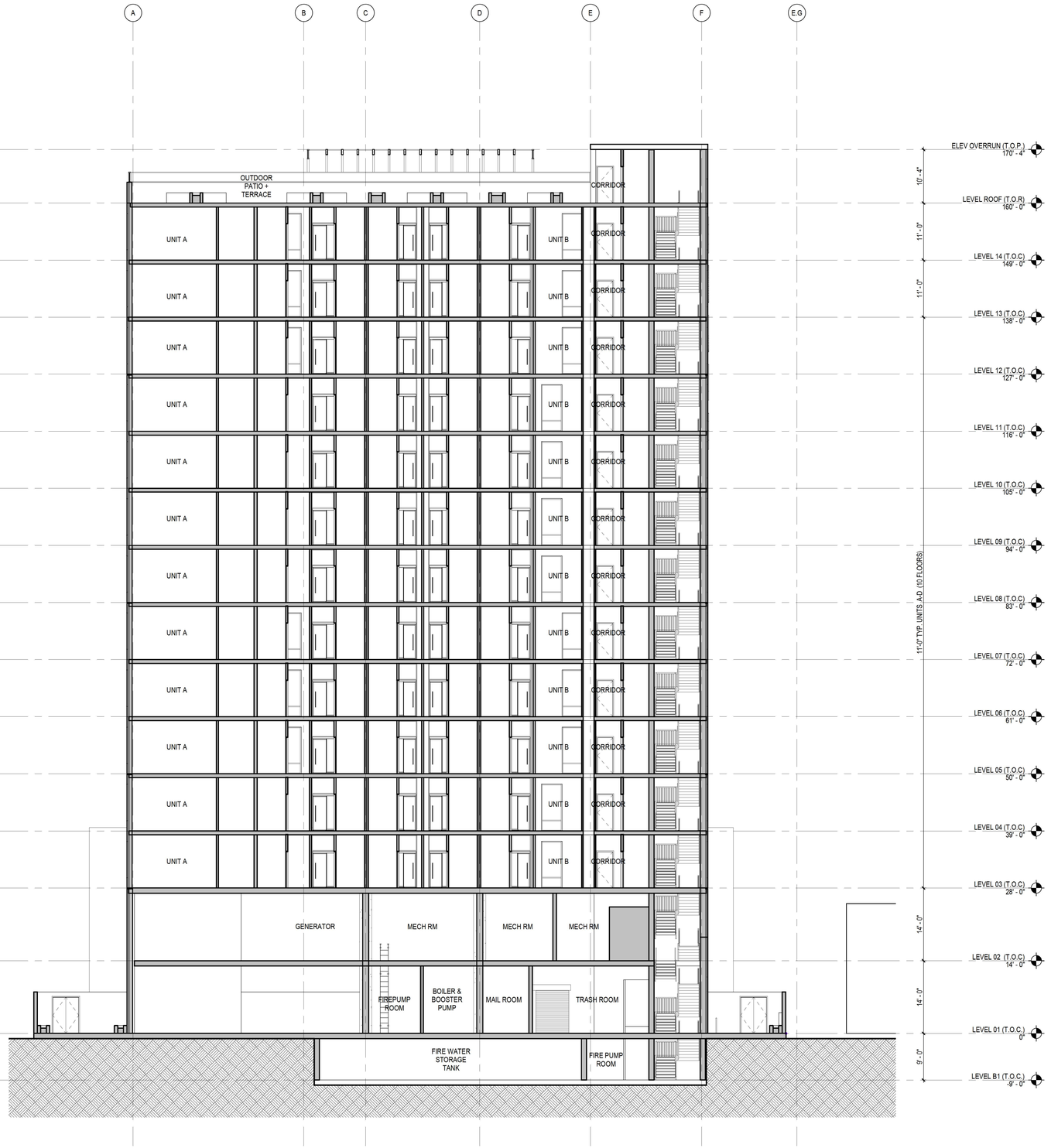
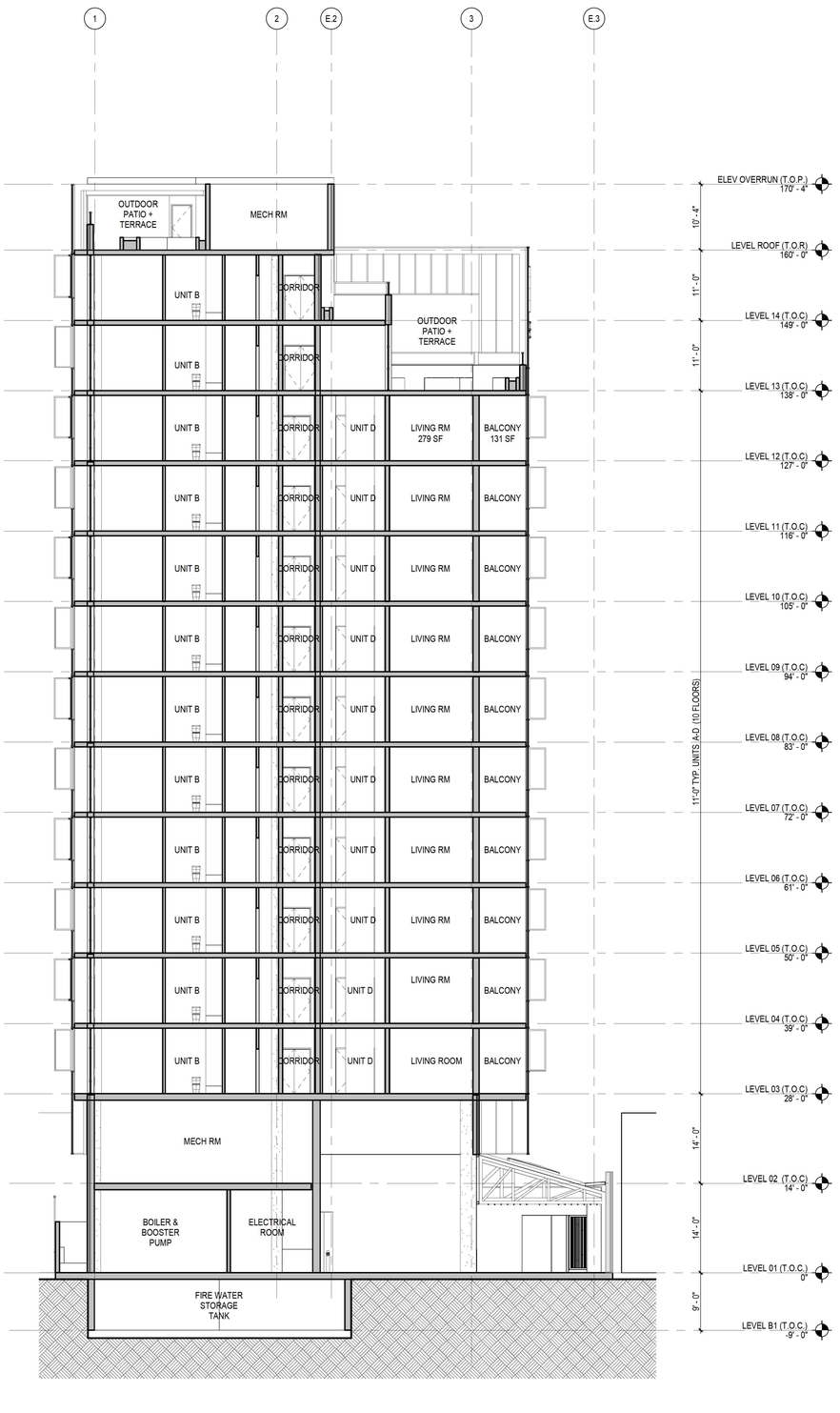


1 OVERALL BUILDING SECTION - NORTH/SOUTH
A1-10 SCALE: 3/32" = 1'-0"



2 OVERALL BUILDING SECTION - WEST/EAST
A1-10 SCALE: 3/32" = 1'-0"

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BUILDING SECTIONS

A1-10

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HISTORIC IMAGE



EXISTING



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HISTORIC FACADE

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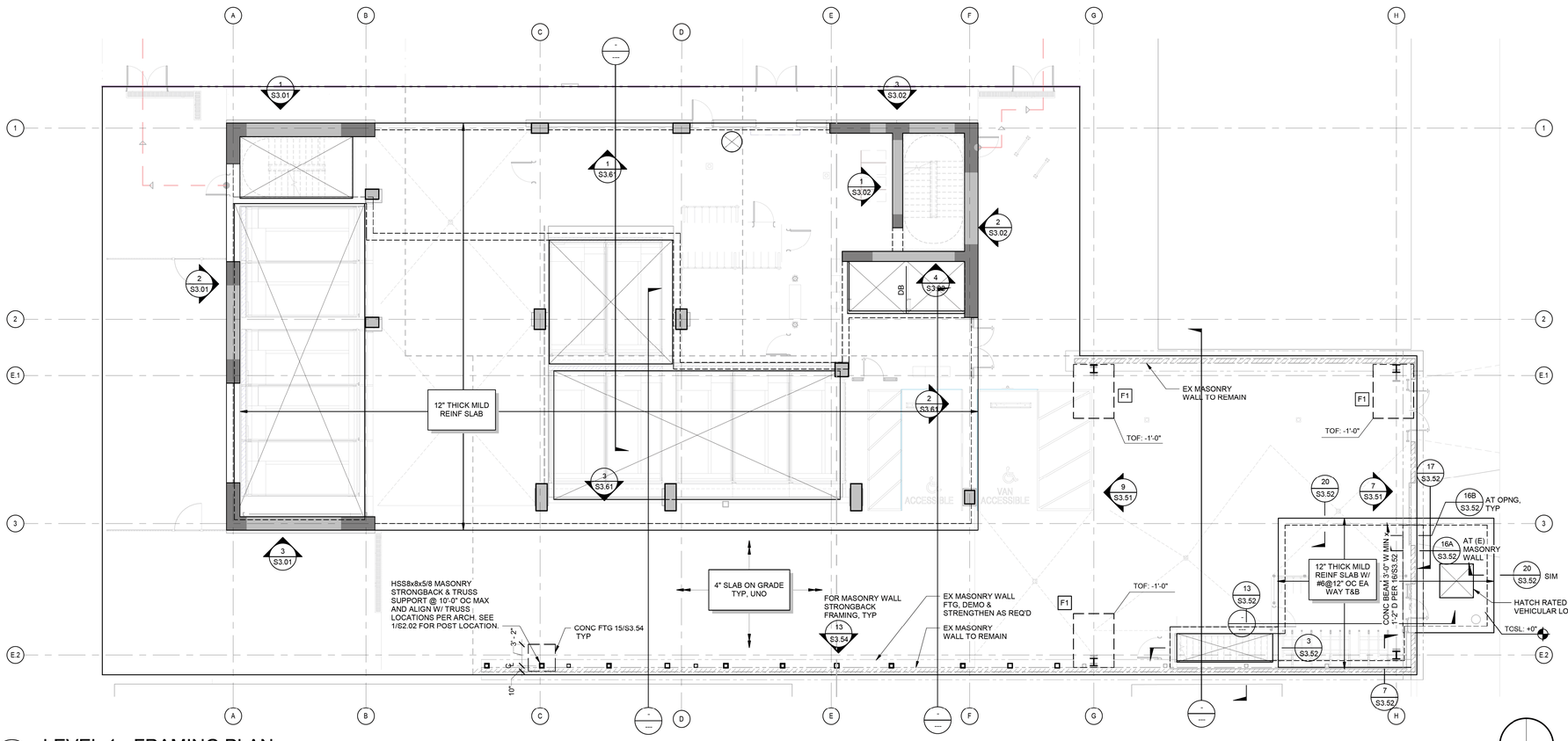


1 LEVEL 1 - FRAMING PLAN

1/8" = 1'-0"

GENERAL PLAN NOTES:

G1. REFERENCE DRAWINGS:
- S0.0X - STRUCTURAL NOTES, SPECIAL INSPECTION SCHEDULE, SYMBOLS AND ABBREVIATIONS
- S1.XX - LOAD MAPS
- S4.0X - TYPICAL CONCRETE DETAILS
- S4.21 - CONCRETE COLUMN SCHEDULE
- S5.0X - TYPICAL STEEL DETAILS
- S6.0X - TYPICAL CMU DETAILS
- S7.01 - TYPICAL COLD-FORMED STEEL DETAILS
- S8.01 - EXTERIOR CLADDING DETAILS
- A2.0X - SLAB PLANS

G2. C1 — INDICATES COLUMN ABOVE PER S4.21.

FOUNDATION PLAN NOTES:

F1. TOP OF MAT FOUNDATION SHALL BE 42'-0" THIS LEVEL, UNO.

F2. SLAB-ON-GRADE SHALL BE 4" THICK WITH #4 @ 18" OC EW, UNO. BASE FOR SLAB-ON-GRADE SHALL CONSIST OF VAPOR RETARDER OVER 7" COMPACTED GRAVEL FILL.

F3. SEE FOOTING SCHEDULE ON THIS SHEET FOR PAD FOOTINGS AT EXISTING ONE-STORY BUILDING.

CONCRETE FRAMING PLAN NOTES:

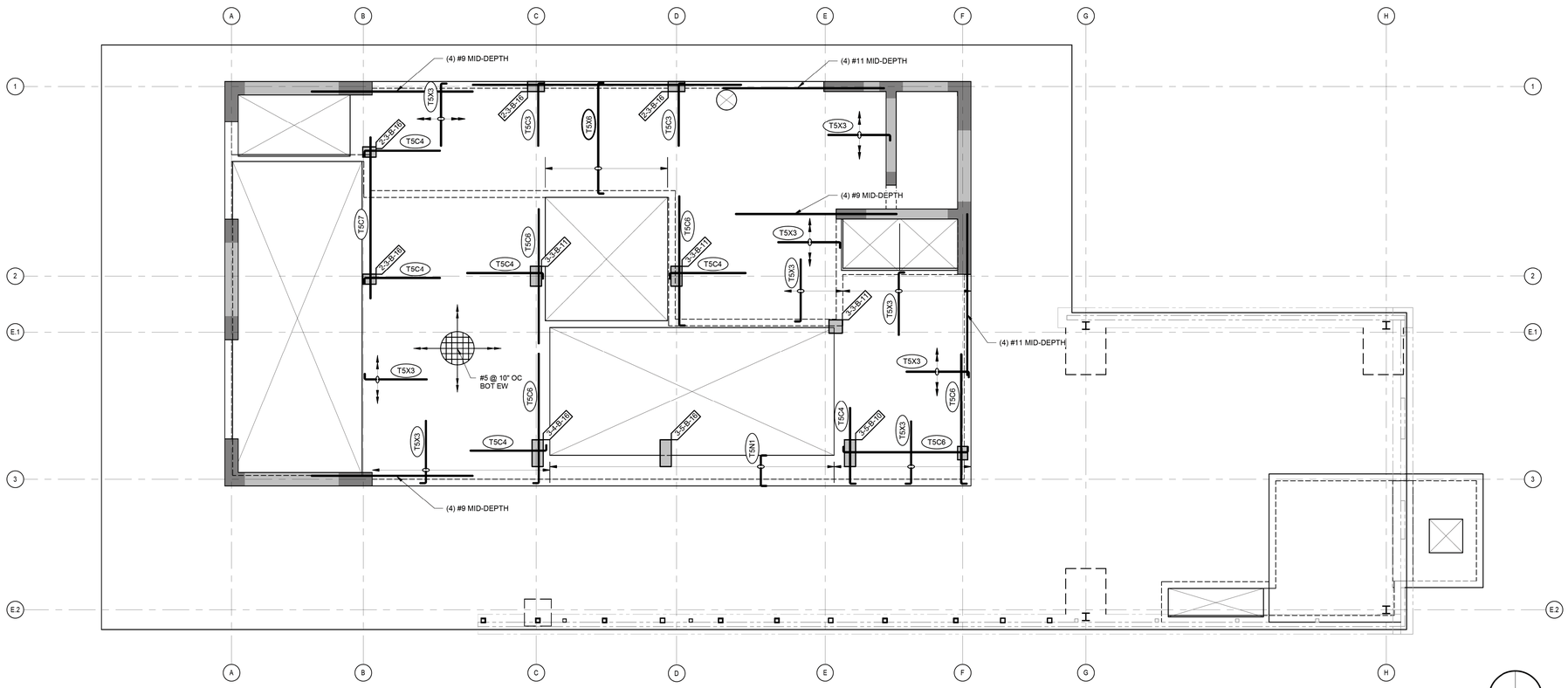
C1. TOP OF SLAB SHALL BE THIS LEVEL, UNO.

C2. (+X'-X") — INDICATES VERTICAL OFFSET OF TOP OF SLAB RELATIVE TO ELEVATIONS SPECIFIED IN NOTE C2.

C3. B-1 — INDICATES CONCRETE BEAM PER "?"

C6. INDICATES AREA OF SLAB ON EPS GEOFOAM PER 14/S4.01.

EXISTING ONE-STORY BUILDING PAD FOOTING SCHEDULE				
TYPE	LENGTH	WIDTH	THICKNESS	REINFORCEMENT
F1	8' - 0"	6' - 0"	1' - 0"	(6) #5 LONG & (8) #5 SHORT T&B



2 LEVEL 1 - REINFORCING PLAN

1/8" = 1'-0"

REINFORCING SCHEDULE			
MARK	QUANTITY	MARK	SPACING
A	(4)	N	@ 4" OC
B	(6)	P	@ 6" OC
C	(8)	Q	@ 8" OC
D	(10)	R	@ 9" OC
E	(12)	S	@ 10" OC
F	(14)	T	@ 12" OC
G	(16)	U	@ 14" OC
H	(18)	V	@ 16" OC
J	(20)	W	@ 18" OC
K	(24)	X	@ 24" OC
L	(28)	Y	@ 36" OC
M	-	Z	-

BAR SIZE:
4 = #4 7 = #7
5 = #5 8 = #8
6 = #6 9 = #9

BAR QUANTITY OR SPACING PER REINFORCING SCHEDULE; TWO LETTERS INDICATE BAR QUANTITY AND SPACING

BAR POSITION:
T = TOP
B = BOT
M = MID

BAR LENGTH:
1 = 6'-0" 6 = 20'-0"
2 = 7'-6" 7 = 24'-0"
3 = 10'-0" 8 = 30'-0"
4 = 12'-0" 9 = 40'-0"
5 = 15'-0" 0 = PER PLAN

EXAMPLES:

T4A2 = (4) #4x7'-6" TOP REINFORCEMENT

B6N4 = #6x12'-0" BOTTOM REINFORCEMENT, SPACED AT 4" OC

B5CR5 = (8) #5 x 15'-0" BOTTOM REINFORCEMENT, SPACED AT 9" OC

BAR LENGTH — SEE NOTE 3

NOTES:
1. BARS ARE HOOKED ONE OR BOTH ENDS, OR STRAIGHT PER PLAN.
2. TOP AND BOTTOM BARS IN SCHEDULE ARE IN ADDITION TO DISTRIBUTED BARS SHOWN ON PLAN.
3. BARS MAY BE SPLICED AT CONTRACTOR'S OPTION. SEE BAR SPLICE AND DEVELOPMENT SCHEDULE ON SHEET S-400.
4. REINFORCEMENT SHALL BE PLACED IN THE FOLLOWING SEQUENCE:
   A. E-W BOT REINF / ALL BEAM STIRRUPS
   B. N-S BOT REINF / ALL BEAM LONGITUDINAL
   C. N-S TOP REINF
   D. E-W TOP REINF
5. S4.24 — INDICATES STUDRAILS PER S4.08.

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LEVEL 01 FRAMING & REINFORCING PLANS

S2.01

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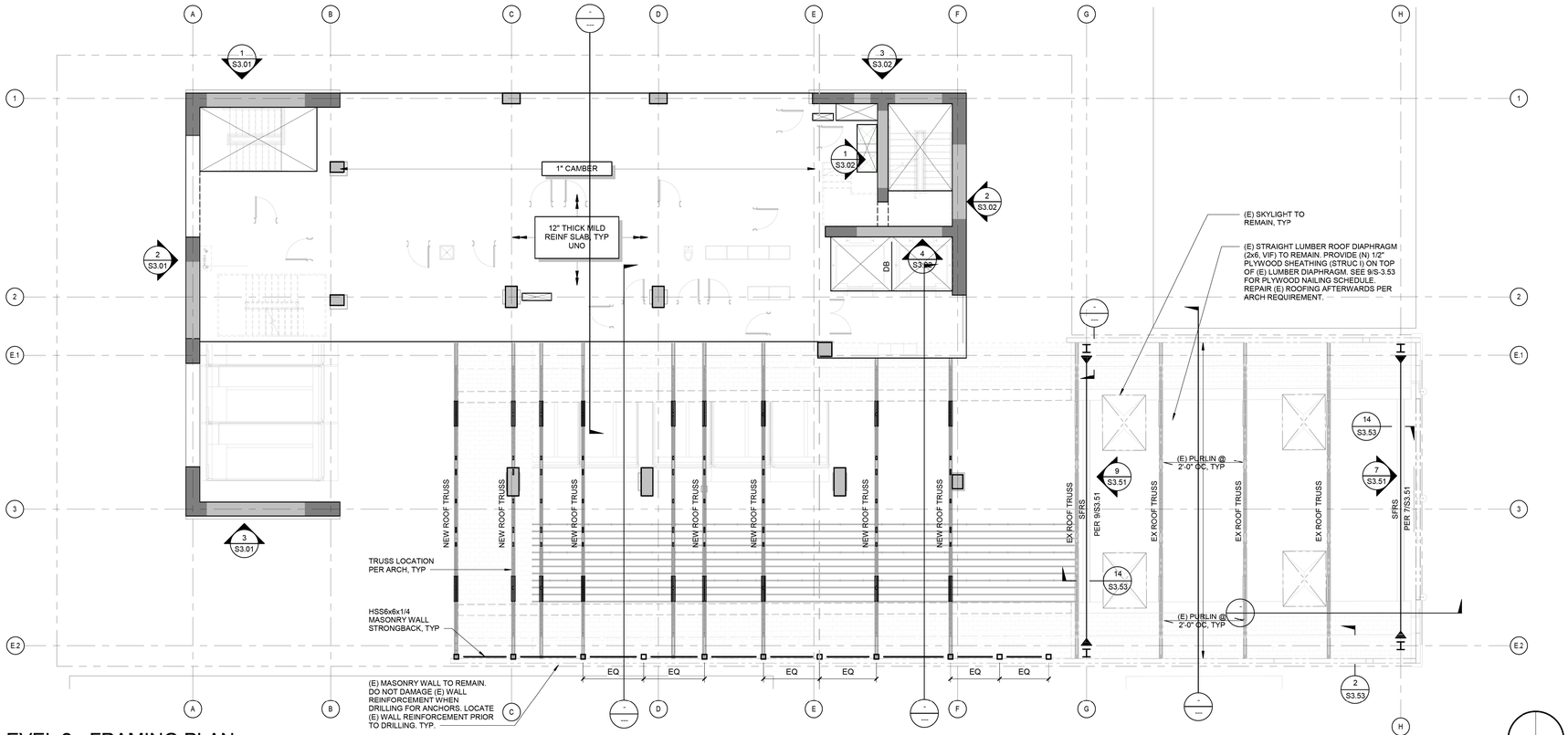
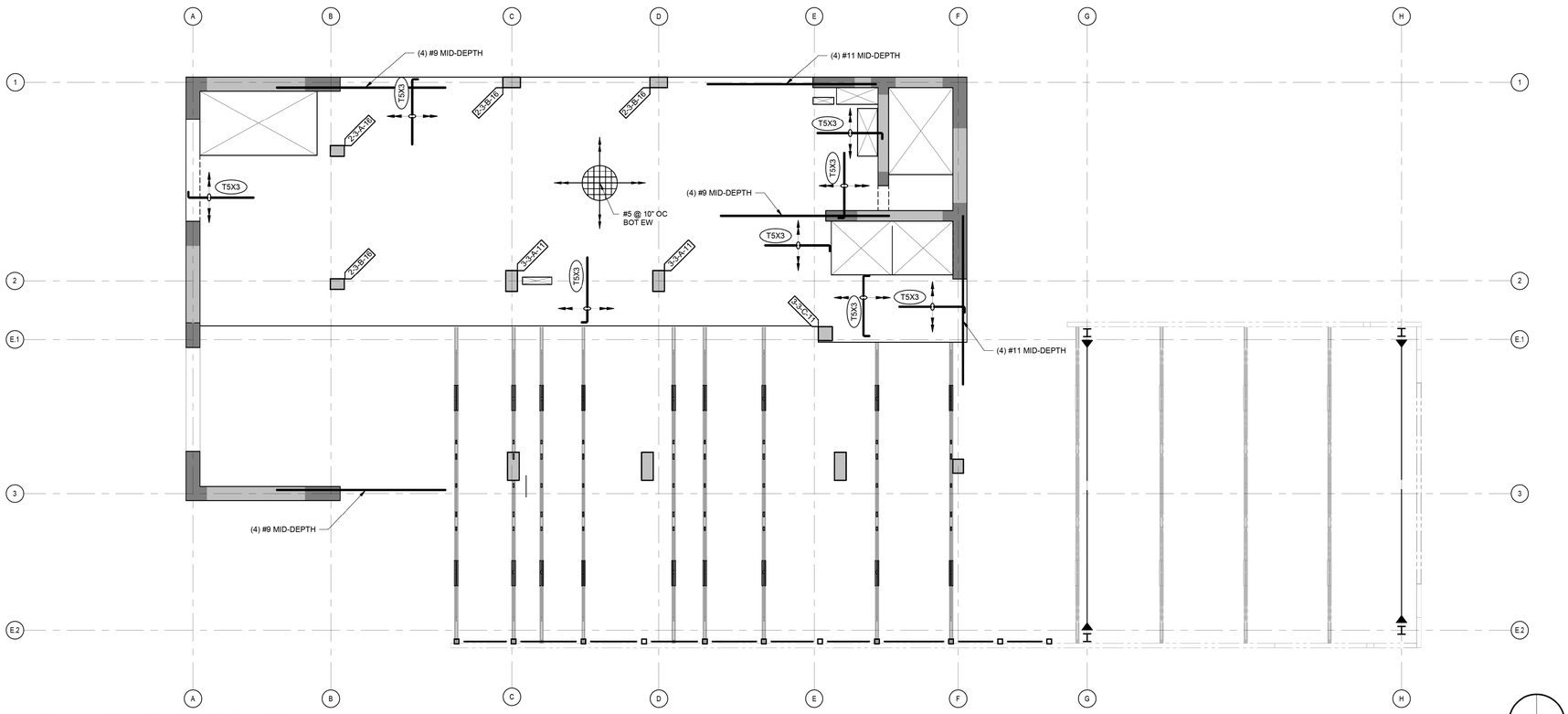


1 LEVEL 2 - FRAMING PLAN

1/8" = 1'-0"



2 LEVEL 2 - REINFORCING PLAN

1/8" = 1'-0"

GENERAL PLAN NOTES:

G1. REFERENCE DRAWINGS:
- S0.0X - STRUCTURAL NOTES, SPECIAL INSPECTION SCHEDULE, SYMBOLS AND ABBREVIATIONS
- S1.XX - LOAD MAPS
- S4.0X - TYPICAL CONCRETE DETAILS
- S4.21 - CONCRETE COLUMN SCHEDULE
- S5.0X - TYPICAL STEEL DETAILS
- S6.0X - TYPICAL CMU DETAILS
- S7.01 - TYPICAL COLD-FORMED STEEL DETAILS
- S8.01 - EXTERIOR CLADDING DETAILS
- A2.0X - SLAB PLANS

G2. C1 — INDICATES COLUMN ABOVE PER S4.21.

CONCRETE FRAMING PLAN NOTES:

C1. TOP OF SLAB SHALL BE 14'-0" THIS LEVEL, UNO.

C2. (+X'-X") — INDICATES VERTICAL OFFSET OF TOP OF SLAB RELATIVE TO ELEVATIONS SPECIFIED IN NOTE C2.

C3. B-1 — INDICATES CONCRETE BEAM PER "*?*".

C4. INDICATES AREA OF SLAB ON EPS GEOFOAM PER 14/S4.01.

C5. B-4.A-12 — INDICATES STUDRAIL PER S4.08.

REINFORCING SCHEDULE

MARK	QUANTITY	MARK	SPACING
A	(4)	N	@ 4" OC
B	(6)	P	@ 6" OC
C	(8)	Q	@ 8" OC
D	(10)	R	@ 9" OC
E	(12)	S	@ 10" OC
F	(14)	T	@ 12" OC
G	(16)	U	@ 14" OC
H	(18)	V	@ 16" OC
J	(20)	W	@ 18" OC
K	(24)	X	@ 24" OC
L	(28)	Y	@ 36" OC
M	-	Z	-

BAR SIZE:
4 = #4 7 = #7
5 = #5 8 = #8
6 = #6 9 = #9

BAR QUANTITY OR SPACING PER REINFORCING SCHEDULE; TWO LETTERS INDICATE BAR QUANTITY AND SPACING

BAR POSITION:
T = TOP
B = BOT
M = MID

BAR LENGTH:
1 = 6'-0" 6 = 20'-0"
2 = 7'-6" 7 = 24'-0"
3 = 10'-0" 8 = 30'-0"
4 = 12'-0" 9 = 40'-0"
5 = 15'-0" 0 = PER PLAN

EXAMPLES:

T4A2 = (4) #4x7'-6" TOP REINFORCEMENT

B6N4 = #6x12'-0" BOTTOM REINFORCEMENT, SPACED AT 4" OC

B5CR5 = (8) #5 x 15'-0" BOTTOM REINFORCEMENT, SPACED AT 9" OC

BAR LENGTH — SEE NOTE 3

NOTES:
1. BARS ARE HOOKED ONE OR BOTH ENDS, OR STRAIGHT PER PLAN.
2. TOP AND BOTTOM BARS IN SCHEDULE ARE IN ADDITION TO DISTRIBUTED BARS SHOWN ON PLAN.
3. BARS MAY BE SPLICED AT CONTRACTOR'S OPTION. SEE BAR SPLICE AND DEVELOPMENT SCHEDULE ON SHEET S-400.
4. REINFORCEMENT SHALL BE PLACED IN THE FOLLOWING SEQUENCE:
   A. E-W BOT REINF / ALL BEAM STIRRUPS
   B. N-S BOT REINF / ALL BEAM LONGITUDINAL
   C. N-S TOP REINF
   D. E-W TOP REINF
5. B-4.A-12 — INDICATES STUDRAILS PER S4.08.

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No. 5913
Exp. 12/31/21
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LEVEL 02 FRAMING & REINFORCING PLANS

S2.02

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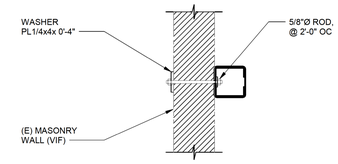
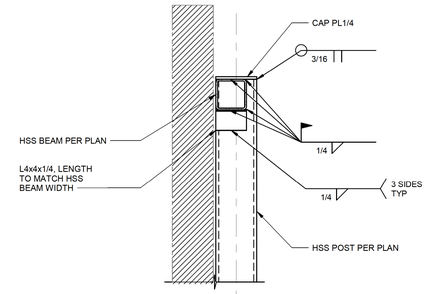
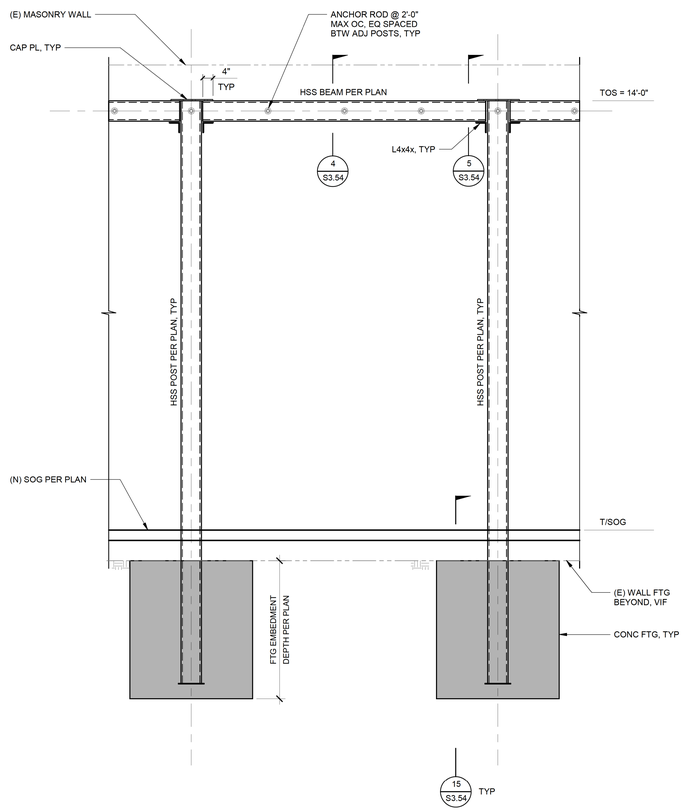




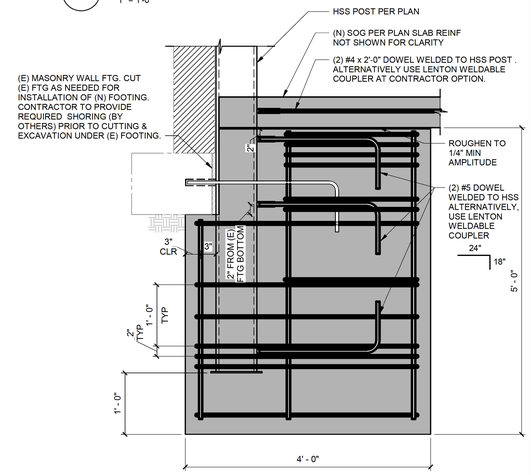
4 HSS BEAM ATTACHMENT TO (E) MASONRY WALL

1" = 1'-0"



5 HSS BEAM ATTACHED HSS COLUMN

1" = 1'-0"



13 HSS COLUMNS AT (E) MASONRY WALL

1/2" = 1'-0"

15 CAISSON FOOTING

1" = 1'-0"

DLR Group
© DLR Group

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER ANDREW GOMEZ
No. 5913
Exp. 12/31/21
STRUCTURAL
STATE OF CALIFORNIA

kpff
18400 Von Karman Ave., Suite 600
Irvine, CA 92612
O: 949.252.1022
F: 949.252.8082
www.kpff.com

FOUND RESIDENCES

6422 Selma Ave, Los Angeles, CA 90028

60% CONSTRUCTION DOCUMENTS
04/23/2021
REVISIONS

75-21703-00

EXISTING BUILDING DETAILS

S3.54

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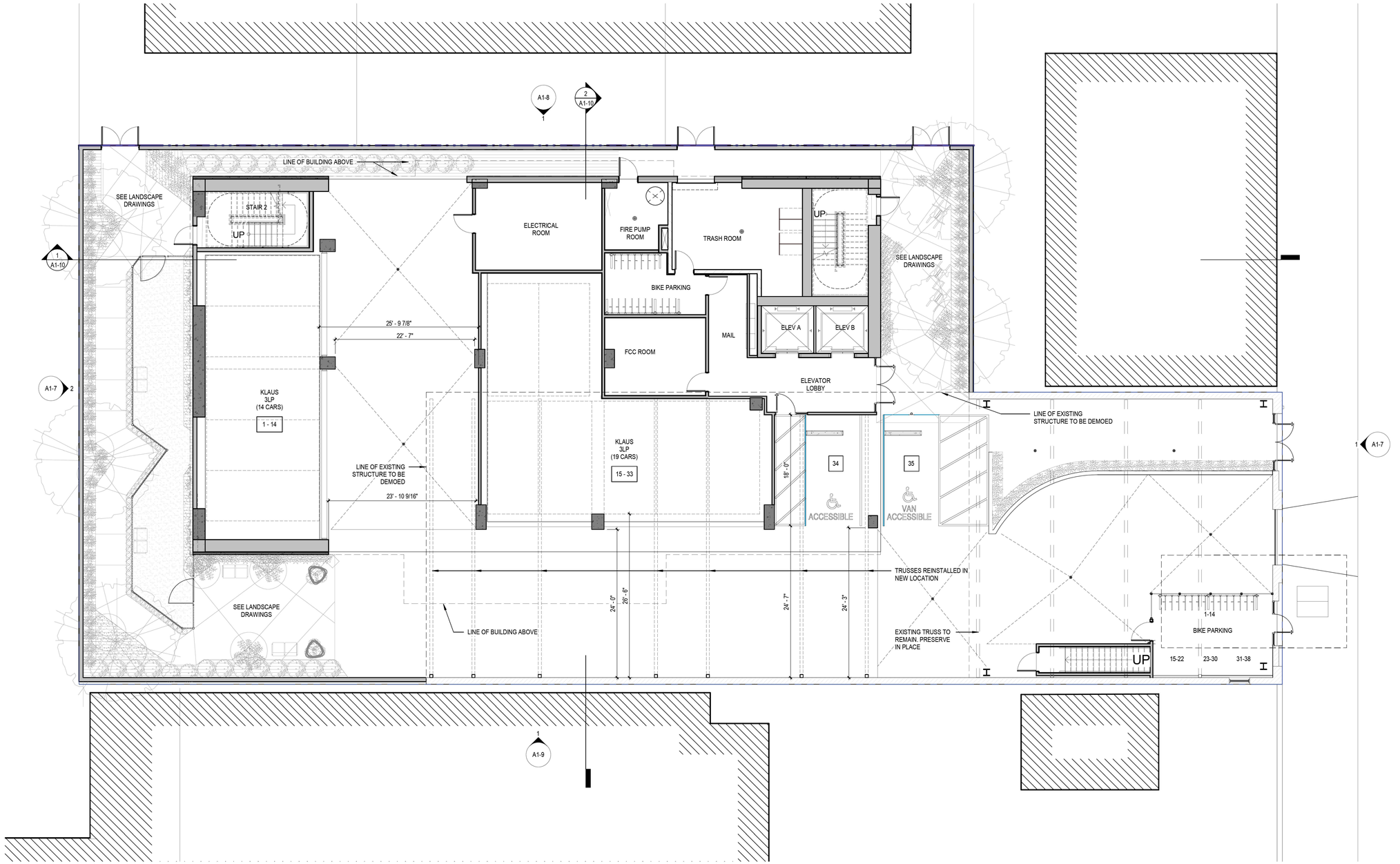

1 A1-1 OVERALL FLOOR PLAN, LEVEL 1
SCALE: 1/8" = 1'-0"

NORTH

DLR Group
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NOT FOR CONSTRUCTION

Project Logo

FOUND RESIDENCES

6422 Selma Ave, Los Angeles, CA 90028

75-21703-00

GROUND FLOOR & LANDSCAPE PLAN

A1-1

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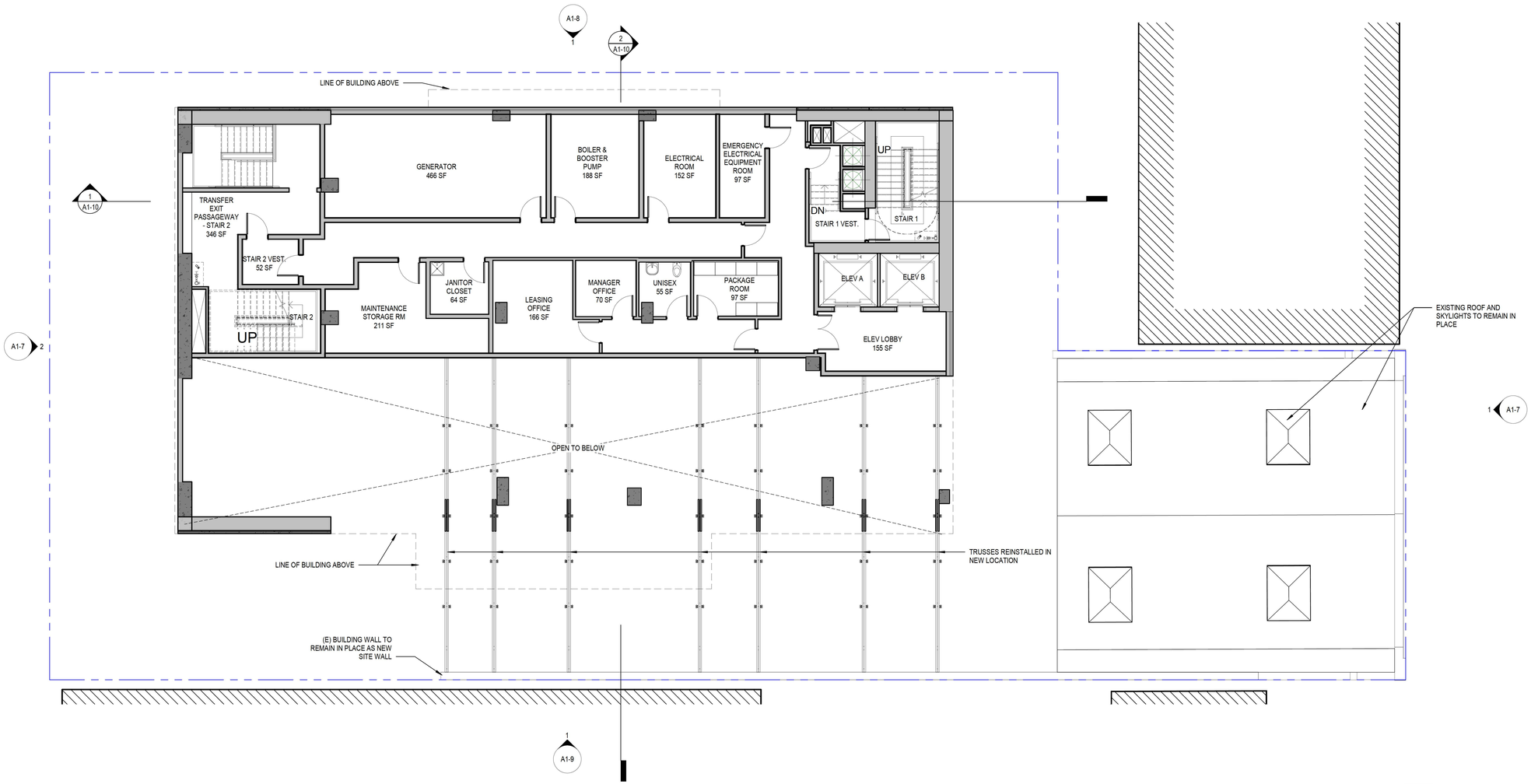

1 A1-2 OVERALL FLOOR PLAN, LEVEL 2
SCALE: 1/8" = 1'-0"

NORTH

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Project Logo

FOUND RESIDENCES

6422 Selma Ave, Los Angeles, CA 90028

75-21703-00

SECOND FLOOR PLAN

A1-2

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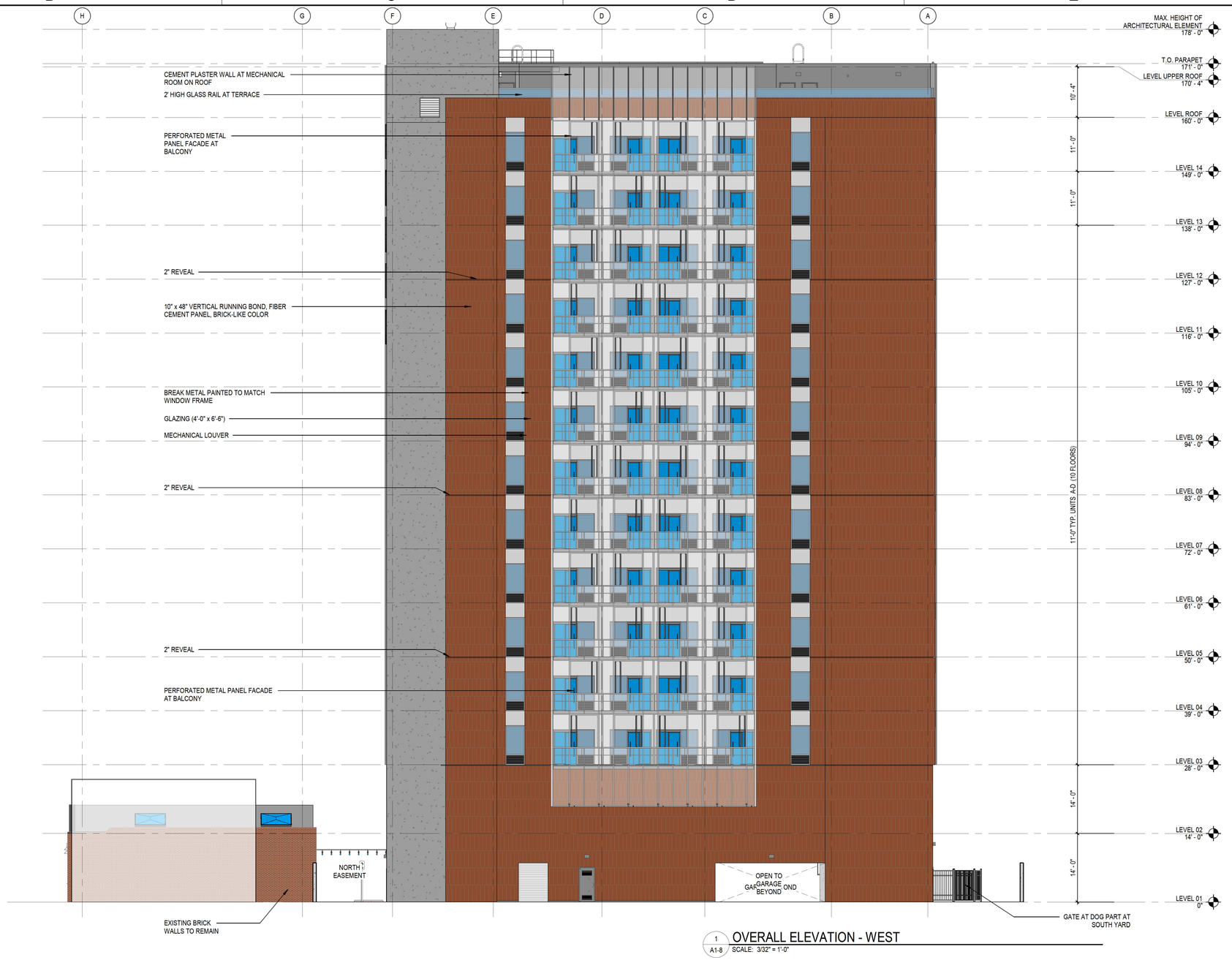


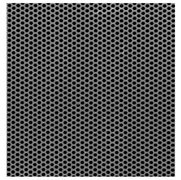
1 / A1-8 OVERALL ELEVATION - WEST
SCALE: 3/32" = 1'-0"



GLASS WINDSCREEN
MANUFACTURER: TREX COMMERCIAL PRODUCTS

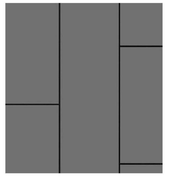


OPERABLE PERFORATED METAL PANEL
MANUFACTURER: McNICHOLS





FIBER CEMENT PANEL
MANUFACTURER: EQUITONE
TECTIVA



FIBER CEMENT PANEL
MANUFACTURER: EQUITONE
PICTURA



FIBER CEMENT PANEL
MANUFACTURER: EQUITONE
10" X 48" VERTICAL RUNNING BOND

DLR Group
© DLR Group
- NOT FOR CONSTRUCTION -
Project Logo

FOUND RESIDENCES

6422 Selma Ave, Los Angeles, CA 90028

75-21703-00

BUILDING ELEVATIONS - WEST

A1-8

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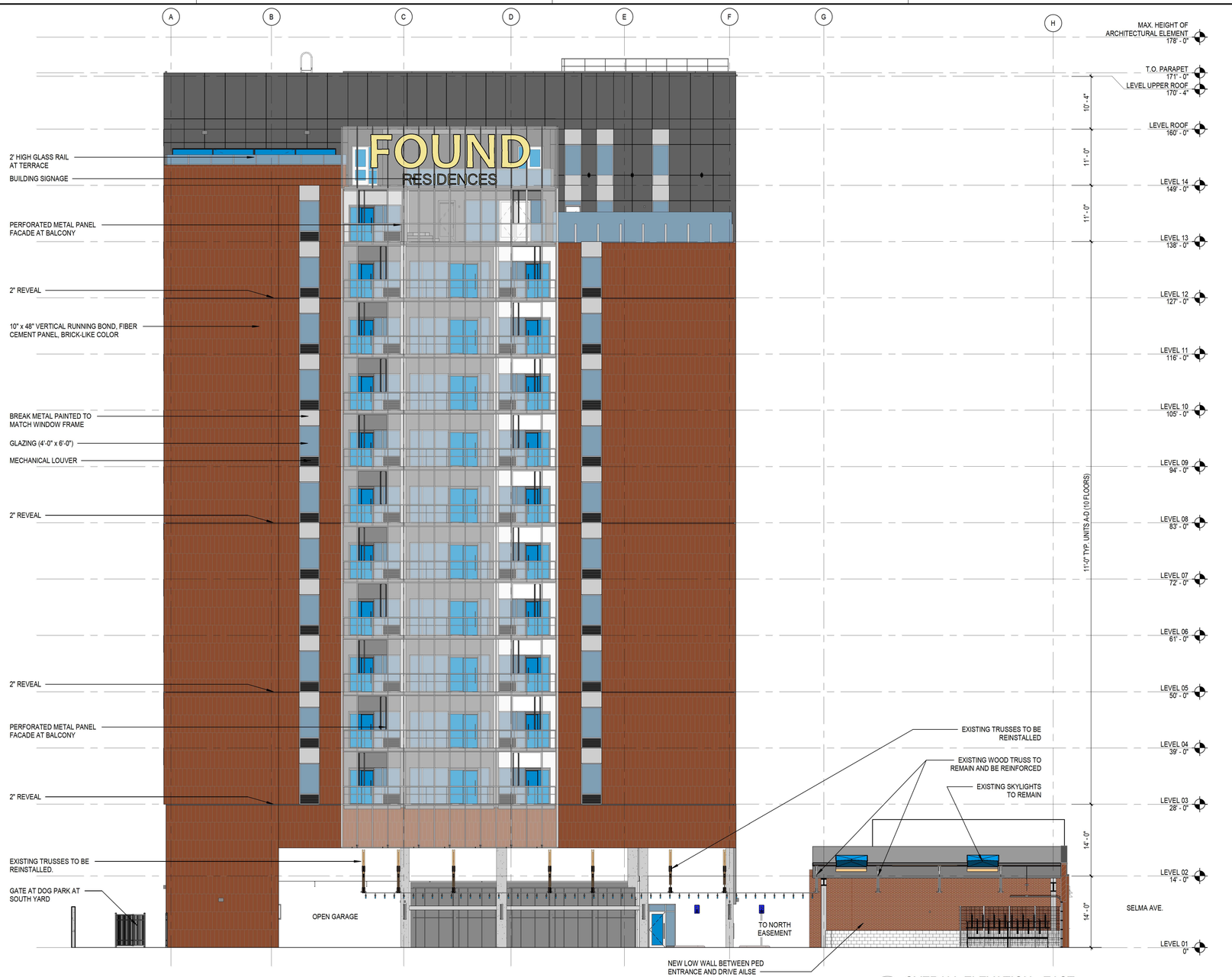
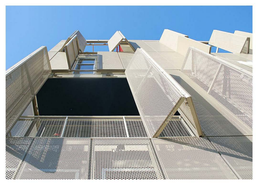


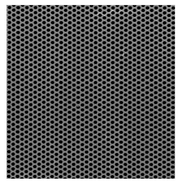
1 / A1-9 OVERALL ELEVATION - EAST
SCALE: 3/32" = 1'-0"



GLASS WINDSCREEN
MANUFACTURER: TREX COMMERCIAL PRODUCTS

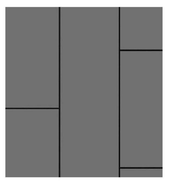


OPERABLE PERFORATED METAL PANEL
MANUFACTURER: McNICHOLS





FIBER CEMENT PANEL
MANUFACTURER: EQUITONE
TECTIVA



FIBER CEMENT PANEL
MANUFACTURER: EQUITONE
PICTURA



FIBER CEMENT PANEL
MANUFACTURER: EQUITONE
10" X 48" VERTICAL RUNNING BOND

DLR Group
© DLR Group

NOT FOR CONSTRUCTION

Project Logo

FOUND RESIDENCES

6422 Selma Ave, Los Angeles, CA 90028

75-21703-00

BUILDING ELEVATION - EAST

A1-9

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5/10/2021 12:22:40 PM

6422 Selma Owner, LLC
301 N Canon Dr, Ste 305
Beverly Hills, CA 90210

March 3, 2021

RE: 6422 Selma St/Concept Arts Building

We have had discussions with our structural engineer, KPFF Consulting Engineers, and our construction consultant, Churchill Cost Consultants regarding the steps to ensure the retained portion of the historic structure will be properly supported during and after the construction activities.

The method for keeping the building in place during construction is to essentially do the necessary structural and seismic improvements first and then demolish the portion of the building that needs to be removed to build the new structure.

The sequence of work is as follows:

1. Strong backs will be installed inside the building behind the front facade with a horizontal beam higher up parallel to the ground.
2. Carefully expose the existing footing of the street façade.
3. Using a keyed pattern developed by a shoring engineer, excavate below the footing to dowel and form a new concrete beam under and behind the existing footing. This beam is the beam that will span the future vault and it will support the moment frame installed behind the front façade.
4. Install the moment frames that support the front façade and the future open back side at the point where the rest of the building will be demolished.
5. The east wall that will remain gets a new footing and shotcrete support walls.

At this point the existing historic structure to remain will be fully supported and the balance of the structure can be selectively demolished.

Sincerely,

Michael Wilk
Vice President of Development

6422 Selma Owner, LLC
301 N Canon Drive, Suite 305
Beverly Hills, CA 90210
424.291.5860

APPENDIX H

Hollywood Heritage Comments

Intentionally blank

Hollywood Heritage INC.
P.O.BOX 2586
HOLLYWOOD, CA 90078
(323) 874-4005 • FAX (323) 465-5993

Dana Sayles AICP
three6ixty
11287 W. Washington Blvd
Culver City, California 90230

April 10th 2021

RE: 6422 Selma Ave Project

Dear Dana,

Thank you so much once again for your presentation in February. Our team appreciated your consideration in consulting us and we look forward to continue working with you on this project so it can be a true asset to Hollywood's historic core.

Hawkins Way Capital and DLR Group, the property owners are proposing the construction of FOUND Residences, a multistory residential complex, which is to be accessed through a historic garage building at 6422 Selma Ave.

Hollywood Heritage is commenting on the proposed work in its concept stage as shown in the PowerPoint provided to us. Our interest is both for the contribution the building makes to Hollywood's historic core and for the proposed restoration/alteration and adaptive reuse of the historic garage building on Selma.

Historic Significance: The project incorporates the historic garage at 6422 Selma Ave. Identified in 2018 on the Architectural Resources Group Historic Resources Survey of the Hollywood Redevelopment Plan Area, the 6422 Selma was a commercial structure built in 1909 and described as a rare example of commercial development that pre-dates Hollywood's consolidation with the City of Los Angeles. For that reason, it is Hollywood Heritage's view that the site is eligible for designation locally and a historic resource for the purposes of CEQA.

Alteration History: Records dating back to 1947 show that the building has undergone several alterations and changes of use particularly in 1947, 1956, 1975, 1986, and 2008.

Positive Project: Hollywood Heritage is certainly pleased with the direction of the design of the project, now taking its stylistic and material inspiration from many of the brick industrial buildings in the surrounding area and that it intends to re-use and highlight the historic structure at 6422 Selma. We are

also pleased that the developer has hired a qualified historic resources consultant, ASM Affiliates, to fully assess 6422 Selma.

Process for the City or Other Review: We understand that City Planning's successor entity to the CRA, the Redevelopment Unit, as well as the Office of Historic Resources are both involved in the review of this project. Keeping us informed of the review process is helpful to allowing us to provide input in a timely manner.

Process going forward: Hollywood Heritage was told that ASM had not completed the historic resource s assessment for the historic garage. We look forward to reviewing this document to give a full picture of the historic structure, which parts of the fabric are original, and which alterations can be reversed to allow the building to read as close to the original appearance as possible while serving its new purpose.

I. **Technical investigations**: Hollywood Heritage needs to understand the projects fundamentals with regards to the historic garage.
   a. **Detailed survey or conditions**: It is our expectation that the historic resource assessment will include investigations on the current state of the historic fabric of 6422 Selma including masonry, the truss system, the roof, floor etc.
   b. **Assessment of proposed alterations**: How do the proposed alterations affect the historic fabric and maintain its status as a historic resource.
   c. **Seismic retrofit**: Details are required with regards plans for the sesmic retrofit of the historic masonry.

II. **Aesthetic/preservation questions:** Hollywood Heritage has two comments with regards to the proposed alterations to 6422 Selma.
   a. It is our recommendation that the façade of 6422 Selma be returned as close as possible to its earliest iteration including restoring the original double hung windows as appear in historic photos.
   b. We are troubled by the proposed amount of historic fabric to be removed to achieve the design program. According to the renderings provided, it appears that over 50% of the historic fabric is to be removed, particularly the southern half of the building, large sections of the roof and additional sections of the western wall of the building.

Hollywood Heritage will reserve its final judgement on the proposed project until the release of the ASM historic resource assessment and a follow up discussion. At the moment while we are pleased with recent design changes and the efforts to integrate the existing historic structure we still have reservations. In our experience these are not insurmountable, as we have worked with many developers to produce successful designs with appropriate preservation elements. We look forward to continuing the discussion with your team as the project proceeds.

Sincerely,



Brian Curran
President, Hollywood Heritage

APPENDIX I

Confidential NAHC Response

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ASM affiliates
Archaeology • History • Ethnography • Architectural History

July 17, 2020

Steven Quinn
California Native American Heritage Commission
1550 Harbor Blvd., Suite 100
West Sacramento, California 95691

Via email: nahc@nahc.ca.gov

Re: Sacred Lands File Search Request for the 6422 Selma Avenue Project, Los Angeles, Los Angeles County, California

Dear Mr. Quinn,

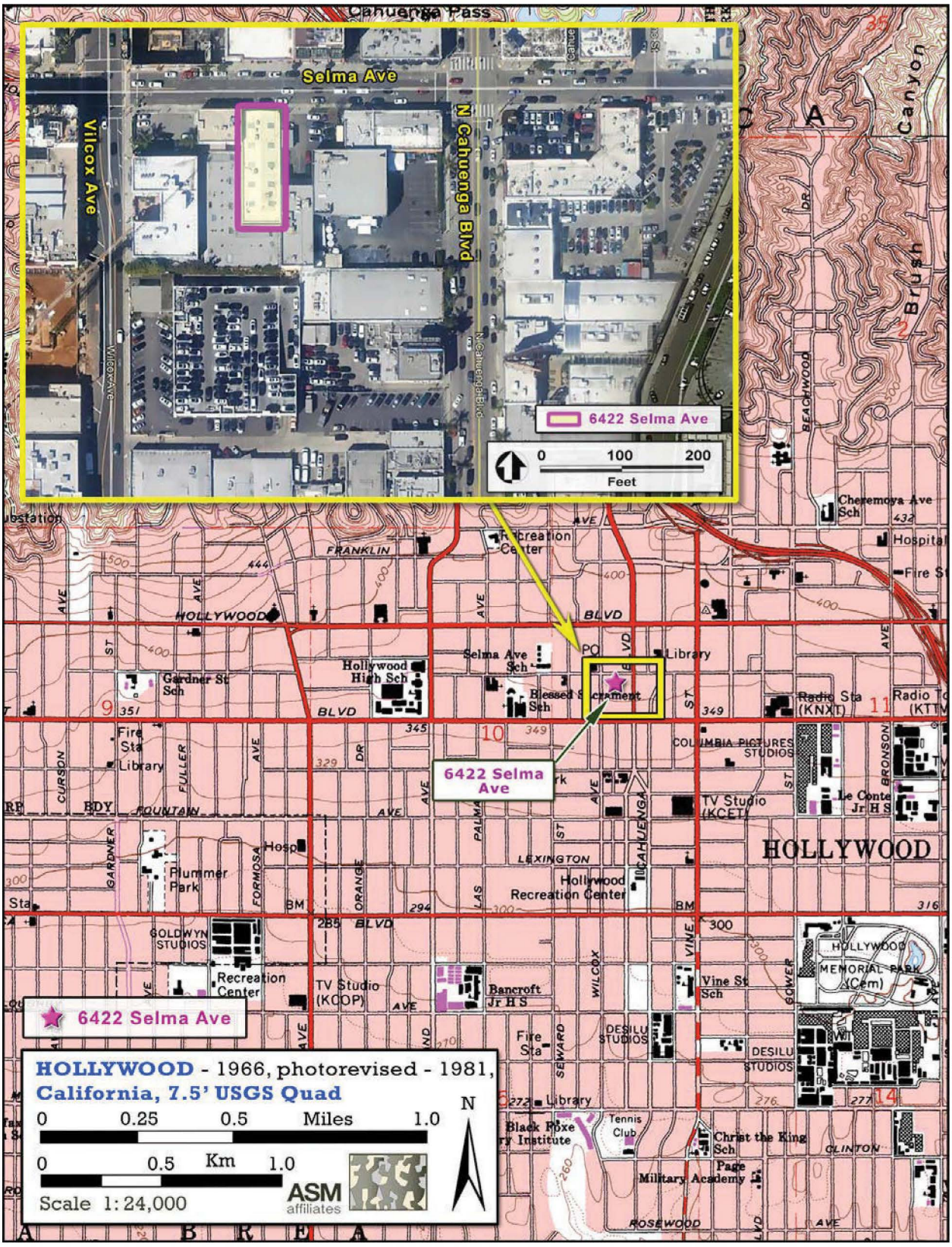
ASM Affiliates, Inc. (ASM) is conducting a historic resource assessment study for 6422 Selma Avenue, Los Angeles, Los Angeles, California. The proposed project site is located in the Hollywood neighborhood of Los Angeles, on the south side of Selma Avenue, between Wilcox and Cahuenga. The project area is located on the Hollywood, California USGS 7.5-minute topographic quadrangle (see attached).

A records search has been ordered from the South Central Coastal Information Center. I am writing to request a search of your Sacred Lands File and to inquire if you have registered any cultural resources, traditional cultural properties, or areas of heritage sensitivity within this proposed project area. Please send the results of this search to me at our Pasadena office, listed below, and feel free to call, write, fax (626) 793-2008, or e-mail (sandrews@asmaffiliates.com) if you have any questions. We appreciate any information you can provide on this project.

Sincerely,

Sherri Andrews, M.A., J.D., RPA
ASM Affiliates, Inc.
Senior Archaeologist

Attachment:
Figure 1. Map of the 6422 Selma Avenue Project area shown on the USGS Hollywood, California 7.5-minute topographic quadrangle


Selma Ave
Vilcox Ave
N Cahuenga Blvd
6422 Selma Ave
0 100 200
Feet
6422 Selma Ave
6422 Selma Ave
HOLLYWOOD - 1966, photorevised - 1981,
California, 7.5' USGS Quad
0 0.25 0.5 Miles 1.0
0 0.5 Km 1.0
Scale 1:24,000
ASM affiliates
N
HOLLYWOOD
Hollywood High Sch
Selma Ave Sch
Blessed Sacrament Sch
Library
Gardner St Sch
Fire Sta
Library
Plummer Park
Hollywood Recreation Center
Recreation Center
TV Studio (KCET)
TV Studio (KCOP)
Bancroft Jr H S
Vine St Sch
Radio Sta (KNXT)
Cheremoya Ave Sch
Hospital
Le Conte Jr H S
Tennis Club
Black Foxe Institute
Christ the King Sch
Page Military Academy
HOLLYWOOD MEMORIAL PARK (Cem)
GOLDWYN STUDIOS
DESILU STUDIOS
COLUMBIA PICTURES STUDIOS
Brush Canyon
Cahuenga Pass
HOLLYWOOD BLVD
FRANKLIN
FOUNTAIN AVE
LEXINGTON
ROSEWOOD AVE
CLINTON
BEACHWOOD
BRONSON
CAHUENGA
VINE
WILCOX
SEWARD
ORANGE
FORMOSA
GARDNER
FULLER
CURSON
PALMA
LAS
GOWER
Fire Sta
Library

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
Marshall McKay
Wintun

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
[**Vacant**]

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[**Vacant**]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

July 21, 2020

Sherri Andrews
ASM Affiliates

Via Email to: sandrews@asmaffiliates.com

Re: 6422 Selma Avenue Project, Los Angeles County

Dear Ms. Andrews:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were positive. Please contact the Gabrieleno/Tongva San Gabriel Band of Mission Indians on the attached list for more information. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: steven.quinn@nahc.ca.gov.

Sincerely,

Steven Quinn
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
Los Angeles County
7/21/2020

Fernandeno Tataviam Band of Mission Indians
Jairo Avila, Tribal Historic and Cultural Preservation Officer
1019 Second Street, Suite 1 — Tataviam
San Fernando, CA, 91340
Phone: (818) 837 - 0794
Fax: (818) 837-0796
jairo.avila@tataviam-nsn.us

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393 — Gabrieleno
Covina, CA, 91723
Phone: (626) 926 - 4131
admin@gabrielenoindians.org

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693 — Gabrieleno
San Gabriel, CA, 91778
Phone: (626) 483 - 3564
Fax: (626) 286-1262
GTTribalcouncil@aol.com

Gabrielino /Tongva Nation
Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., #231 — Gabrielino
Los Angeles, CA, 90012
Phone: (951) 807 - 0479
sgoad@gabrielino-tongva.com

Gabrielino Tongva Indians of California Tribal Council
Robert Dorame, Chairperson
P.O. Box 490 — Gabrielino
Bellflower, CA, 90707
Phone: (562) 761 - 6417
Fax: (562) 761-6417
gtongva@gmail.com

Gabrielino-Tongva Tribe
Charles Alvarez,
23454 Vanowen Street — Gabrielino
West Hills, CA, 91307
Phone: (310) 403 - 6048
roadkingcharles@aol.com

Soboba Band of Luiseno Indians
Joseph Ontiveros, Cultural Resource Department
P.O. BOX 487 — Cahuilla, Luiseno
San Jacinto, CA, 92581
Phone: (951) 663 - 5279
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

Soboba Band of Luiseno Indians
Scott Cozart, Chairperson
P. O. Box 487 — Cahuilla, Luiseno
San Jacinto, CA, 92583
Phone: (951) 654 - 2765
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 6422 Selma Avenue Project, Los Angeles County.

ASM affiliates
archaeology
history
ethnography
architectural history

August 17, 2020

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, California 91778
Via email: GTTribalcouncil@aol.com

Re: 6422 Selma Avenue Project, Los Angeles, Los Angeles County, California

Dear Chairperson Morales,

ASM Affiliates, Inc. (ASM) is conducting a historic resource assessment study for 6422 Selma Avenue, Los Angeles, Los Angeles, California. The proposed Project site is located in the Hollywood neighborhood of the City of Los Angeles, on the south side of Selma Avenue, between Wilcox Avenue and Cahuenga Boulevard. The Project proposes the removal of the building located at 6422 Selma Avenue to allow access to the adjacent parcel to the south for construction of an 11-story hotel with a subterranean garage. After construction, the front façade of the building would be returned to its original location and reconstructed. The Project location is on an urban street characterized by mixed residential and commercial properties. The surrounding neighborhood is primarily commercial with some multi-unit residential developments. The Project area is located on the Hollywood, California USGS 7.5-minute topographic quadrangle (see attached). This study is being undertaken in compliance with CEQA.

A search of the Native American Heritage Commission's (NAHC) Sacred Lands File has been undertaken with positive results. The NAHC response suggested that you be contacted for more information. As a result, we would appreciate any information you may wish to share regarding Native American cultural resources located in or near the proposed Project location or concerns you may have regarding the proposed Project. This query is for informational purposes only. Any information concerning the location, identity, character, and traditional use of cultural places identified will be considered strictly confidential.

You may contact me at sandrews@asmaffiliates.com, (626) 793-7395, or the Pasadena address provided below. Thank you in advance for taking the time to review this request.

Respectfully yours,

Sherri Andrews

Sherri Andrews, M.A., RPA
Senior Archaeologist

Attachment: Figure 1. Map of the 6422 Selma Avenue Project area shown on the USGS Hollywood, California 7.5-minute topographic quadrangle.

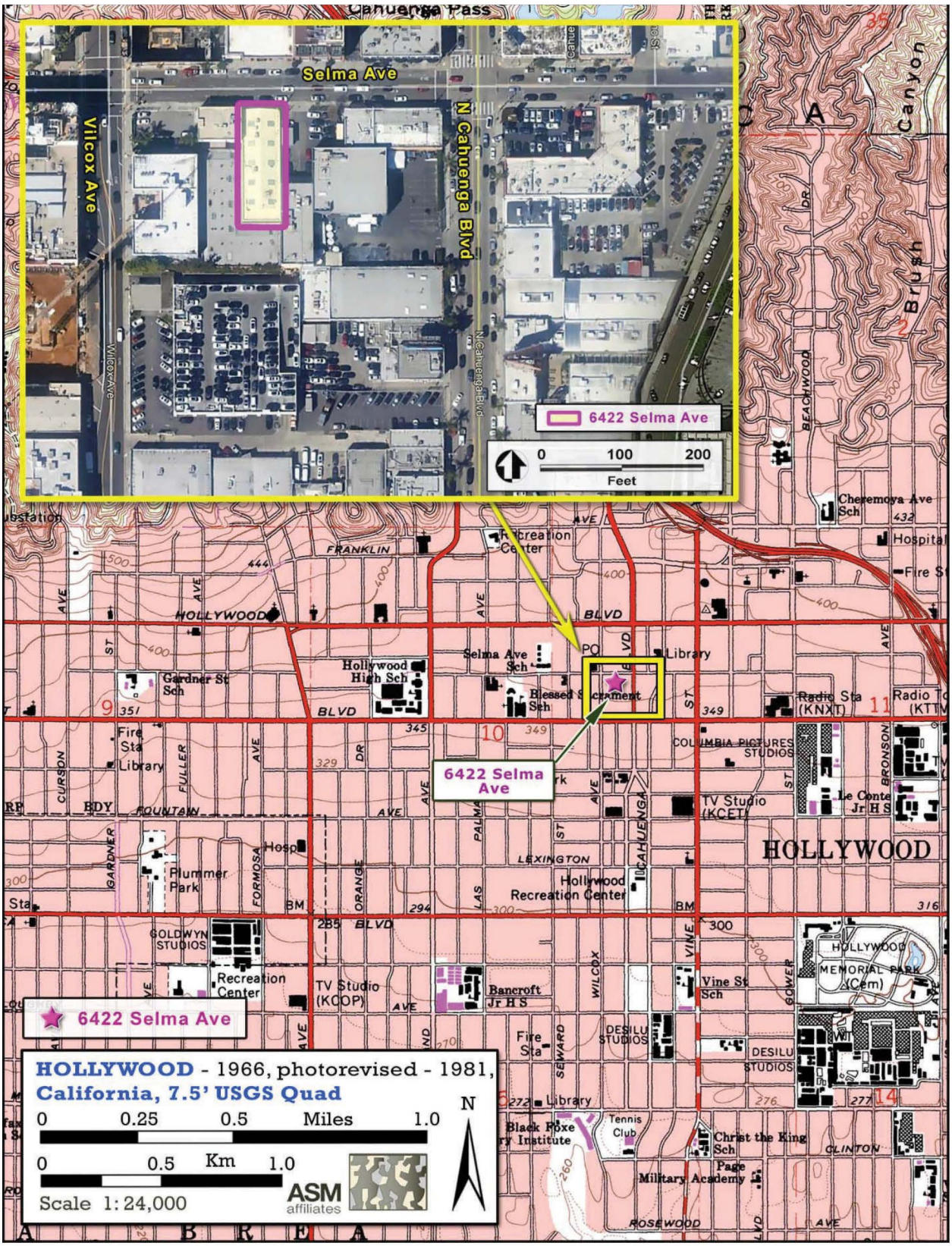


Figure 1. Map of the 6422 Selma Avenue Project area shown on the USGS Hollywood, California 7.5-minute topographic quadrangle.

From: Shannon Davis
To: Micaela Torres-Gil; Zachary Andrews
Cc: Lambert Giessinger; Michael Wilk; lisa.kolieb@akerman.com; Dana Sayles; Mark Giles; Joel Wilbur; Laura Taylor Kung; Amy Kong
Subject: RE: [EXTERNAL] Re: 6422 Selma HRAR -- request for review
Date: Monday, August 23, 2021 3:27:00 PM
Attachments: image001.png
image002.png
image003.png
image004.png

Thanks Mickie for the speedy response!

From: Micaela Torres-Gil <micaela.torres-gil@lacity.org>
Sent: Monday, August 23, 2021 2:51 PM
To: Zachary Andrews <zachary@three6ixty.net>
Cc: Shannon Davis <sdavis@asmaffiliates.com>; Lambert Giessinger <lambert.giessinger@lacity.org>; Michael Wilk <michael.wilk@hawkinsway.com>; lisa.kolieb@akerman.com; Dana Sayles <dana@three6ixty.net>; Mark Giles <mgiles@dlrgroup.com>; Joel Wilbur <jwilbur@dlrgroup.com>; Laura Taylor Kung <lkung@asmaffiliates.com>; Amy Kong <akong@dlrgroup.com>
Subject: Re: [EXTERNAL] Re: 6422 Selma HRAR -- request for review

Thanks, Shannon, for sending the revised report!

Zachary - Our office accepts the findings of the report dated August 20, 2021 that project impacts on the eligible historic resource will be less than significant. We are comfortable with the project moving forward with Expedite review.

Best,
Mickie

Micaela (Mickie) Torres-Gil

Planning Assistant | Office of Historic Resources
Los Angeles City Planning
221 N. Figueroa St., Suite 1350 Los Angeles, CA 90012

T: (213) 847-3691 | Planning4LA.org

Planner for historic review in **Redevelopment Project Areas**. Please keep all emails in a single thread. Multiple threads will delay case processing time.

On Mon, Aug 23, 2021 at 12:54 PM Zachary Andrews <zachary@three6ixty.net> wrote:

> Thank you Shannon!
>
> Mickie and Lambert, now that the revised report has been submitted, can you provide email correspondence stating that OHR is comfortable with the less than significant historic findings and the case can reasonably be accepted by the Expedite Unit? As we discussed, this will permit us to begin case filing intake.
>
> Please let me know if you have any questions or comments, happy to discuss.
>
> Thank you both,
>
> three6ixty
> Zachary Andrews
> 11287 W. Washington Boulevard
> Culver City, California 90230
> T (310) 204.3500 x305 F 204.3505
> zachary@three6ixty.net
>
> ***Please note: By State and City mandate, Three6ixty employees are working remotely until further notice. I am available by email or cell phone (775-338-5637) for any client needs during this time. Phone calls to our office lines will be forwarded to our personal phones, but we are most easily accessible via email. We are monitoring the evolving standards for municipal submittals and are continuing to move forward with projects as much as possible. Thank you for your continued business and patience as we all adjust during this crisis.***
>
> ---
>
> **From:** Shannon Davis <sdavis@asmaffiliates.com>
> **Sent:** Friday, August 20, 2021 4:28 PM
> **To:** Micaela Torres-Gil <micaela.torres-gil@lacity.org>
> **Cc:** Lambert Giessinger <lambert.giessinger@lacity.org>; Michael Wilk <michael.wilk@hawkinsway.com>; lisa.kolieb@akerman.com; Dana Sayles <dana@three6ixty.net>; Zachary Andrews <zachary@three6ixty.net>; Mark Giles <mgiles@dlrgroup.com>; Joel Wilbur <jwilbur@dlrgroup.com>; Laura Taylor Kung <lkung@asmaffiliates.com>; Amy Kong <akong@dlrgroup.com>
> **Subject:** RE: [EXTERNAL] Re: 6422 Selma HRAR -- request for review
>
> Hi Mickie and Lambert
>
> The updated report is on our fileshare website:

https://asmaffiliates.filecloudonline.com/url/ctb3gmhazwxsuriz
Password: ASM040621
Note the two additional sentences added on page 58 of the report, at the end of the first paragraph.

Have a great weekend,
Shannon

From: Shannon Davis
Sent: Tuesday, August 17, 2021 5:06 PM
To: Micaela Torres-Gil <micaela.torres-gil@lacity.org>
Cc: Lambert Giessinger <lambert.giessinger@lacity.org>; Michael Wilk <michael.wilk@hawkinsway.com>; lisa.kolieb@akerman.com; Dana Sayles <dana@three6ixty.net>; Zachary Andrews <zachary@three6ixty.net>; Mark Giles <mgiles@dlrgroup.com>; Joel Wilbur <jwilbur@dlrgroup.com>; Laura Taylor Kung <lkung@asmaffiliates.com>; Amy Kong <akong@dlrgroup.com>
Subject: RE: [EXTERNAL] Re: 6422 Selma HRAR -- request for review

Hi Mickie

We are all free at 4pm on Thursday. Thank you for offering to send the meeting invite/call-in info. If you have any troubles with that let us know and one of our team would be happy to set that up.

--Shannon

From: Micaela Torres-Gil <micaela.torres-gil@lacity.org>
Sent: Monday, August 16, 2021 8:37 AM
To: Shannon Davis <sdavis@asmaffiliates.com>
Cc: Lambert Giessinger <lambert.giessinger@lacity.org>; Michael Wilk <michael.wilk@hawkinsway.com>; lisa.kolieb@akerman.com; Dana Sayles <dana@three6ixty.net>; Zachary Andrews <zachary@three6ixty.net>; Mark Giles <mgiles@dlrgroup.com>; Joel Wilbur <jwilbur@dlrgroup.com>; Laura Taylor Kung <lkung@asmaffiliates.com>; Amy Kong <akong@dlrgroup.com>
Subject: Re: [EXTERNAL] Re: 6422 Selma HRAR -- request for review

Hi Shannon,

Thanks for your patience. Can we schedule a call with you and the team? We have the following times available this week and next week:

- Wednesday, 8/18 at 9AM, 1PM and 3PM
- Thursday, 8/19 at 4PM
- Monday, 8/23 between 9AM and 12PM
- Tuesday, 8/24 between 10AM and 2PM
- Wednesday, 8/25 anytime

Please let us know what time might work for you, and I will send a calendar invitation with a call-in number.

Best,
Mickie

Micaela (Mickie) Torres-Gil

Planning Assistant | Office of Historic Resources
Los Angeles City Planning
221 N. Figueroa St., Suite 1350 Los Angeles, CA 90012

T: (213) 847-3691 | Planning4LA.org

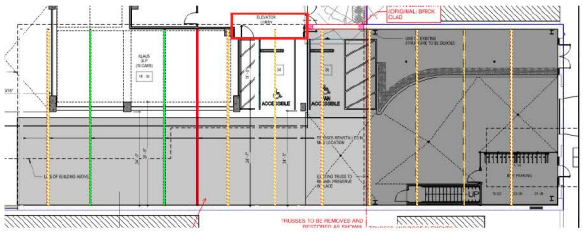
Planner for historic review in **Redevelopment Project Areas**. Please keep all emails in a single thread. Multiple threads will delay case processing time.

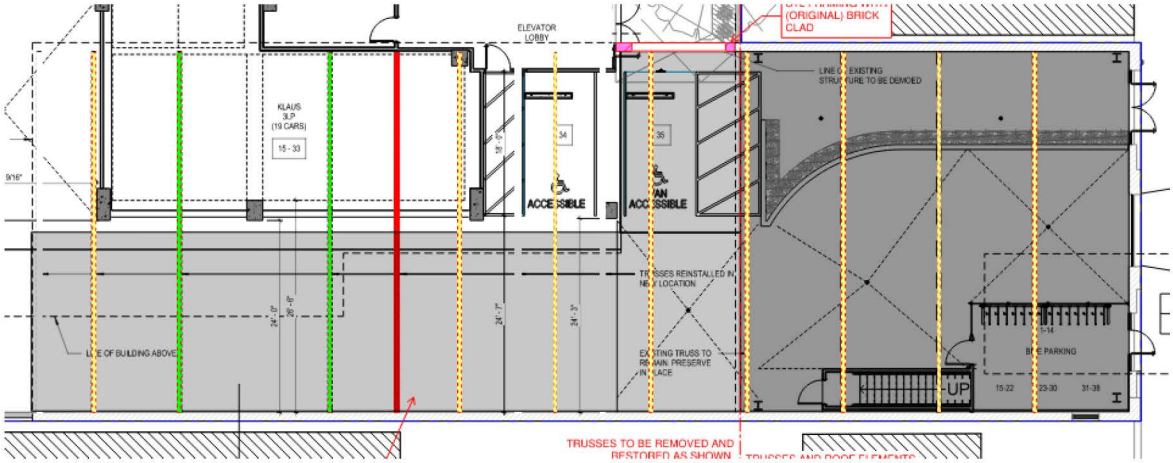
On Mon, Aug 9, 2021 at 11:49 AM Micaela Torres-Gil <micaela.torres-gil@lacity.org> wrote:

> Hi Shannon,
>
> Thanks for sending the revised report. We will review the edits and get back to you shortly.
>
> Best,
> Mickie
>
> **Micaela (Mickie) Torres-Gil**
>
> Planning Assistant | Office of Historic Resources
> **Los Angeles City Planning**
> 221 N. Figueroa St., Suite 1350 Los Angeles, CA 90012
>
> T: (213) 847-3691 | Planning4LA.org

Planner for historic review in **Redevelopment Project Areas**. Please keep all emails in a single thread. Multiple threads will delay case processing time.

On Thu, Jul 29, 2021 at 10:10 AM Shannon Davis <sdavis@asmaffiliates.com> wrote:

> Hi Lambert and Mickie
>
> We have revised the HRAR to reflect the changes discussed below. The updated drawings you reviewed last week have been added to Appendix G (pgs 189-193 of the pdf). The revised HRAR is available at the same link:
> https://asmaffiliates.filecloudonline.com/url/ctb3gmhazwxsuriz
> Password: ASM040621
> --Shannon
>
> ---
>
> **From:** Micaela Torres-Gil <micaela.torres-gil@lacity.org>
> **Sent:** Thursday, July 22, 2021 12:27 PM
> **To:** Amy Kong <akong@dlrgroup.com>
> **Cc:** Michael Wilk <michael.wilk@hawkinsway.com>; Shannon Davis <sdavis@asmaffiliates.com>; lisa.kolieb@akerman.com; Dana Sayles <dana@three6ixty.net>; Zachary Andrews <zachary@three6ixty.net>; Mark Giles <mgiles@dlrgroup.com>; Joel Wilbur <jwilbur@dlrgroup.com>; Laura Taylor Kung <lkung@asmaffiliates.com>; Lambert Giessinger <lambert.giessinger@lacity.org>
> **Subject:** Re: [EXTERNAL] Re: 6422 Selma HRAR -- request for review
>
> Hi Amy,
>
> I understand about the brick across the FCC room, but would a brick header in the lobby be visible?
>
> 
>
> Thanks for clarifying about the trusses and the roof material. I'll let Lambert weigh in on these items.
>
> Best,
> Mickie
>
> **Micaela (Mickie) Torres-Gil**
>
> Planning Assistant | Office of Historic Resources
> **Los Angeles City Planning**
> 221 N. Figueroa St., Suite 1350 Los Angeles, CA 90012
>
> T: (213) 847-3691 | Planning4LA.org
>
> Planner for historic review in **Redevelopment Project Areas**. Please keep all emails in a single thread. Multiple threads will delay case processing time.
>
> On Wed, Jul 21, 2021 at 3:21 PM Amy Kong <akong@dlrgroup.com> wrote:
>
> > Hi Mickie,
> >
> > Thank you for the comments. Regarding the first comment on extending the brick veneer across the lobby and FC room, this portion would not be visible by the users at any point of the driveway due to the garage doors for the mechanical car lifts. Let us know if this changes your comment.
> >
> > We are considering metal panel ceiling system for the underside of the lighter gray roof to visually differentiate the two roofs.
> >
> > We reduced the number of trusses as a response to your comment about the rhythm of truss spacings so that as a user, the experience doesn't feel interrupted by the random spacing (by the mechanical car lift area). See below for the comparison. Red is removed.
> >
> > Let us know if this clarifies your questions/concerns.
> > Please feel free to call me if you have any questions.
> >
> > Thank you,



Amy E. Kong, AIA
Architect | Associate
akong@dlrgroup.com

DLR Group
Architecture Engineering Planning Interiors
o: 213-800-9400 | d: 213-493-5901
700 South Flower Street, 22nd Floor Los Angeles, CA 90017
Find us at: dlrgroup.com | Instagram | LinkedIn

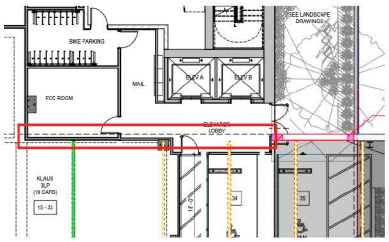
Salus Architects Joins DLR Group.

From: Micaela Torres-Gil <micaela.torres-gil@lacity.org>
Sent: Wednesday, July 21, 2021 9:13 AM
To: Amy Kong <akong@DLRGROUP.com>
Cc: Michael Wilk <michael.wilk@hawkinsway.com>; Shannon Davis <sdavis@asmaffiliates.com>; lisa.kolieb@akerman.com; Dana Sayles <dana@three6ixty.net>; Zachary Andrews <zachary@three6ixty.net>; Mark Giles <mgiles@DLRGROUP.com>; Joel Wilbur <jwilbur@dlrgroup.com>; Laura Taylor Kung <lkung@asmaffiliates.com>; Lambert Giessinger <lambert.giessinger@lacity.org>
Subject: Re: [EXTERNAL] Re: 6422 Selma HRAR -- request for review

Hi Amy and team,

Thanks for your patience. Lambert and I reviewed the revised design together and agree that it is moving in the right direction, though we'd like you to flush out some additional ideas:

- Consider extending a brick header across the lobby and extending the brick veneer across the exterior wall of the FCC room (so that this reads as one continuous, retained wall); as we discussed during our meeting on 7/13, the portion of the lobby wall that projects past the original building footprint doesn't need to have brick veneer.



- Finalize the material for the portion of the roof shaded in light grey on the drawings - this can be some kind of spaced sheathing that will provide a sense of enclosure (i.e. fireproof material); it doesn't have to be a fully enclosed roof
- We are happy with the number of trusses being retained, though Lambert recalled from our meeting on 6/30 that there may have been a way to space the trusses above the parking racks that retained an additional truss. Was there a reason this didn't work out?

With these items resolved, we feel that the project has met the threshold for physical retention of the historic resource and the report can move forward with revisions. I will be out of town for two weeks starting on Friday, but Lambert can review the revised drawings ahead of the updates to the report.

Best,
Mickie

Micaela (Mickie) Torres-Gil

Planning Assistant | Office of Historic Resources
Los Angeles City Planning
221 N. Figueroa St., Suite 1350 Los Angeles, CA 90012

T: (213) 847-3691 | Planning4LA.org

Planner for historic review in **Redevelopment Project Areas**. Please keep all emails in a single thread. Multiple threads will delay case processing time.

On Thu, Jul 15, 2021 at 9:28 AM Micaela Torres-Gil <micaela.torres-gil@lacity.org> wrote:

> Hi Amy,
>
> That's not a problem. However, we'll probably want to see this information included in the HRA.
>
> Thanks!
>
> Best,
> Mickie
>
> **Micaela (Mickie) Torres-Gil**
>
> Planning Assistant | Office of Historic Resources
> **Los Angeles City Planning**
> 221 N. Figueroa St., Suite 1350 Los Angeles, CA 90012
>
> T: (213) 847-3691 | Planning4LA.org
>
> 
>
> Planner for historic review in **Redevelopment Project Areas**. Please keep all emails in a single thread. Multiple threads will delay case processing time.

On Wed, Jul 14, 2021 at 4:16 PM Amy Kong <akong@dlrgroup.com> wrote:

> Hi Mickie,
>
> Per your comment that the roof sheathing can of different material in lieu of pretending that it is historic, we think this is a great idea but need to think about the exact material and finish. Can we leave it like that for now and finalize this later? We'd need to internally discuss with the design team using various simulation programs and wouldn't want to hold up your process.
>
> Let me know what you think.
>
> Thank you,
>
> **Amy E. Kong, AIA**
> Architect | Associate
> akong@dlrgroup.com
>
> **DLR Group**
> Architecture Engineering Planning Interiors
> o: 213-800-9400 | d: 213-493-5901
> 700 South Flower Street, 22nd Floor Los Angeles, CA 90017
> Find us at: dlrgroup.com | Instagram | LinkedIn
>
> Salus Architects Joins DLR Group.
>
> **From:** Micaela Torres-Gil <micaela.torres-gil@lacity.org>
> **Sent:** Tuesday, July 13, 2021 5:14 PM
> **To:** Amy Kong <akong@DLRGROUP.com>
> **Cc:** Michael Wilk <michael.wilk@hawkinsway.com>; Shannon Davis <sdavis@asmaffiliates.com>; lisa.kolieb@akerman.com; Dana Sayles <dana@three6ixty.net>; Zachary Andrews <zachary@three6ixty.net>; Mark Giles <mgiles@DLRGROUP.com>; Joel Wilbur <jwilbur@dlrgroup.com>; Laura Taylor Kung <lkung@asmaffiliates.com>; Lambert Giessinger <lambert.giessinger@lacity.org>
> **Subject:** Re: [EXTERNAL] Re: 6422 Selma HRAR -- request for review
>
> Thanks Amy! Would you be able to update the drawings with what you decide about the roof material?
>
> Best,
> Mickie
>
> **Micaela (Mickie) Torres-Gil**
>
> Planning Assistant | Office of Historic Resources
> **Los Angeles City Planning**
> 221 N. Figueroa St., Suite 1350 Los Angeles, CA 90012
>
> T: (213) 847-3691 | Planning4LA.org
>
> 
>
> Planner for historic review in **Redevelopment Project Areas**. Please keep all emails in a single thread. Multiple threads will delay case processing time.

On Tue, Jul 13, 2021 at 9:55 AM Amy Kong <akong@dlrgroup.com> wrote:

> Hi Mickie,
>
> Thank you for the productive call (and sorry for the tech delay!).
> Please see attached sketches per today's call. And feel free to call me if you'd like to discuss further.
>
> Thank you,
>
> **Amy E. Kong, AIA**
> Architect | Associate
> akong@dlrgroup.com
>
> **DLR Group**
> Architecture Engineering Planning Interiors
> o: 213-800-9400 | d: 213-493-5901
> 700 South Flower Street, 22nd Floor Los Angeles, CA 90017
> Find us at: dlrgroup.com | Instagram | LinkedIn
>
> Salus Architects Joins DLR Group.
>
> ---
>
> **From:** Michael Wilk <michael.wilk@hawkinsway.com>
> **Sent:** Thursday, July 8, 2021 9:21 PM
> **To:** Micaela Torres-Gil <micaela.torres-gil@lacity.org>; Shannon Davis <sdavis@asmaffiliates.com>
> **Cc:** lisa.kolieb@akerman.com; Dana Sayles <dana@three6ixty.net>; Zachary Andrews <zachary@three6ixty.net>; Amy Kong <akong@DLRGROUP.com>; Mark Giles <mgiles@DLRGROUP.com>; Joel Wilbur <jwilbur@dlrgroup.com>; Laura Taylor Kung <lkung@asmaffiliates.com>; Lambert Giessinger <lambert.giessinger@lacity.org>
> **Subject:** RE: [EXTERNAL] Re: 6422 Selma HRAR -- request for review
>
> Hi Shannon and Mickie,
>
> Can someone send a meeting invitation for this? Thank you.
>
> Sincerely,
>
> Michael Wilk
> Mobile: 415-350-2971
>
> ---
>
> **From:** Micaela Torres-Gil <micaela.torres-gil@lacity.org>
> **Sent:** Wednesday, July 7, 2021 3:19 PM
> **To:** Shannon Davis <sdavis@asmaffiliates.com>
> **Cc:** lisa.kolieb@akerman.com; Dana Sayles <dana@three6ixty.net>; Zachary Andrews <zachary@three6ixty.net>; Amy Kong <akong@dlrgroup.com>; Michael Wilk <michael.wilk@hawkinsway.com>; mgiles@DLRGROUP.com; Joel Wilbur <jwilbur@dlrgroup.com>; Laura Taylor Kung <lkung@asmaffiliates.com>; Lambert Giessinger <lambert.giessinger@lacity.org>
> **Subject:** Re: [EXTERNAL] Re: 6422 Selma HRAR -- request for review
>
> Hi Shannon,
>
> Tuesday, 7/13 at 9AM works for me.
>
> Best,
> Mickie
>
> **Micaela (Mickie) Torres-Gil**
>
> Planning Assistant | Office of Historic Resources
> **Los Angeles City Planning**
> 221 N. Figueroa St., Suite 1350 Los Angeles, CA 90012
>
> T: (213) 847-3691 | Planning4LA.org
>
> 
>
> Please keep all emails in a single thread. Multiple threads will delay case processing time.
>
> On Wed, Jul 7, 2021 at 12:57 PM Shannon Davis <sdavis@asmaffiliates.com> wrote:
>
> > Hi Mickie
> >
> > 9am on Tuesday 7/13 works for most of our team—if that still works for you, we will send you a meeting invite.
> >
> > --Shannon
> >
> > ---
> >
> > **From:** Micaela Torres-Gil <micaela.torres-gil@lacity.org>
> > **Sent:** Tuesday, July 6, 2021 3:45 PM
> > **To:** Shannon Davis <sdavis@asmaffiliates.com>
> > **Cc:** lisa.kolieb@akerman.com; Dana Sayles <dana@three6ixty.net>; Zachary Andrews <zachary@three6ixty.net>; Amy Kong

<akong@dlrgroup.com>; Michael Wilk <michael.wilk@hawkinsway.com>; mgiles@DLRGROUP.com; Joel Wilbur <jwilbur@dlrgroup.com>; Laura Taylor Kung <lkung@asmaffiliates.com>; Lambert Giessinger <lambert.giessinger@lacity.org>
Subject: Re: [EXTERNAL] Re: 6422 Selma HRAR -- request for review

Hi Shannon,

I'm out of the office this Friday, but will be available next week on Monday, 7/12 before 3PM; Tuesday, 7/13 before 12PM; or Wednesday, 7/14 at any time. If you'd like to wait until Lambert returns, Tuesday, 7/20 or Wednesday 7/21 would probably be best.

Best,
Mickie

Micaela (Mickie) Torres-Gil

Planning Assistant | Office of Historic Resources
Los Angeles City Planning
221 N. Figueroa St., Suite 1350 Los Angeles, CA 90012

T: (213) 847-3691 | Planning4LA.org

Please keep all emails in a single thread. Multiple threads will delay case processing time.

On Tue, Jul 6, 2021 at 2:42 PM Lambert Giessinger <lambert.giessinger@lacity.org> wrote:

> I'm not available until the week of July 19. If Mickie is available, perhaps you can go ahead without me on Friday.
>
> **Lambert Giessinger**
>
> Architect
> **Los Angeles City Planning**
> 221 N. Figueroa Street, Suite 1350
>
> Los Angeles, CA 90012
>
> Planning4LA.org
>
> T: (213) 847-3648
>
> On Tue, Jul 6, 2021 at 2:29 PM Shannon Davis <sdavis@asmaffiliates.com> wrote:
>
> > Hi Mickie and Lambert
> >
> > Do you have time this Friday July 9th for a follow-up meeting where Amy can show you a sketch of what additional materials can be retained? Our team is open that day except for 2:30pm to 3pm, so just let us know what time works best for you.
> >
> > Thanks,
> > Shannon
> >
> > ---
> >
> > **From:** Micaela Torres-Gil <micaela.torres-gil@lacity.org>
> > **Sent:** Wednesday, June 30, 2021 1:49 PM
> > **To:** Shannon Davis <sdavis@asmaffiliates.com>
> > **Cc:** lambert.giessinger@lacity.org; lisa.kolieb@akerman.com; Dana Sayles <dana@three6ixty.net>; Zachary Andrews <zachary@three6ixty.net>; Amy Kong <akong@dlrgroup.com>; Michael Wilk <michael.wilk@hawkinsway.com>; mgiles@DLRGROUP.com; Joel Wilbur <jwilbur@dlrgroup.com>; Laura Taylor Kung <lkung@asmaffiliates.com>
> > **Subject:** Re: [EXTERNAL] Re: 6422 Selma HRAR -- request for review
> >
> > Hi Shannon and team,
> >
> > It was great chatting earlier. Please find OHR's full comments on the report, attached, and let me know if you have any questions.
> >
> > **6422 Selma Ave draft HRAR_6.4.21_OHR Markup.pdf**
> >
> > Best,
> > Mickie
> >
> > **Micaela (Mickie) Torres-Gil**
> >
> > Planning Assistant | Office of Historic Resources
> > **Los Angeles City Planning**
> > 221 N. Figueroa St., Suite 1350 Los Angeles, CA 90012
> >
> > T: (213) 847-3691 | Planning4LA.org

Please keep all emails in a single thread. Multiple threads will delay case processing time.

On Thu, Jun 17, 2021 at 8:02 PM Shannon Davis <sdavis@asmaffiliates.com> wrote:

> Good evening Mickie
>
> 11am on Wednesday the 30th works well for our team. I will send out a calendar invite.
>
> --Shannon
>
> ---
>
> **From:** Micaela Torres-Gil <micaela.torres-gil@lacity.org>
> **Sent:** Wednesday, June 16, 2021 5:23 PM
> **To:** Shannon Davis <sdavis@asmaffiliates.com>
> **Cc:** lambert.giessinger@lacity.org; lisa.kolieb@akerman.com; Dana Sayles <dana@three6ixty.net>; Zachary Andrews <zachary@three6ixty.net>; Amy Kong <akong@dlrgroup.com>; Michael Wilk <michael.wilk@hawkinsway.com>; mgiles@DLRGROUP.com; Joel Wilbur <jwilbur@dlrgroup.com>; Laura Taylor Kung <lkung@asmaffiliates.com>
> **Subject:** Re: [EXTERNAL] Re: 6422 Selma HRAR -- request for review
>
> Hi Shannon,
>
> Wow - I completely messed those dates up! My apologies. I blame the heat!
>
> We'd like to schedule something for the week of 6/28, so the potential dates would be as follows:
> - Monday, 6/28 before 3PM
> - Tuesday, 6/29 between 11AM and 3PM
> - Wednesday, 6/30 before 12PM
>
> Thanks,
> Mickie
>
> **Micaela (Mickie) Torres-Gil**
>
> Planning Assistant | Office of Historic Resources
> **Los Angeles City Planning**
> 221 N. Figueroa St., Suite 1350 Los Angeles, CA 90012
>
> T: (213) 847-3691 | Planning4LA.org
>
> Please keep all emails in a single thread. Multiple threads will delay case processing time.
>
> On Wed, Jun 16, 2021 at 5:20 PM Shannon Davis <sdavis@asmaffiliates.com> wrote:
>
> > Hi Mickie
> >
> > Thank you so much. We would be happy to schedule a call—can you confirm if the dates you suggested are Mon-Wed Jun 21-23rd (next week) or Mon-Wed Jun 28-30th (the following week)?
> >
> > Thanks,
> > Shannon
> >
> > ---
> >
> > **From:** Micaela Torres-Gil <micaela.torres-gil@lacity.org>
> > **Sent:** Wednesday, June 16, 2021 3:35 PM
> > **To:** Shannon Davis <sdavis@asmaffiliates.com>
> > **Cc:** lambert.giessinger@lacity.org; lisa.kolieb@akerman.com; Dana Sayles <dana@three6ixty.net>; Zachary Andrews <zachary@three6ixty.net>; Amy Kong <akong@dlrgroup.com>; Michael Wilk <michael.wilk@hawkinsway.com>; mgiles@DLRGROUP.com; Joel Wilbur <jwilbur@dlrgroup.com>; Laura Taylor Kung <lkung@asmaffiliates.com>
> > **Subject:** Re: [EXTERNAL] Re: 6422 Selma HRAR -- request for review
> >
> > Hi Shannon,
> >
> > Thanks for your patience. We've had a chance to review the report and would like to set-up a meeting with the team for the week of 6/28 to go over our feedback. Some general timeframes that are currently available are:
> >
> > - Monday, 6/18 before 3PM
> > - Tuesday, 6/19 between 11AM and 3PM
> > - Wednesday, 6/19 before 12PM
> >
> > Can you provide some times that might work for you and the team?

Thanks,
Mickie

Micaela (Mickie) Torres-Gil

Planning Assistant | Office of Historic Resources
Los Angeles City Planning
221 N. Figueroa St., Suite 1350 Los Angeles, CA 90012

T: (213) 847-3691 | Planning4LA.org



Please keep all emails in a single thread. Multiple threads will delay case processing time.

On Mon, Jun 7, 2021 at 9:55 AM Micaela Torres-Gil <micaela.torres-gil@lacity.org> wrote:

> Hi Shannon,
>
> Thanks for sending the revised report. We will review and follow-up within the next 1-2 weeks.
>
> Best,
> Mickie
>
> **Micaela (Mickie) Torres-Gil**
>
> Planning Assistant | Office of Historic Resources
> **Los Angeles City Planning**
> 221 N. Figueroa St., Suite 1350 Los Angeles, CA 90012
>
> T: (213) 847-3691 | Planning4LA.org
>
> 
>
> Please keep all emails in a single thread. Multiple threads will delay case processing time.
>
> On Fri, Jun 4, 2021 at 4:37 PM Shannon Davis <sdavis@asmaffiliates.com> wrote:
>
> > Good afternoon Mickie and Lambert
> >
> > ASM has completed our revision to the HRAR for 6422 Selma project, responding to your comments on the Draft report. The revised report can be downloaded from the same link I provided previously:
> >
> > https://asmaffiliates.filecloudonline.com/url/ctb3gmhazwxsuriz
> > Password: ASM040621
> > Again, please let me know if you have any difficulty in downloading the report.
> >
> > Have a nice weekend,
> > Shannon
> >
> > ---
> >
> > **From:** Shannon Davis
> > **Sent:** Wednesday, April 28, 2021 11:45 AM
> > **To:** Micaela Torres-Gil <micaela.torres-gil@lacity.org>
> > **Cc:** lambert.giessinger@lacity.org; lisa.kolieb@akerman.com; Dana Sayles <dana@three6ixty.net>; Zachary Andrews <zachary@three6ixty.net>; Amy Kong <akong@dlrgroup.com>; Michael Wilk <michael.wilk@hawkinsway.com>; mgiles@DLRGROUP.com; Joel Wilbur <jwilbur@dlrgroup.com>; Laura Taylor Kung <lkung@asmaffiliates.com>
> > **Subject:** RE: [EXTERNAL] Re: 6422 Selma HRAR -- request for review
> >
> > Hi Mickie
> >
> > Thank you so much—we have a team meeting this afternoon, so the timing on the comments is perfect for us to discuss internally.
> >
> > At first glance, I do have one item to clarify. We are not recommending that the building is eligible within a California or national-level context, only the local (Los Angeles) level context. But we do recommend that it is eligible for all three registers: HCM, CRHR, and NRHP (CRHR and NRHP listings primarily include properties eligible only within their local context). We can certainly add a full integrity analysis to clarify that.
> >
> > --Shannon
> >
> > ---
> >
> > **From:** Micaela Torres-Gil <micaela.torres-gil@lacity.org>
> > **Sent:** Wednesday, April 28, 2021 10:33 AM
> > **To:** Shannon Davis <sdavis@asmaffiliates.com>
> > **Cc:** lambert.giessinger@lacity.org; lisa.kolieb@akerman.com; Dana Sayles <dana@three6ixty.net>; Zachary Andrews <zachary@three6ixty.net>; Amy Kong <akong@dlrgroup.com>; Michael Wilk <michael.wilk@hawkinsway.com>;

mgiles@DLRGROUP.com; Joel Wilbur <jwilbur@dlrgroup.com>; Laura Taylor Kung <lkung@asmaffiliates.com>
Subject: Re: [EXTERNAL] Re: 6422 Selma HRAR -- request for review

Hi Shannon,

Thanks for your patience. Please find OHR's comments, attached. Generally, we think you should explore the property's eligibility at the local level only, as recently surveyed. We'd also recommend that you consider how incorporating the mitigation measures directly into the project might help the property to retain eligibility at a local level.

We'd be happy to follow-up with a call once you've had a chance to review our comments.

Best,
Mickie

Micaela (Mickie) Torres-Gil

Planning Assistant | Office of Historic Resources
Los Angeles City Planning
221 N. Figueroa St., Suite 1350 Los Angeles, CA 90012

T: (213) 847-3691 | Planning4LA.org

Please keep all emails in a single thread. Multiple threads will delay case processing time.

On Wed, Apr 14, 2021 at 10:17 AM Shannon Davis <sdavis@asmaffiliates.com> wrote:

> Thanks Mickie!
>
> **From:** Micaela Torres-Gil <micaela.torres-gil@lacity.org>
> **Sent:** Wednesday, April 14, 2021 10:11 AM
> **To:** Shannon Davis <sdavis@asmaffiliates.com>
> **Cc:** lambert.giessinger@lacity.org; lisa.kolieb@akerman.com; Dana Sayles <dana@three6ixty.net>; Zachary Andrews <zachary@three6ixty.net>; Amy Kong <akong@dlrgroup.com>; Michael Wilk <michael.wilk@hawkinsway.com>; mgiles@DLRGROUP.com; Joel Wilbur <jwilbur@dlrgroup.com>; Laura Taylor Kung <lkung@asmaffiliates.com>
> **Subject:** [EXTERNAL] Re: 6422 Selma HRAR -- request for review
>
> **Caution:** This email is from an EXTERNAL sender. Be safe and verify links and/or attachments prior to opening.
>
> Hi Shannon,
>
> Confirming receipt of the materials - thanks for sending. Please allow approximately 2 weeks for review.
>
> Best,
> Mickie
>
> **Micaela (Mickie) Torres-Gil**
>
> Planning Assistant | Office of Historic Resources
> **Los Angeles City Planning**
> 221 N. Figueroa St., Suite 1350 Los Angeles, CA 90012
>
> T: (213) 847-3691 | Planning4LA.org
>
> Please keep all emails in a single thread. Multiple threads will delay case processing time.
>
> On Tue, Apr 13, 2021 at 7:14 PM Shannon Davis <sdavis@asmaffiliates.com> wrote:
>
> > Hi Lambert and Mikki
> >
> > Thanks for all your guidance on this project. Please find below a link to download the Historical Resources Assessment Report for the garage at 6422 Selma. We also just received written comments from Hollywood Heritage today; please see the attached letter.
> >
> > https://asmaffiliates.filecloudonline.com/url/ctb3gmhazwxsuriz
> > Password: ASM040621
> >
> > Let me know if you have any difficulties downloading. Looking forward to your review and comments,
> > Shannon

Shannon Davis M.A., RPH
Director, Architectural History

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APPENDIX D

Geotechnical Study

GARCREST
ENGINEERING AND CONSTRUCTION, INC

REPORT OF GEOTECHNICAL INVESTIGATION

PROPOSED BUILDING

6422 Selma Avenue

Los Angeles, California

Prepared for:

NA & ASSOCIATES, Inc.

Lake Forest, California

May 17, 2021

G21-003/1

GARCREST
ENGINEERING AND CONSTRUCTION, INC

126 S. Jackson Street, Suite 300 - Glendale, California 91205
Telephone: 818-241-2408 - Facsimile: 818-241-2282

May 17, 2021

Mr. George Ayoub
NA & Associates, Inc.
22672 Lambert St, #606
Lake Forest, CA 92630

Subject: **Report for Geotechnical Investigation**
Proposed Building
6422 Selma Avenue
Los Angeles, California
Project No.: G21-003/1

Dear Mr. Ayoub:

We are pleased to present the results of our geotechnical investigation for the proposed building located at the subject site.

Following the removal of the existing building, temporary shoring and excavation will be required for the construction of the proposed basement level of the building. Temporary shoring recommendations are presented in this report. The proposed building may be supported on a mat foundation established at the bottom of the basement level and at approximately 16 feet below grade. Recommendations for mat foundation, and basement walls below grade are presented in this report. The recommendations presented in this report should be incorporated into the design and construction of the proposed project.

The results of our investigation, our conclusions, and recommendations are presented in this report. The conclusions and recommendations presented in this report are subject to the limitations presented in Section 9 of this report. Part of obtaining a building permit for the project involves the submittal of this report by you or your representative to the appropriate government agencies.

We appreciate the opportunity to be of services to you. Please feel free to contact us should you have any further questions or if we can be of further service.

Respectfully submitted,
GARCREST Engineering and Construction, Inc.

REGISTERED PROFESSIONAL ENGINEER
ARMEN GAPRELIAN
No. 2668
Exp. 12/31/22
GEOTECHNICAL
STATE OF CALIFORNIA

Armen Gaprelian, PE, GE
Principal Engineer

Path: F:\GARCREST\Projects\2021 Projects\G21-003.1\Selma\report\Selma Report rev.docx

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Appendix F - Geoconcepts Inc. Borings

1.0 - SCOPE

This report provides foundation design recommendations for the proposed building located at 6422 Selma Avenue, in Los Angeles, California. The site location is shown on Plate 1, Site Location Map. The proposed building footprint is shown on Plate 2, Plot Plan.

The site investigation was authorized to evaluate the subsurface conditions at the site, and to provide geotechnical recommendations for the design and construction of the proposed building. Our scope of services was performed in general accordance with our proposal and included performing a field investigation, laboratory testing, and preparing a geotechnical report including the following items and recommendations:

- Vicinity map and plot plan showing approximate field exploration locations;
- Logs of borings;
- Discussion of the scope of work;
- Discussion of field exploration methods;
- Results of laboratory testing;
- Discussion of subsurface conditions, as encountered in our field exploration;
- Discussion of liquefaction potential;
- Results of percolation testing;
- Recommendations for grading and site preparation;
- Recommendations for temporary excavations;
- Recommendations for utility trench backfill;
- Recommendations for seismic near-source factors and discussions of the ground motion study;
- Recommendations for spread foundations, deep foundations, foundation settlement, and lateral resistance;
- Recommendations for support of minor foundations;
- Recommendations for slabs on grade;
- Discussion of potential for creating perched water conditions;

- Discussion of expansive and collapsible soils;
- Recommendations for flexible and rigid pavement.

The assessment of general site environmental conditions for the presence of the contamination in the soils and groundwater was beyond the scope of this investigation.

Our recommendations are based on the results of our field exploration, laboratory testing, and appropriate engineering analyses. Our analyses are based on the ultimate soil strength properties.

2.0 - PROJECT DESCRIPTION

We understand that a new 14 story residential tower building is proposed for the subject site. The proposed building will consist of concrete structure and is anticipated to have a one level subterranean below the proposed building footprint. The proposed building is located within an interior portion of the property with a frontage entry way consisting of a historic portion of building that is to be preserved and converted to the ingress and egress driveways to the proposed development.

At this time, parking is proposed primarily as stacked parking at the street grade level. The subterranean level will primarily consist of equipment rooms and fire department related tank room.

Column loads provided by the project structural engineer range between 800 to 1500 kips.

As part of the proposed development's stormwater mitigation requirements, our scope of work also included performing percolation testing of the subsurface soils to evaluate the potential for stormwater infiltration at the site.

The proposed building location is shown on Plate 2, Plot Plan.

3.0 - FIELD EXPLORATION AND LABORATORY TESTING

The subsurface soil conditions at the site were explored by performing three hollow-stem-auger borings within the site. The borings were performed to depths of between approximately 11½ to 41½ feet below existing grade. Our field representative supervised the fieldwork, logged the

borings, and collected relatively undisturbed and disturbed samples for further evaluation and laboratory testing. The borings were performed at the locations indicated on Plate 2, Plot Plan. Details of the field investigation and the Log of Borings are presented in Appendix A, Field Exploration.

Following the completion of the drilling for Boring B-1, the boring was converted into a percolation well. The results of the percolation testing are discussed later in the report. The piping was removed and the borings backfilled at the completion of the testing.

At the time of the original investigation, a basement level was not anticipated in the preliminary conceptual design. Subsequent to our fieldwork however, a basement level was considered and added to the design, primarily brought about by the requirements of the fire department and equipment rooms. Accessibility to the site for drilling and fieldwork was very difficult and complex given the very limited access to the site of the proposed building. The existing buildings were in place and the only portion of the existing buildings where drilling could be performed was located entirely within a group of existing buildings. As such, additional fieldwork for deeper borings within the project site was not easily feasible and coordinated. However, a review of adjoining sites on Selma Avenue and Wilcox Avenue, in very close proximity, and essentially across the street from our site, indicate relatively recent geotechnical investigations performed by Geoconcepts, Inc. dated November 25, 2014 for 6421-6429 Selma Avenue, and January 13, 2016 for 1523-1541 Wilcox Avenue. Both the reports include deep borings performed in each of those two site, providing results relatively consistent with the findings from our borings. Accordingly, we have selected to include the results of the borings from those projects for reference purposes and as representative of the deeper soil conditions at our site as well, especially since the two site effectively bracket our site. We have reviewed, concur with, and accept the results of the field investigation performed by Geoconcepts for those two project site. The location of the borings and log of borings from those reports are presented on Appendix F of this report.

Laboratory testing was performed on selected relatively undisturbed and disturbed samples collected during the investigation to aid in the classification of the soils and to determine pertinent engineering properties used for the development of geotechnical recommendations. The following tests were performed:

- In situ moisture and dry density determination
- Direct shear test
- Consolidation

- Percent Passing No.200 Sieve
- Preliminary corrosivity test

Laboratory testing was performed by AP Engineering and Testing, Inc. of Pomona, California. All testing was performed in accordance with the latest versions of applicable ASTM methods. We have reviewed, approve, and concur with the results of the laboratory testing. Details of the laboratory testing and test results are presented in Appendix B, Laboratory Testing.

4.0 - SITE CONDITIONS

The site is located at 6422 Selma Avenue, in Los Angeles, California. The site is currently occupied by two existing buildings adjoining one another. The building along Selma Avenue consists of a narrow rectangular shaped structure in plan view, extending southward from Selma Avenue, that is considered historic in nature, or at least has a historic façade along Selma Avenue that will require preservation as part of the proposed development. This building is currently occupied and serves as an office building. We understand that as part of the development, a portion of this building, specifically near the north portion, will be preserved due to its historic nature.

The second building is an L-shaped building located south and west of the first building described above. It is currently vacant however the building is located wholly interior to the block of buildings, surrounded entirely by existing adjoining buildings, with very limited accessibility from the property to the west. Both buildings are single story. We understand that the scope of the project will include the demolition of the second building and potential partial demolition of the first building, to allow space for the construction of the proposed development. The overall site is surrounded on the south, east, west, and a portion of the north by existing office buildings. The first historic building described above is bounded by Selma Avenue to the north. The site is relatively flat and various utilities are anticipated to cross the site.

5.0 – SUBSURFACE SOIL CONDITIONS

Fill soils to a depth of approximately 2 to 3 feet below grade were encountered within our borings. Deeper fill soils may be present beyond and between our borings. The onsite fill soils consist of silty sand soils.

The native soils encountered at the site generally consist of medium dense silty and clayey sands and stiff sandy and clayey silts. Insitu moisture contents vary between 2.4 and 14.6 percent and the dry density was 98.0 to 112.0 pounds per cubic foot.

Following the review of our borings as well as the borings performed by Geoconcepts, Inc in their reports from 2014 and 2016 mentioned above, it appears that the deeper onsite soils remain granular in nature, consisting of clayey and silty sands, and increase appreciably in density with depth, especially beyond a depth of 40 to 45 feet below grade.

Groundwater was not encountered in our borings to the depth explored. According to the State (CGS, 1998), historical high groundwater is anticipated to be at a depth of approximately 80 feet below grade.

6.0 - LIQUEFACTION AND SEISMIC SETTLEMENT EVALUATION

Liquefaction is a phenomenon associated with shallow groundwater combined with the presence of loose, fine sands and/or silts within a depth of 50 feet below grade or less. Liquefaction occurs when saturated, loose, fine sands and/or silts are subjected to strong ground shaking resulting from an earthquake event. Liquefaction has the potential to result in the soil temporarily losing part or all of its shear strength. Part of this strength may return sometime after shaking ceases. Liquefaction potential decreases with an increase in grain size, and clay and gravel content. Increasing duration of the ground shaking during a seismic event can also increase the potential for liquefaction.

As previously stated, groundwater was not encountered in our borings to the depth explored. Historical high groundwater at the site is reported to be on the order of 80 feet below grade. The site is not located within a State of California designated liquefaction hazard zone. Due to the relative densities, the nature of the onsite soil materials encountered within our borings, and the depth of historical groundwater, the potential for liquefaction occurrence is considered low.

We have selected the estimated magnitude and acceleration for the site in accordance with the National Earthquake Source Database provided on the USGS website. The ground acceleration used was estimated at two-thirds of the PGA_M for the site. The result of the evaluation is attached, and is summarized as a Magnitude 6.69 and a ground acceleration of 0.66g. Our analysis has been performed using these values.

Seismically induced settlement of the non-saturated soils due to seismic ground shaking has been evaluated based on field data and using the Tokimatsu and Seed (1987) procedures. We estimate the seismically induced dry settlements to be on the order of ½-inch. Differential settlements are estimated to be less than ¼-inch.The results of our analyses are presented in Appendix C, Seismic Settlement Analysis.

The settlements presented herein are in addition to the static settlements presented in this report.

7.0 - CONCLUSIONS AND RECOMMENDATIONS

7.1 - GENERAL

Based on our field exploration, the results of our laboratory testing, and our geotechnical analyses, it is our professional opinion that the proposed project may be constructed and is feasible from a geotechnical perspective. The recommendations presented in this report should be incorporated into the design and construction aspects of the proposed project.

As discussed earlier, fill soils were encountered within our borings to a depth of approximately 2 to 3 feet below existing grade. Deeper fill soils may be present between and beyond our borings. The onsite fill soils are not considered suitable for support of structures. The native soils generally consist of medium dense silty and clayey sands and stiff sandy and clayey silts and increase in densities with depth, specifically below 40 to 45 feet below grade.

As discussed earlier, under the current design, a one level basement is anticipated under the majority of the proposed building footprint. Given the loading associated with the proposed building, and following discussions with the project structural engineer, we recommend that the proposed building be supported on a mat foundation system. At this time, based on the design configuration of the building, we understand the bottom of the mat foundation, approximately 8 feet in thickness, to be established at approximately 16 feet below grade.

Given the nature of the proposed building, and although the onsite soils at the level of the proposed mat foundation consist of the natural onsite soils, to provide a more uniform support for the proposed mat, we recommend that the upper 2 feet below the bottom of the mat be overexcavated to recompacted as properly compacted engineered fill. An allowable bearing

capacity of 10,000 pounds per square foot may be used for the soils at least 16 feet below the existing grade where the mat is to be established.

Temporary shoring consisting of soldier pile and lagging will be required for the basement excavation. Recommendations for shoring are presented herein. With the inclusion of the overexcavation below the bottom of the proposed mat foundations, the depth of excavation within may extend to approximately 18 feet below existing grade. Temporary shoring may be designed as a cantilevered system for excavations up to 18 feet in depth. Excavations extending deeper, although not anticipated, will require additional support such as tie back anchors or raker bracing. Excavation should not extent deeper that 18 feet below existing grade unless the shoring design is confirmed by the shoring engineer and deemed acceptable without additional support such as tie back anchors or raker bracing. Additional support recommendations for tie backs or rakers may be provided if required.

Slabs on grade are not anticipated for the proposed building since it will be supported on a mat foundation system. Smaller structure foundations constructed at grade level, flatwork at grade, or other slabs on grade may be supported on properly compacted engineered fill soils. Pavement recommendations are also presented later in this report.

At-grade foundations structurally separate from the proposed building may be supported on shallow spread footings established on at least 3 feet of engineered fill soils, or deepened to the firm and unyielding native soils.

Walls below grade recommendations for the basement level of the proposed building are also presented herein.

7.2 - EARTHWORK

7.2.1 - Site Preparation

As discussed earlier, the proposed building may be supported on a mat foundation established at approximately 16 feet below the existing grade. Following the excavation of the basement and proposed mat foundation, we recommend that to provide a uniform support for the proposed mat, the upper 2 feet below the bottom of the mat be overexcavated and recompacted as properly compacted fill.

For support of smaller structure foundations and slabs on grade near existing grade, as well as pavement support, we recommend the upper fill soils be overexcavated to the firm and unyielding native soils and recompacted as properly compacted engineered fill. Alternately, proposed foundations may be deepened to the firm and unyielding native soils.

Following the overxcavation of the existing soils as recommended above, the exposed subgrade should be observed by a Garcrest representative for unsuitable soils and debris and the excavation deepened as necessary. In areas at grade where deeper fill is encountered, the excavation should be deepened to the firm and unyielding native soils locally. The excavation at grade should extend at least 2 feet laterally, where feasible. Excavation within the basement and mat foundation excavation should extend up to the shoring line but should not extend deeper than 18 feet below grade without review and approval by the shoring designer.

The exposed subgrade should then be scarified to a depth of 6-inches, brought to within 3 percent above the optimum moisture and compacted to a minimum of 90 percent relative compaction as obtainable by ASTM Designation D-1557.

7.2.2 – Excavation Conditions

The borings were performed using a truck mounted hollow stem auger drilling equipment. Drilling was completed using moderate effort through the onsite soils. Conventional earthmoving equipment should be capable of performing the anticipated excavations required. The onsite soils consist of silty and clayey sand and sandy and clayey silt soils.

7.2.3 - Compaction

Engineered fill soils should be placed in loose lifts of no more than 8-inches, brought to a moisture content of within 3 percent above the optimum moisture content, and mechanically compacted using heavy roller and/or vibratory equipment. The fill soils should be compacted to at least 95 percent of maximum dry density.

7.2.4 - Material for Fill

The onsite soils less any debris or organic matter, may be used as fill soils. Import soils should be granular in nature and be relatively non-expansive. Import fill, if required, soils should have a minimum sand equivalent of 30, and an expansion index of less than 35. The import soils should

contain sufficient fines to provide a stable subgrade and maintain low to medium permeability. All import materials should be approved by our personnel prior to import onto the site.

7.2.5 - Trench Backfill

All required trench backfill should be mechanically compacted to a minimum of 90 percent relative compaction. Trench backfill should be placed in loose lifts of 8-inches or less, brought to within 3 percent above the optimum moisture content, and compacted with mechanical equipment. Jetting or flooding is not permitted. Some settlement of the backfill may occur and utilities within the trench should be designed to accept some differential settlement.

7.2.6 - Excavation and Temporary Slopes

Excavations deeper than 4 feet should be slopped back at 1:1 (H:V) or be shored for safety. Unshored excavations should not extend below a 1½:1 (H:V) plane drawn downward from the bottom of adjacent existing foundations.

As recommended above, overexcavation is recommended below the proposed mat foundation at the basement level to a depth of 2 feet below the bottom of the proposed mat foundation. Excavation should not extent deeper that 18 feet below existing grade unless the shoring design is confirmed by the shoring engineer and deemed acceptable without additional support such as tie back anchors or raker bracing.

Earthen berms or other methods should be used during wet weather construction in order to prevent runoff water from entering the excavations. All runoff water should be collected and disposed of outside the construction limits.

Excavations should be observed by a representative from our firm so that modifications as a result of varying soil conditions may be facilitated.

All excavations must comply with applicable local, state, and federal safety regulations including the current OSHA Excavation and Trench Safety Standards. Construction site safety is the sole responsibility of the Contractor, who shall also be solely responsible for the means, methods, and sequencing of construction operations. Excavations and temporary slopes should be protected from surficial erosion and the effects of inclement weather by the project contractor. Protective

measures such as plastic or jute mesh may be used to protect against the potential for surficial sloughing.

7.3 – TEMPORARY SHORING

Excavations should be shored where there is insufficient room to make a safe sloped excavation. In the case of the current development, shoring will be required for the excavation of the proposed building basement and the mat foundation.

Shoring should be designed to prevent significant lateral or vertical movement of the shored grade and settlement of the existing improvements or foundations. One method of shoring would consist of using timber laggings placed between steel soldier piles placed in drilled holes that are backfilled with concrete. The following recommendations may be used for the structural design of soldier pile and lagging shoring systems.

Some difficulty may be anticipated during the drilling of the soldier piles because of caving and raveling potential anticipated in the sandy soils. Special techniques may be necessary to permit the proper installation of the soldier piles, such as the use of drilling fluid, casing, or reduced drilling speeds. Soldier piles should be drilled and installed alternately.

7.3.1 – Lateral Pressure

For the design of cantilever shoring up to 18 feet in height, an active equivalent fluid pressure of 25 pounds per cubic foot may be used for temporary shoring. Where the surface of the retained earth slopes up away from the shoring, a greater pressure may be required. Deeper excavations will require the use of bracing or tie backs. These recommendations may be provided if required.

The design of shoring should include the surcharge imposed by the footings of adjacent structure within a distance of 15 feet behind the wall. Conservatively, this surcharge pressure may consist of a uniform lateral pressure equivalent to one-third of the existing vertical pressure. Alternately, foundations adjacent to the shoring may be specifically analyzed by the geotechnical engineer once the existing vertical pressures are available. This surcharge may be neglected if foundations are beyond 15 feet behind the wall.

In addition to the recommended earth pressures, the upper 10 feet of shoring adjacent to streets or vehicle traffic should be designed to resist a uniform lateral pressure of 100 pounds per square

foot, acting as a result of an assumed 300 pounds per square foot surcharge behind the wall due to normal street traffic. If the traffic is kept back at least 10 feet, the surcharge may be neglected. We should be advised if special loading conditions such as cranes or heavy trucks are planned to operate directly adjacent to the shoring as these may impose additional lateral surcharge pressures on the shoring.

7.3.2 – Design of Soldier Pile

For the design of solider piles spaced at least two diameters on centers, the allowable lateral bearing value (passive value) of the subsurface soils at the site may be assumed to be an equivalent fluid pressure of 600 pounds per square foot per foot of depth, up to maximum values of 6,000 pounds per square foot.

To develop the full lateral value, provisions should be taken to assure firm contact between the soldier piles and the undisturbed materials. The concrete placed in the soldier pile excavations may be a lean-mix concrete. However, the concrete used in that portion of the soldier pile which is below the planned excavated level should be of sufficient strength to adequately transfer the imposed loads to the surrounding materials.

7.3.3 - Lagging

The lagging may be either timber or gunite. Timber lagging may not remain in place unless it has been treated.

The soldier piles should be designed for the full-anticipated pressure. However, the pressure on the lagging will be less due to arching in the soils. The lagging should be designed for the recommended earth pressure but limited to a maximum value of 400 pounds per square foot.

7.3.4 - Deflection

It is difficult to accurately predict the amount of deflection of a shored embankment. It shall be realized, however, that some deflection will occur. We estimate that this deflection could be on the order of one inch at the top of a 20-foot shored embankment. If greater deflection occurs during construction, additional bracing may be necessary to reduce settlement of the adjacent

building. If it is desired to reduce the deflection of the shoring, a greater active pressure or at-rest pressure could be used in the shoring design.

Some deflection of the shored embankments shall be anticipated during the planned excavation. Shoring adjacent to existing structures shall be designed and constructed so as to reduce the potential movement of the adjacent structures. We suggest that proper documentation (including photographs) of existing structures be made, and that the existing structures be surveyed and monitored during construction to record any movements for use in the event of a dispute.

7.4 - FOUNDATIONS

The proposed building may be supported on a mat foundation established at a depth of approximately 16 feet below grade. The proposed mat foundation is anticipated to encompass the proposed building footprint and preliminary discussions with the structural engineer indicate that the proposed mat is anticipated to be approximately 8 feet in thickness. To provide a uniform support for the proposed mat foundation, we recommend that the upper 2 feet below the bottom of the mat be overexcavated to recompacted as properly compacted engineered fill prepared as recommended in the Earthwork section above.

Foundations for smaller at-grade structures, structurally separate from the proposed building may be supported on shallow spread footings established on at least 3 feet of engineered fill soils, or deepened to the firm and unyielding native soils. Foundation systems may not be established in a combination of engineered fill and native, or straddle cut/fill transitions.

Prior to placement of steel reinforcement, the foundation excavations should be cleaned of debris and loose soils and water. The footing excavations should be observed by a Garcrest representative just prior to steel and concrete placement to verify the implementation of the recommendations made herein.

7.4.1 - Bearing Value

An allowable bearing capacity of 10,000 pounds per square foot may be used for the soils at least 16 feet below the existing grade where the mat is to be established.

Proposed structures established at grade and structurally separate from the proposed building may be supported on shallow spread footings at least 24-inches wide and established at least 24-inches below the lowest adjacent grade. For the soils supporting these near grade foundations, an allowable bearing capacity of 3,500 pounds per square foot may be used.

If required, a modulus of subgrade reaction of 120 pounds per cubic inch may also be used for the design of the proposed mat.

A one-third increase may be used for wind and seismic loading conditions.

The recommended bearing value is a net value. The weight of the concrete in the footing may be taken as 50 pounds per cubic foot and the weight of the soil backfill may be neglected when determining the downward loads.

Footings may experience an overall loss in bearing capacity or an increased potential to settle where located above and in close proximity to existing or future utility trenches. Furthermore, stresses imposed by the footings on the utility lines may cause the utilities to crack, collapse and/or lose serviceability. To reduce this risk, footings should extend below a 1:1 plane projected upward from the closest bottom corner of utility trenches.

7.4.2 - Settlement

Loading information was provided to us by the project structural engineer in the form of a pressure diagram imposed by the proposed mat given the loading from the proposed building. The pressure diagram is attached to this report (Plate 3) and indicates pressures imposed on the order of 3,000 to 5,000 pounds per square foot. Based on these anticipated foundation pressures and dimensions as provided, we estimate the total static settlement of the proposed mat foundations to be on the order of 2-inches. Differential settlements are anticipated to be on the order of 1-inch. If pressures or loading conditions should vary from those provided to us, our office should be consulted and additional settlement evaluations and recommendations may be required.

Total and differential settlement for proposed smaller structures at-grade are anticipated to be on the order of ¾-inch and ½-inch, respectively. Static settlement of all foundations is expected to

be primarily elastic and should be essentially completed shortly after initial application of structural loads.

The seismically induced settlements estimated earlier are in addition to the static settlements discussed above.

7.4.3 - Lateral Resistance

Resistance to lateral loads may be provided by friction between the soil and the foundation, and by the passive resistance of the soil against the vertical face of the foundation. A coefficient of friction of 0.4 may be used between the foundation and underlying soil. The passive resistance of the soil may be taken as equivalent to the pressure developed by a fluid with a density of 300 pounds per cubic foot. A one-third increase may be used for wind and seismic loading conditions and the passive and sliding values may be combined without reduction.

Sloughing, caving, or overwidening of trench sidewalls during or following excavations may reduce or eliminate the passive resistance of the subgrade soils against foundations. In the event such conditions are encountered, our firm should be notified to review the condition and provide remedial recommendations, if necessary.

7.4.4 - Minor Foundations

Footings for minor structures, such as small retaining walls, that are structurally separate from buildings may be supported on shallow spread footings, established at least 18-inches below the lowest adjacent grade, and be designed for a bearing capacity of 1,500 pounds per square foot. Such footings may be supported on properly compacted engineered fill or undisturbed native soils.

7.5 - SEISMIC CONSIDERATIONS AND GROUND MOTION STUDY

We have provided both code-based seismic design parameters, and as requested by the project structural engineer, site-specific seismic design response spectrum that incorporates probabilistic seismic hazard analysis methods. Our analyses are further described below and figures and tables are presented in Appendix E, Ground Motion Study.

7.5.1 - Code-Based Seismic Design Parameters

The site is located within the seismically active Southern California region. As a minimum, we recommend that the proposed buildings be designed in accordance with the requirements of the latest edition of the California Building Code (CBC).

The structure may be designed to resist earthquake forces following the 2019 edition of California Building Code (CBC), which is based on the 2018 edition of the International Building Code (IBC). The Site Classification, as defined in Section 1613.2.2 of the CBC, may be assumed to be a Site Class D, Stiff Soil Profile.

The mapped maximum considered earthquake spectral response accelerations, Ss and S1, are obtained from Figures 1613.2.1(1) and 1613.2.1(2) from the CBC and are evaluated as 2.116 and 0.745 respectively. Site coefficients Fa and Fv of 1.0 and 1.7 respectively, may be used for the calculation of the spectral response accelerations, however given that S1 is greater than 0.2, based on ASCE 7-16 (Section 11.4.8), a site response analysis may be required. With the above coefficients however, spectral response accelerations **S_{MS}** and **S_{M1}** of 2.116g and 1.267g and **S_{DS}** and **S_{D1}** of 1.411g and 0.844g may be used for a Site Class D.

7.5.2 - Probabilistic Seismic Hazard Analysis

We have estimated the Maximum Rotated values of the Risk-Targeted, Maximum Considered Earthquake (MCE_R) design response spectrum based on ASCE 7-16, Sections 11.4, and 21.2 through 21.3. The latest version of the program OpenSHA (version 1.5.2) was used to calculate the probabilistic hazard spectra. The following data briefly summarizes the parameters used in calculating the probabilistic hazards spectrum.

Site Coordinates: 34.099° N, -118.33° W

V_s30: 350m/s

Fault Model: Mean UCERF 3, Both Branches Averaged

Probability Level: 2% Probability of Exceedance in 50 Years (2,475-year recurrence)

Structural Damping: 5%

Ground Motion Prediction Equations (GMPEs):

- Abrahamson, Silva & Kamal, 2014 NGA West 2
- Boore, Stewart, Seyhan & Atkinson, 2014 NGA West 2
- Campbell & Bozorgnia, 2014 NGA West 2

- Chiou & Youngs, 2014 NGA West 2

The V_s30 value was estimated based on our review of the USGS Global V_s30 Map Viewer (https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=8ac19bc334f747e486550f32837578e1/). The value estimated from the Map corresponds well with blow counts obtained in our borings, and with blow counts in borings at other sites in the general area.

The 5% damped, mean horizontal acceleration response spectrum was obtained for each of the above GMPEs. The resulting spectra were equally weighted and averaged for the purposes of developing the MCE. The MCE spectrum was converted to a spectrum that is expected to have a 1 percent chance of causing collapse in the subject structure within a 50-year period by employing Method 1 of section 21.2.1.1 in ASCE 7-16. The spectrum was further scaled to estimate the maximum rotated acceleration response spectrum by applying factors from Shahi and Baker 2014.

7.5.3 - Deaggregation of Hazards

According to the project structural engineer, the period of interest for the proposed building is 1.27 seconds.

Using the USGS Unified Hazard Tool (https://earthquake.usgs.gov/hazards/interactive/), we disaggregated the earthquake hazard with respect to earthquake moment magnitude (M), site-source distance (r), and epsilon (ε) for the seismic event having a 2% probability of exceedance in 50 years, and at the PGA period, and at periods of 1, 2 and 3 seconds to evaluate the period range that may affect the proposed building.

For comparison purposes, we performed estimates of the deterministic scenarios that contributed at least 10% to the probabilistic hazard. The faults identified for these deterministic events were the Santa Monica and Hollywood Faults, which contributed approximately 32% and 13% to the probabilistic hazard near the period of interest, respectively. We used the PEER NGA West 2 GMPE Spreadsheets (v5.7_041415) to estimate the deterministic hazard spectra associated with these faults. We plotted the deterministic spectrum associated with the Santa Monica fault, since the intensity magnitude levels were generally greater for this fault.

7.5.4 - Design Response Spectrum

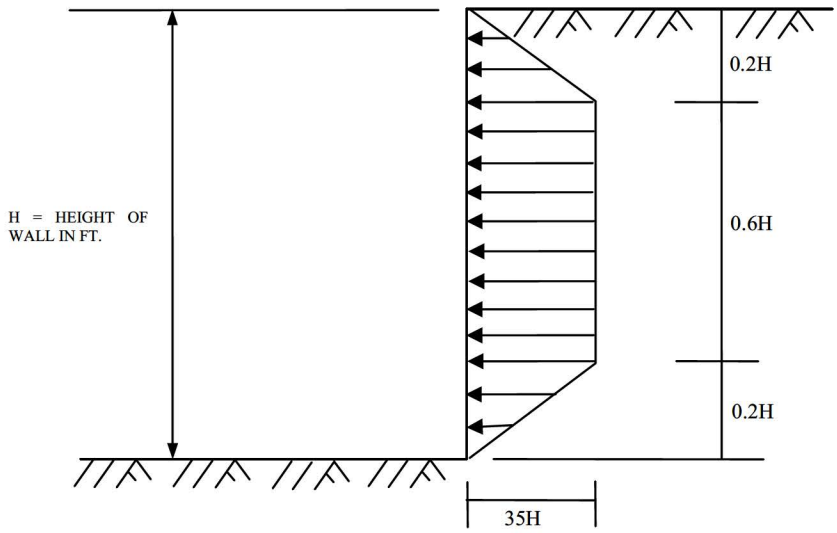
Seismic design criteria for the Risk-Targeted Maximum Considered Earthquake (MCE_R) are based on the ASCE 7-16 procedures using 21.2.1.1 (Method 1) through 21.3. According to ASCE 7-16, the MCE_R is defined as the lesser of the (1) probabilistic response motions developed assuming a 2 percent probability of being exceeded in 50 years (return period of about 2,475 years) and (2) the deterministic spectral response from section 21.2.2. The Design Response Spectrum was developed according to ASCE 7-16 section 21.3. Figure E-1 presents the acceleration response spectra that were used in developing the Design Response Spectrum for this project. The recommended Design Response Spectrum is presented on Figure E-2. Tabulated values for the Design Response Spectrum are presented on Figure E-3.

7.6 - WALLS BELOW GRADE

7.6.1 - Lateral Earth Pressures

For design of cantilevered walls below grade where the surface of the backfill is level, it may be assumed that the retained soils exert a drained lateral earth pressure equal to that developed by a fluid with a unit weight of 35 pounds per cubic foot in the active condition. For basement or walls with restricted movement at the top, an at-rest pressure may be used by the structural engineer. A lateral earth pressure equal to a fluid pressure of 60 pounds per cubic foot may be used for an at-rest condition.

For design of braced walls below grade, a trapezoidal distribution of earth pressure should be used in design as shown in the sketch below.



Where the surface of the backfill is level, a maximum lateral pressure of 35H pounds per square foot should be used in design, where H is the height of the retained earth in feet. The above values assume non-expansive backfill and free-draining conditions.

For seismic purposes, an additional lateral earth pressure may be used where a difference in retained grade greater than 6 feet exists across the site. The pressure distribution may be considered to be an inverted triangle with the maximum pressure at the top and zero on the bottom. The resultant of this force may be assumed to be at 2/3 the height of the wall from the bottom of the wall. For a level backfill condition, a maximum pressure of 20H pounds per square foot may be used, where H is the difference in height of retained grade across the site in feet. This pressure is in addition to the static pressures presented above and may be considered as an ultimate load in design.

The design of walls below grade should include the surcharge imposed by the footings of adjacent structure within a distance of 15 feet behind the wall. Conservatively, this surcharge pressure may consist of a uniform lateral pressure equivalent to one-third of the existing vertical pressure. Alternately, foundations adjacent to walls below grade may be specifically analyzed by the geotechnical engineer once the existing vertical pressures are available. This surcharge may be neglected if foundations are beyond 15 feet behind the wall.

In addition to the recommended earth pressures, the upper 10 feet of walls below grade adjacent to streets or vehicle traffic should be designed to resist a uniform lateral pressure of 100 pounds per square foot, acting as a result of an assumed 300 pounds per square foot surcharge behind the wall due to normal street traffic. If the traffic is kept back at least 10 feet, the surcharge may be neglected.

7.6.2 - Backfill

All required backfill should be placed and compacted in accordance with the recommended presented in the Earthwork Section above.

7.6.3 - Drainage

Walls below grade should be designed to resist hydrostatic pressures or be provided with a backdrain to reduce the accumulation of hydrostatic pressures. The recommended lateral earth pressures assume that drainage is provided behind the walls to prevent accumulation of hydrostatic pressures. Backdrains may consist of a 2-foot wide zone of Caltrans Class 2 permeable material located immediately behind the wall, extending to within 1 foot of the ground surface. If Class 2 base is not available, ¾-inch crushed rock with less than 5 percent passing the No. 200 Sieve may be used. The backdrain should be separated from the adjacent soils using a non-woven filter fabric, such as Mirafi 140N or equivalent. Weep holes should be provided or a perforated pipe (Schedule 40 PVC) should be installed at the base of the backdrain and sloped to discharge to a suitable collection facility such as a sump in the basement level that will pump out the collected seepage along with other drainage flow from the building. A slope of at least 2-feet per 100 feet should be used for the drain lines.

As an alternative, proprietary prefabricated drainage systems such as Miradrain 6000 or equivalent, placed behind the wall and connected to a suitable collection and discharge system may also be used.

Prior to construction of the wall backdrain system, the back of walls below grade should be adequately waterproofed to reduce the potential for migration of water through the retaining wall.

7.7 – PERCOLATION TESTING

It is our understanding that in order to control the stormwater flow of the proposed development, stormwater infiltration devices may be considered for the subject site depending on feasibility. Percolation testing was performed at the site to provide subsurface soil percolation potential and to assist in the design of the infiltration devices.

At this time and following discussions with the project civil engineer, it is likely that adequate room may not be available for the use of an infiltration system. As such, alternative treatment methods may likely be pursued, however, the overall stormwater design and associated devise location and setbacks are the responsibility of the project civil engineer and will be presented on their drawings. Our office does not have access to those designs at the time of this report.

Percolation testing was performed in one boring at the site (Boring B-1). The percolation boring was drilled to depth of approximately 10 feet below grade and percolation testing was performed between 5 to 10 feet below existing grade. The percolation testing was performed by drilling an 8-inch diameter boring, installing a 4-inch diameter perforated PVC pipe with openings within the abovementioned depths. Pea gravel was used as backfill around the pipe and water was filled into the pipe to saturate the medium prior to performing the testing. Depth readings were taken every 15 minutes for a period of approximately 1½ hours or until at least three virtually even consecutive readings, the water being replenished subsequent to each reading interval.

The measured percolation rate was reduced based on a factor for bottom of hole percolation only in accordance with the County of Los Angeles guidelines (GS-200.2). Reduction factors of 10.75 was calculated.

The results of the tests are presented in Appendix D, Percolation Testing and summarized in the following table.

Boring/Well No.	Field Percolation Rate (inch/hr)	Reduced Percolation Rate (inch/hr)
B-1	120	11.2

7.7.1 – Infiltration Devices

Based on the results summarized above, some variability may be anticipated in the subsurface soils, due to the test depth as well as localized soil variability or increase in siltier zones within the subsurface materials. It is also likely that the rate of percolation may vary at different locations across the site, however, based on our field investigation, the subsurface soils appear to be relatively uniform and we anticipate this variability to be generally minor. Please refer further to the liquefaction potential discussion below for additional recommendations for stormwater infiltration.

It is our professional opinion that percolation rates as measured in our borings and later adjusted of approximately 11.2 inch/hr may be considered relatively representative of the overall conditions at the site. These rates have not been factored for design purposes but include sidewall reductions for borehole testing.

Groundwater was not encountered within our borings performed at the site to the depth explored. Based on the information obtained from the historic ground water of the Hollywood Quadrangle, historic high groundwater is anticipated to be on the order of 80 feet below existing grade.

Infiltration devices may consist of excavated pits or trenches to depths and size as needed for design capacity. The devices may be backfilled with granular material conforming to the requirements of Class 2 Permeable Base Material as defined by the most current State Specifications or crushed rock material between ¾- to 1-inch open graded material. The use of recycled material is not permitted. The base or rock materials should be surrounded by non-woven filter fabric to reduce the potential of fines migration into the device. Prefabricated devices should also be surrounded by base or rock material wrapped in filter fabric. Adequate overflow capacities should be incorporated into the design of the proposed devices. Infiltration devices considered for the proposed project should be installed a distance of at least 10 feet from proposed or existing foundations

7.7.2 – Additional Discussions

Liquefaction Potential Discussion

As discussed earlier, the site is not located within a State designated liquefaction hazard zone. The depth to historical high groundwater at the site is on the order of approximately 80 feet below grade. Based on the depth to historical groundwater and the nature of the onsite soils, the potential for seismically induced liquefaction settlement is considered low. Regardless however, to reduce the potential for adverse effects from water for the proposed improvements and existing building, we recommend that if infiltration devices are considered for the site, that the devices be kept away from existing or proposed foundations by a distance of at least 15 feet. The design of the proposed devices should include consideration for flexible connections in the event of localized settlement.

Perched Water Conditions

Based on the results of our field investigation, groundwater was not encountered within our borings to the depth explored. Typical infiltration requirements limit the depth of a device such as to maintain a separation of at least 10 feet from groundwater, including historical levels.

The onsite soils are generally sandy in nature and are considered relatively uniform across the site from the ground surface. Given the nature of the material and that substantial layer permeability and material variation with depth were not encountered at the site, it is our opinion that the potential for perched water or mounding is considered low.

Collapsible Soils

Collapsible soils are defined as soils with a potential for a significant decrease in strength and increase in compressibility when wet or saturated (hydro-collapse). Collapsible soils typically consist of relatively sandy soils that exhibit a degree of cementation.

Based on the results of our laboratory testing, the onsite soils do not exhibit a significant collapse potential.

7.8 - FLOOR SLAB SUPPORT

Although floor slabs on grade are not anticipated for the proposed building, smaller structures with floor slabs or slabs on grade at the grade level may be required at the site. Following the preparation of the subgrade as recommended above for at grade structures, concrete floor slabs and walks may be supported on grade. The concrete slab on grade should have a minimum thickness of 5-inches and a structural engineer should design the minimum reinforcement requirements. We recommend minimum reinforcement of No.4 at 18-inches on center for the design of the slab.

Construction activities and exposure to the elements may cause deterioration of the prepared subgrade. We recommend that the exposed subgrade be inspected by our representative and that the subgrade be moisture conditioned and compacted, if necessary, prior to placement of the concrete floor slab.

The proposed floor slab on grade may be designed for a modulus of subgrade reaction of 120 pounds per cubic inch.

To reduce the impact of subsurface moisture and upward moisture migration on vinyl or other moisture sensitive flooring where such floor covering is planned, we recommend that the floor slab be underlain by a vapor retarder and a layer of compacted crushed rock, as is the current

industry standard. The rock typically consists of a minimum of 4 inches of crushed rock or aggregate base material compacted to a minimum of 95 percent relative compaction. The vapor retarding membrane should consist of visqueen or poly-vinyl sheeting with a thickness of at least 10 mils. We recommend a low slump concrete with a slump not exceeding 3-inches be used to reduce possible curling of the slab.

It should be noted that these vapor barriers, although currently the industry standard, may not completely inhibit the upward migration of subsurface moisture. Other factors such as the moisture transmission rates to meet for specific floor coverings and interior humidity levels that could induce mold growth may still be beyond the prevention capabilities of the current standard. The effectiveness of the industry standard system is highly dependent on the ultimate use and design of the proposed building, its ventilation, and the indoor moisture levels.

Various factors such as surface grades, the presence of adjacent planters, the quality of the concrete placed, and permeability of the supporting soils will affect future performance. We recommend that the manufacturer for the specific flooring used be contacted for additional consultation specific to their product. The quality of the concrete slab, including the water/cement ratio and curing practices can also affect the ultimate performance of the slab. All concrete placement and curing should be performed in accordance with applicable American Concrete Institute (ACI) methods.

We are not moisture proofing experts and therefore make no guarantees or provide assurances that the use of a capillary break/vapor retarding system will reduce infiltration of subsurface moisture through the floor slab in accordance with any specific flooring material performance specifications.

7.9 - PAVEMENT DESIGN

To provide support for pavement, the subgrade soils should be prepared as recommended in the Earthwork Section of this report. Our pavement recommendations are based on our findings and observations during our field investigation. For design purposes, we have assumed an R-value of 20 for the design of asphalt and Portland cement concrete pavements.

The required pavement thicknesses are based on expected wheel loads and the volume of traffic (TI or Traffic Index). Anticipated traffic indices of 4 through 7 have been used to develop pavement recommendations as presented in the tables below.

Asphalt Concrete Pavement

Traffic Usage	Traffic Index	Asphaltic Concrete (inches)	Base Course (inches)
Automobile Parking Areas	4	3	6
Automobile Traffic	5	3	7
Truck Traffic	6	3½	10
Heavy Truck Traffic	7	4	12

Portland Cement Concrete Pavement

Traffic Usage	Traffic Index	Portland Cement Concrete (inches)	Base Course (inches)
Automobile Parking Areas	4	6½	4
Automobile Traffic	5	6½	4
Truck Traffic	6	7	4
Heavy Truck Traffic	7	7½	4

The above sections have been derived based on the following assumptions.

- The subgrade soils below pavements should be overexcavated to a depth of at least 2 feet below the pavement section, brought to within 3 percent above the optimum moisture content, and compacted to a minimum of 95 percent relative compaction in accordance with the recommendations in the Earthwork section of this report

- The upper 6-inches of the prepared subgrade should be compacted to a minimum of 95 percent relative compaction.

- The aggregate base is brought to within 2 percent of the optimum moisture content and compacted to a minimum of 95 percent relative compaction.

- The subgrade is stable and non-pumping.

- Adequate drainage is provided to reduce the potential of water migration and ponding under the pavement section.

- Planter curbs and gutters extend at least 4-inches into the subgrade level and below the base course to reduce the migration of water into the pavement base course.

- Minimum portland cement concrete compressive strengths of 4,000 pounds per square inch have been used for design.

- Base courses should conform to Caltrans or Standard Specification for Public Works Construction (Green Book) specifications.

- Asphalt pavement materials and placement methods should be in accordance with Caltrans methods.

7.10 - SITE DRAINAGE

Ponding and saturation of the soils in the vicinity of the proposed foundations should be avoided. To reduce this potential, we recommend that positive drainage be provided for the site, in both improvement and landscaping areas, to carry surface water away from the building foundations and slabs on grade and towards appropriate drop inlets or other surface drainage devices. Site grading adjacent to structures and foundations should be sloped away a minimum of 5 percent for a minimum distance of 10 feet away from the face of wall. Impervious surfaces within 10 feet of structures should be sloped a minimum of 2 percent away from the building. These grades should be maintained for the life of the structure. We also recommend that roof runoff be connected to a suitable collection and discharge system to avoid surface discharge and potential saturating the soils near foundations. Poor perimeter and surface drainage may result in water migration beneath building foundations, and may result in potential distress to the proposed improvements.

Planter areas adjacent to the building and foundations should be lined to reduce the infiltration of irrigation water beneath the building. Care should also be taken to maintain a leak-free irrigation system.

7.11 - EXPANSIVE SOILS

Soils that have the potential for volume change (shrinkage and swelling) caused by moisture variations or drying and wetting cycles are classified as expansive soils. Soil moisture variations are typically a result of rainfall, irrigation, poor drainage, roof drains discharging surficially, and exposure to heat and drought conditions. This shrinkage and swelling action can potentially result in distress to pavements, floor slabs-on-grade, and foundations and grade beams.

Based on the results of our field investigation, the site is underlain by relatively granular soils that are anticipated to have very low to negligible expansion potentials.

7.12 - CORROSIVITY

Selected samples of the near surface soils were collected and tested for corrosivity potential. The samples were tested for pH, resistivity, soluble chlorides, and soluble sulfates in general accordance with California Test Methods 643, 422, and 417 respectively. The results of the tests are presented in Appendix B. Preliminary corrosivity testing indicates that the soils have a moderate potential to buried ferrous metals and a mild potential to buried concrete structures. Based on the preliminary corrosivity results, concrete structures should comply with cement type, minimum compressive strength, and minimum water/cement ratio requirements as specified in ACI guidelines 318, Section 4.3.

These tests are only an indicator of the soil corrosivity at the site. A competent corrosion engineer should be consulted to further evaluate the corrosion potential for the onsite soils, suggest additional testing if needed, and to provide further recommendations for corrosion mitigation as applicable to the specific project and improvements.

8.0 - ADDITIONAL SERVICES

We recommend that Garcrest perform a review of the project specifications and plans to evaluate the correct interpretation and incorporation of the recommendations presented in this report into

the project design. We will assume no responsibility for incorrect or inadequate interpretation of the recommendations herein should we not be retained for the review of the project plans and specifications.

We also recommend that our firm be retained to perform the geotechnical observation and testing services for the earthwork operations at the site. The services may include the following:

- Observation of soldier pile and lagging installation,
- Observation of cleaning and excavating operations,
- Observation and inspection of the exposed subgrades to receive fill,
- Evaluation of the suitability of import soils,
- Observation of subdrain system,
- Observation and testing of fill placed,
- Observation and probing of foundation excavations prior to placement of concrete.

This service allows us the opportunity to evaluate the applicability of the recommendations presented herein during the construction phase and allows us to make additional recommendations, if necessary. If another firm is retained to provide geotechnical observation services, our professional liability and responsibility would be limited to the extent that we would no longer be the geotechnical engineer of record.

9.0 - LIMITATIONS

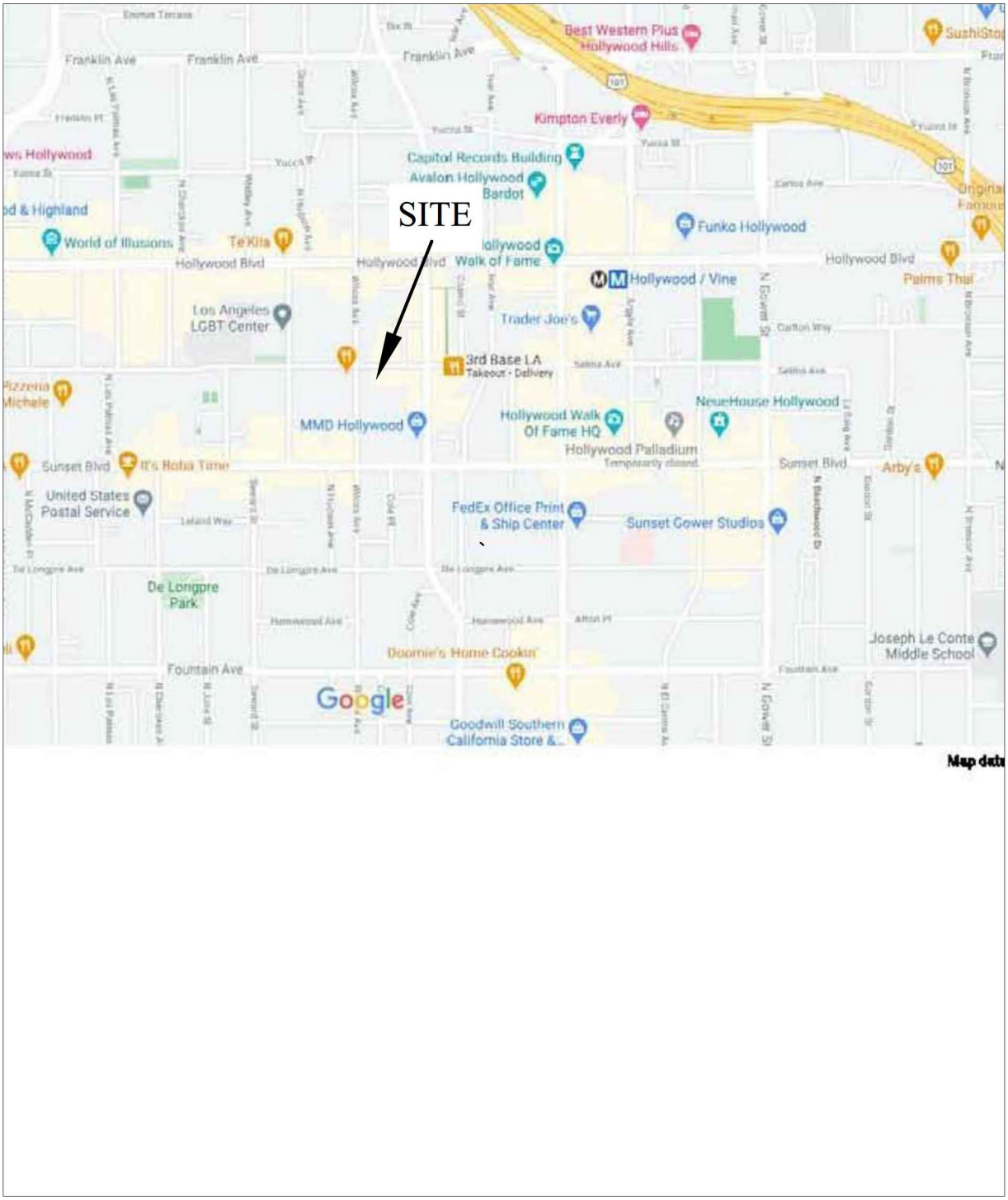
The recommendations presented herein are based on our understanding of the described project information and our interpretation of the data collected during our field investigation. The findings, conclusions, and recommendations presented in this report have been prepared in accordance with the accepted geotechnical practices. Our services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by geotechnical consultants practicing in this or similar localities. No other warranty, expressed or implied, is made to the professional advice included in this report.

This report has been prepared exclusively for NA and Associates, Inc. and 6422 Selma Owner, LLC. and their design consultants for the specific application of their project located at 6422 Selma Avenue in Los Angeles, California. This report has not been prepared for other parties and may contain insufficient information for the purpose of other parties and other uses.

The client is responsible for the distribution of this report to all parties associated with the project, including design consultants, contractors, subcontractors. This report may be used to prepare project specifications but is not intended to be used as a specification document.

This report is intended for the sole use of the Client for this specific project within a reasonable time from its issuance. Regulatory and site condition changes may result in the additional information to be incorporated into the report and additional work to be performed by Garcrest prior to the issuance of an update. Non-compliance with these limitations releases Garcrest from any liability resulting from the use of this report by other unauthorized parties

PLATES



SCALE: Not to Scale

REFERENCE: GoogleMaps (2021)

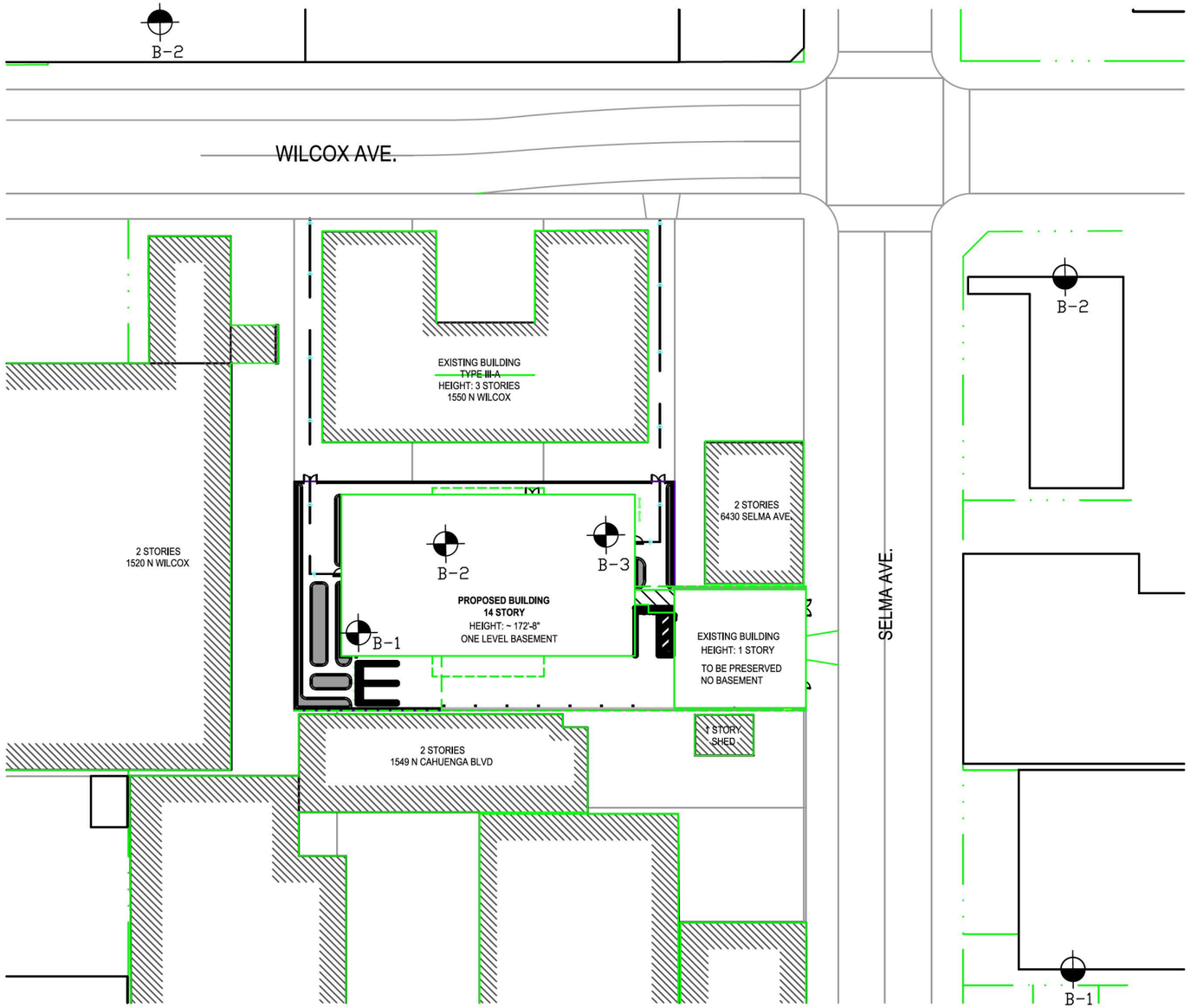
NORTH

GARCREST
ENGINEERING AND CONSTRUCTION, INC.

SITE LOCATION MAP

Proposed Building
6422 Selma Avenue, Los Angeles, California
Project No. G21-003/1

PLATE
1



KEY

- Approximate Boring Locations (Garcrest 2021)
- Approximate Boring Locations (Geoconcepts 2016)
- Approximate Boring Locations (Geoconcepts 2014)

~~NORTH~~

SCALE 1 50

REFERENCE: Base plan provided by NA and Associates, Inc.

GARCREST
ENGINEERING AND CONSRUCTION, INC.

PLOT PLAN

Proposed Building
6422 Selma Avenue, Los Angeles, California
Project No. G21-003/1

PLATE 2

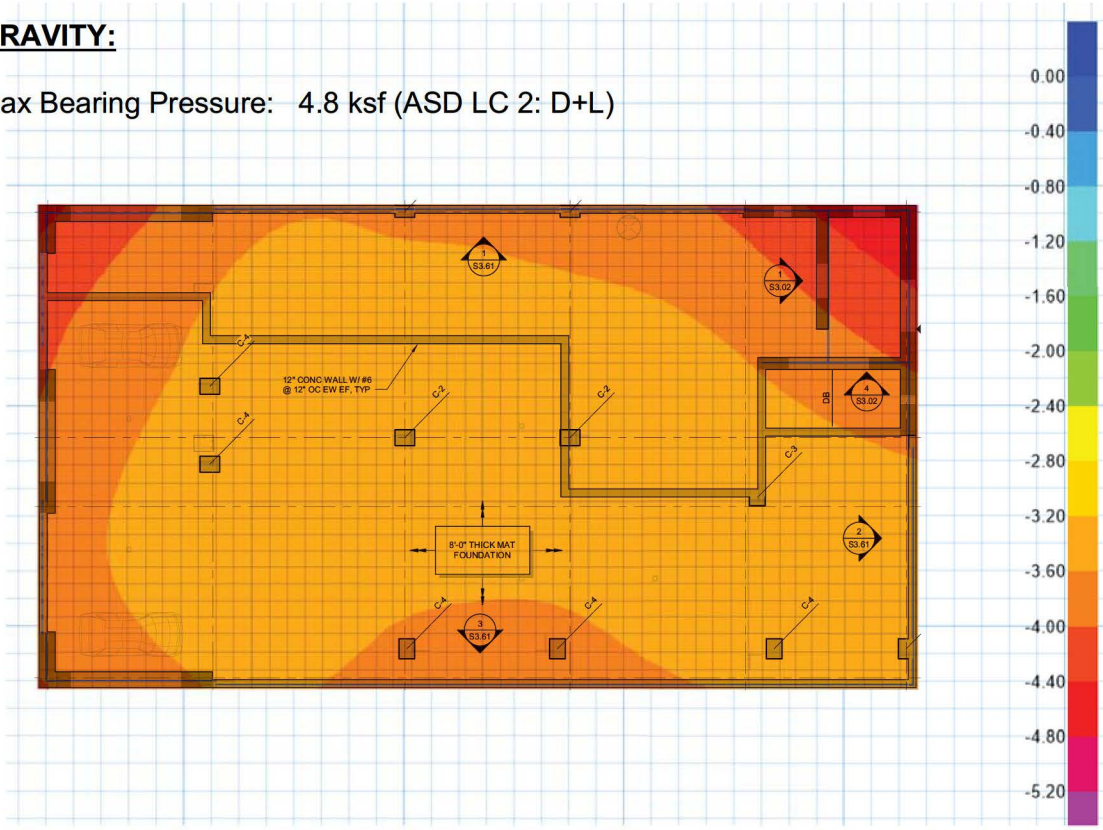
kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101 206 622-5822

project	Selma Residential Tower	by IF	sheet no.
location	Hollywood, CA	date 04-13-2021	
client	DLR Group		job no.
	Max Bearing Pressure		

Design Values: 8'-0" THICK MAT Subgrade Modulus = 120 psi

GRAVITY:

Max Bearing Pressure: 4.8 ksf (ASD LC 2: D+L)



APPENDIX A – FIELD EXPLORATION

APPENDIX A

FIELD EXPLORATION

The soil conditions at the site were explored by drilling three borings using a track-mounted hollow stem auger type drilling equipment provided by Choice Drilling of Pacoima, California. The borings were performed on January 21, 2021. The borings were advanced to a depth of 41½ feet below the existing grade. The boring locations are shown on Plate 2, Plot Plan. The borings were backfilled using the excavated cuttings and tamped.

The soils encountered were logged by our field engineer and relatively undisturbed and bulk samples were collected for laboratory inspection and testing. The logs of our borings are presented on Figure A-1 through A-3, Log of Borings. The samples were classified in accordance with the Uniform Soil Classification Method (USCS).

A California-type ring sampler was used to collect the relatively undisturbed samples. The sampler was driven a total of 18-inches. The number of blows required to drive the sampler the final 12-inches was recorded on the borings logs. The hammer weight and drop height are also indicated on the boring logs.

Disturbed samples were also collected using a Standard Penetration Test (SPT) sampler. The sampler was driven a total of 18-inches and a number of blows required to drive the final 12-inches were recorder and are presented on the boring logs. The SPT was driven using a 140-pound automatic trip hammer falling a drop height of 30 inches.

Garcrest Engineering & Construction, Inc.

LOG OF BORING

PROJECT NO.:	G21-003/1	**DRILLER:**	Choice Drilling	**LOGGED BY:**	AG
PROJECT NAME:	Selma and Wilcox	**DRILL METHOD:**	8" Hollow Stem Auger	**OPERATOR:**	
LOCATION:	6422 Selma Ave, Los Angeles, CA	**HAMMER:**	140 pound Auto/30 inches	**RIG TYPE:**	CME75 LAR
ELEVATION:				**DATE:**	1/21/2021

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6"	SAMPLES: Blows/Foot	SAMPLES: Sample Number	Graphical Log	USCS Symbol	BORING NO.: *B-1* / MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Moisture Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
							Concrete Slab - 5" (no rebar only mesh) no Base			
							FILL **SILTY SAND -** brown. very fine. moist			
							ALLUVIUM **SILTY SAND -** brown. fine to coarse. moist. medium dense			
5		6 8 8	16	1				2.4	104	
							SANDY SILT - brown, fine, moist, stiff			
10		7 9 7	16	2						
							NOTES: BORING TERMINATED AT 11½ feet. No Groundwater Encountered Boring convereted to percolation boring. Tested between 5 to 10 feet. Boring backfilled at completion of test with excavated cuttings.			
15										
20										
25										

Legend: --Ring -SPT ---Bulk ---No Recovery ---Water Table

chk: AG 03/22/21

PLATE A-1

Garcrest Engineering & Construction, Inc.
LOG OF BORING

PROJECT NO.:	G21-003/1	**DRILLER:**	Choice Drilling	**LOGGED BY:**	AG
PROJECT NAME:	Selma and Wilcox	**DRILL METHOD:**	8" Hollow Stem Auger	**OPERATOR:**	
LOCATION:	6422 Selma Ave, Los Angeles, CA	**HAMMER:**	140 pound Auto/30 inches	**RIG TYPE:**	CME75 LAR
ELEVATION:				**DATE:**	1/21/2021

Depth (ft)	SAMPLES: Sample Type	Blows/ 6"	Blows/Foot	Sample Number	Graphical Log	USCS Symbol	**BORING NO.: *B-2*** / MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Moisture Content (%)	Dry Density (pcf)	Others
							Concrete Slab - 5" (no rebar only mesh) no Base			
							FILL **SILTY SAND -** brown. very fine. moist			CORR
5		5 8 6	14	2			**ALLUVIUM** **SILTY SAND -** brown. fine to coarse. moist. medium dense	3.0	98	DS
10		5 8 10	18	3			**SANDY SILT -** brown. fine. moist. stiff	8.6	110	CS
15		3 7 8	15	4			**CLAYEY SAND -** brown. fine. moist. medium dense -- Sandy -- 9.7 percent passing No. 200 Sieve. -- trace gravel			
20		6 9 8	17	5			**SANDY SILT** - brown. fine. moist. stiff	12.8	103	DS
25		4 8 8	16	6			**CLAYEY SAND -** brown. fine. moist. medium dense -- 28 percent passing No. 200 Sieve			

Legend: --Ring; -SPT; ---Bulk; ---No Recovery; ---Water Table

chk: AG 03/22/21

PLATE A-2a

Garcrest Engineering & Construction, Inc.
LOG OF BORING

PROJECT NO.:	G21-003/1	**DRILLER:**	2R Drilling	**LOGGED BY:**	JD
PROJECT NAME:	Selma and Wilcox	**DRILL METHOD:**	8" Hollow Stem Auger	**OPERATOR:**	
LOCATION:	6422 Selma Ave, Los Angeles, CA	**HAMMER:**	140 pound Auto/30 inches	**RIG TYPE:**	CME55
ELEVATION:				**DATE:**	6/8/2020

BORING NO.: *B-2*

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6"	SAMPLES: Blows/Foot	SAMPLES: Sample Number	Graphical Log	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Moisture Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
30		7 12 13	25	7				14.6	111	DS CS
35		4 8 9	17	8			**CLAYEY SILT -** brown, moist to very moist, stiff to very stiff -- 56 percent passing No. 200 Sieve			
40		10 22 30	52	9			-- 45 percent passing No. 200 Sieve			
45							**NOTES:** BORING TERMINATED AT 41½ feet. No Groundwater Encountered Boring backfilled with cuttings and tamped			
50										

Legend: --Ring; -SPT; ---Bulk; ---No Recovery; ---Water Table

chk: AG 03/22/21

PLATE A-2b

Garcrest Engineering & Construction, Inc.

LOG OF BORING

PROJECT NO.:	G21-003/1	**DRILLER:**	Choice Drilling	**LOGGED BY:**	AG
PROJECT NAME:	Selma and Wilcox	**DRILL METHOD:**	8" Hollow Stem Auger	**OPERATOR:**	
LOCATION:	6422 Selma Ave, Los Angeles, CA	**HAMMER:**	140 pound Auto/30 inches	**RIG TYPE:**	CME75 LAR
ELEVATION:				**DATE:**	1/21/2021

Depth (ft)	SAMPLES: Sample Type	Blows/ 6"	Blows/Foot	Sample Number	Graphical Log	USCS Symbol	**BORING NO.: *B-3*** / MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Moisture Content (%)	Dry Density (pcf)	Others
							Concrete Slab - 5" (no rebar only mesh) no Base			
							FILL **SILTY SAND -** brown. very fine. moist			
							ALLUVIUM **SILTY SAND -** brown. fine to coarse. moist. medium dense			
5		5 7 8	15	1			-- 20 percent passing No. 200 Sieve	6.2	109	
10		3 8 8	16	2			**CLAYEY SAND** - brown, fine, moist, medium dense -- 31 percent passing No. 200 Sieve			
15		10 13 20	33	3			-- dense	4.8	112	
20		2 7 8	15	4			**CLAYEY SILT -** brown, moist to very moist, stiff	14.3		
25		9 16 23	39	5			**NOTES:** BORING TERMINATED AT 21½ feet. No Groundwater Encountered Boring backfilled with cuttings and tamped -- very stiff			
		5 10 10	20	6			**SILTY SAND** - brown, fine to coarse, some gravel,moist, medium dense			

Legend: --Ring; -SPT; ---Bulk; ---No Recovery; ---Water Table

chk: AG 03/22/21

PLATE A-3

APPENDIX B – LABORATORY TESTING

APPENDIX B

LABORATORY TESTS

Laboratory tests were performed on selected samples to aid in the classification of the soils encountered and to determine engineering properties for the onsite soils. The laboratory tests were performed by AP Engineering and Testing, Inc. of Pomona, California.

Field moisture content and dry densities of the soils were determined by performing tests on relatively undisturbed samples collected. The results are presented on the boring logs and Figure B-1, Moisture and Density Test Results.

Direct Shear tests were performed on selected samples to evaluate the strength parameters of the soils. The tests were conducted on samples after soaking to near-saturated moisture content at various surcharges. The tests were performed in general accordance with ASTM Standard Test Method D-3080. The tests were performed at a strain rate of 0.005 inches per minute under soaked conditions. The results of the tests are shown on Figure B-2, Direct Shear Test Results.

A Consolidation test was performed on a selected sample to evaluate the compressibility of the soils. The test was conducted in general accordance with ASTM Standard Test Method D-2435. Water was added to the sample to illustrate the effect of moisture on compressibility. The results are presented on Figure B-3, Consolidation Curve.

The percent passing the No. 200 sieve of selected samples was performed by wash sieving in accordance with ASTM Standard Test Method D-1140. The results are presented on Figure B-4, Percent Passing No. 200 Sieve.

A series of corrosivity tests were performed on selected samples of the soils encountered at the site. The tests included pH, resistivity, soluble chlorides and soluble sulfates. The tests were performed in general accordance with California Test Methods 643, 422, and 417 respectively. The results are presented on Figure B-5, Corrosion Test Results

AP Engineering & Testing, Inc.

A Certified DBE/MBE/SBE Company

February 1, 2021

To: Garcrest Engineering and Construction, Inc.
126 S. Jackson Street, Suite 300
Glendale, California 91205

Attention: Armen Gaprelian, P.E., G.E.

Subject: Laboratory Test Report
Project Name: Selma & Wilcox
Project No.: G21-003/1

Dear Armen,

This letter is to certify that AP Engineering and Testing has performed laboratory soil tests for the subject project. The laboratory testing program as requested by you consisted of:

- 3 Moisture Content & Density (ASTM D 2216 & D 2937)
- 1 Moisture Content Only (ASTM D 2216)
- 6 Percent Passing #200 Sieve (ASTM D 1140)
- 1 Corrosion Suite (CTM 417, 422 & 643)
- 3 Direct Shear (ASTM D 3080)
- 2 Consolidation (ASTM D 2435)

All tests were performed in accordance with the applicable standards as indicated above under the supervision of a registered geotechnical engineer. Attached please find the test results.

We appreciate the opportunity to be of service to you. Should you have any questions, please call our office at your convenience.

Respectfully submitted,

AP Engineering and Testing, Inc.
Certificate No. 10130

Apichart Phukunhaphan, P.E., G.E.
Principal Engineer

REGISTERED PROFESSIONAL ENGINEER
APICHART PHUKUNHAPHAN
No. 002156
Exp. 12/31/21
GEOTECHNICAL
STATE OF CALIFORNIA

Distribution: 1 Addressee

Attachments: Laboratory Test Results

AP Engineering and Testing, Inc.
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MOISTURE AND DENSITY TEST RESULTS

ASTM D2216 and ASTM D7263 (Method B)

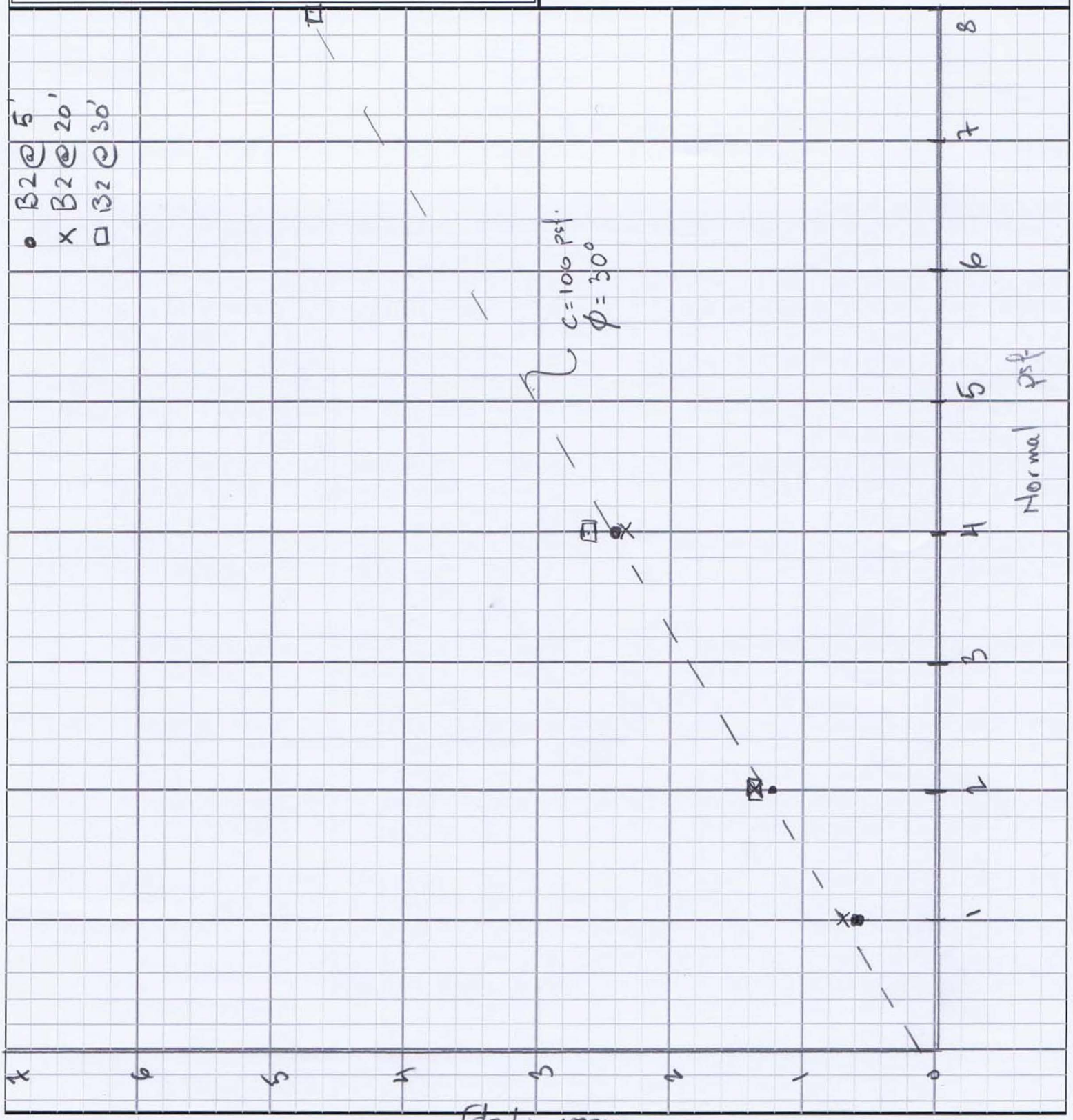
Client: Garcrest Engineering
Project Name: Selma & Wilcox
Project No.: G21-003/1

AP Lab No.: 21-0145
Test Date: 01/26/21

Boring No.	Sample No.	Sample Depth (ft.)	Moisture Content (%)	Dry Density (pcf)
B1	-	5	2.4	104.1
B3	-	5	6.2	108.9
B3	-	15	4.8	111.6
B3	-	20	14.3	NA

GARCREST
ENGINEERING AND CONSTRUCTION, INC.

JOB NO: G21-003/1 SHEET ___ OF ___
JOB NAME: 6422 Selma
BY: AG DATE: 3/24/21
CHECKED BY: _____ DATE: _____
SUBJECT: SHEAR SUMMARY



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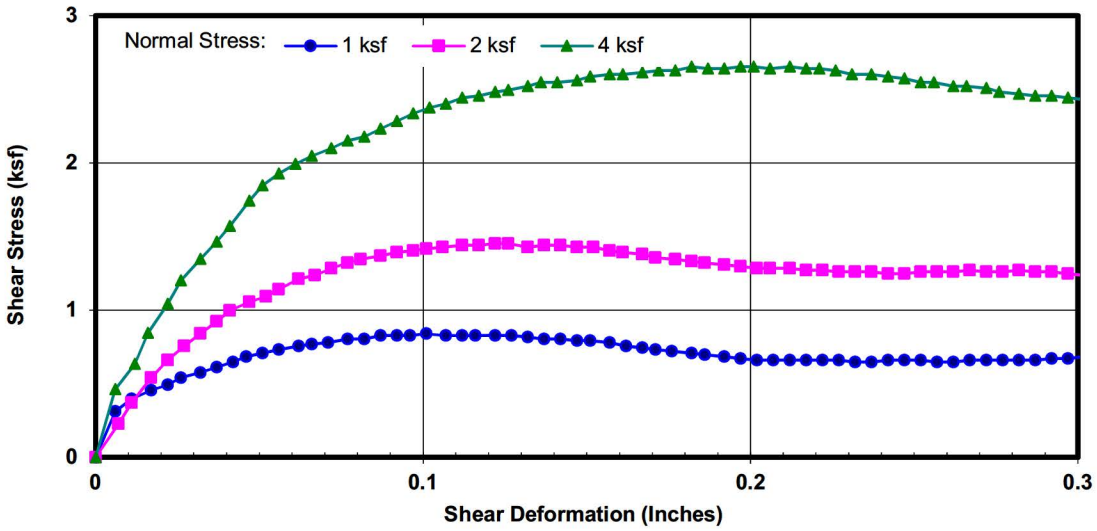
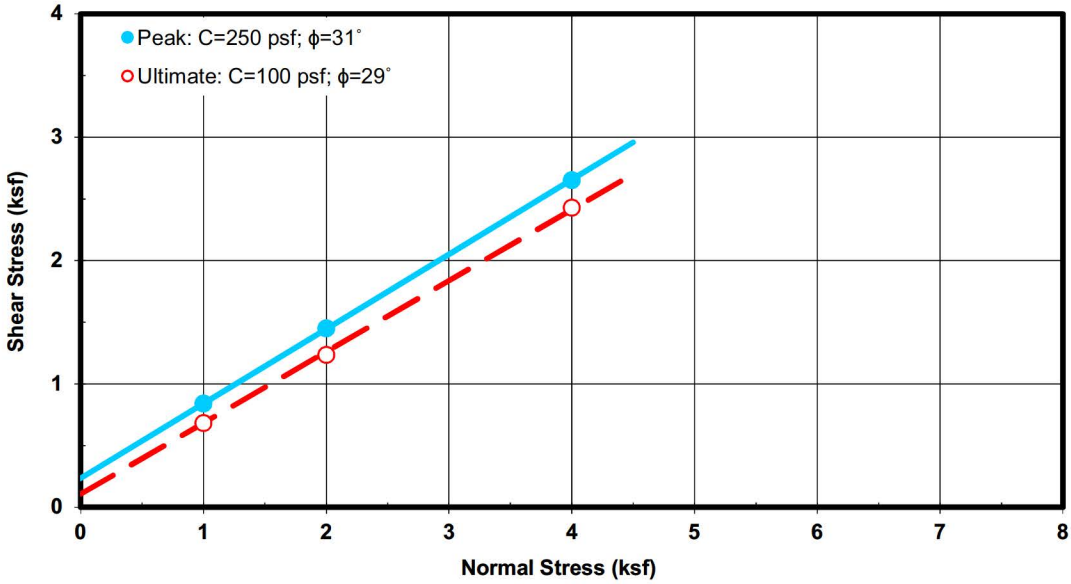
DIRECT SHEAR TEST RESULTS
ASTM D 3080

Client:	Garcrest Engineering		**Tested By:**	NG	**Date:** 01/27/21
Project Name:	Selma & Wilcox		**Computed By:**	NR	**Date:** 01/29/21
Project No.:	G21-003/1		**Checked by:**	AP	**Date:** 02/01/21
Boring No.:	B2				
Sample No.:	-	**Depth (ft):** 5			
Sample Type:	Mod. Cal.				
Soil Description:	Silty Sand				
Test Condition:	Inundated	**Shear Type:** Regular			

Wet Unit Weight (pcf)	Dry Unit Weight (pcf)	Initial Moisture Content (%)	Final Moisture Content (%)	Initial Degree Saturation (%)	Final Degree Saturation (%)	Normal Stress (ksf)	Peak Shear Stress (ksf)	Ultimate Shear Stress (ksf)
101.0	98.0	3.0	23.8	11	90	1	0.840	0.684
						2	1.452	1.236
						4	2.653	2.429





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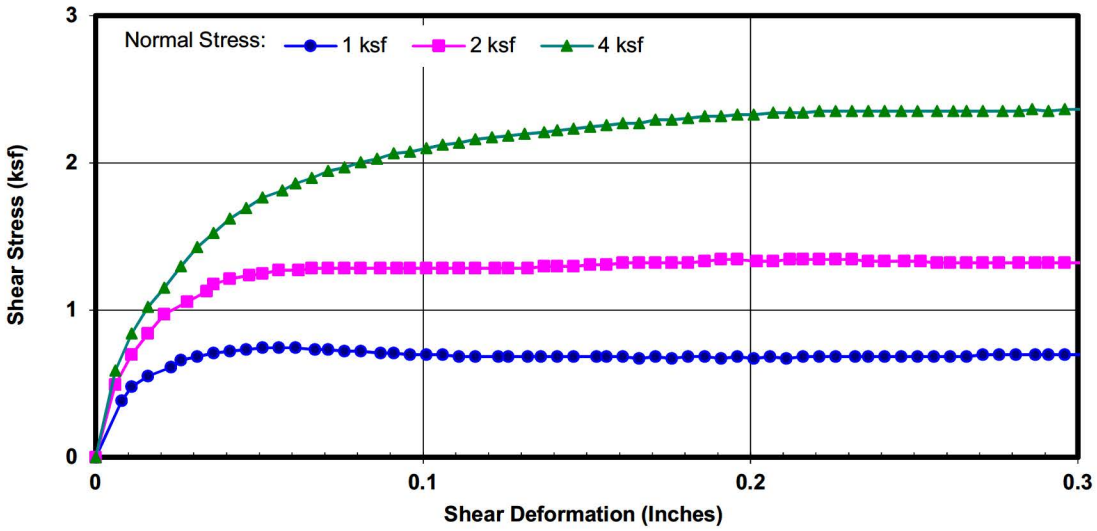
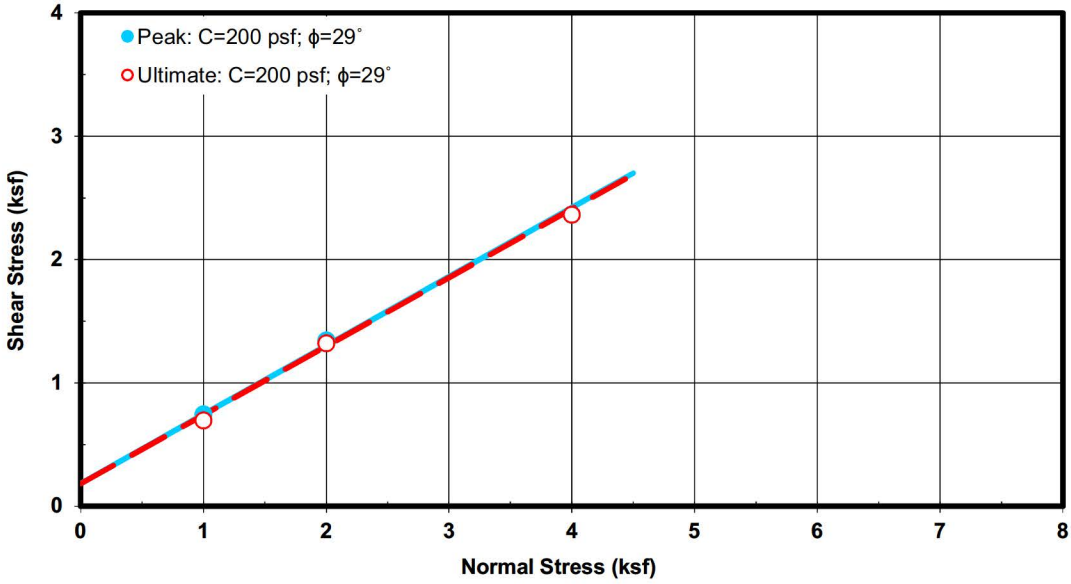
DIRECT SHEAR TEST RESULTS
ASTM D 3080

Client:	Garcrest Engineering		**Tested By:**	ST	**Date:** 01/28/21
Project Name:	Selma & Wilcox		**Computed By:**	NR	**Date:** 02/01/21
Project No.:	G21-003/1		**Checked by:**	AP	**Date:** 02/01/21
Boring No.:	B2				
Sample No.:	-	**Depth (ft):** 20			
Sample Type:	Mod. Cal.				
Soil Description:	Sandy Silt				
Test Condition:	Inundated	**Shear Type:** Regular			

Wet Unit Weight (pcf)	Dry Unit Weight (pcf)	Initial Moisture Content (%)	Final Moisture Content (%)	Initial Degree Saturation (%)	Final Degree Saturation (%)	Normal Stress (ksf)	Peak Shear Stress (ksf)	Ultimate Shear Stress (ksf)
116.5	103.3	12.8	21.4	55	91	1	0.744	0.696
						2	1.344	1.320
						4	2.364	2.364





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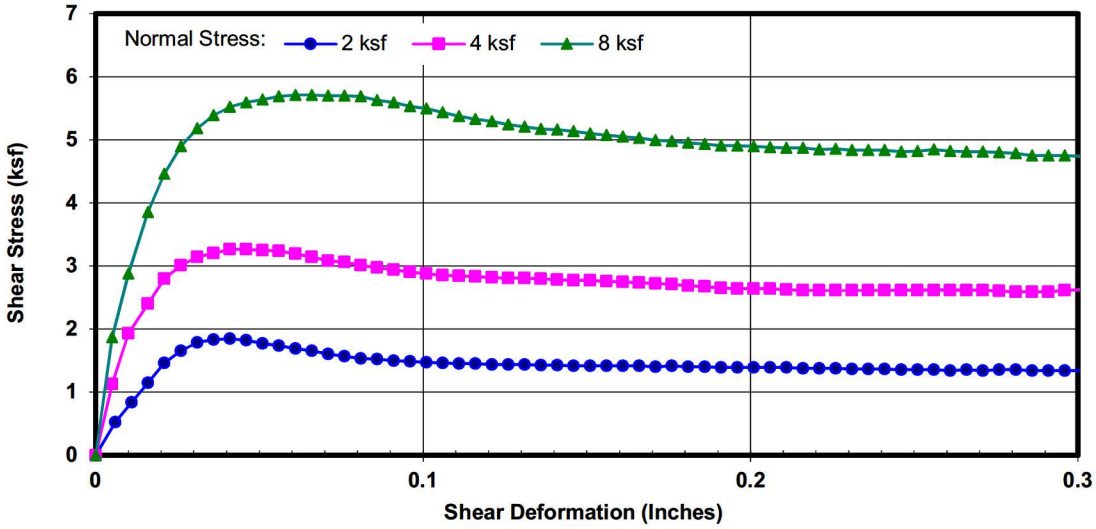
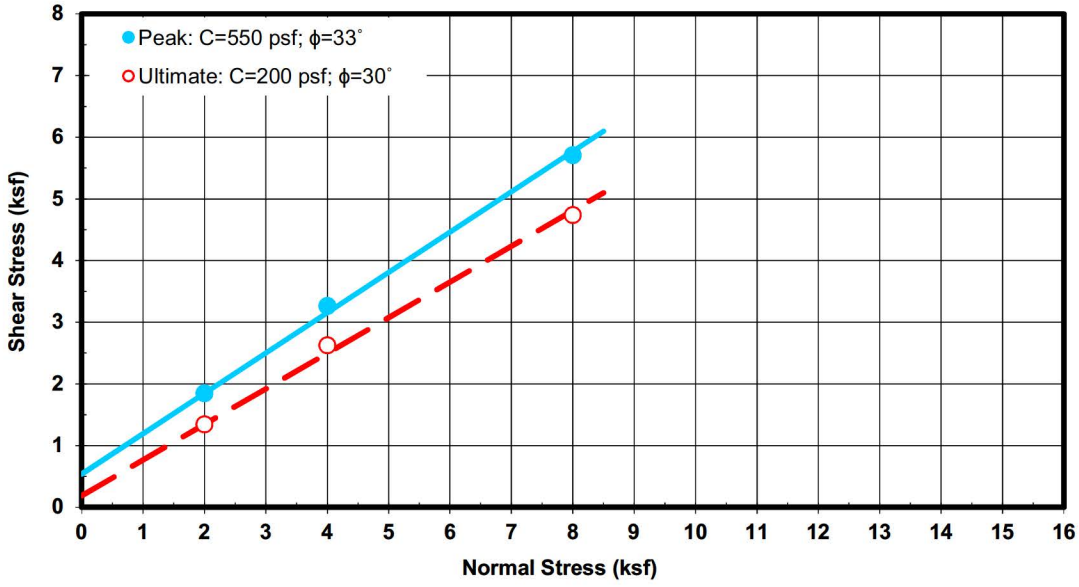
DIRECT SHEAR TEST RESULTS
ASTM D 3080

Client:	Garcrest Engineering		**Tested By:**	NG	**Date:** 01/27/21
Project Name:	Selma & Wilcox		**Computed By:**	NR	**Date:** 01/29/21
Project No.:	G21-003/1		**Checked by:**	AP	**Date:** 02/01/21
Boring No.:	B2				
Sample No.:	-	**Depth (ft):** 30			
Sample Type:	Mod. Cal.				
Soil Description:	Clayey Sand				
Test Condition:	Inundated	**Shear Type:** Regular			

Wet Unit Weight (pcf)	Dry Unit Weight (pcf)	Initial Moisture Content (%)	Final Moisture Content (%)	Initial Degree Saturation (%)	Final Degree Saturation (%)	Normal Stress (ksf)	Peak Shear Stress (ksf)	Ultimate Shear Stress (ksf)
127.4	111.2	14.6	17.1	76	90	2	1.848	1.344
						4	3.264	2.628
						8	5.712	4.740





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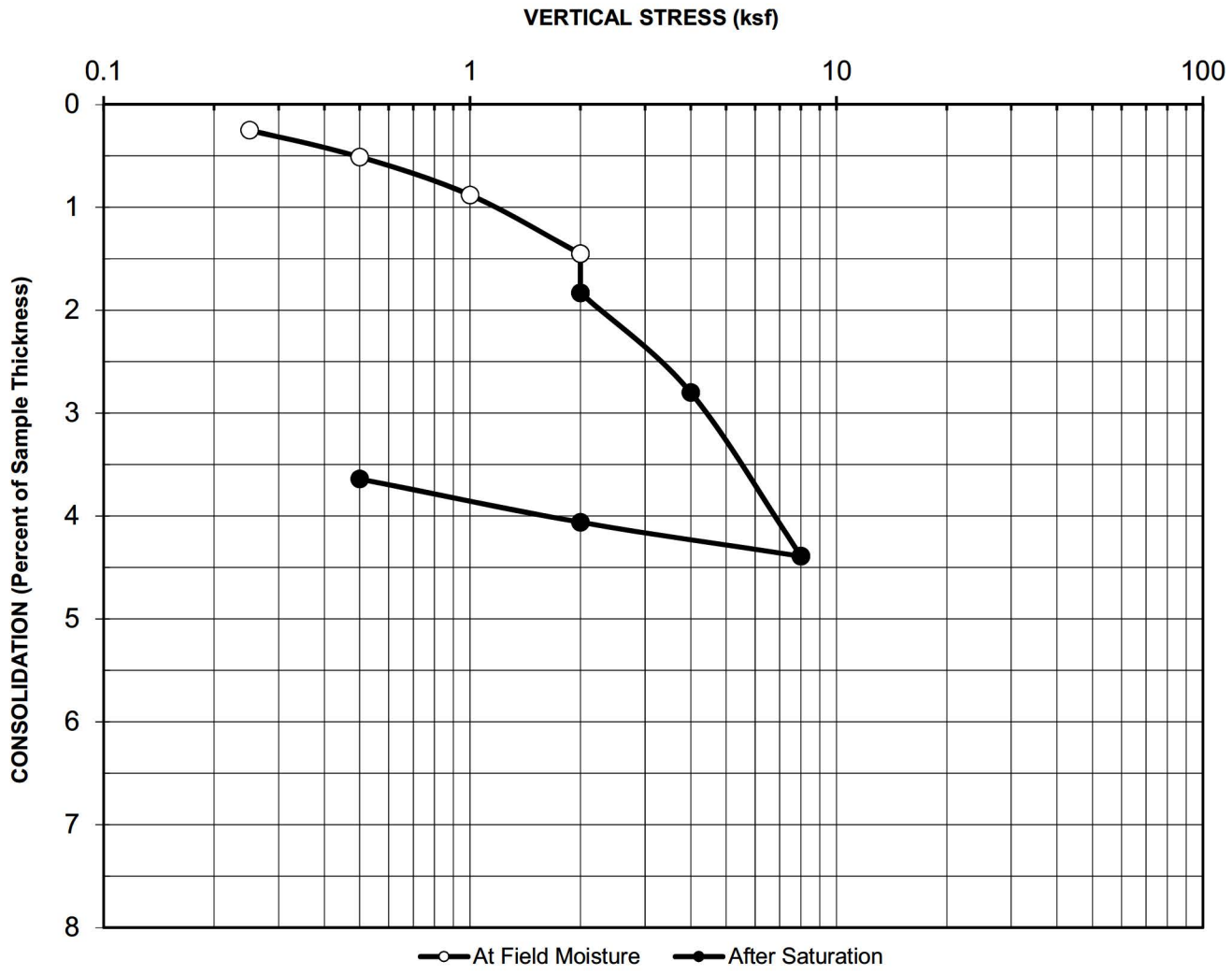

Boring No. :	B2	Initial Dry Unit Weight (pcf):	109.7
Sample No.:	-	Initial Moisture Content (%):	8.6
Depth (feet):	10	Final Moisture Content (%):	16.1
Sample Type:	Mod Cal	Assumed Specific Gravity:	2.7
Soil Description:	Clayey Sand	Initial Void Ratio:	0.54
Remarks:	Collapse= 0.38% upon inundation		

CONSOLIDATION CURVE
ASTM D 2435

Project Name:	Selma & Wilcox
Project No.:	G21-003/1
Date:	1/26/2021
AP No:	21-0145
Sheet No:	1

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Boring No. :	B2	Initial Dry Unit Weight (pcf):	106.5
Sample No.:	-	Initial Moisture Content (%):	14.6
Depth (feet):	30	Final Moisture Content (%):	18.6
Sample Type:	Mod Cal	Assumed Specific Gravity:	2.7
Soil Description:	Clayey Sand	Initial Void Ratio:	0.58
Remarks:	Collapse= 0.07% upon inundation		

CONSOLIDATION CURVE
ASTM D 2435

Project Name:	Selma & Wilcox
Project No.:	G21-003/1
Date:	1/26/2021
AP No:	21-0145 **Sheet No:** 1

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PERCENT PASSING NO. 200 SIEVE

ASTM D1140

Client:	Garcrest Engineering	AP Lab No.:	21-0145
Project Name:	Selma & Wilcox	Test Date:	01/26/21
Project Number:	G21-003/1		

Boring No.	Sample No.	Depth (ft)	Percent Fines (%)
B2	-	15	9.7
B2	-	25	28.1
B2	-	35	56.2
B2	-	40	44.6
B3	-	5	20.0
B3	-	10	30.8

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CORROSION TEST RESULTS

Client Name: Garcrest Engineering
Project Name: Selma & Wilcox
Project No.: G21-003/1

AP Job No.: 21-0145
Date: 01/27/21

Boring No.	Sample No.	Depth (feet)	Soil Description	Minimum Resistivity (ohm-cm)	pH	Sulfate Content (ppm)	Chloride Content (ppm)
B2	-	1-4	Silty Sand	5,107	7.7	124	96

NOTES: Resistivity Test and pH: California Test Method 643
Sulfate Content : California Test Method 417
Chloride Content : California Test Method 422
ND = Not Detectable
NA = Not Sufficient Sample
NR = Not Requested

APPENDIX C– SEISMIC SETTLEMENT ANALYSIS

Garcrest Engineering and Construction, Inc.

Seismically Induced Dry Settlement (Tokimatsu Seed, 1987/Pradel, 1998)

Project Name	Selma
Project No.	G21-003/1
Location	6422 Selma Los Angeles, CA
Boring	B-2
Design mag	6.69
Design Accel	0.66
Hammer Energy Ce	1.25
Borehole diameter Cb	1.15
Sampling Method Cs	1.25

Depth to top (feet)	Depth to bottom (feet)	Unit Weight (pcf)	SPT	Fine Content (%)		Layer Thickness (feet)	Effective Depth (feet)	Total Stress (psf)	Overburden Correction factor Cn	Rod Length Correction factor Cr	N160	Stress reduction Coefficient rd	K2max	Sig m (psf)	tau (psf)	Gmax (psf)	geff(Geff/Gmax)	geff (%)	e15 (%)	Nc	enc (%)	Delta S (inches)
15	18	110	25	10		3	16.5	1815	1.07	0.85	40.82	0.965	68.87	1210.0	751.570	2395475	0.0003137	0.0009	0.0004	8.562	0.00028	0.020
18	24	110	15	50		6	21	2310	0.96	0.95	24.58	0.954	58.15	1540.0	945.606	2282044	0.0004144	0.0010	0.0008	8.562	0.00061	0.087
24	28	120	16	28		4	26	3120	0.82	0.95	22.47	0.938	56.43	2080.0	1255.634	2573811	0.0004879	0.0015	0.0013	8.562	0.00101	0.097
28	34	120	16	28		6	31	3720	0.74	1	21.38	0.915	55.51	2480.0	1460.603	2764447	0.0005284	0.0016	0.0015	8.562	0.00115	0.165
34	37	120	17	56		3	35.5	4260	0.68	1	20.91	0.887	55.10	2840.0	1620.881	2936556	0.0005520	0.0016	0.0015	8.562	0.00118	0.085
37	40	120	17	45		3	38.5	4620	0.65	1	19.86	0.864	54.16	3080.0	1711.759	3005976	0.0005695	0.0016	0.0016	8.562	0.00125	0.090
																					Total	0.545

APPENDIX D– PERCOLATION TESTING

Well B-1

Diameter (in) =	8	Depth of Hole (ft) =	10	Effi. =	1
Length of Pipe (ft) =	10	casing diameter (in) =	3	Perc. Zone	5 ft to 10 ft

	Time	Time Difference (min)	Depth to Top of Water (ft)	Change in Depth (ft)	Change in Depth (in)	Depth of water above bott. of screen (ft)	Avg. Head (ft)	Percolation Rate "R" (min/in.)	Percolation Rate "R" (in/min)
1	9:30		5.00	-		5.0			
	9:45	15	7.80	2.80	33.6	2.2	3.6	0.45	2.24
2	9:45		5.30			4.7			
	10:00	15	7.80	2.50	30	2.2	3.5	0.50	2.00
3	10:05		5.40			4.6			
	10:20	15	7.90	2.50	30	2.1	3.4	0.50	2.00
4	10:25		5.50			4.5			
	10:40	15	8.00	2.50	30	2.0	3.3	0.50	2.00
5	10:45		5.50			4.5			
	11:00	15	8.00	2.50	30	2.0	3.3	0.50	2.00

Percolation Rate (in/hr) 2.00 x60= 120 in/hr

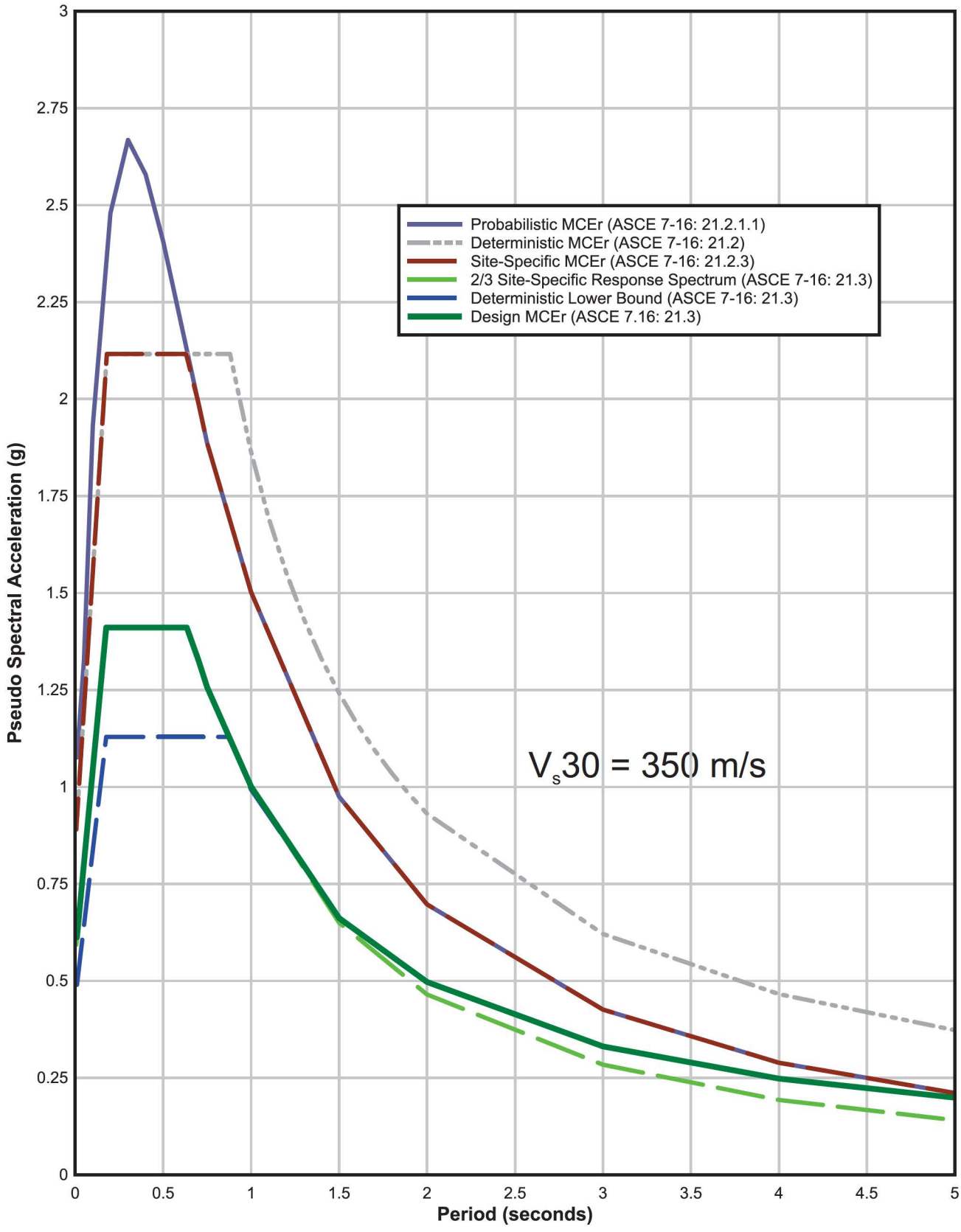
GS200.1 Rf= ((2xd1-Dd)/diam)+1

d1= depth of hole-initial depth = 4.50 ft 54 in
Dd= Change in depth= 2.50 ft 30 in

Rf= 10.75

Bottom only perc rate= 11.2 in/hr

APPENDIX E – GROUND MOTION STUDY

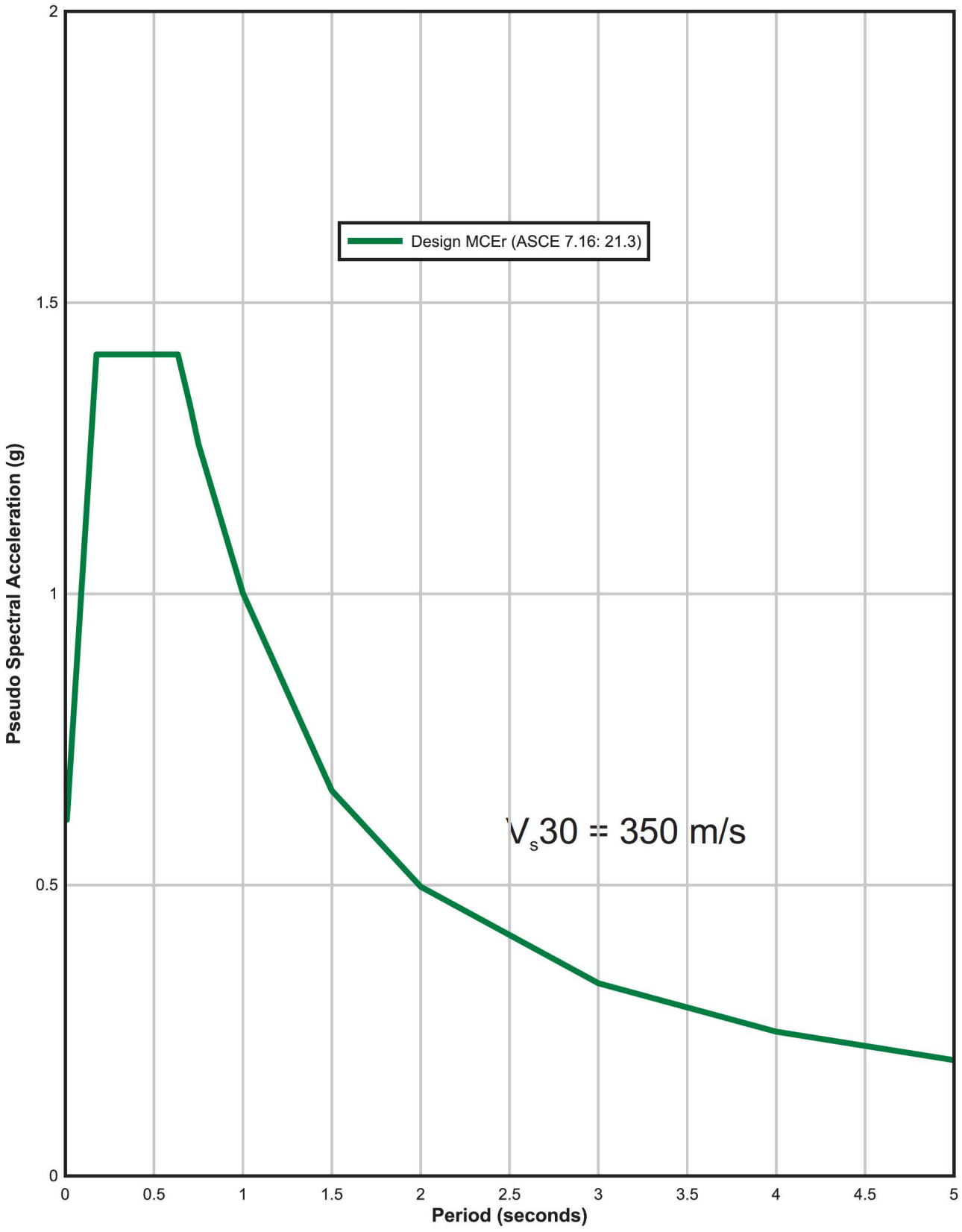


Job No. G21-003/1 Date: March 2021 By: BDS

Risk-Targeted Spectra
2% Probability of Exceedandce in 50 Years
5% Damping

6422 Selma Avenue

FIGURE E-1



Recommended Risk-Targeted Spectra (MCE_R)
2% Probability of Exceedandce in 50 Years
5% Damping
6422 Selma Avenue

Job No. G21-003/1 Date: March 2021 By: BDS

FIGURE E-2

Pseudo Spectral Acceleration

ASCE 7-16 Site-Specific PSHA Procedure

Probabilistic MCE_R Sec. 21.2.1.1		Deterministic MCE_R Sec. 21.2.2		Site-Specific MCE_R Sec. 21.2.3		2/3 Site-Specific MCE_R Sec. 21.3		Deterministic Lower Bound Sec. 21.3		Design MCE_R Sec. 21.3	
T (sec)	PSA (g)	T (sec)	PSA (g)	T (sec)	PSA (g)	T (sec)	PSA (g)	T (sec)	PSA (g)	T (sec)	PSA (g)
0.010	1.076	0.010	0.919	0.001	0.854	0.001	0.569	0.010	0.490	0.010	0.612
0.050	1.328	0.176	2.116	0.010	0.919	0.010	0.612	0.176	1.129	0.176	1.411
0.100	1.932	0.880	2.116	0.176	2.116	0.176	1.411	0.200	1.129	0.200	1.411
0.200	2.479	0.900	2.069	0.200	2.116	0.200	1.411	0.300	1.129	0.300	1.411
0.300	2.668	1.000	1.863	0.300	2.116	0.300	1.411	0.500	1.129	0.500	1.411
0.400	2.579	1.200	1.552	0.634	2.116	0.634	1.411	0.700	1.129	0.634	1.411
0.500	2.406	1.300	1.433	0.700	1.990	0.700	1.327	0.868	1.129	0.700	1.327
0.750	1.886	1.500	1.242	0.750	1.886	0.750	1.257	0.900	1.104	0.750	1.257
1.000	1.502	1.600	1.164	1.000	1.502	1.000	1.001	1.000	0.993	1.000	1.001
1.500	0.975	1.700	1.096	1.500	0.975	1.500	0.650	1.500	0.662	1.500	0.662
2.000	0.697	2.000	0.931	2.000	0.697	2.000	0.465	2.000	0.497	2.000	0.497
3.000	0.426	3.000	0.621	3.000	0.426	3.000	0.284	3.000	0.331	3.000	0.331
4.000	0.289	4.000	0.466	4.000	0.289	4.000	0.193	4.000	0.248	4.000	0.248
5.000	0.211	5.000	0.373	5.000	0.211	5.000	0.141	5.000	0.199	5.000	0.199

FIGURE E-3

APPENDIX F – GEOCONCEPTS, INC BORINGS

BORING: B-1

ADDRESS: Selma Ave & Wilcox Ave

PROJECT NO.: 4718

DATE LOGGED: February 6, 2014

LOGGED BY: KC

ATTITUDES: b - bedding, j - joint, s - shear, f - fault

WATER CONTENT, %	UNIT DRY WEIGHT, PCF	BLOWS/FOOT	SAMPLES	DEPTH, FT	GRAPHIC LOG	DESCRIPTION
						0.0' - 2.0" **ASPHALT**
						2.0" - 6.0" **CONCRETE and BASE**
6	106	11				0.5' - 3.0' **ARTIFICIAL FILL; Af,** silty sand, medium brown, slightly moist, fine to coarse grained, gravels up to 1/2" in length
9	110	10		5		@ 2.5' silty sand, medium brown, slightly moist, fine to coarse grained, rock fragments up to 1/2" in length
						3.0' - 81' **QUATERNARY ALLUVIUM; Qal,** @ 5.0' silty sand, brown, slightly moist, fine to medium grained, slightly porous
15	110	25		10		@ 10.0' clayey sand, medium brown, slightly moist, fine to medium grained
8	114	17		15		@ 15.0' sand, medium brown to brown, slightly moist, fine to coarse grained, gravels up to 1/4" in length
8	119	17		20		@ 20.0' sand, medium brown, slightly moist, fine to coarse grained, gravels up to 3/4" in length
7	111	18		25		@ 25.0' silty sand, medium brown, slightly moist, fine to medium grained
8	118	29		30		@ 30.0' silty sand, medium brown, slightly moist, fine to coarse grained
7	117	29		35		@ 35.0' silty sand, medium brown, slightly moist, fine to coarse grained, gravels up to 1/2" in length
8	115	40		40		@ 40.0' silty sand, medium brown, slightly moist, fine to coarse grained, gravels up to 1/2" in length

1 0 5 0 2 0 3 2 0 1 6 0 5 1 2 2

BORING: B-1

ADDRESS: Selma Ave & Wilcox Ave

PROJECT NO.: 4718

DATE LOGGED: February 6, 2014

LOGGED BY: KC

ATTITUDES (b - bedding, j - joint, s - shear, f - fault)	WATER CONTENT, %	UNIT DRY WEIGHT, PCF	BLOWS/FOOT	SAMPLES	DEPTH, FT	GRAPHIC LOG	DESCRIPTION
	7	112	43				@ 45.0' silty sand, medium brown, slightly moist, fine to medium grained, gravels up to 3/4" in length
	7	117	50		50		@ 50.0' silty sand, medium brown, slightly moist, fine to medium grained, gravels up to 3/4" in length
	15	119	40		55		@ 55.0' clayey sand, medium brown, slightly moist, fine to medium grained, gravels between 1/4" to 1/2" in length
	13	118	47		60		@ 60.0' clayey sand, medium brown, slightly moist, fine to medium grained
	5	121	51		65		@ 65.0' silty sand, brown, slightly moist, fine to coarse grained, gravels up to 1/2" in length
	7	123	49		70		@ 70.0' silty sand, brown, slightly moist, fine to coarse grained, gravels up to 1" in length
	9	121	56		75		@ 75.0' silty sand, light brown, slightly moist, fine to coarse grained
	13	124	64		80		@ 80.0' silty sand, light brown, slightly moist, fine to coarse grained
					85		Total Depth: 81.0 Feet No Groundwater Hollow Stem Auger

BORING: B-2

ADDRESS: Selma Ave & Wilcox Ave

PROJECT NO.: 4718

DATE LOGGED: February 6, 2014

LOGGED BY: KC

ATTITUDES (b - bedding, j - joint, s - shear, f - fault)	WATER CONTENT, %	UNIT DRY WEIGHT, PCF	BLOWS/FOOT	SAMPLES	DEPTH, FT	GRAPHIC LOG	DESCRIPTION
							0.0' - 2.0" **ASPHALT**
							2.0" - 6.0" **CONCRETE and BASE**
	6	111	17				0.5' - 3.0' **ARTIFICIAL FILL; Af,** silty sand, light brown, slightly moist, fine to coarse grained, rock fragments up to 1/2" in length
	3	111	19		5		@ 2.5' silty sand, medium brown, slightly moist, fine to medium grained
							3.0' - 86.0' **QUATERNARY ALLUVIUM; Qal,**
							@ 5.0' silty sand, medium brown, slightly moist, fine to coarse grained, gravels 1/4" to 1" in length
	16	111	17		10		@ 10.0' silty sand, medium brown, slightly moist, fine to medium grained, slightly porous
	7	111	22		15		@ 15.0' silty sand, medium brown, slightly moist, fine to medium grained, slightly porous, few gravels up to 1/4" in length
	10	111	15		20		@ 20.0' silty sand, light brown, slightly moist, fine to medium grained
	5	112	26		25		@ 25.0' silty sand, medium brown, slightly moist, fine to medium grained, gravels up to 1" in length, fine to coarse grained
	10	115	28		30		@ 30.0' silty sand, medium brown, slightly moist, fine to coarse grained
	9	121	31		35		@ 35.0' silty sand, medium brown, slightly moist, fine to medium grained
	7	123	38		40		@ 40.0' silty sand, medium brown, slightly moist, fine to medium grained

1 0 5 0 2 0 3 1 0 1 6 0 5 1 2 0

BORING: B-2

ADDRESS: Selma Ave & Wilcox Ave

PROJECT NO.: 4718

DATE LOGGED: February 6, 2014

LOGGED BY: KC

ATTITUDES (b - bedding, j - joint, s - shear, f - fault)	WATER CONTENT, %	UNIT DRY WEIGHT, PCF	BLOWS/FOOT	SAMPLES	DEPTH, FT	GRAPHIC LOG	DESCRIPTION
	14	120	32				@ 45.0' clayey sand, medium brown to reddish brown, slightly moist, fine to medium grained, gravels 1/4" to 3/4" in length
	13	120	28		50		@ 50.0' clayey sand, medium brown to reddish brown, slightly moist, fine to medium grained
	14	122	46		55		@ 55.0' clayey sand, reddish brown, slightly moist to moist, fine to coarse grained, gravels up to 1/2" in length
	4	126	53		60		@ 60.0' clayey sand, reddish brown, slightly moist to moist, fine to coarse grained, gravels up to 1/4" in length
	6	124	64		65		@ 65.0' sand, orange brown to medium brown, slightly moist, fine to coarse grained, gravels 1/4" to 3/4" in length
	13	124	57		70		@ 70.0' sand, orange brown to medium brown, slightly moist, fine to coarse grained, gravels 1/4" to 3/4" in length
	5	124	60		75		@ 75.0' clayey sand, medium brown, slightly moist, fine to coarse grained
	12	121	64		80		@ 80.0' clayey sand, medium brown, slightly moist, fine to coarse grained
	9	126	67		85		@ 85.0' clayey sand, medium brown, slightly moist, fine to coarse grained

Total Depth: 86.0 Feet
No Groundwater
Hollow Stem Auger

BORING: B - 2

ADDRESS: 1523 - 1541 Wilcox Avenue

PROJECT NO.: 4755

DATE LOGGED: April 9, 2014

LOGGED BY: KNC

ATTITUDES
b - bedding j - joint
s - shear f - fault

WATER CONTENT, %	UNIT DRY WEIGHT, PCF	BLOWS/FOOT	SAMPLES	DEPTH, FT	GRAPHIC LOG	DESCRIPTION
						0.0' - 0.5" **ASPHALT**
						0.5" - 2.0' **ARTIFICIAL FILL; Af,** silty sand, dark brown, moist, fine to coarse grained, concrete fragments
8	96	18		5		2.0' - 81.0' **QUATERNARY ALLUVIUM; Qal**
11	110	20		10		@ 5.0' sand (SW), orangish brown, slightly moist, fine to coarse grained, gravels up to 1" in length
3	106	25		15		@ 10.0' sand (SW) to silty sand (SM), medium brown, slightly moist, fine to medium grained
7	120	33		20		@ 15.0' silty sand (SM), orangish brown, slightly moist, fine to coarse grained, gravels up to 1/2" in length
15	105	25		25		@ 20.0' silty sand (SM), medium brown, slightly moist, fine to medium grained
8	116	24		30		@ 25.0' sandy silt (ML) to silty sand (SM), medium brown, slightly moist, fine to medium grained
10	116	28		35		@ 30.0' silty sand (SM), medium brown, slightly moist, fine to medium grained
13	115	30		40		@ 35.0' clayey sand (SC), light to medium brown, slightly moist, fine to medium grained
10	115	33		45		@ 40.0' clayey sand (SC), medium brown, slightly moist, fine to medium grained
4	122	37		50		@ 45.0' silty sand (SM), medium brown, slightly moist, fine grained
4	123	35		55		@ 50.0' sand (SW), light orangish brown, slightly moist, fine to coarse grained, abundant gravels up to 1" in length
17	114	48		60		@ 55.0' sand (SW), light orangish brown, slightly moist, fine to coarse grained, abundant gravels up to 1" in length
9	115	61		65		@ 60.0' silty sand (SM), medium brown, moist, fine to medium grained
13	120	62		70		@ 65.0' clayey sand (SC), medium brown, moist, fine to medium grained
13	118	67		75		@ 70.0' silty sand (SM), medium brown, moist, fine to medium grained
13	120	85		80		@ 72.0' **GROUNDWATER**
				85		@ 75.0' sand (SW), orangish brown, wet, fine to coarse grained, gravels up to 1" in length
				90		@ 80.0' sand (SW) with gravel, orangish brown, wet, fine to coarse grained, gravels up to 1" in length
						Total Depth 81.0 Feet
						Groundwater @ 72.0 Feet
						8" Hollow stem Auger

APPENDIX E

Hazards

PHASE I ENVIRONMENTAL SITE ASSESSMENT

6422 Selma Avenue
Los Angeles, California 90028
CBRE Project No.: PC80847141

Prepared For:
Spur Side, LLC, a Delaware limited liability company

www.cbre.com/Assessment

CBRE



ASSESSMENT & CONSULTING SERVICES

55 West Red Oak Lane
White Plains, New York 10604
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September 14, 2018

Spur Side, LLC, a Delaware limited liability company
c/o Mr. Leonard Ross
Vice President of Investments, Hawkins Way Capital
100 Wilshire Boulevard, Suite 1750
Santa Monica, California 90401
(424) 291-5858
lenny.ross@hawkinsway.com

Re: Phase I Environmental Site Assessment
6422 Selma Avenue
Los Angeles, California 90028
CBRE Project No.: PC80847141

Dear Mr. Ross:

CBRE, Inc., a Delaware corporation ("CBRE") is pleased to submit this copy of our Phase I Environmental Site Assessment on the above-referenced property. The report was prepared solely for the use of Spur Side, LLC, a Delaware limited liability company and any party specifically referenced in Section 2.1. No other party shall use or rely on this report or the findings herein, without the prior written consent of CBRE.

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

Please contact the undersigned at (619) 254-3124 or by email at scott.pritchard@cbre.com should you have any questions.

Sincerely,

CBRE, Inc. – ASSESSMENT AND CONSULTING SERVICES



Scott Pritchard
Environmental Professional

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1.0 EXECUTIVE SUMMARY

This report documents CBRE's findings from our Phase I Environmental Site Assessment on the 6422 Selma Avenue, located at 6422 Selma, Los Angeles, California (the "Subject"). The property, which is situated in an urban area characterized by commercial development, consists of a 0.15-acre parcel improved with a 109-year-old (built in 1909), warehouse building currently occupied with office space.

Historic topographic maps dating back to 1894 show development on the Subject, likely residential in nature. The Los Angeles County Assessor's office indicates that the current building was constructed in 1909. The Sanborn maps and city directories note that the Subject was used for auto repair purposes dating back to at least 1924, and as an auto parts warehouse with machine shop in the 1950s, 1960s and 1970s. The most-recent occupant, Concept Arts Studios, began occupying the Subject as early as 1990.

The purpose of this Phase I Environmental Site Assessment was to assess existing site conditions and render an opinion as to the identified or potential presence of recognized environmental conditions in connection with the property within the scope and limitations of ASTM International's Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-13 and the limitations identified herein. Exceptions to or deletions from the scope of work are described in Section 2.0.

This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Subject; however, the following business environmental risks (BERs) were identified which warrant mention:

Asbestos-Containing Material (ACM)

Although renovations have occurred over the years, based on the original age of the building, suspect ACMs may still exist. No friable suspect ACM was identified in readily accessible areas. However, the non-friable roofing system, caulking, and mastics may contain asbestos. Since these non-friable materials are in good condition and the potential for fiber release is low, no further action is recommended at this time, other than maintaining the materials in good condition under an Asbestos Operations and Maintenance (O&M) Program.

2.1 General

CBRE was retained by Spur Side, LLC, a Delaware limited liability company ("Client" or "User") to prepare a Phase I Environmental Site Assessment, in conformance with ASTM International's Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-13 on the Subject in accordance with our Agreement dated August 24, 2018.

2.2 Purpose and Scope

2.2.1 Purpose

The purpose of this report is to identify Recognized Environmental Conditions in connection with the property, using the methodology recommended by ASTM International in order for a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser defenses to CERCLA liability and/or to help understand potential environmental conditions that could materially impact the operation of the business associated with the Subject. Specifically, this methodology is referred to as *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* Designation: E 1527-13.

The term Recognized Environmental Conditions (RECs) is defined by ASTM Standard E 1527-13 as "...the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions."

The term Controlled Recognized Environmental Condition *(CREC)* as defined by ASTM Standard E 1527-13 refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

The term Historical Recognized Environmental Condition *(HREC)* as defined by ASTM Standard E 1527-13 refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

The term business environmental risk (BER) as defined by ASTM Standard E 1527-13 refers to a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated per the ASTM standard.

2.2.2 Scope

In general, the scope of this assessment consisted of reviewing readily available information and environmental data relating to the property; interviewing readily available persons knowledgeable about the site; reviewing readily available maps, aerial photographs and records maintained by federal, state, and local regulatory agencies; and conducting a site visit.

Of importance, the client is advised that federal, state, and local laws may impose environmental assessment obligations beyond the scope of this practice. Client is also notified that there are likely to be other legal obligations with regard to hazardous substances or petroleum products discovered on the Subject that are not addressed in this practice and that may pose risks of civil and/or criminal sanctions for non-compliance.

The specific scope of this assignment included the following:

2.2.2.1 Performing a site reconnaissance to characterize on-site conditions and assess the site's location with respect to surrounding property uses and natural surface features. In addition, CBRE conducted a reconnaissance of the surrounding roads and readily accessible adjacent properties to identify obvious potential environmental conditions on neighboring properties. Photographs taken as part of the site reconnaissance are provided in Appendix A.

The site visit was conducted on August 30, 2018, by Carol Noland representing CBRE. The site was represented by Mr. Marc Bretter, the property's real estate broker. It was sunny and the temperature was approximately 85° F at the time of our site survey. CBRE conducted the site reconnaissance in a systematic manner focusing initially on the exterior, which was surveyed in a grid pattern. CBRE also surveyed a representative sampling of the interior spaces in a systematic manner.

2.2.2.2 Interviewing persons familiar with the property to obtain information on present and previous on-site activities potentially resulting in the environmental degradation of the site or adjoining properties. A Pre-Survey Questionnaire to be filled out by someone knowledgeable about the site was not returned to CBRE. A blank copy of the Pre-Survey Questionnaire is provided in Appendix B.

The following table presents a summary of the individuals contacted or to whom requests for documentation were made as part of this assessment:

Name	Affiliation	Telephone No.
Mark Bretter	Cresa - Broker	(310) 943-5141
Bianca Avila	Los Angeles City Fire Department	(213) 978-3737
Website	Los Angeles County Department of Public Works –Environmental Programs	(626) 458-3517
Francisco Rodriguez	Los Angeles County Fire Department – Health Hazardous Materials Division	(310) 348-1781
Website	South Coast Air Quality Management District	(909) 396-2000
Website	California Department of Toxics Substances Control (DTSC)	(800) 728-6942

2.2.2.3 If provided, reviewing of information such as previously prepared appraisals, building plans and specifications, and environmental reports.

2.2.2.4 Reviewing readily available historical documents, such as topographic maps, aerial photographs, city directories, Sanborn Fire Insurance Maps and atlases, to identify previous activities on and in the vicinity of the Subject. Copies of these documents are included in the Appendices.

2.2.2.5 Reviewing readily available environmental databases maintained by federal, state, and local agencies within the approximate minimum search distances as described within the Regulatory Review Section 6.0 of this report. A copy of the Computerized Environmental Report can be referenced in Appendix D.

2.2.2.6 Conducting a "Tier I" (non-intrusive) Vapor Encroachment Screening (VES) on the Subject in accordance with the methodology set forth in ASTM E 2600-15 "*Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*". During the VES, the Area of Concern (AOC) was minimized using the methodology taught in the ASTM Screening for Vapor Encroachment onto Property Involved in Real Estate Transactions Training Course.

2.2.2.7 Conducting a visual survey of readily accessible common areas to identify the presence of the most obvious and common types of suspect asbestos containing materials (ACM). The basis for "suspect" determination is taken from the materials listed in Appendix G of the United States Environmental Protection Agency (USEPA) publication Managing Asbestos in Place (also known as the Green Book). All building materials listed within Appendix G of the Green Book are considered to be suspect ACMs at the Subject. This screening is not intended to be used for demolition, abatement, renovation, or repair work.

THIS LIMITED SURVEY IS NOT TO BE CONSTRUED AS A COMPREHENSIVE ASBESTOS SURVEY, WHICH OFTEN ENTAILS DESTRUCTIVE TESTING OR THE SURVEY OF AREAS BEHIND WALLS, ABOVE CEILINGS, IN TENANT SPACES AND IN OTHER TYPICALLY INACCESSIBLE AREAS. MOREOVER, CBRE DOES NOT WARRANT THAT ALL ACMs AT THE SUBJECT HAVE BEEN IDENTIFIED.

2.2.2.8 Reviewing published radon occurrence maps to determine whether the site is located in an area with a propensity for elevated radon concentrations.

2.2.2.9 An analysis of mold and/or mold issues was beyond the scope of this report.

2.2.2.10 Assessing the age of the Subject to determine whether it is predisposed to contain lead-based paint. During our walkthrough survey, CBRE noted the condition of the paint observed. Note, a compliance audit for lead paint was not conducted. NOTWITHSTANDING, THIS SCAN FOR LEAD-BASED PAINT SHOULD NOT BE CONSTRUED AS AN IN-DEPTH LEAD-BASED PAINT SURVEY.

2.2.2.11 Testing, if any, was designed solely to meet the requirements of the client's scope of work, not to meet any local, State or Federal regulations and shall not be utilized as such.

2.3 Data Gaps

According to § 3.2.21 of ASTM Standard E 1527-13, a data gap is a lack of or inability to obtain information required by the ASTM Standard despite good faith efforts to gather same. Data gaps may result from incompleteness in any of the activities required by the ASTM Standard. The following data gaps occurred in connection with this report:

Data Gap	Explanation	Significance of Gap
Site History	Site history not conducted in 5-year intervals (See § 5)	Low - not likely to alter Report's conclusions due to CBRE's search of standard historical sources of information such as aerial photographs, historic topographic maps, city directory abstracts, Sanborn Fire Insurance Maps, and interviews with knowledgeable individuals who were familiar with the property.
User Interview	AAI User Questionnaire not returned to CBRE	Low - not likely to alter Report's conclusions
Former Owner or Operator Interview	Unable to interview former site owner or operator due to inability to locate	Low - not likely to alter Report's conclusions
Current Owner or Operator Interview	Pre-survey Questionnaire not returned to CBRE	Low - not likely to alter Report's conclusions

Salient Assignment Information	
Project No.:	PC80847141
Project Name:	6422 Selma
Street Address:	6422 Selma Avenue
City, State and Zip:	Los Angeles, California 90028
Primary Use:	Office/warehouse
Year Built and Age of Improvements:	1909; 109 years-old
Site Area:	0.15 Acres
Building Size:	6,486 SFG
Number of Buildings:	One

4.1 Property Location

The Subject is located at 6422 Selma in Los Angeles, Los Angeles County, California and is identified on local tax maps as Parcel No. 5546-013-003. Please refer to the Site Plan and maps provided within Appendix C.

4.2 Surrounding Land Use

The Subject is located in an urban setting characterized by commercial developed. The following is a tabulation of surrounding property usage:

Direction	Adjacent Properties	Surrounding Properties
North	Selma Avenue, across which is Tao Restaurant (6421 Selma Avenue). The Dream Hollywood Hotel (6417 Selma Avenue) is adjacent to the northeast, and the construction site for a new hotel is adjacent to the northwest.	Commercial properties and apartment buildings
South	Annex for American Musical and Dramatic Academy (AMDA) student housing (1550 Wilcox Avenue)	Commercial properties
East	Goya Studios Sound Stage (1541 N. Cahuenga Boulevard)	Commercial properties
West	Hollywood Urgent Care (6430 Selma Avenue)	Commercial properties

No environmentally-significant land uses were identified on the adjacent properties.

4.3 Physical Site Setting

4.3.1 Size and Shape of Parcel

The parcel is rectangular in shape and 0.15-acres in size.

4.3.2 Topography

The Subject is essentially level and at the same approximate topographic gradient as the surrounding properties. The topography of the area is best described as level. According to the United States Geological Survey (USGS) *Hollywood, CA* 7.5 Minute Series topographic map, the Subject's topographic elevation is approximately 371' above mean sea level (msl).

4.3.3 Surface Waters and Wetlands

Surface Waters

There are no surface water bodies or streams on or adjacent to the Subject. The closest open surface water to the Subject is the Hollywood Reservoir, which is located approximately 1.25 miles to the north.

Wetlands

CBRE reviewed a wetlands map of the subject area prepared using the US Department of the Interior, Fish and Wildlife Service's Internet Wetland Interactive Mapper. The source material used to produce the National Wetlands Inventory digital data for these maps was prepared primarily by stereoscopic analysis of high altitude aerial photographs. Based on this review, CBRE did not identify any federally regulated wetlands on the Subject. Additionally, CBRE did not observe vegetation characteristic of wetlands on-site.

4.3.4 Soils, Geology and Groundwater

Soils

According to the *Soil Survey of Los Angeles County, Southeastern Part California,* issued by the United States Department of Agriculture, Soil Conservation Service, the soils at the Subject are part of the Urban land-Grommet-Ballona complex, with 0 to 5 percent slopes. Urban land is defined as those soils in which the soil's original structure and content have been so altered by human activities it has lost its original characteristics and is thus unidentifiable. Grommet is defined as well drained loam derived from discontinuous human-transported material over young alluvium derived from sedimentary rock. Ballona is defined as well drained loam and clay loam derived from discontinuous human-transported material over young alluvium derived from sedimentary rock.

Geology

There are no predominant geological surface features such as rock outcroppings on the Subject. The site is located in the large area known as the northeastern structural block of the Los Angeles basin. The northeastern block, a nearly closed alluvial basin, is bound by the low, rolling Repetto, Merced, San Jose, and Puente Hills along the west and south margins, and the San Gabriel Mountains to the north and east.

The Subject property is located within the Hollywood Syncline which is a downwarped area between the Santa Monica Mountains to the north and the La Brea Plain to the south. The syncline plunges to the southwest where it may be displaced by the Inglewood Fault. Northeast of Western Avenue the flexure becomes ill-defined and is apparently broken up by unfaulted blocks of the Tertiary bedrock.

Groundwater

Under natural, undisturbed conditions, shallow groundwater flow generally follows the topography of the land surface and on this basis, the topography suggests that groundwater flow across the Subject is in a southerly direction. However, localized conditions can alter flow direction and thus the presumed flow may not coincide with the actual in the subject area. Shallow groundwater in the Subject vicinity is anticipated at a depth of approximately 60' below ground surface (bgs).

4.4 Site Improvements

4.4.1 Utilities

The Subject is served with the following utilities:

Water:	Los Angeles Department of Water & Power
Sanitary Sewer:	Los Angeles Department of Public Works
Storm Sewer:	Los Angeles Department of Public Works
Electric:	Los Angeles Department of Water & Power
Natural Gas:	Southern California Gas Company

According to the 2017 Annual Water Quality Report published by the Los Angeles Department of Water & Power, the water supplied to the Subject meets federal and state water quality standards.

Stormwater runoff collected by roof drains is discharged into the municipal stormwater management system.

4.4.2 Building Description

The Subject is improved with a 109-year-old, single-story office/warehouse building. The building is of slab-on-grade construction with a superstructure of conventional wood framing. Exterior walls feature painted brick siding, glass doors, with a roll up door on the east side. The roll up door leads to the dumpster storage area. The sloped roof is covered with a smooth-surface built-up roofing system.

Interior finishes include concrete flooring with some carpet, drywall walls, and a bow-truss wooden ceiling.

Heating and air conditioning is provided by electric rooftop package units. The Subject is not provided with vertical transportation systems.

4.5 Current Property Use

The Subject is developed with an office/warehouse building, which was unoccupied at the time of the inspection. The Subject was most-recently occupied by Concept Arts, a digital graphic arts firm.

Based on the operations currently conducted at the Subject, significant quantities of hazardous waste are not generated. The current on-site activities are not suspected to have degraded the environmental quality of the subject site.

4.6 Environmental Permits

Based on our research, no environmental permits such as wastewater discharge, National Pollutant Discharge Elimination System (NPDES), air emissions, or petroleum bulk storage (PBS) tank registrations are required at the Subject.

4.7 Plans and Specifications

Neither building drawings nor specifications were provided for our review.

5.1 Historical Summary

Historic topographic maps dating back to 1894 show development on the Subject, likely residential in nature. The Los Angeles County Assessor's office indicates that the current building was constructed in 1909. The Sanborn maps and city directories note that the Subject was used for auto repair purposes dating back to at least 1924, and as an auto parts warehouse with machine shop in the 1950s, 1960s and 1970s. The most-recent occupant, Concept Arts Studios, began occupying the Subject as early as 1990.

No evidence of former underground storage tanks (USTs), in-ground lifts or sump/drains/clarifiers was observed within the Subject building or sidewalk/street adjacent to the north of the building; and no regulatory evidence was identified that would suggest such features were historically located onsite. Of note, these types of feature are sometimes associated with vehicle repair/service operations. Based on the above, the former Subject occupants are not of a significant environmental concern.

5.2 Topographic Maps

Year Revised	Subject Property	Surrounding Properties
1894 1896 1898 1900 1902	The Subject appears to be contain a single structure, likely residential in nature.	Several small buildings are located in the surrounding area, along with vacant land.
1920 1921	A structure appears on the Subject; however, the scale of the map is such that site-specific details are no discernible.	The surrounding area appears to be a densely developed with numerous buildings.
1926	A large commercial structure is depicted on the Subject.	The surrounding area appears to be a mix of residential and commercial buildings.
1953 1966 1972 1981 1991	No structures are shown on the Subject, but it is shaded pink to indicate development.	The surrounding area is shaded pink to indicate dense development, with a few nearby municipal and church buildings depicted.
2012	The current US Topo topographic map is a graphic representation of The National Map digital data. Current US Topo map layers include most of the feature classes of a traditional topographic map. However, some features shown on traditional topographic maps, such as pipelines, power lines, and many types of buildings are still absent from US Topo because suitable data are not currently available.	

The topographic maps prior to 1920 show development on the Subject, likely residential in nature. Topographic maps from the 1920s show a structure on the Subject, likely the current building. The subsequent topographic maps do not identify individual buildings or development on the Subject due to the concentration of structures in the area, but rather shows the area to be shaded denoting urbanized land use, and identifies only landmarks as distinct structures. Nevertheless, the topographic map does not identify any industrial complexes, landfills or wetlands on or adjacent to the Subject.

5.3 Historical Maps

Sanborn Fire Insurance Maps (Sanborn Maps)

CBRE had a search conducted for Sanborn Maps, which reference the Subject. The findings of this review are summarized below:

Year	Subject Property	Adjacent and Surrounding Properties
1907	The Subject is depicted as vacant land.	Vacant land and dwellings are depicted to the north, east and south. Vacant land and a small shed are shown to the west.
1913	A building is depicted on the Subject, identified as 6450 Selma Avenue at that time. The building is labeled as a garage, which was noted as vacant at that time.	The surrounding properties contain a mix of dwellings and vacant land.
1919	The Subject is labeled as Hollywood Buick Service, containing a 50-car capacity garage with a repair shop at the rear.	A private garage is depicted to the north, along with a dwelling. Several buildings identified as lodgings are depicted to the east. A dwelling is shown to the south. A private garage is depicted to the west, followed by a dwelling.
1950 1955 1960	The Subject is labeled as a machine shop. The address is labeled as 6422 Selma Avenue.	An auto service and machine shop business is depicted adjacent to the north. A printing business and lodgings are depicted to the east. An L-shaped 50-car capacity garage is shown along the south and west sides of the Subject. Several stores including an auto service business, are depicted to the west as well. A gasoline station is depicted approximately 110 feet to the northwest at 1600 Wilcox Avenue.

Year	Subject Property	Adjacent and Surrounding Properties
1960	Similar to the previous Sanborn map reviewed.	The previously-noted printing business adjacent to the east is labeled as an unidentified store. No other significant changes were noted.
1961 1962 1966	Similar to the previous Sanborn map reviewed.	No significant changes to the adjacent properties were noted. The previously-noted gasoline station to the northwest is labeled as an auto muffler shop.
1969 1970	Similar to the previous Sanborn map reviewed.	No significant changes to the adjacent properties were noted. The previously-noted auto muffler shop property to the northwest is depicted as containing a new building labeled as club rooms.

According to reviewed Sanborn maps, the Subject was developed with the current building prior to 1913. Prior uses included an automotive repair shop and a machine shop. No underground storage tanks were noted within the building or in the adjacent sidewalk/street area on the north side of the building.

5.4 Aerial Photographs

Aerial photographs frequently provide visual documentation of site conditions at the time of the photographs. Activities such as dumping or industrial use of a site can often be discerned through the examination of aerial photographs. CBRE reviewed historic aerial photographs provided by EDR. The following is a synopsis of the aerial photographs reviewed:

Year	Subject Property	Adjacent and Surrounding Properties
1928	The current building is present on the Subject.	The surrounding area is densely developed with a mix of commercial and residential properties.
1938	The quality of this aerial is such that site-specific details are not discernible.	The quality of this aerial is such that details of the surrounding area are not discernible.
1948 1952 1954 1964	The current building is present on the Subject.	Commercial buildings are depicted to the north, east, and west. An L-shaped building is present along the south and west sides of the Subject. A gasoline station is depicted approximately 110 feet to the northwest.

Year	Subject Property	Adjacent and Surrounding Properties
1970 1977 1981 1989 1994 2002 2005 2009 2012 2016	Similar to the previous aerial photograph reviewed.	No significant changes to the adjacent properties were noted. The previous gasoline station to the northeast has been removed and a new commercial building is in its place.

5.5 Chain-of-Ownership

A copy of the Subject's Chain-of-Title has not been provided to CBRE for review.

5.6 Previous Reports

Although requested, no previously prepared environmental reports such as Phase I or II Environmental Site Assessments, lead-based paint surveys, lead-in-water surveys, asbestos surveys or geotechnical reports were provided for our review.

5.7 City Directories

CBRE commissioned EDR to obtain a historical City Directory Abstract for the Subject. This review yielded the following information:

Year	Subject Property	Surrounding Properties
1924	6450 Selma (original address) – Tanner Automobile Service	6415 Selma – Elite Garage 6417 Selma – Albert Torestsky garage
1929	Subject address not listed	6415 Selma – Robert Westbrook carburetors 6416 Selma – Alden Crawford auto parts 6418 Selma – Matsumoto grocer 6423 Selma – Blake Gibson realtors
1933	6422 Selma – Foreign Auto Rentals	6415 Selma – Elite Garage; Angelus Tennis Shop

Year	Subject Property	Surrounding Properties
		6416 Selma – Hollywood Motion Picture Equipment Co. 6417 Selma – William Rinner auto repair 6418 Selma – Matsumoto grocer 6421 Selma – machine shop 6423 Selma – restaurant 1554 Wilcox – Glenn Wellington auto parts **1600 Wilcox – Burt Deibel gas station**
1937	6422 Selma – Glenn Wellington auto accessories	6416 Selma – Hollywood Rubber Stamp Co. 6418 Selma – Kay's Kravats hand tailored neckwear 6421 Selma – Thomas auto tops 6423 Selma – cafeteria 1554 Wilcox – Louis Borson tailor 1556 Wilcox – Dorris Carrico beauty shop **1600 Wilcox – Howard Riley gas station**
1942	Subject address not listed	6421 Selma – Barlow Motor Supply Co.
1951	6422 Selma – Wellington Auto Part & Machining	6417 Selma – Bekins Van & Storage 6418 Selma – Western Orthopedic Lab 6420 Selma – Herman Schwartz printing 6421 Selma – Barlow Motor Supply Co./ Barlow Auto Parts 6424 Selma – Hollywood Speedometer Service 6426 Selma – Zero's Speedometer and Clock Service 6427 Selma – Sharpe's Cafeteria 6428 Selma – Sam Wong Laundry 6430 Selma – Sid Avery Photography 1556 Wilcox – Defiance Mfg Co.; Empire Motor Products Co. **1600 Wilcox – Texaco Products**
1958	6422 Selma – Wellington Auto Part & Machining	6421 Selma – Barlow Motor Supply Co./ Barlow Auto Parts 6426 Selma – Zero's Speedometer and Clock Service 6427 Selma – Sharpe's Cafeteria

Year	Subject Property	Surrounding Properties
1962	6422 Selma – Wellington Auto Part & Machining	6421 Selma – Barlow Motor Supply Co./ Barlow Auto Parts 6426 Selma – Zero's Speedometer and Clock Service 6427 Selma – Sharpe's Cafeteria
1967	Subject address not listed	6426 Selma – Zero's Speedometer and Clock Service 6427 Selma – Sharpe's Cafeteria
1976	6422 Selma – Hollywood Auto Parts	**6418 Selma – Sta Prest Cleaners** 6420 Selma – Western Orthopedic Labs 6421 Selma – All Auto Body Co. 6429 Selma – Golden West Sound Studio 6430 Selma – Alan's Custom Photo Lab 1554 Wilcox – Polytronics Electronic Servicing 1600 Wilcox – Artisan Sound Recorders
1981	6422 Selma – Hollywood Auto Parts	6416 Selma – Wolf Color Lab 6417 Selma – Pacific Title Archives 6421 Selma – All Auto Body Co. 6424 Selma – Precision Auto Glass 6426 Selma – Place for Print 6428 Selma – Hollywood Groomers 6429 Selma – Post Camera Exchange/ Golden West Sound Studio 6430 Selma – Allstar Custom Photo Lab
1986	6422 Selma – Kerns & Associates	6416 Selma – Wolf Color Lab/ Wolf Photo 6423 Selma – Design Engraving 6424 Selma – Precision Auto Glass 6428 Selma – Fast Forward Recording 6429 Selma – Wide Tracks 6430 Selma – Bristol Gardens 1554 Wilcox – Polytronics Electronic Servicing 1600 Wilcox – Artisan Sound Recorders
1990	6422 Selma – Concept Art Studios	6421 Selma – All Auto Body Co. 6423 Selma – Design Engraving 6424 Selma – Precision Auto Glass 6429 Selma – Wide Tracks

Year	Subject Property	Surrounding Properties
		1554 Wilcox – Polytronics Electronic Servicing 1600 Wilcox – Artisan Sound Recorders
2000	6422 Selma – Concept Art Studios	6421 Selma – Hollywood Auto Body Shop 6423 Selma – Arroyo Media 6424 Selma – Precision Auto Glass 6427 Selma – M N O Gallery 6429 Selma – Moleski Recording 1554 Wilcox – Polytronics 1600 Wilcox – Studio Cat Production; Artisan Sound Recorders
2006	6422 Selma – Concept Art Studios	6417 Selma – United Valet Parking 6424 Selma – Precision Auto Glass 6429 Selma – The Piano Bar 1554 Wilcox – Polytronics
2010	6422 Selma – Concept Art Studios	6421 Selma – Network Auto Body Inc. 6423 Selma – Engineering Electronic DVCs 6427 Selma – Platinum Pro Audio 6429 Selma – The Piano Bar 6430 Selma – Berkeley Clinic; Urgent Care Company 1600 Wilcox – Opah Inc. 1541 N. Cahuenga – Jay Silverman Productions
2014	6422 Selma – Concept Art Studios	6417 Selma – Spot Smoke Shop/ R-I-P Boutique 6421 Selma – Network Auto Body Inc. 6423 Selma – Budilicious 6427 Selma – Platinum Pro Audio 6429 Selma – The Piano Bar 6430 Selma – Hollywood Walk In Clinic 1554 Wilcox – Karma Tobacco & Gifts 1600 Wilcox – Littlefork 1541 N. Cahuenga – Jay Silverman Productions

The listings above indicate that the Subject was used for auto repair purposes dating back to at least 1924, and as an auto parts warehouse with machine shop in the 1950s, 1960s and 1970s. The most-recent occupant, Concept Arts Studios, began occupying the Subject as early as 1990.

The reviewed directories identified a potential dry cleaner, Sta Prest Cleaners, at the address of 6418 Selma Avenue, which was located less than 40 feet to the east of the Subject, in 1976. According to the City of Los Angeles Building Department files, the building at 6418 Selma Avenue was demolished in 1979. In addition, no building permits related to any dry cleaning operations were identified at the site. CBRE reviewed available databases from the South Coast Air Quality Management District (AQMD) and the State Department of Toxic Substance Control (DTSC), both of which typically maintain records for the operations and waste disposal of dry cleaners, and the referenced address was not listed, which suggests the no dry cleaning operations took place at the site. No listings of known or suspected releases were identified for this site. Based on the absence of reported releases, it is unlikely that the former dry cleaning operations would present a significant concern to the Subject. As such, no further investigation appears warranted at this time.

The directories also identified a Chinese laundry at the address of 6428 Selma Avenue, which was located less than 50 feet to the west of the Subject, in 1951. According to the City of Los Angeles Building Department files, the Chinese laundry was still on-site in 1960. No building permits for any dry cleaning machinery were identified at the site. CBRE reviewed available databases from the South Coast Air Quality Management District (AQMD) and the State Department of Toxic Substance Control (DTSC), both of which typically maintain records for the operations and waste disposal of dry cleaners, and the referenced address was not listed, which suggests the no dry cleaning operations took place at the site. No listings of known or suspected releases were identified for this site. Based on the absence of reported releases, it is unlikely that the former dry cleaning operations would present a significant concern to the Subject. As such, no further investigation appears warranted at this time.

The city directories also identified a gasoline station at 1600 Wilcox Avenue, located approximately 110 feet to the northwest. The address was listed as a gasoline station in 1933 through 1951. Of note, that property also appears as a gasoline station on Sanborn maps through 1960, and as a muffler repair shop from 1961 to 1966. By 1969, the gasoline station had been demolished and replaced by an office building. This site is currently a construction site for a future hotel. The current site redevelopment involves significant excavation activities, which would have removed any remaining subsurface features or potential soil impacts from previous uses. As such, this former site use is not considered a significant concern.

5.8 Interviews

According to Marc Bretter, the site contact, who has been familiar with the Subject for the past five years, the Subject was constructed in approximately 1909.

5.9 Municipal Records

Tax Assessor Records

According to the tax assessor records reviewed, the Subject building was constructed in 1909 on a 0.15-acre parcel.

Building Department Records

CBRE reviewed building permits and records for the Subject on the City of Los Angeles Building Department website. The original construction permit was not found.

The following relevant permits were reviewed:

Permit Number	Date	Purpose of Permit
21951	8/5/1946	Permit for renovations at an existing store (earliest permit found)
3758	2/6/1947	Permit for renovations at an existing drive-in auto supply business
46449	6/22/1956	Permit for renovations at an existing garage
8216	5/27/1975	Sign permit for Hollywood Auto Parts
24925	11/7/1985	Permit for renovations at an existing warehouse/office
28951	1/13/1986	Permit to convert building from retail store to offices

5.10 Internet Search

CBRE conducted a cursory internet search for the Subject's name and address using the Google search engine on September 5, 2018.

No environmentally related information was identified on the first page of the Google search results.

A copy of regulatory database information contained within a Computerized Environmental Report (CER) appears in Appendix D. The CER is a listing of sites identified on select federal and state standard source environmental databases within the approximate minimum search distance specified by ASTM Standard Practice for Environmental Site Assessments E 1527-13. CBRE reviewed each environmental database to determine if certain sites identified in the CER are suspected to represent a material negative environmental impact to the Subject. The following table lists the number of sites by regulatory database within the prescribed minimum search distance appearing in the CER.

Databases Reviewed	Approximate Minimum Search Distance (AMSD)	Number of Sites Within AMSD
Federal National Priorities List (NPL) Site List	One-Mile	0
Federal Delisted NPL Site List	One-Half Mile	0
Superfund Enterprise Management System (SEMS) (Formerly known as Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS))	One-Half Mile	0
SEMS-ARCHIVE (Formerly known as Federal CERCLIS No Further Remedial Action Planned (NFRAP) Sites)	One-Half Mile	0
Federal Resource Conservation and Recovery Information System (RCRIS) Treatment, Storage, and Disposal (TSD) List	One-Half Mile	0
Federal RCRIS Generators List	On-Site and Adjoining Properties	0
Federal Corrective Action Tracking System (CORRACTS)	One-Mile	0
Federal Emergency Response Notification System (ERNS) List	On-Site	0
Federal Institutional/Engineering Control Registries	On-Site	0
California and Tribal Lists of NPL Equivalent Hazardous Waste Sites Identified for Investigation and/or Remediation	One-Mile	0
California and Tribal Lists of CERCLIS Equivalent Hazardous Waste Sites Identified for Investigation and/or Remediation	One-Half Mile	3
California and Tribal Landfills or Solid Waste Facilities List	One-Half Mile	0

Databases Reviewed	Approximate Minimum Search Distance (AMSD)	Number of Sites Within AMSD
California and Tribal Registered Underground Storage Tank (RUST) Facility List	On-Site and Adjoining Properties	0
California and Tribal Leaking UST/Spill List	One-Half Mile	16
California and Tribal Institutional/Engineering Control Registries	On-Site	0
California and Tribal Voluntary Cleanup Sites	One-Half Mile	1
California and Tribal Brownfields Sites	One-Half Mile	2

The CER identified three "Orphan Sites". "Orphan Sites" are those sites that could not be mapped or "geocoded" due to inadequate address information. Please refer to the CER for a list of these "Orphan Sites". CBRE attempted to locate these sites via a review of street maps, vehicular reconnaissance and/or interviews with people familiar with the area. "Orphan Sites" that were identified in this manner were analyzed in their respective regulatory database below.

A description of the databases reviewed by CBRE and an analysis of sites identified within the prescribed search area are presented below.

6.1 Federal Databases

NPL

The NPL database is a listing of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or "Superfund"). A site must be on the NPL to receive money from the Trust Fund for Remedial Action.

Analysis/Comment: The CER did not identify NPL sites within the AMSD.

Delisted NPL Site List

The EPA may delete a final NPL site if it determines that no further response is required to protect human health or the environment, under Section 300.425(e) of the National Contingency Plan (55 FR 8845, March 8, 1990). Sites that have been deleted from the NPL remain eligible for further Superfund-financed remedial action in the unlikely event that conditions in the future warrant such action. Partial deletions can also be conducted at NPL sites.

Analysis/Comment: The CER did not identify Delisted NPL sites within the AMSD.

SEMS

SEMS is the USEPA's system for tracking hazardous waste sites, potential hazardous-waste sites and remedial activities performed in support of the Superfund Program. The system was formerly known as CERCLIS. A site's presence on SEMS does not imply a level of federal activity or progress at a site, nor does it indicate that hazardous conditions necessarily exist at the location. Within one year of being entered into SEMS, the USEPA performs a preliminary assessment of a site. Based upon the results of the preliminary assessment, the USEPA may conduct additional investigation, which could lead to a site being listed on the NPL.

Analysis/Comment: The CER did not identify SEMS sites within the AMSD.

SEMS-ARCHIVE

SEMS-ARCHIVE tracks sites that have no further interest under the Superfund Program. The list was formerly known as CERCLIS-NFRAP. Archived status sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to warrant Federal Superfund Action or NPL consideration.

Analysis/Comment: The CER did not identify SEMS-ARCHIVE sites within the AMSD.

RCRIS TSD

The RCRIS TSD contains information pertaining to those facilities that treat, store, or dispose of hazardous waste. While these facilities represent some form of hazardous waste activity, they are most significant if determined to be out of compliance or to have violations.

Analysis/Comment: The CER did not identify RCRIS TSD facilities within the AMSD.

RCRIS Generators

CBRE reviewed the list of sites, which have filed notification with the USEPA in accordance with RCRA requirements. These sites include generators of hazardous waste regulated under RCRA. Under RCRA, hazardous waste generators are classified by the quantity of hazardous waste generated in a calendar month into the following categories: Large Quantity Generator (LQG), greater than 1,000 kilograms (kg); Small Quantity Generator (SQG), 100 to 1,000 kg; and Conditionally-Exempt Small Quantity Generator (CESQG), less than 100 kg. RCRA Generators, while they represent some form of hazardous waste activity, are most significant if they are determined to have Class I Violations or to be non-compliant.

Analysis/Comment: The CER did not identify RCRA Generators within the AMSD.

Corrective Action Tracking System (CORRACTS)

CORRACTS is a list of facilities that are found to have had hazardous waste releases and require RCRA corrective action activity, which can range from site investigations to remediation.

Analysis/Comment: The CER did not identify CORRACTS sites within the AMSD.

ERNS

The ERNS is a database of notifications of oil discharges and hazardous substance releases made to the Federal government. These notifications are used by "On-Scene Coordinators" to determine an emergency response and release prevention. When a call is made to the National Response Center or one of the 10 USEPA Regions, a report is created containing all of the release information that the caller provided. This report is transferred to an appropriate agency to evaluate the need for a response and the records are electronically transferred to the ERNS database. As such, if a reported release of oil or a hazardous substance is deemed to require a response, it should also be listed in the appropriate federal or state environmental database such as CERCLIS, state equivalent CERCLIS, or state leaking underground storage tank or spills lists.

Analysis/Comment: The CER did not identify the Subject on the ERNS database.

Federal Institutional Control/Engineering Control Registries

The Federal registries contain listings of those sites which have either engineering and/or institutional controls in place. Engineering controls include various physical control devices such as fences, caps, building slabs, paved areas, liners and treatment methods to eliminate pathways for regulated substances to enter the environment or affect human health. 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 (Activity and Use Limitations) are generally required as part of institutional controls.

Analysis/Comment: The CER did not identify the Subject on the Federal Institutional or Engineering Control registries.

6.2 California Environmental Protection Agency (Cal/EPA) Databases

Response and Tribal NPL Equivalent Hazardous Waste Sites (HWS)

The Response database is a list of 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.

Analysis/Comment: The CER did not identify sites within the AMSD.

Envirostor, HIST Cal-Sites, and Tribal CERCLIS Equivalent Hazardous Waste Sites (HWS)

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies 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.

The HIST Cal-Sites database is a list of facilities subject to investigation concerning likely or threatened releases of hazardous substances. These sites are either being actively remediated, or are currently under evaluation for further action, if necessary. This database has been replaced by Envirostor and is no longer being updated.

Tribal CERCLIS Equivalent HWS list is an inventory of toxic sites listed by Tribal Environmental and Health Authorities. These sites are either under remediation, or are currently under evaluation for further action, if necessary.

Analysis/Comment: The CER identified three California and/or Tribal CERCLIS Equivalent Hazardous Waste sites within the AMSD of 0.5-mile. All three sites are located over 0.4-mile crossgradient to downgradient from the Subject; and as such, are not suspected to have impacted the Subject.

California and/or Tribal Solid Waste Facilities (SWF) List

The SWF list is an inventory of active, closed and inactive landfills and other sites that manage solid wastes.

Analysis/Comment: The CER did not identify SWF sites within the AMSD.

California and/or Tribal Registered Underground Storage Tanks (UST), HIST USTs and SWEEPS UST Facility Lists

The UST facility list is an inventory of registered liquid bulk storage tanks. The HIST UST database, aka the Hazardous Substance Storage Container Database, is a historical listing of UST sites. The SWEEPS UST database, aka the Statewide Environmental Evaluation and Planning System, is a list of USTs that was updated and maintained by a company contacted by the State Regional Water Quality Control Board in the early 1980's. This listing is no longer updated or maintained but has historical significance.

Inclusion of a site on these lists does not necessarily constitute environmental contamination, but instead merely indicates the presence of registered bulk storage tanks.

Analysis/Comment: The CER did not identify sites within the AMSD.

California and Tribal Leaking Underground Storage Tanks (LUST) List and Spills, Leaks, Investigations and Cleanups (SLIC) Records

The LUST list is an inventory of reported spills and leaks, both active and inactive maintained by the various California Regional Water Quality Control Boards. It includes stationary and non-stationary source spills reported to state and federal agencies, including remediated and contaminated leaking UST sites. SLIC records, which are maintained by the various Regional Water Quality Control Boards, document unauthorized discharges from spills and leaks from sources other than UST and other regulated sites.

Analysis/Comment: The CER identified 16 LUST/SLIC cases within the AMSD, 13 of which have been issued a Case Closed status. A Case Closed status is granted to those sites that do not exhibit levels of contamination requiring clean-up, have been remediated to the satisfaction of the lead regulatory agency, or are not suspected to represent a significant threat to human health or the environment. As such, absent additional information to the contrary, it is unlikely that contamination originating at sites with a Case Closed status have had a significant negative environmental impact on the Subject.

The three open cases are located over 0.35-mile from the Subject. Two of these three listings are located crossgradient to downgradient from the Subject, and as such, are not suspected to have impacted the Subject. CBRE reviewed the case file for the final site, Lido Cleaners at 1901 Wilcox (located 0.4-mile, potentially upgradient north of the Subject), and determined that impacts at this site are unlikely to have migrated as far as the Subject; and as such, this listing is not considered a concern.

California Deed Restriction Listing and Tribal Institutional Control/Engineering Control Registries

The DTSC SMBRP list includes sites remediated under the program's oversight that have active deed restrictions. The DTSC Hazardous Waste Management Program Facility Sites (HWMP) list includes current and former hazardous waste facilities with deed/Land Use Restrictions that have been recorded with the County. The type of land use restrictions includes deed notices, deed restrictions, or a land use restriction that binds current and future owners.

The Tribal Institutional Control/Engineering Control Registries contain listings of those sites which have either engineering and/or institutional controls in place. Engineering controls include various physical control devices such as

fences, caps, building slabs, paved areas, liners and treatment methods to eliminate pathways for regulated substances to enter the environment or effect human health. 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 (Activity and Use Limitations) are generally required as part of institutional controls.

Analysis/Comment: The CER did not identify the Subject on the SMBRP, HWMP or Tribal Institutional or Engineering Control registries.

California and Tribal Voluntary Cleanup Program (VCP) Sites

The California VCP properties list includes "low" threat level properties with either confirmed or unconfirmed releases and the project proponents have requested that the DTSC oversee the investigation and cleanup.

Analysis/Comment: The CER identified the following VCP site within the AMSD:

Property Name/ Address	Distance (Mile)	Direction	Presumed Hydrogeologic Relationship	Regulatory Status
Snow White Cleaners/ 1246 North Vine Street	0.44	South-southeast	Downgradient	No Further Action

Snow White Cleaners has been operating at this location since 1984. The site operated a dry cleaning machine which used tetrachloroethylene (PCE). The owner of the property where Snow White Cleaners is located had conducted cleanup outside the oversight of the regulatory agencies. The California Department of Toxic Substances Control (DTSC) was subsequently tasked in determining whether the site qualified for a No Further Action determination. Initially, the DTSC determined that further action required, and additional soil, soil gas and groundwater sampling was conducted. The sampling results indicated the presence of 118ug/L of PCE in groundwater and 650 ug/L of PCE in soil gas. Monitoring wells were installed and monitored. Monitoring results in 2012 showed that PCE values were at or around Maximum Contaminant Limits (MCL) and had been for 6 prior quarters. As such, in August of 2013, DTSC issued a No Further Action determination for this site. A NFA designation indicates that a site does not exhibit levels of contamination warranting clean-up, or the site has been remediated to the satisfaction of regulatory authorities and no longer poses a threat to human health or the environment. Absent information to the contrary, sites with a NFA status are unlikely to represent a negative environmental impact to the Subject.

California and Tribal Brownfield Sites

A Brownfield site was defined in the 2002 Small Business Liability Relief and Brownfields Revitalization Act (Brownfields Law) as "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". In connection with the passage of the Brownfields Law, the Environmental Protection Agency grants awards to states and tribes for activities under Section 128 (a).

Analysis/Comment: The CER identified two Brownfield sites within the AMSD, both of which are located over 0.35-mile crossgradient to downgradient from the Subject; and as such, are not considered a concern.

6.3 EDR Proprietary Databases

EDR Manufactured Gas Plants

This 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 the 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 wastes. 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.

Analysis/Comment: The CER did not identify the Subject or any adjacent properties on the manufactured gas plant database.

EDR Historic 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.

Analysis/Comment: The CER identified a former automobile repair business at 6417 Selma Avenue in 1933. This site is located adjacent to the northeast of the Subject, and is now the location of the Dream Hollywood Hotel, constructed in 2014. The address does not appear on any lists of known or suspected releases, and it is not considered to be a significant concern.

EDR Historic 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.

Analysis/Comment: The CER did not identify the Subject or any adjacent properties on the historical cleaners database.

7.1 Chemical Storage and Usage

With the exception of small quantities of chemicals customarily used for routine building maintenance and cleaning, CBRE did not observe any hazardous chemicals stored on-site. For the most part, the maintenance chemicals are stored in the utility room. Of note, floor drains were not observed in the vicinity of the chemical storage areas. In addition, housekeeping was generally considered satisfactory. The chemicals, which are stored in their original containers, do not appear to represent an impact to the environmental quality of the Subject provided that they are used as intended, properly handled, and the regulations pertaining to their usage are followed.

7.2 Bulk Storage Tanks

Underground Storage Tanks (USTs)

No active USTs were identified on the subject property and no common indicators of USTs such as vent pipes, fill ports, manways, pavement cuts, fuel gauges or dispensers were observed. In addition, the Subject was not identified on the California list of registered UST facilities.

No underground storage tanks were reportedly removed, closed-in-place or abandoned at the Subject and no common indicators of closed tanks were observed.

Aboveground Storage Tanks (ASTs)

No ASTs were observed and CBRE did not identify any equipment, which should require such tanks. Moreover, visual indicators of former site ASTs, such as tank cradles, secondary containment structures, tank pedestals, etc., were not observed. In addition, according to the site contact, there are no ASTs on-site.

7.3 Site Waste and Wastewater

Solid Waste

Non-hazardous solid waste is disposed of in a dumpster and is removed from the Subject on a regular basis by Athens Services. Potential sources of contamination, such as waste oil or automobile batteries, were not observed in the vicinity of the dumpsters.

Sanitary Sewage

Sanitary sewage disposal is provided by the Los Angeles Department of Public Works. CBRE did not observe any sources of wastewater or liquid discharge into the sewer other than sanitary sewage.

Hazardous Waste

No hazardous waste was observed or reported to be generated on the Subject. Furthermore, CBRE's review of the USEPA's database of sites regulated under RCRA did not identify the Subject as a generator of hazardous waste.

7.4 Stained Soil, Stained Pavement, or Stressed Vegetation

There was no evidence of significant soil staining, stained pavement, or stressed vegetation observed on-site.

7.5 Liquid Discharges

No visible evidence of liquid discharges, suspected to represent an environmental concern were observed during our survey.

7.6 Pools of Liquid

CBRE did not observe significant standing surface water or pools containing liquids likely to be hazardous substances or petroleum products.

7.7 Pits, Ponds, or Lagoons

No pits, ponds or lagoons suspected of containing hazardous substances or petroleum products were identified on-site.

7.8 Wells

CBRE did not identify on-site dry wells, irrigation wells, injection wells, observation wells, monitoring wells, potable water wells, recovery wells or abandoned wells.

7.9 On-Site Fill

Based on our observations, other than typical engineered fill used in foundation construction, it does not appear that a significant amount of fill has been imported onto the Subject.

7.10 Drums and Containers for Storing Waste

With the exception of non-hazardous solid waste containers, CBRE did not identify containers suspected of storing waste. With respect to the non-hazardous solid waste containers, no significant environmental concerns were noted.

7.11 Floor Drains and Sumps

CBRE did not identify any floor drains or sumps that were stained, emitting foul odors, connected to an on-site sewage disposal system or located adjacent to chemical storage areas.

7.12 Odors

CBRE did not identify strong, pungent, or noxious odors suspected to represent an environmental concern.

7.13 Air Emissions

CBRE did not identify processes or equipment that emit noticeable vapors or fumes.

7.14 Polychlorinated Biphenyls (PCBs)

Transformers

No transformers were identified on the Subject. Electricity is provided to the Subject via vaulted transformers located within the adjacent sidewalk.

Hydraulic Lifts

No hydraulic lifts were observed on-site.

Elevators

No hydraulic elevators were observed on-site.

Compactors and Bailers

No hydraulic compactors or bailers were observed on-site.

7.15 Asbestos-Containing Material (ACM)

Based on the age of the site improvements, the potential on-site use of asbestos containing materials exists. The following materials were observed which are suspected to contain asbestos:

Material	Location	Condition	Potential For Disturbance	Friable (Y/N)	Quantity	Asbestos Containing ?
Roofing Materials	Building roof	Good	Low	No	Not estimated	Suspect
Caulking	Windows	Good	Low	No	Not estimated	Suspect
Mastics	Various	Good	Low	No	Not estimated	Suspect

The roofing materials, caulking, and mastics were observed to be in good condition at the time of our site walkthrough.

7.16 Lead-in-Drinking Water

Based on our review of available water quality reports, the water at the Subject is not expected to contain elevated levels of lead.

7.17 Radon

According to the radon zone maps provided by the USEPA, radon concentrations in Los Angeles County average between 2.0 picocuries per liter (pCi/L) to less than 4.0 pCi/L, which places the Subject in an EPA Radon Zone 2. The EPA action level for radon is 4.0 pCi/L. Based solely on this determination, radon is not of a significant concern.

7.18 Lead-Based Paint (LBP)

Since the Subject was constructed prior to the Consumer Product Safety Commission's 1978 ban on the sale of LBP to consumers and the use of LBP in residences, there is a potential that LBP may have been applied at the Subject. However, painted surfaces appeared to be in good condition at the time of the inspection and based on the non-residential use, no further action regarding LBP appears warranted at this time.

8.1 Questionnaires

CBRE sent a Pre-Survey Questionnaire and an AAI User Questionnaire to the site contact and the User, respectively. The purpose of these questionnaires was to disclose any previous or existing hazardous waste or toxic material conditions, which may not have been apparent at the time of our site reconnaissance and to satisfy the User interview all appropriate inquiry requirements.

As of this writing, neither the site contact nor the User have returned the completed questionnaires. However, based on our review of regulatory databases, historical research, and the site reconnaissance, the lack of these returned questionnaires is not considered a significant data gap.

8.2 User

8.2.1 Title Records

A copy of the Subject's Chain-of-Title has not been provided to CBRE for review.

8.2.2 Environmental Clean Up Liens and Activity and Use Limitations (AULs)

The User has not returned the AAI User Questionnaire.

8.2.3 Specialized Knowledge

The User has not returned the AAI User Questionnaire.

8.2.4 Relationship of Purchase Price to Fair Market Value Due to Contamination in Connection with the Subject

The User has not returned the AAI User Questionnaire.

8.2.5 Common Knowledge or Reasonably Ascertainable Information

The User has not returned the AAI User Questionnaire.

8.2.6 Purpose for Conducting the Phase I Environmental Site Assessment

The User has not returned the AAI User Questionnaire.

8.2.7 Proceedings Involving the Property

The User has not returned the AAI User Questionnaire.

8.3 Key Site Manager

8.3.1 Historic Site Use

According to Marc Bretter, the site contact, who has been familiar with the Subject for the past five years, the Subject was constructed in approximately 1909.

8.3.2 Proceedings Involving the Property

Mr. Bretter had no knowledge of pending, threatened, or past litigation, administrative proceedings, or notices from governmental agencies regarding violations of environmental laws regarding hazardous substances or petroleum products involving the Subject.

8.4 Occupants

The Subject was unoccupied at the time of our inspection.

8.5 Past Owners

CBRE was unable to locate the Subject's former owner.

8.6 Local Regulatory Agency Interviews and/or File Reviews

City of Los Angeles Fire Department

According to a response from the City of Los Angeles Fire Department, the agency has no files related to underground storage tanks, hazardous materials storage, or hazardous waste generation at the Subject.

Los Angeles County Fire Department - Health Hazardous Materials Division (HHMD)

CBRE has sent a request to the Los Angeles County Fire Department - Health Hazardous Materials Division (HHMD) for environmental information pertaining to the Subject. According to Francisco Rodriguez of the HHMD Inspection Section, the agency has no records pertaining to the Subject address.

Of note, CBRE reviewed HHMD databases online, which consisted of Active and Inactive CUPA Program Records, Site Mitigation Unit (SMU) Case Records, and California Accidental Release Prevention Plan (CalARP). The Subject was not identified on any of the above noted databases; and as such, it does not appear that the HHMD has any records related to the Subject address.

Los Angeles County Department of Public Works Records

Although the Los Angeles County Department of Public Works (DPW) Environmental Section maintains records of underground storage tanks and industrial wastewater permitting within the unincorporated areas of Los Angeles County, CBRE reviewed available databases maintained by the agency to verify that it had no records regarding the Subject. The Subject did not appear on the agency database.

South Coast Air Quality Management District (SCAQMD)

CBRE reviewed the Facility Information Detail database of AQMD-regulated facilities (facilities that are required to have a permit to operate equipment that releases pollutants into the air). The Subject address of 6422 Selma Avenue was not listed. No listings associated with dry cleaning operations or UST dispensing were identified at the Subject.

California State Water Resource Control Board

CBRE conducted an internet search on the State Water Resource Control Board's Geotracker website. No LUST or SLIC cleanup sites were identified on the Subject.

California Department of Toxics Substances Control (DTSC)

CBRE reviewed the DTSC - Hazardous Waste Management Tracking System database. The Subject address was not listed.

Tax Assessor

A cursory review of property tax files did not identify any environmental liens with respect to the subject property.

Department of Planning and Zoning

Review of available zoning records maintained by the Los Angeles City Planning Department indicates that the Subject is currently zoned C4-2D for commercial uses. According to the planning and zoning records, no additional zoning changes were listed for the Subject.

CBRE conducted a "Tier I" (non-intrusive) Vapor Encroachment Screening (VES) on the Subject in accordance with the methodology set forth in ASTM E 2600-15 "*Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*". During the VES, the Area of Concern (AOC) was minimized using the methodology taught in the ASTM Screening for Vapor Encroachment onto Property Involved in Real Estate Transactions Training Course. The purpose of the Tier I VES is to conduct an initial screen to identify, to the extent feasible, the potential for a vapor encroachment condition (VEC) in connection with the Subject with respect to chemicals of concern that may migrate as vapors into the vadose zone of the Subject as a result of contaminated soil and/or groundwater on or near the Subject.

This VES utilized readily available data sources previously discussed in this Phase I ESA to include the type of soils, geology and groundwater characteristics of the Subject area (refer to Section 4.3) as well as known or potentially contaminated sites as identified on Federal, State, tribal and local databases. CBRE also utilized previously discussed standard historical sources of information to identify potential historical sources of contamination on the Subject and surrounding properties which may be indicative of a VEC. This data collection and analysis was coupled with our site reconnaissance of the Subject and surrounding properties. Based upon the results of our data collection, reconnaissance and analysis, a summary of our Tier I VES findings is presented in the table below:

Potential for Vapor Encroachment to Impact the Subject	
Area of Concern	**Conclusion**
Subject Operations or Existing Conditions	None identified (Refer to Sections 4.0 Site Description and 7.0 Site Reconnaissance)
Historical Uses of the Subject Property	None identified (Refer to Section 5.0 Historical Use)
Adjoining Property Operations or Existing Conditions	None identified (Refer to Section 4.2 Surrounding Land Use)
Historical Uses of Adjoining Properties or Nearby Properties	None identified (Refer to Section 5.0 Historical Use)
Regulatory Review of sites identified on Federal, State, tribal and Local Environmental Databases which were located in Approximate Minimum Search Distance (AMSD)	Several Identified (Detailed within Section 6.0 Regulatory Review), but none of concern.

Several impacted properties were identified in CBRE's regulatory database review. However, based upon hydrogeology, groundwater flow direction, regulatory status, and distance from the Subject, none of these properties are suspected of having petroleum or chemical contaminant plumes that would be identified as a VEC; and as such, a VEC can be ruled out.

CBRE has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E1527-13 of the property at 6422 Selma, Los Angeles, California. Any exceptions to, or deletions from, the standard practice are described within Section 2.0 of this report.

This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Subject; however, the following business environmental risks (BERs) were identified which warrant mention:

Asbestos-Containing Material (ACM)

No friable ACM was identified in readily accessible areas. However, the non-friable roofing system, caulking, and mastics may contain asbestos. Of note, additional suspect ACM may exist within inaccessible areas such as behind wall or within pipe chases. Since these non-friable materials are in good condition and the potential for fiber release is low, no further action is recommended at this time, other than maintaining the materials in good condition under an Asbestos Operations and Maintenance (O&M) Program.

11.1 This report has been prepared in compliance with the ASTM standard entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" E1527-13.

11.2 The observations described in this report were made under the conditions stated herein. The conclusions presented in the report were based solely upon the services described therein, and not on scientific tasks or procedures beyond the scope of described services within the constraints imposed by the client. The work described in this report was carried out in accordance with the Terms and Conditions of the contract.

11.3 In preparing this report, CBRE has relied on certain information provided by federal, state, and local officials and other parties referenced therein, and on information contained in the files of governmental agencies, that were readily available to CBRE at the time of this assessment. Although there may have been some degree of overlap in the information provided by these various sources, CBRE did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this site assessment. Observations were made of the site and of the structures on the site as indicated in this report. Where access to portions of the site or to structures on the site was unavailable or limited, CBRE renders no opinion as to the presence of direct or indirect evidence relating to petroleum substances, hazardous substances, or both, in that portion of the site and structure. In addition, CBRE renders no opinion as to the presence of indirect evidence relating to hazardous material or oil, where direct observation of the ground surface, interior walls, floors, ceiling or a structure is obstructed by objects or materials, including snow, covering on or over these surfaces.

11.4 As part of this assessment, CBRE submitted requests for information via the Freedom of Information Act (FOIA) to various governmental agencies. As of the preparation of this report these requests may not have been fulfilled. The conclusions of this report are subject to change upon receipt of a response from these FOIA requests.

11.5 CBRE does not represent that the site referred to herein contains no petroleum or hazardous or toxic substances or other conditions beyond those observed by CBRE during the site walkthrough.

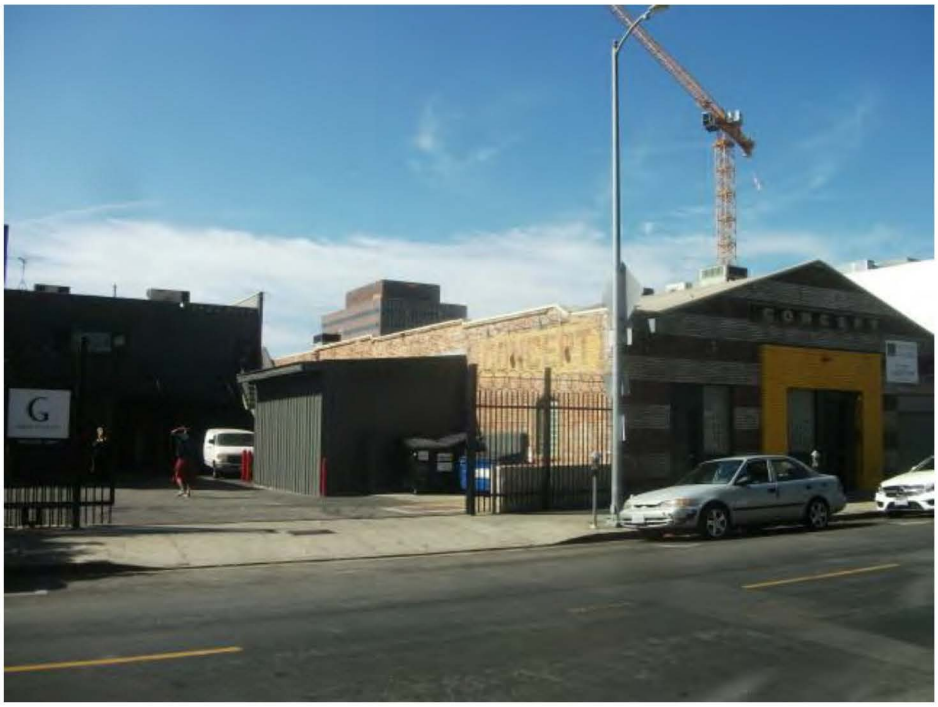
11.6 CBRE has produced this document under an agreement between CBRE and Spur Side, LLC, a Delaware limited liability company. All terms and conditions of that agreement are included within this document by reference. Any reliance upon this document, or upon CBRE's performance of services in preparing this document, is conditioned upon the relying party's acceptance and acknowledgement of the limitations, qualifications, terms, conditions and indemnities set forth in that agreement, and property ownership/management disclosure limitations, if any. It is not to be relied upon by any party other than Spur Side, LLC, a Delaware limited liability company nor used for any purpose other than that specifically stated in our Agreement or within this Report's Introduction section without CBRE's advance and express written consent. The Phase I report is only valid if completed within 180 days of an acquisition or the transaction necessitating the report.

11.7 TIME LIMITATION TO ENACT CLAIM AGAINST CBRE If in the opinion of the client, or any third party claiming reliance on CBRE's report or services, that CBRE was negligent or in breach of contract, such aforementioned parties shall have two years from the date of CBRE's site visit to make a claim.

11.8 Unless specifically identified within Section 2, Chinese drywall, indoor air quality and any other non-ASTM scope issues as identified in ASTM E1527-13, Section 13.1.5, are excluded from the scope of this assessment.



1. Subject



2. East side of Subject



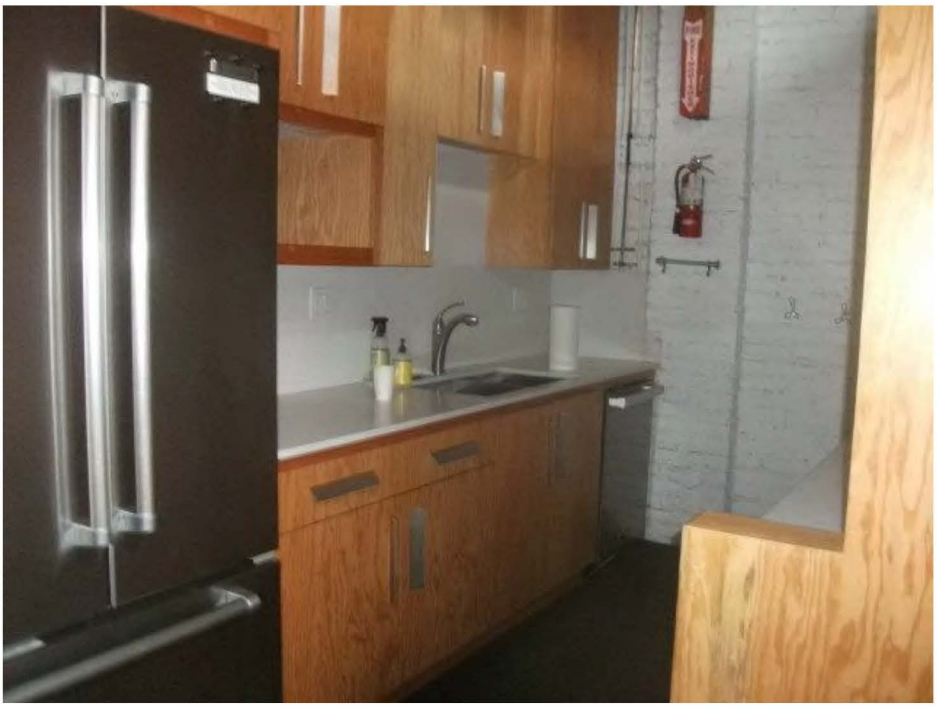
3. Interior looking south



4. Interior looking north



5. Bathroom



6. Kitchen area



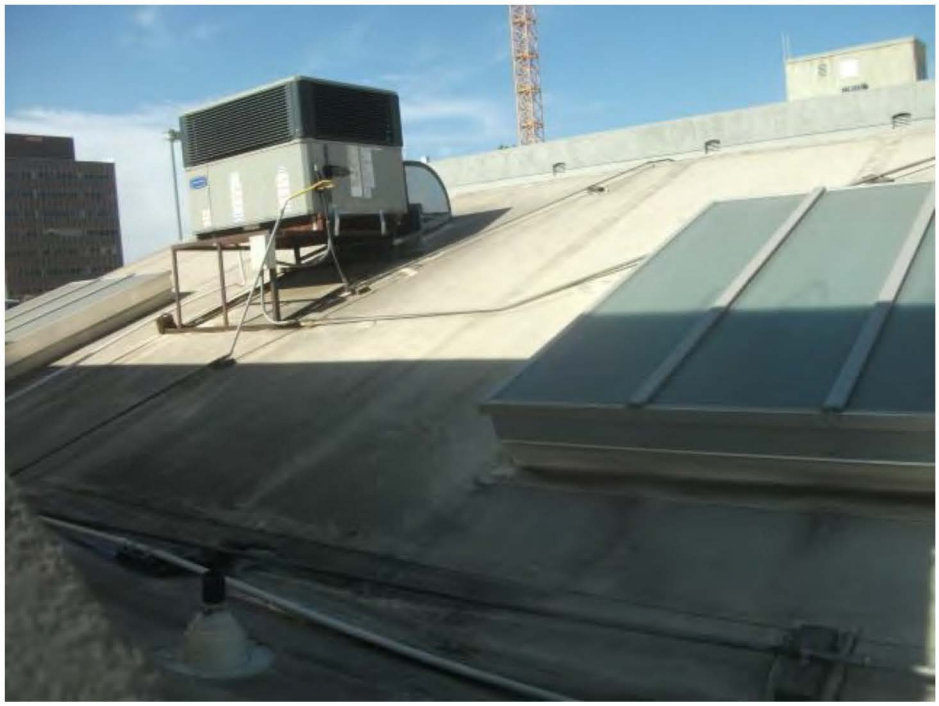
7. Cleaning supplies



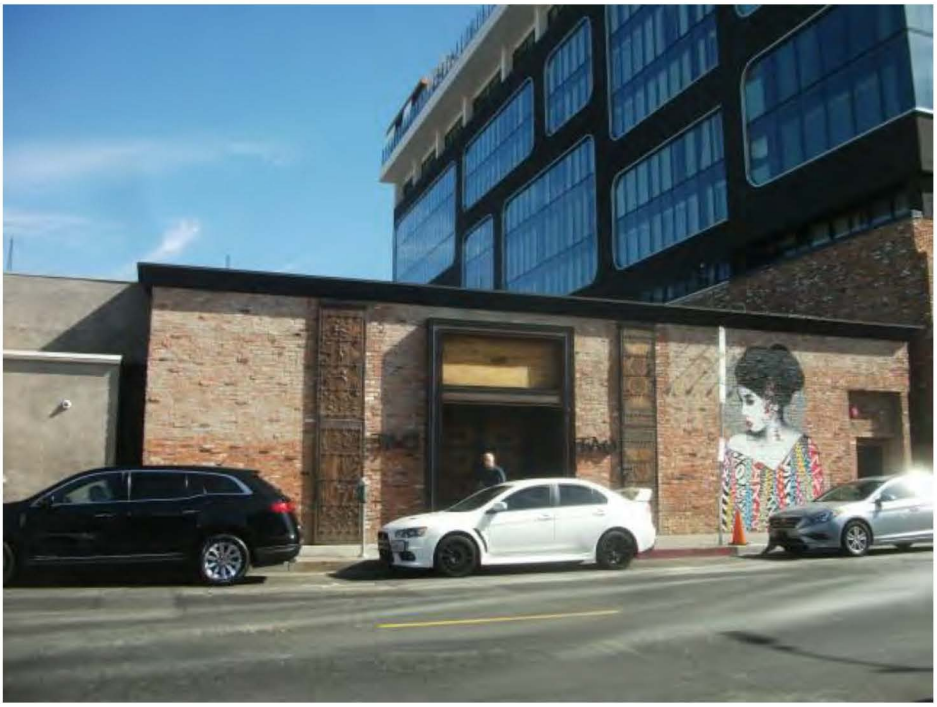
8. Trash dumpster



9. Subject roof



10. Subject roof



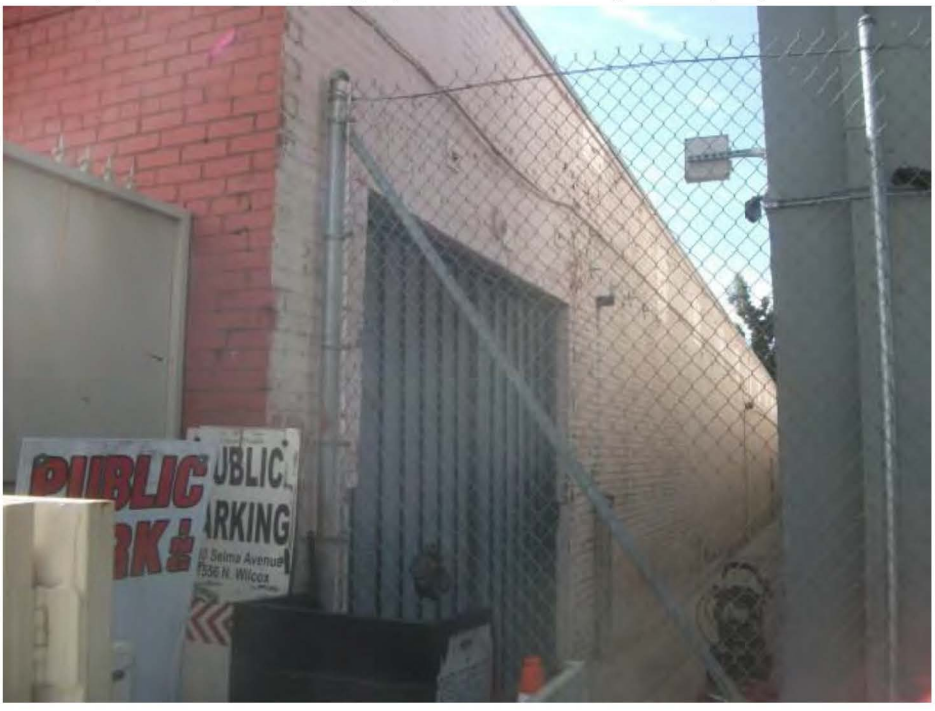
11. Tao Restaurant (6421 Selma Avenue) adjacent to north



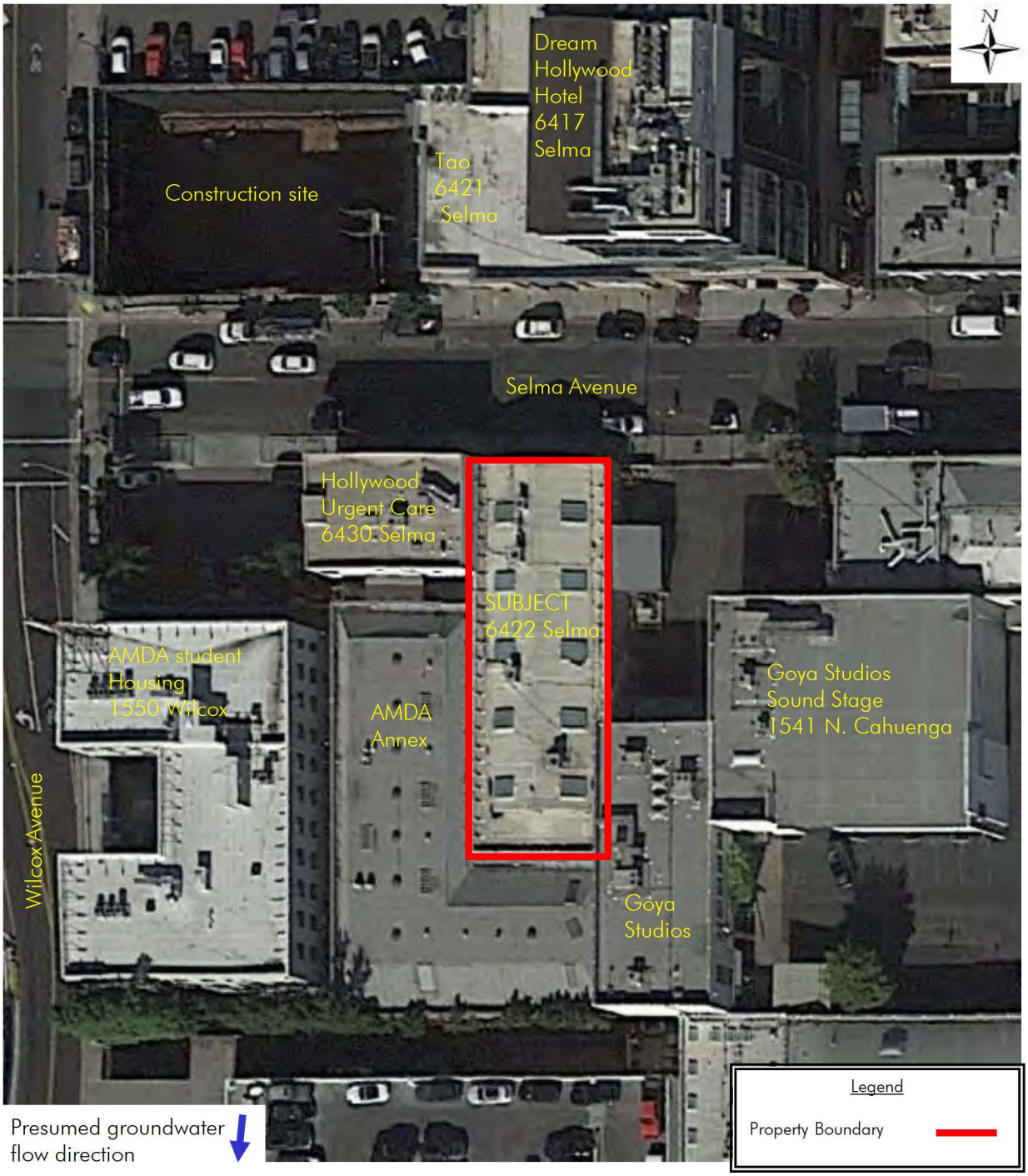
12. West Hollywood Urgent Care (6430 Selma Avenue) adjacent to west



13. Goya Studios Sound Stage (1531 N. Cahuenga Blvd.) adjacent to east



14. Adjacent building to south (1550 Wilcox Avenue annex)



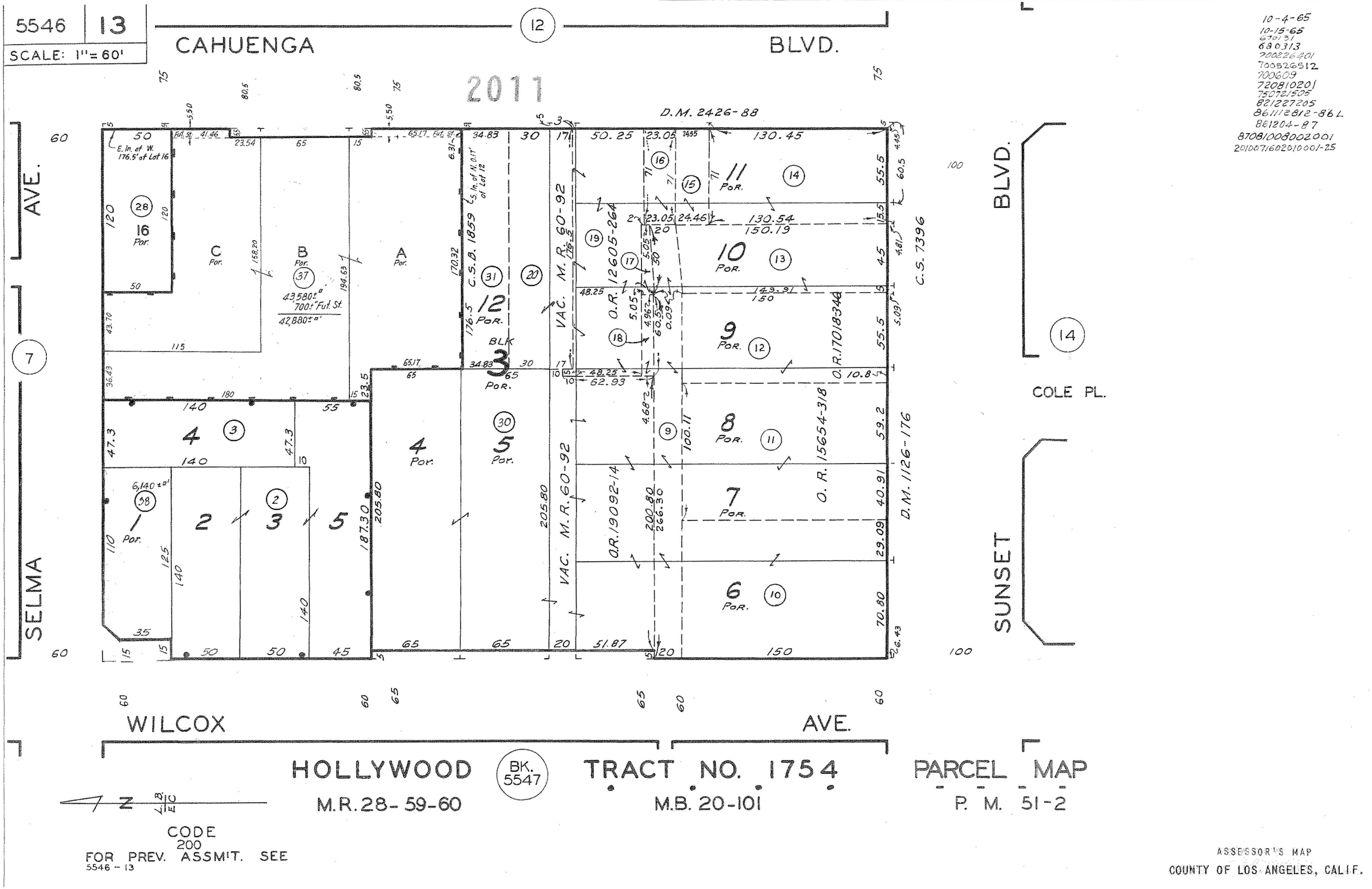
SITE PLAN

6422 Selma Avenue
Los Angeles, CA

CBRE

Project No: PC80847141

Boundaries are approximate.
Not to scale



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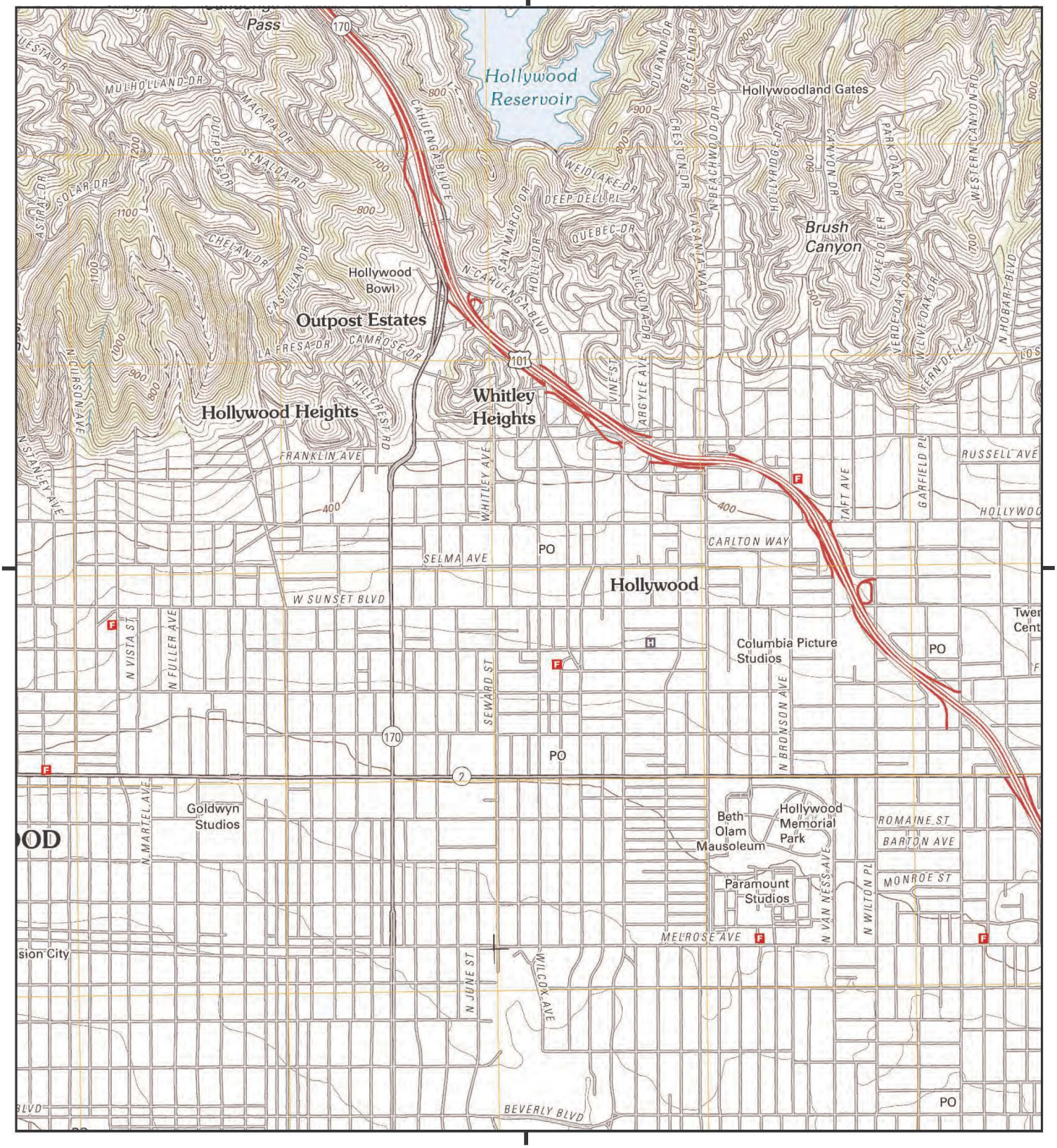
Historical Topo Map

2012



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Los Angeles, CA

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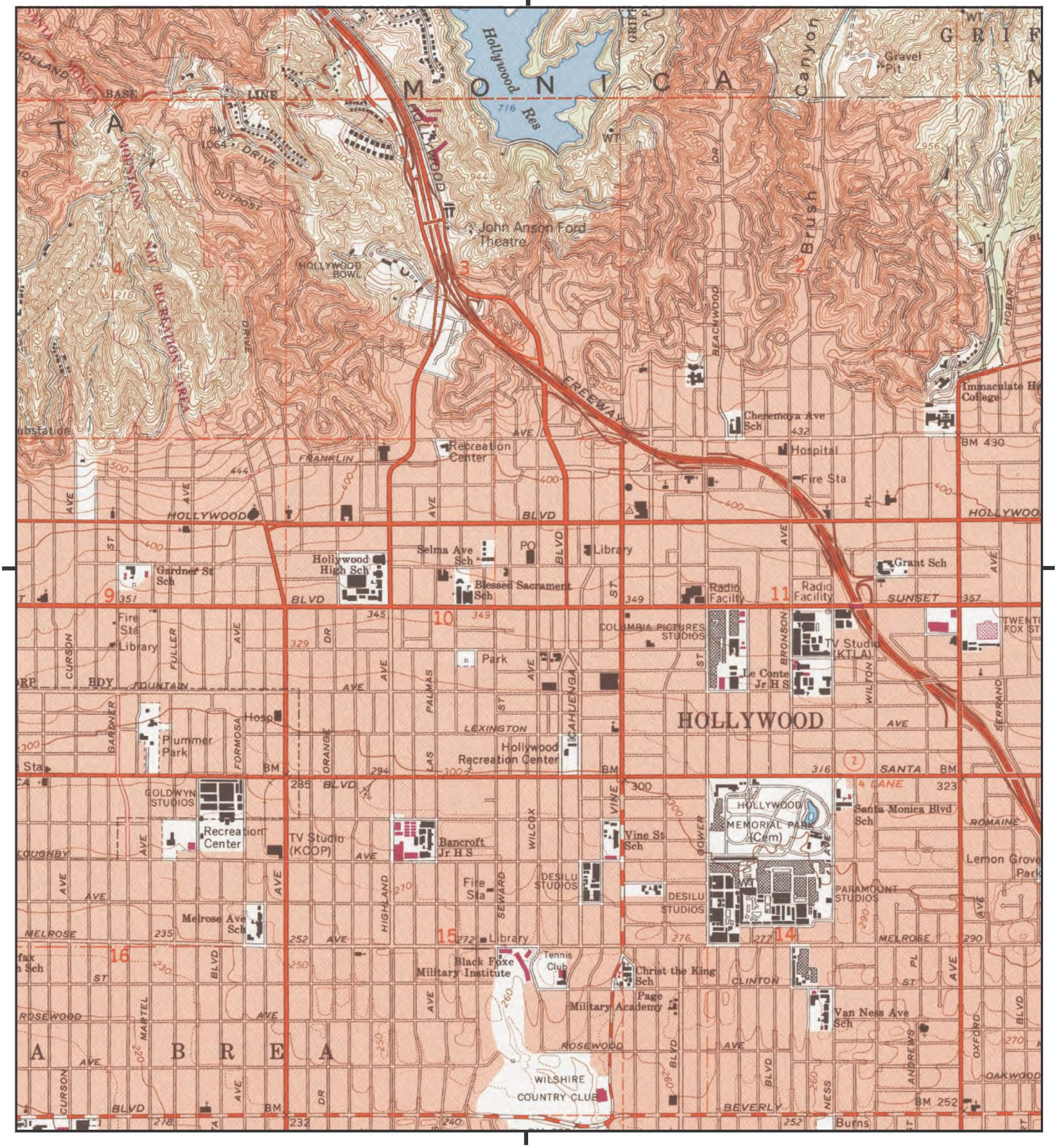

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Los Angeles, CA

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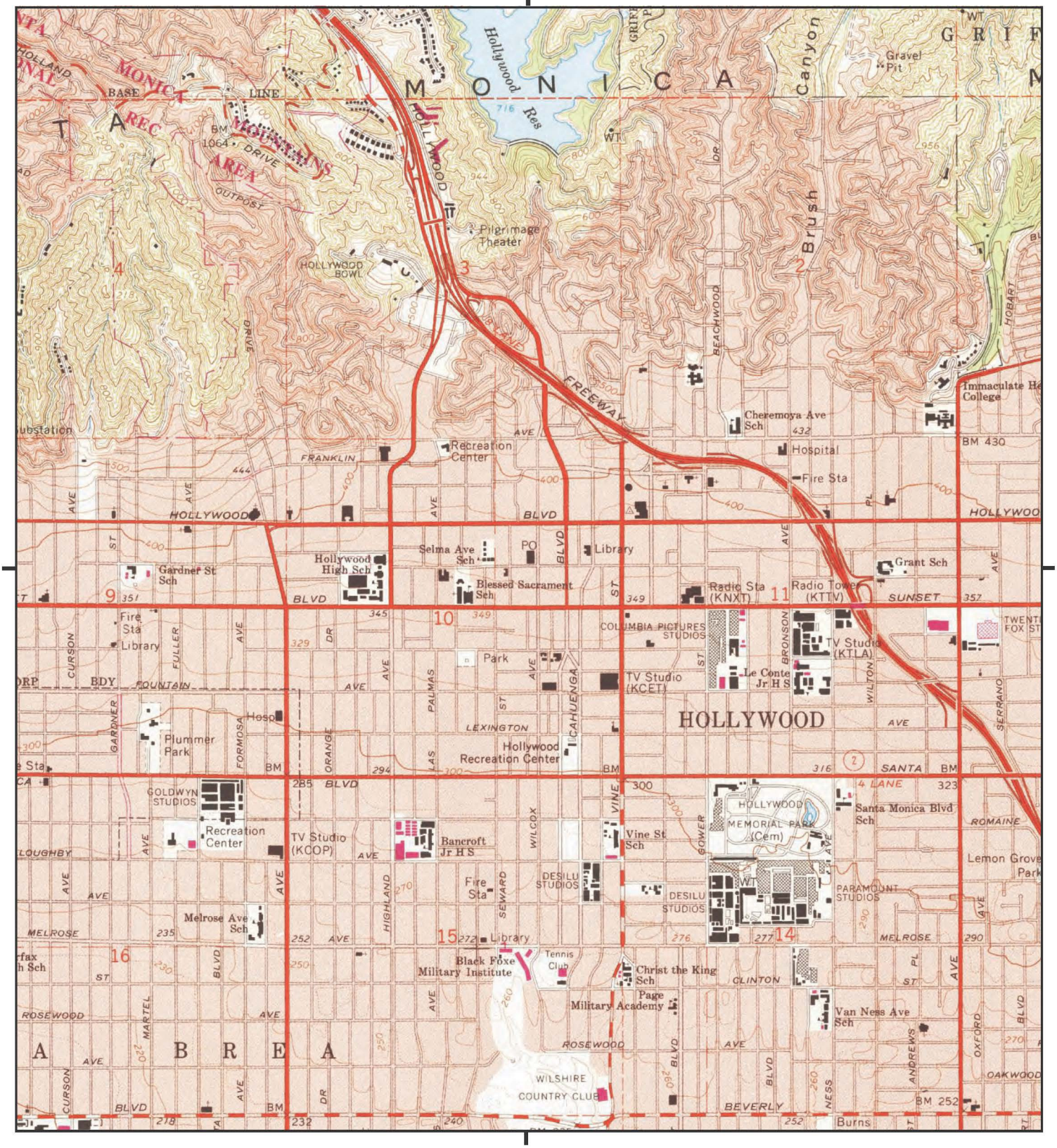

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Los Angeles, CA

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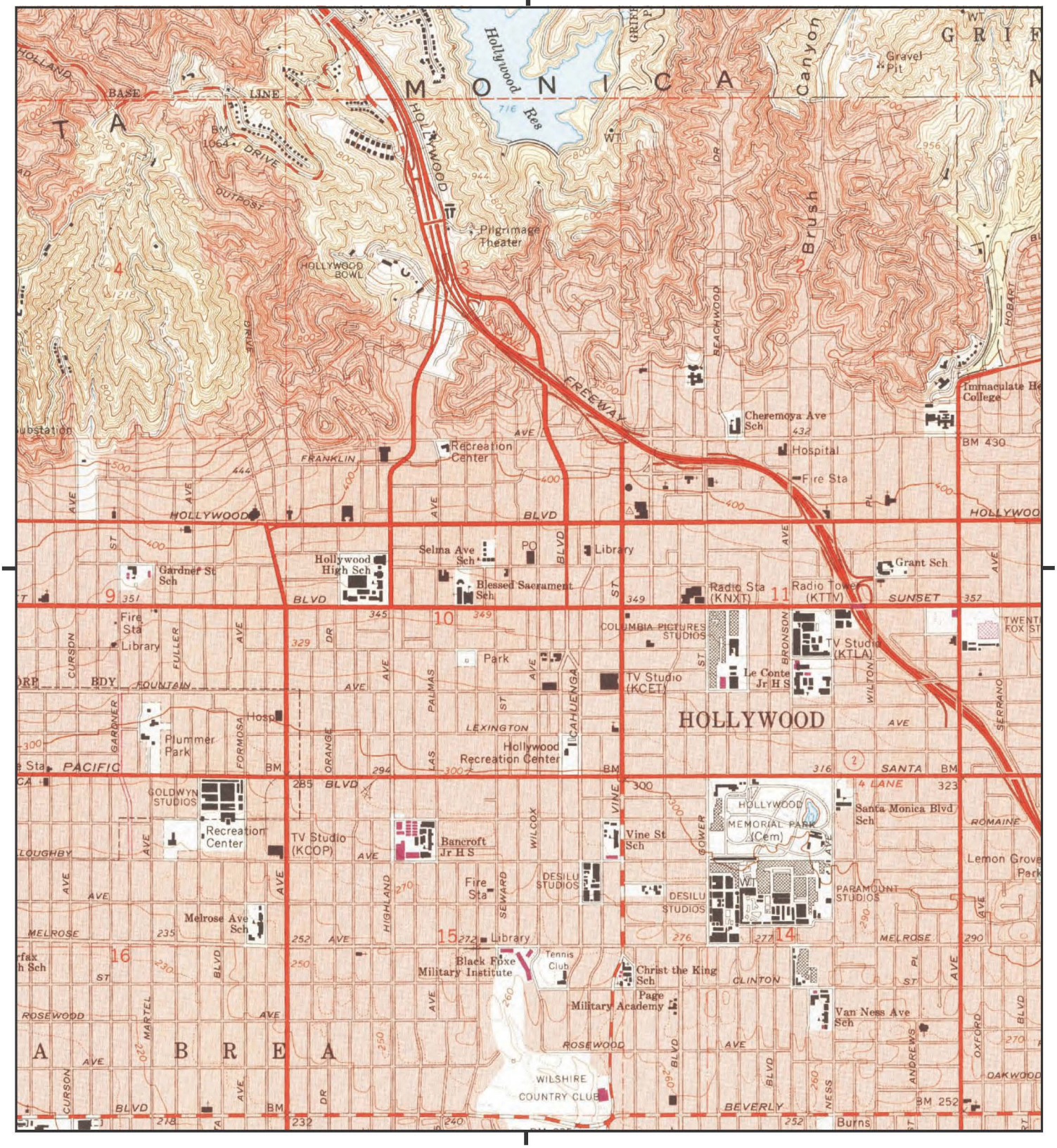

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Los Angeles, CA

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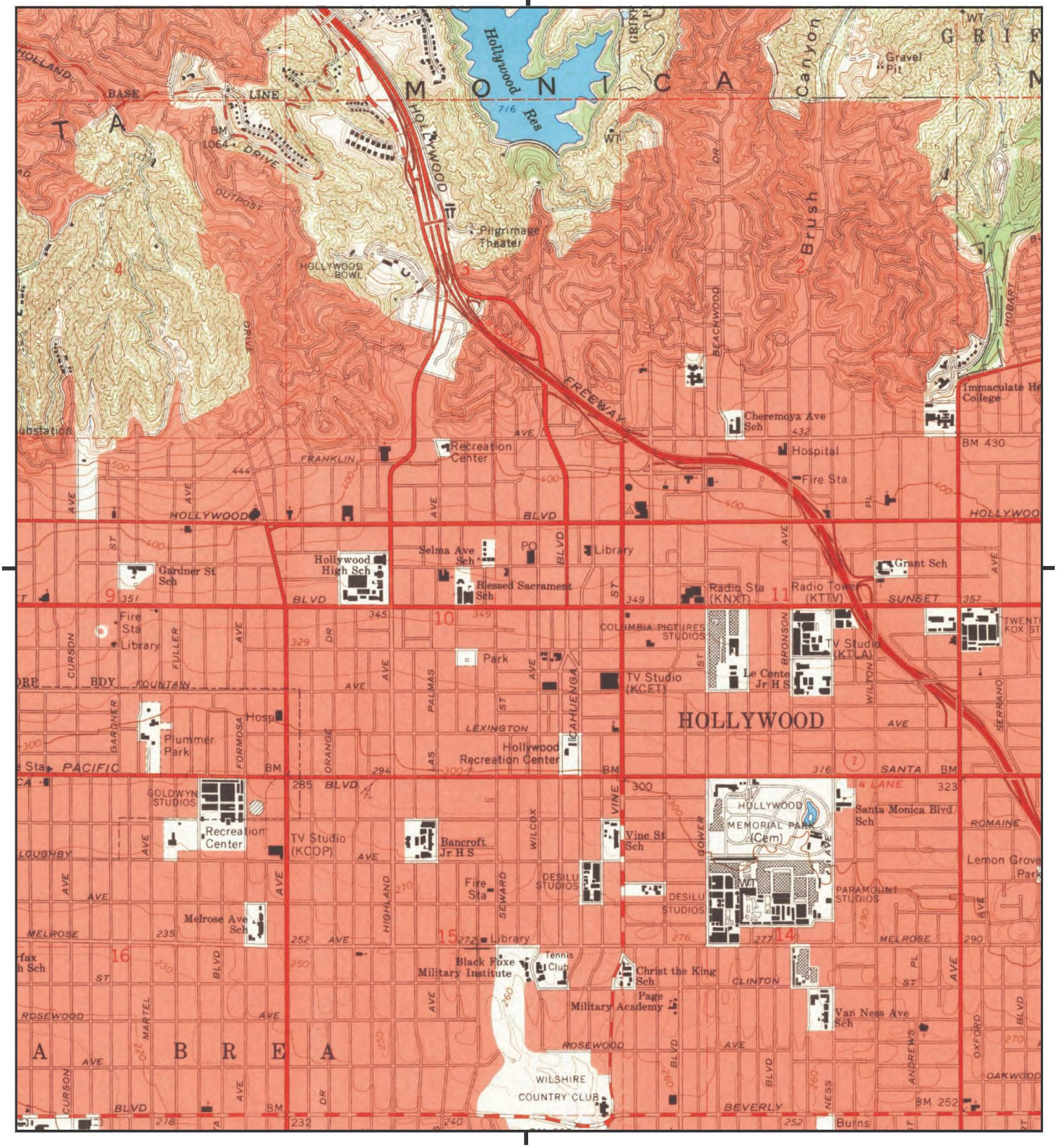

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Los Angeles, CA

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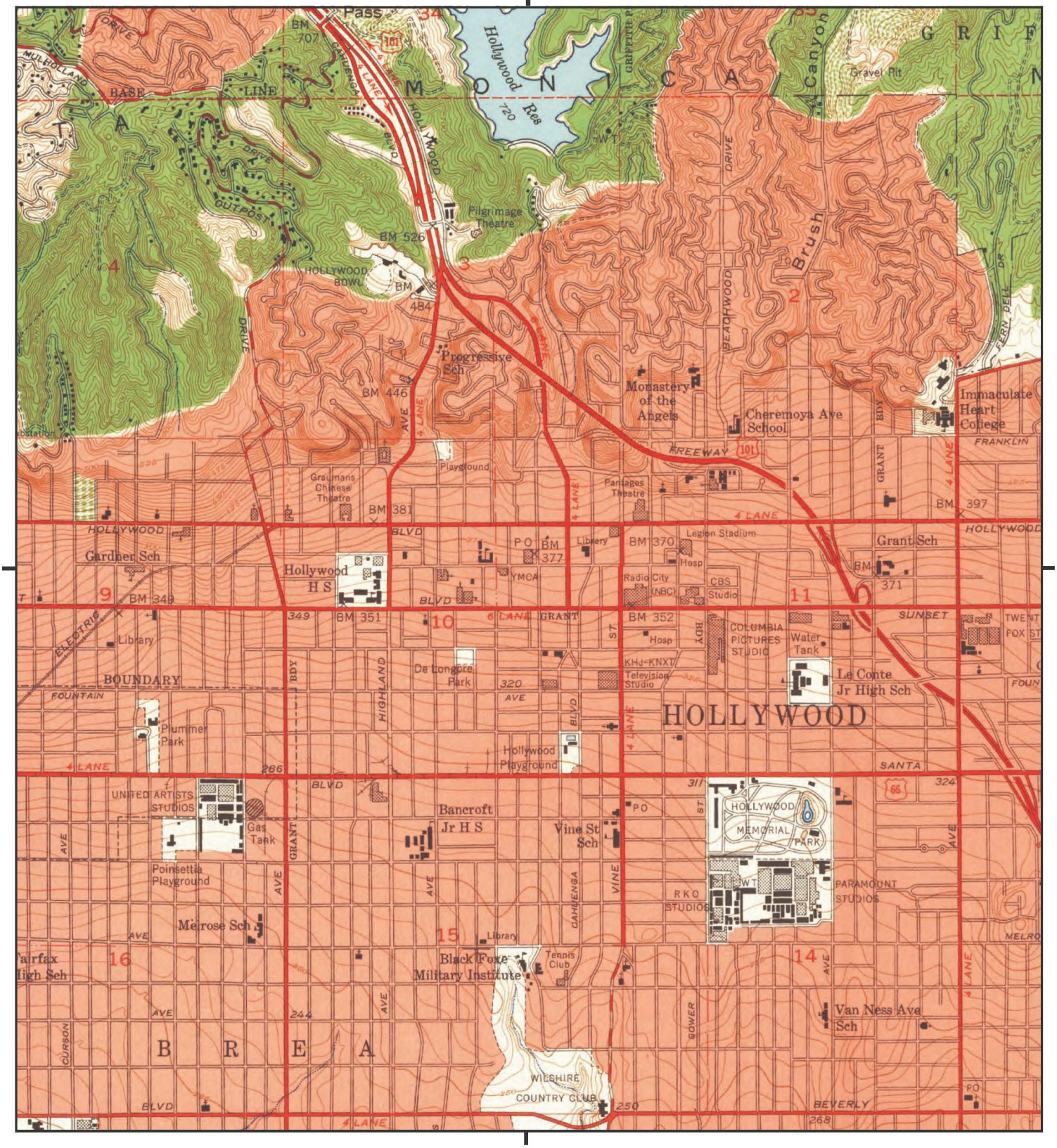

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Los Angeles, CA

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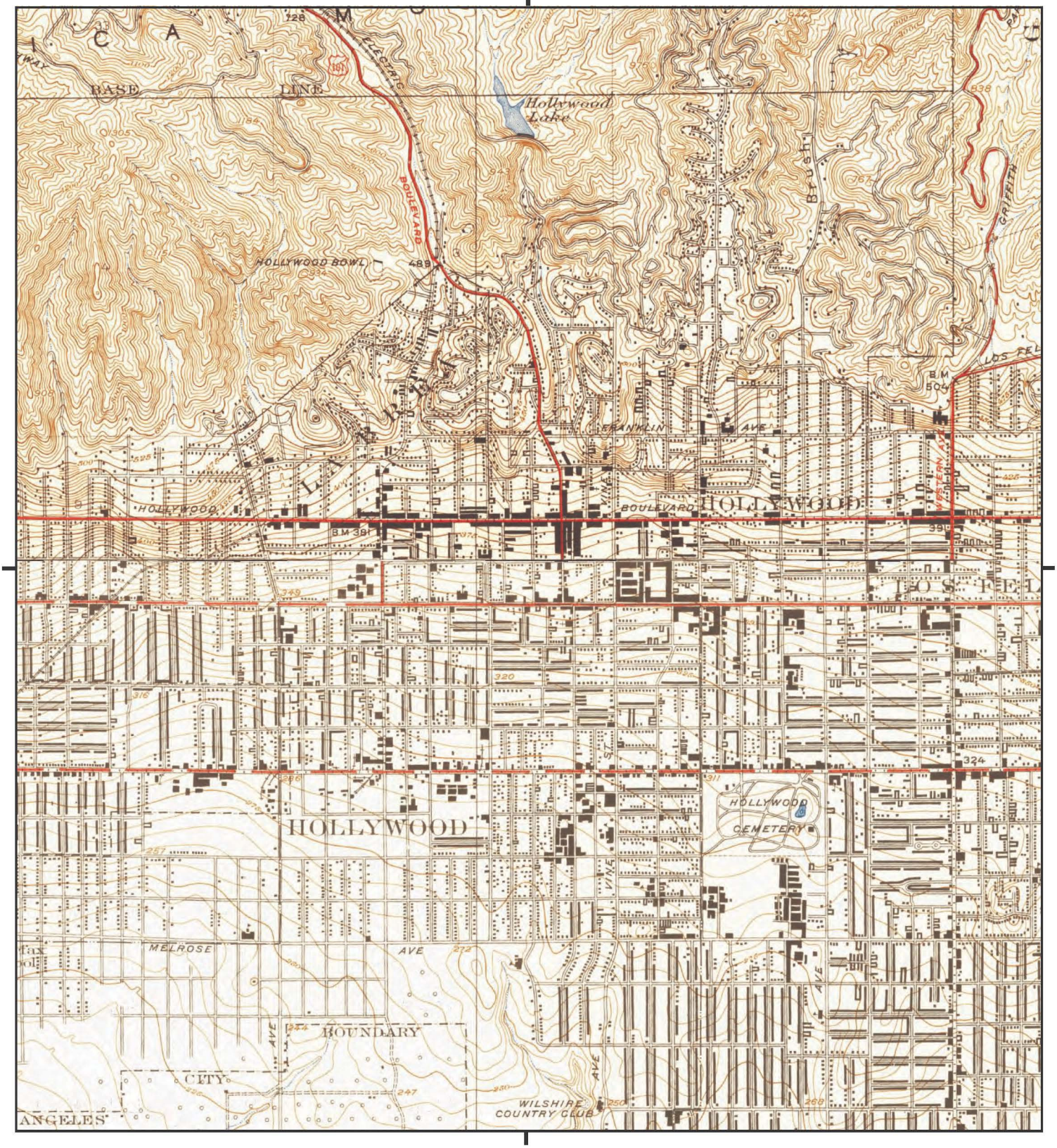

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N, Burbank, 1926, 7.5-minute

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Los Angeles, CA

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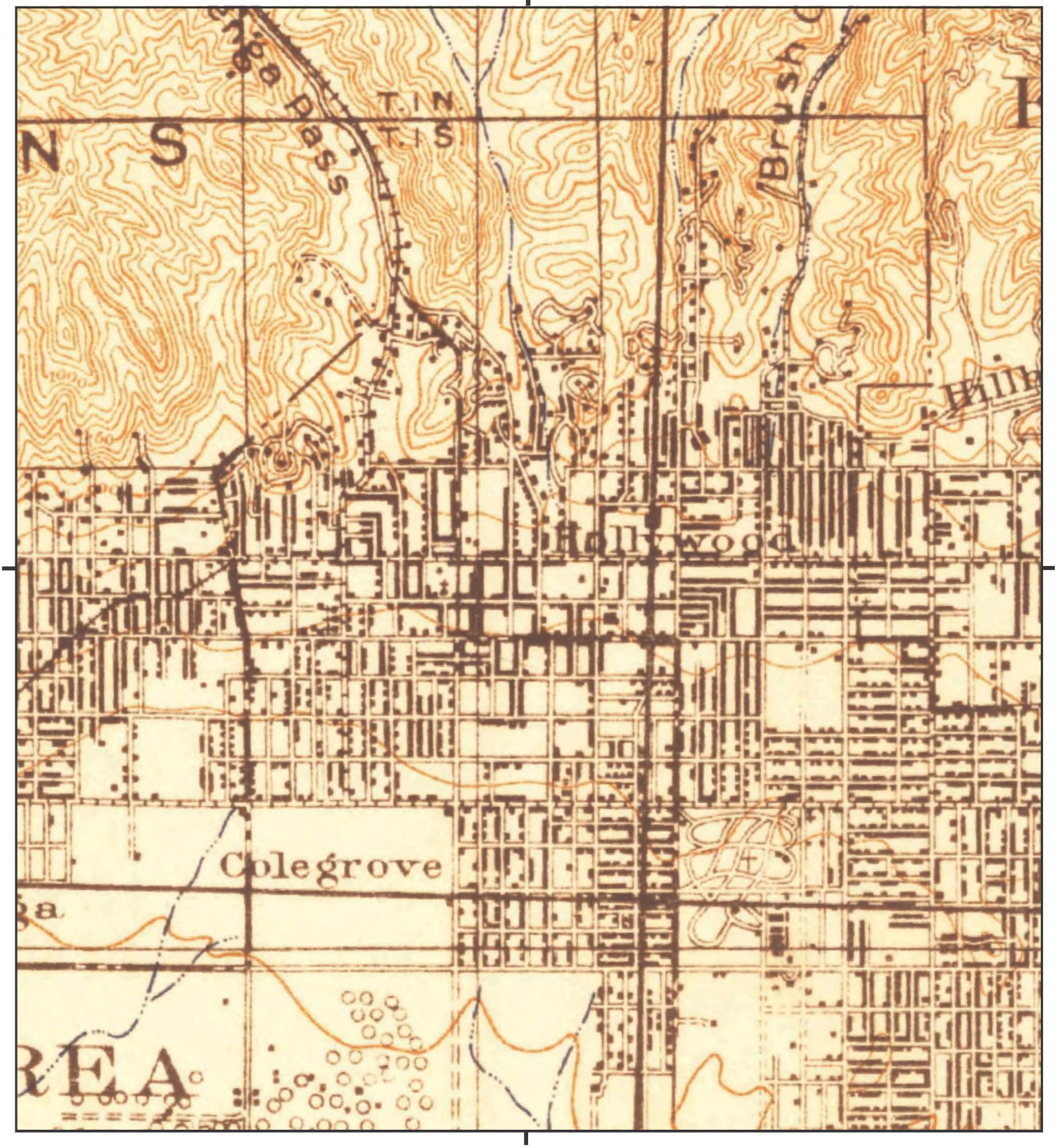

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Los Angeles, CA

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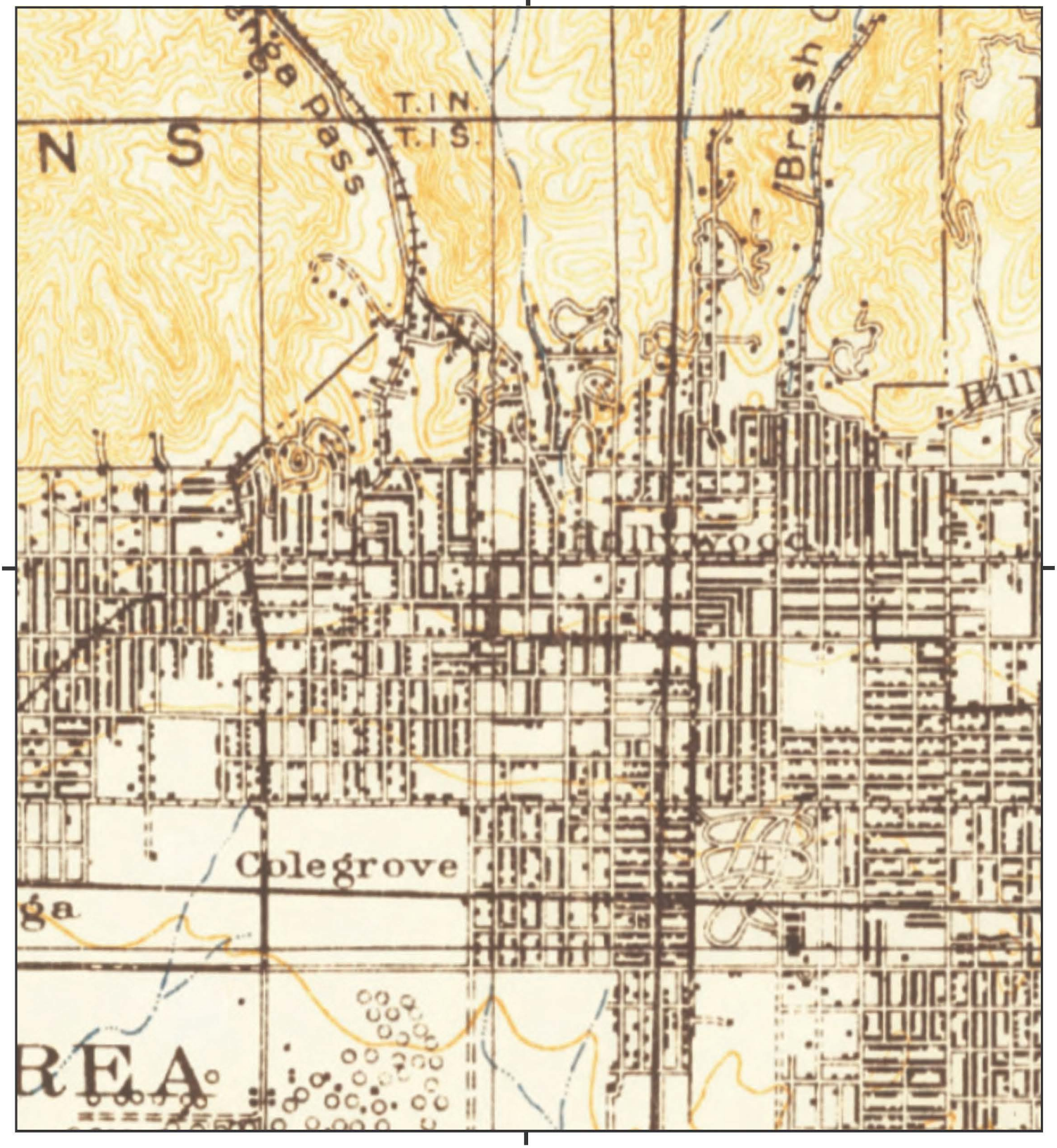

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TP, SANTA MONICA, 1920, 15-minute

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Los Angeles, CA

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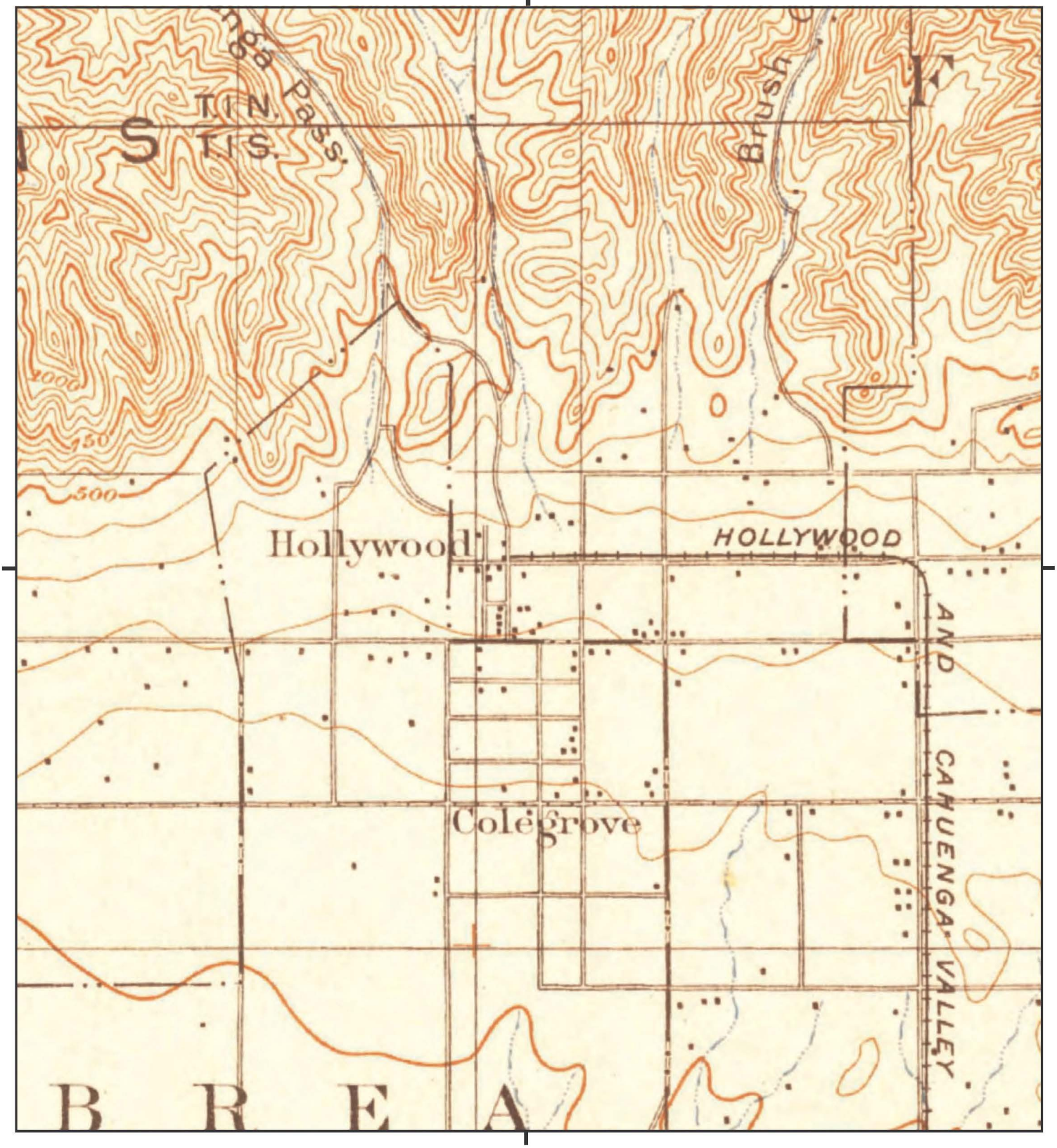

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Los Angeles, CA

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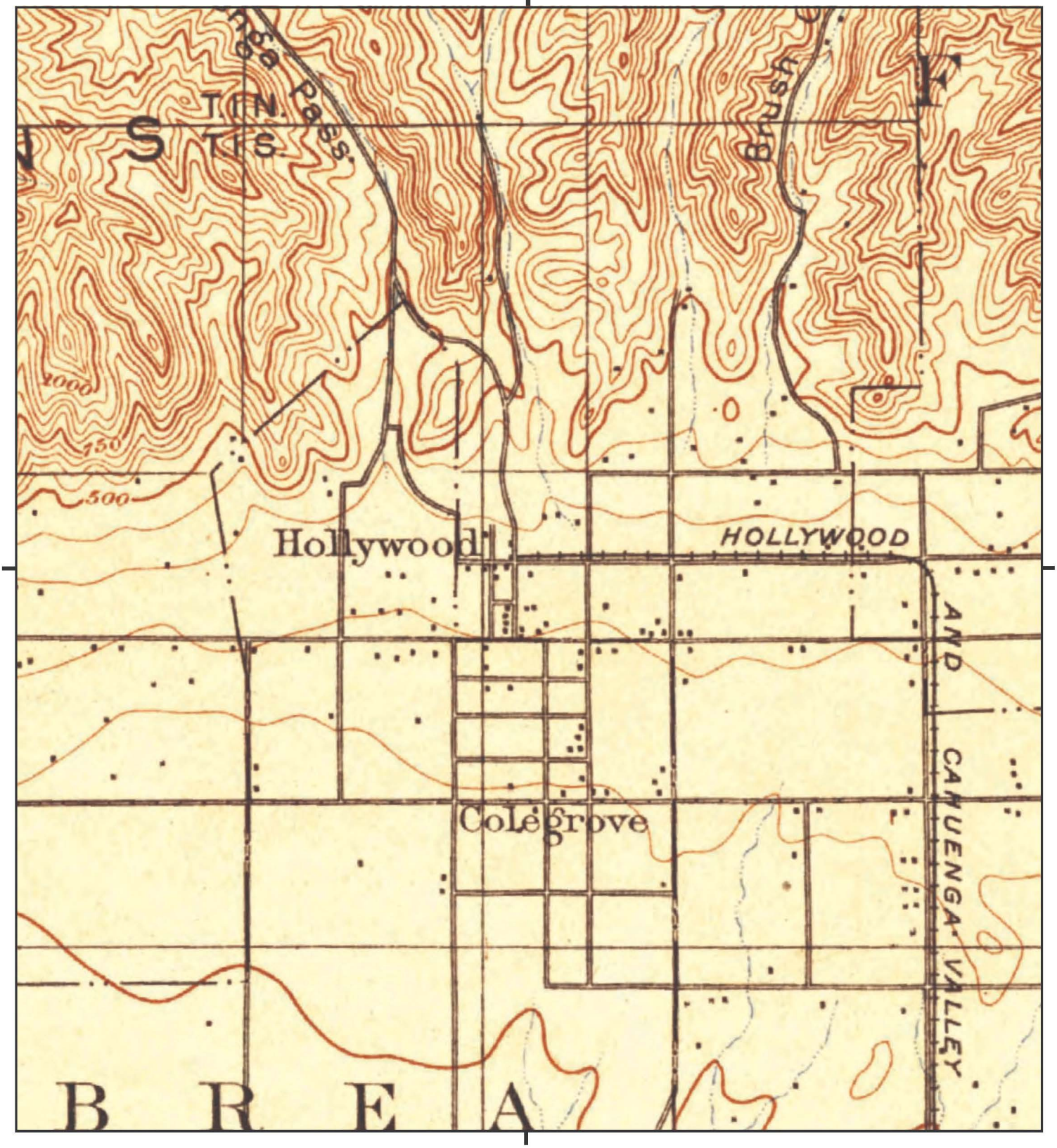

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TP, Los Angeles, 1900, 15-minute

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Los Angeles, CA

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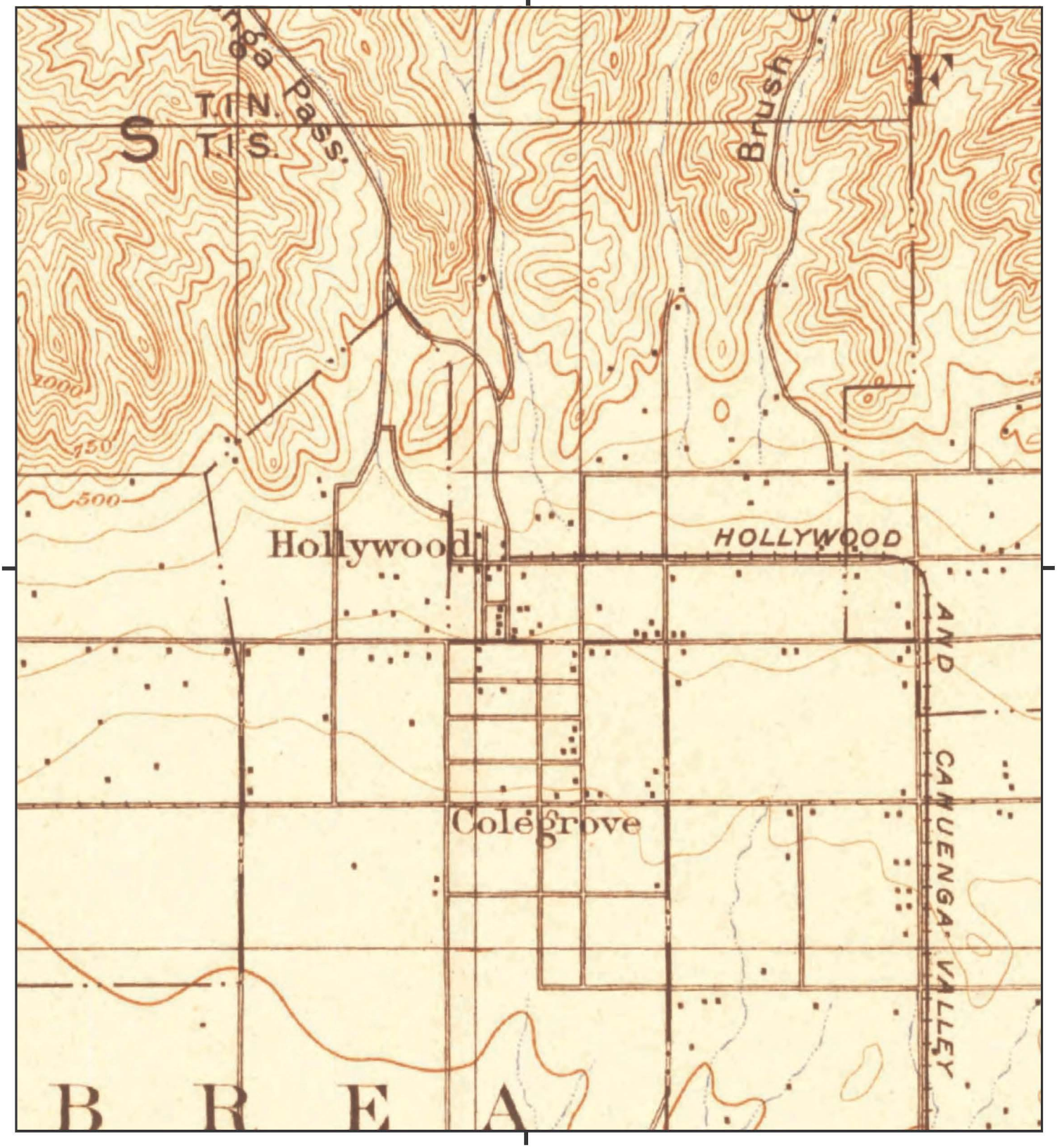

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TP, Santa Monica, 1898, 15-minute

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Los Angeles, CA

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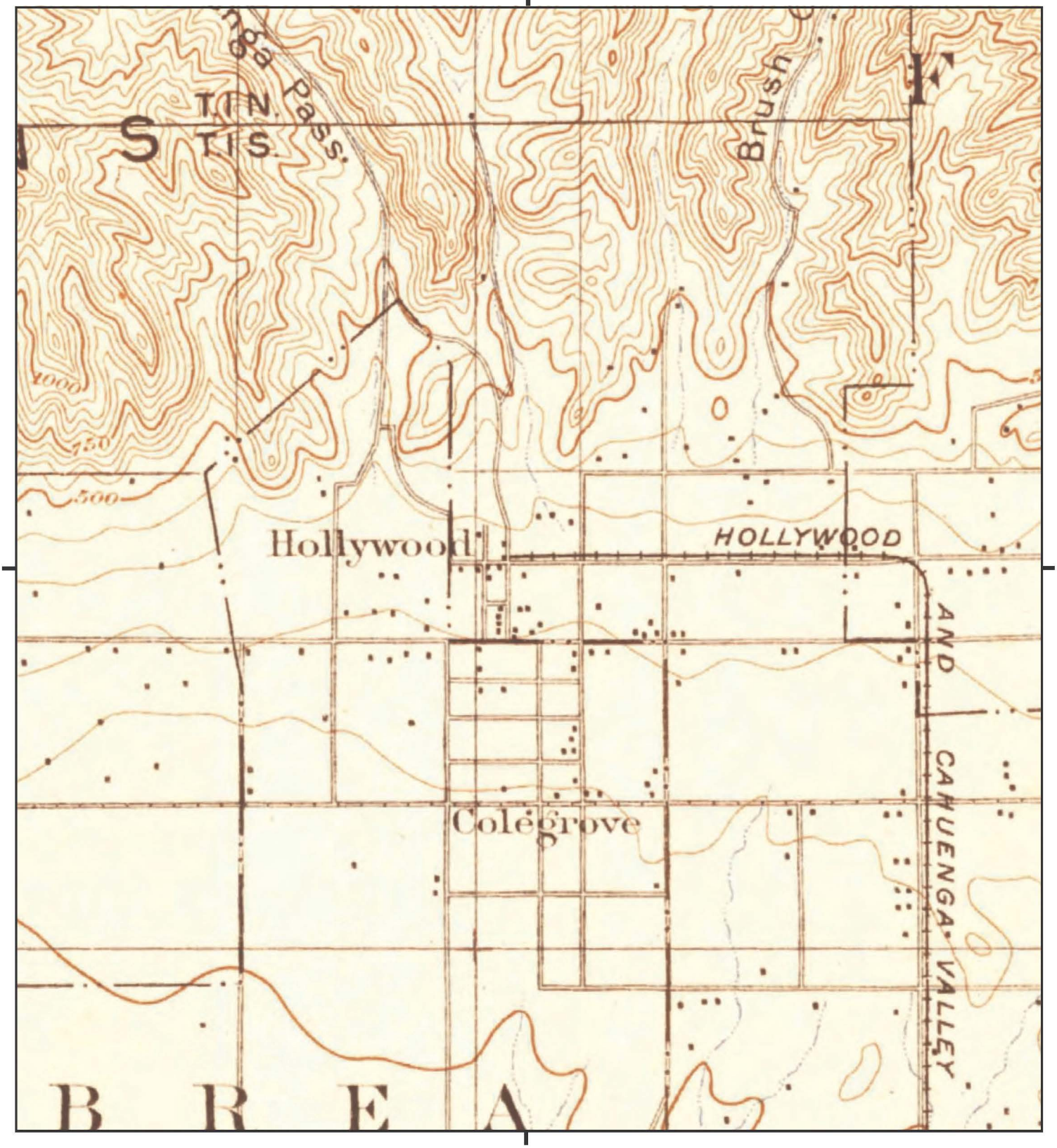

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Los Angeles, CA

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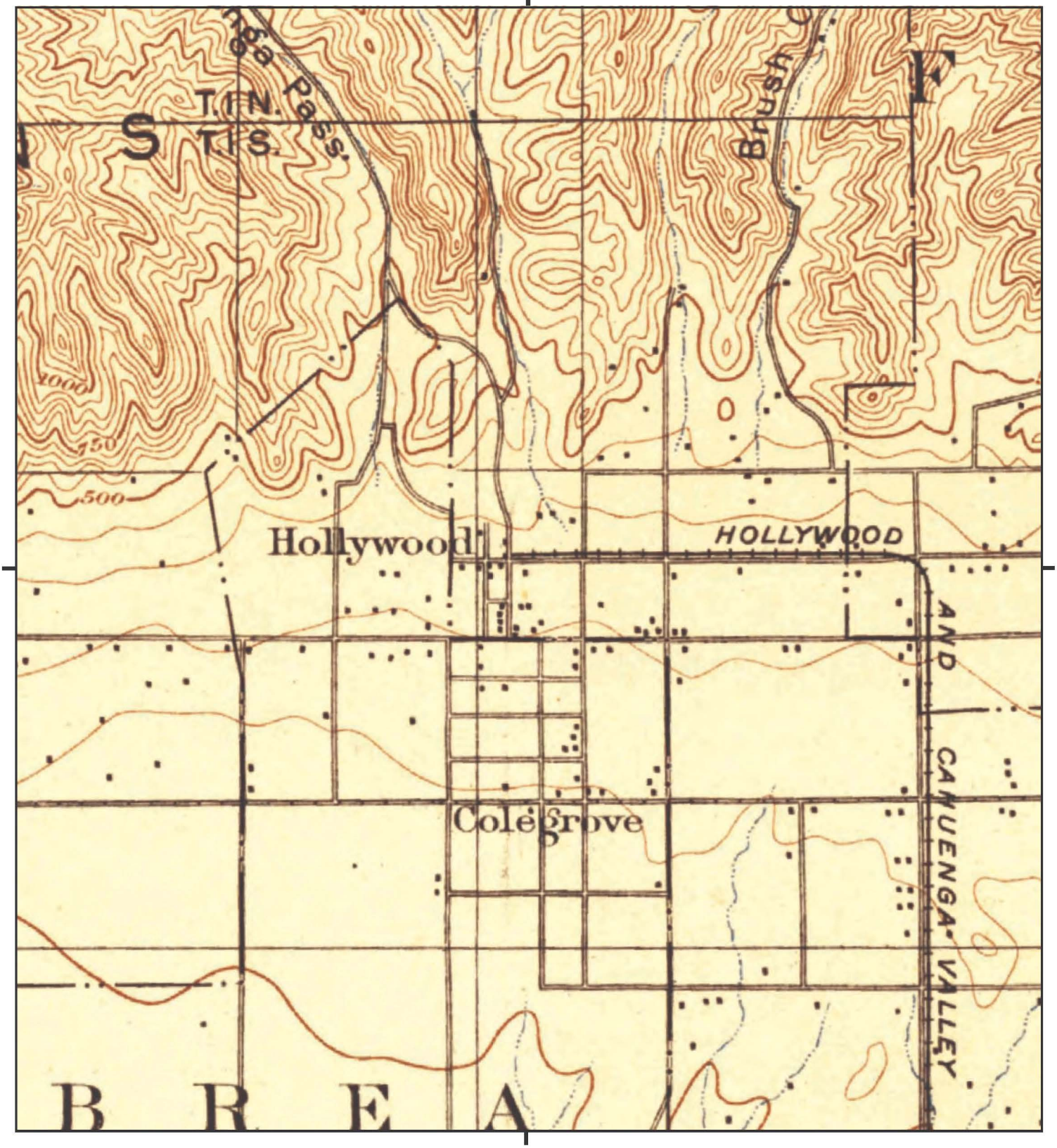

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NW N NE
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SW S SE

TP, Los Angeles, 1894, 15-minute

ADDRESS: 6422 Selma Avenue
Los Angeles, CA

N

6422 Selma

6422 Selma

Los Angeles, CA 90028

Inquiry Number: 5410768.3

August 30, 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

08/30/18

Site Name:

6422 Selma
6422 Selma
Los Angeles, CA 90028
EDR Inquiry # 5410768.3

Client Name:

CBRE
70 West Red Oak Lane
West Harrison, NY 10604
Contact: Sandy Smith

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Certified Sanborn Results:

Certification # 4856-43CD-9FC9

PO # PC80847141

Project PC80847141

Maps Provided:

1970	1919
1969	1913
1966	1907
1962	
1961	
1960	
1955	
1950	

Sanborn® Library search results

Certification #: 4856-43CD-9FC9

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
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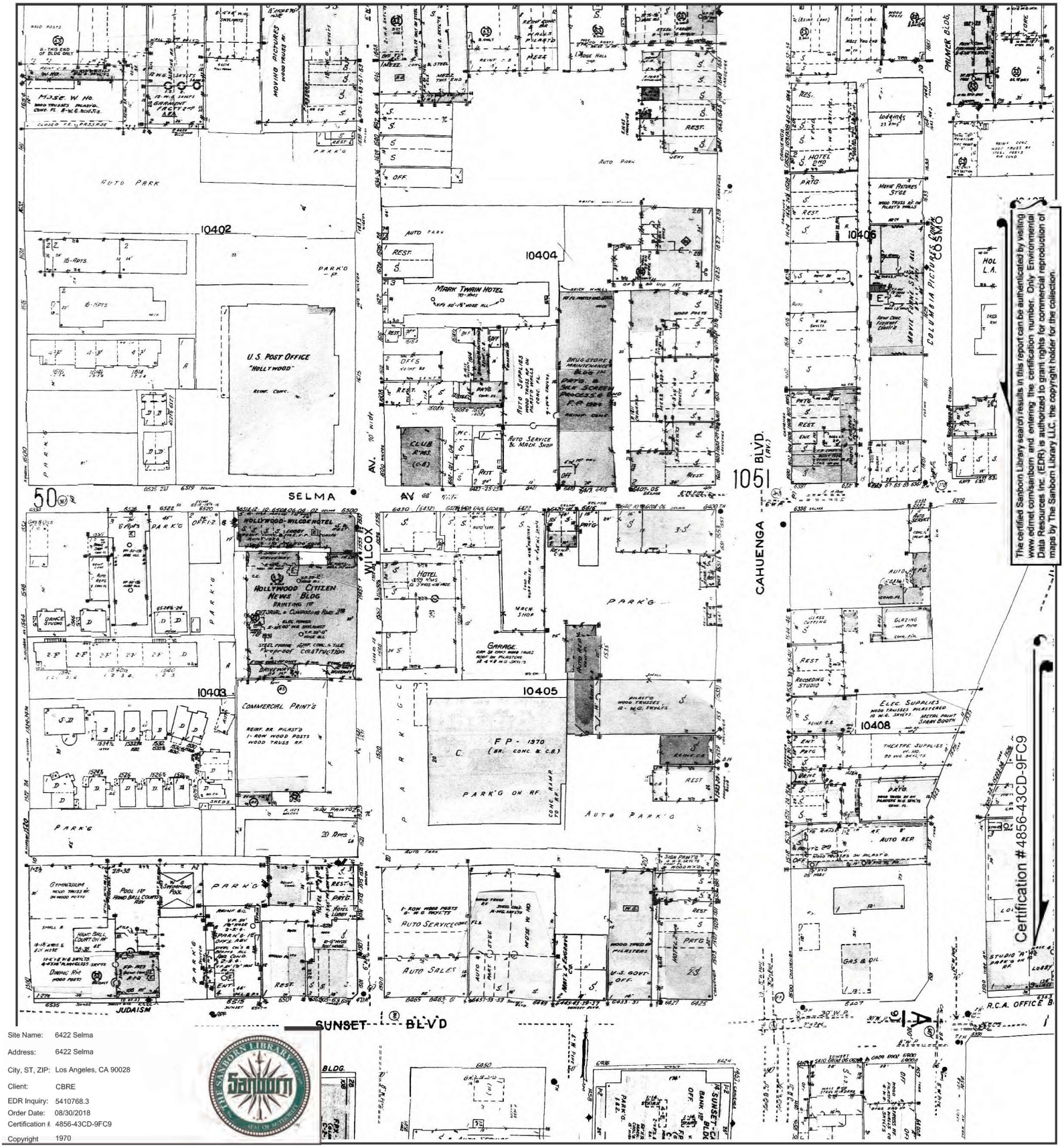

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Certification #:	4856-43CD-9FC9
Copyright	1970

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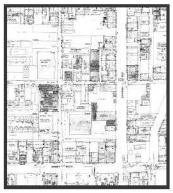

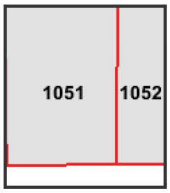

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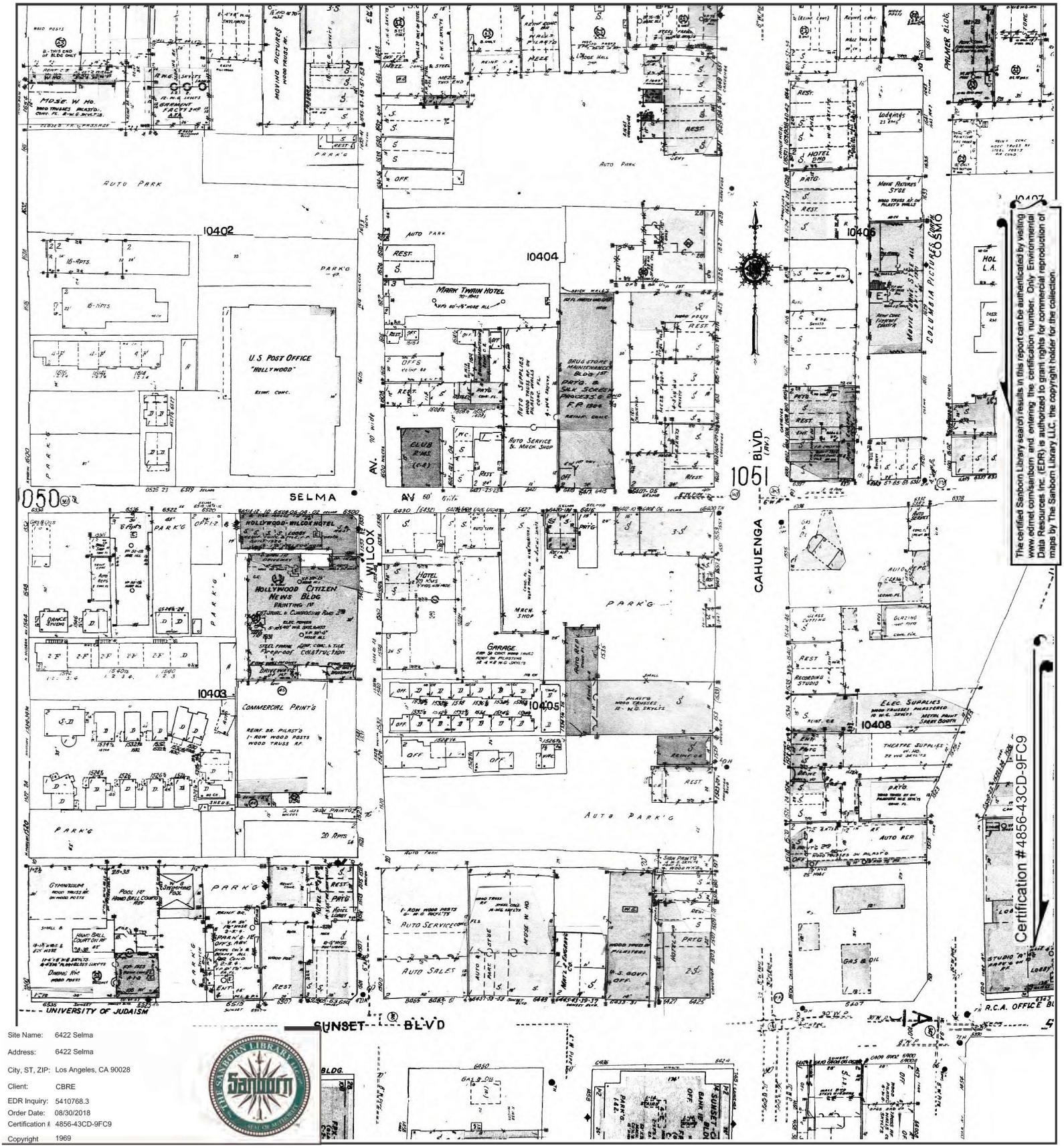

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Copyright 1969

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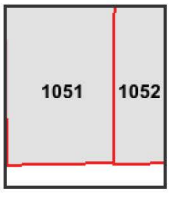

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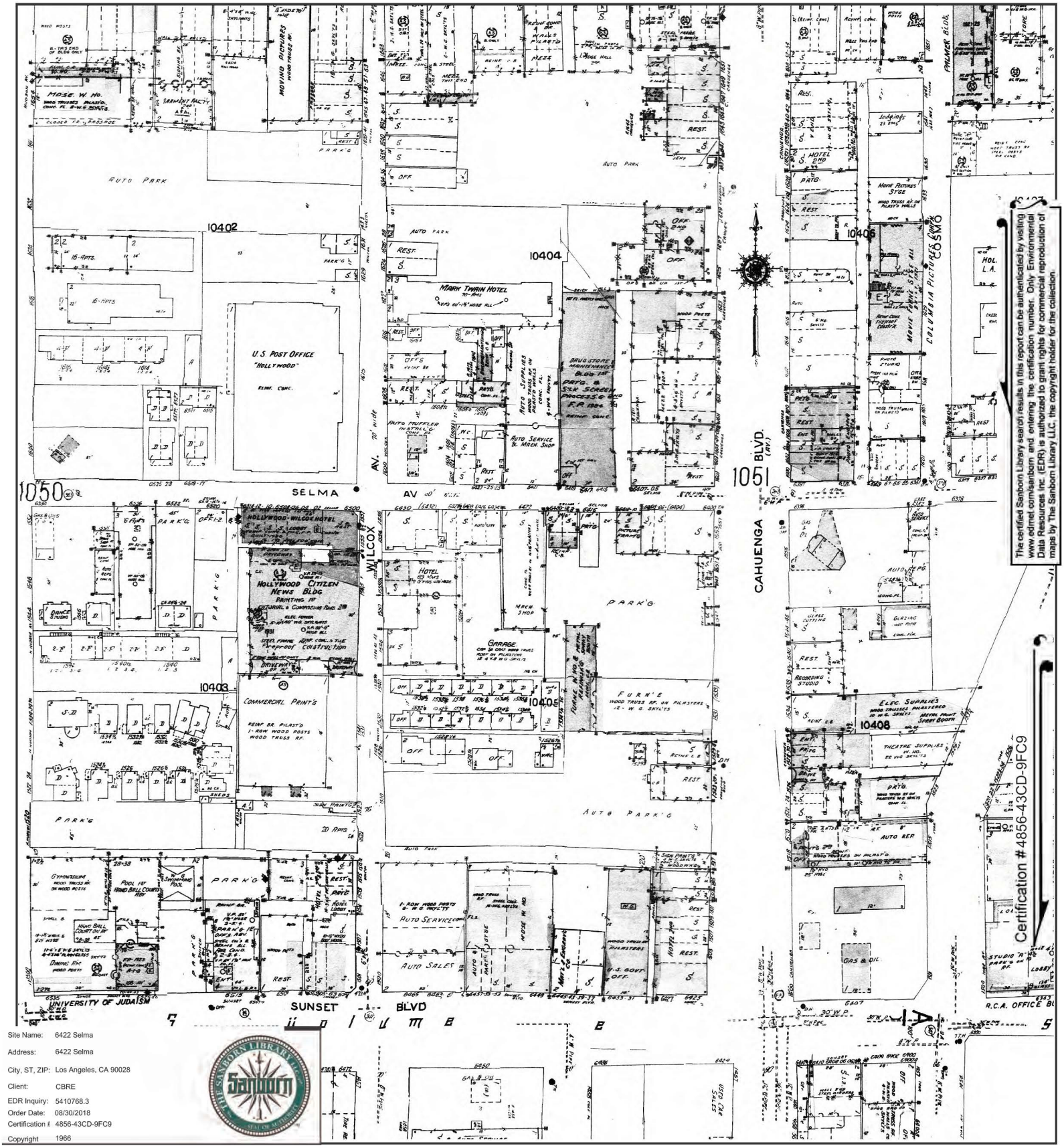

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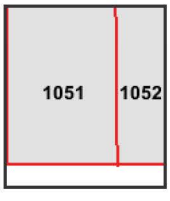

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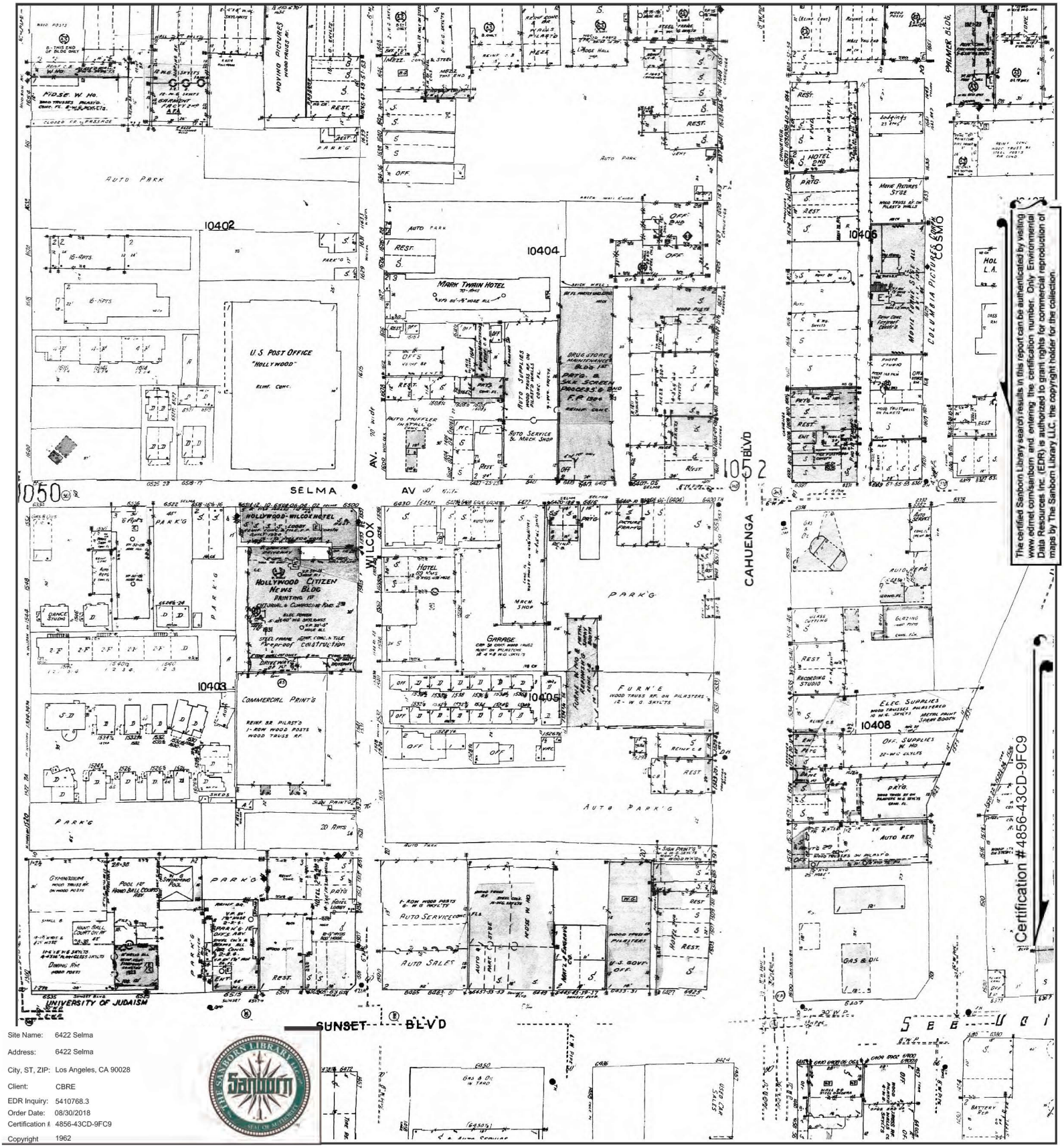
1962



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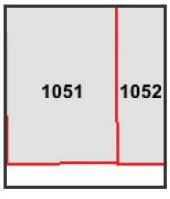

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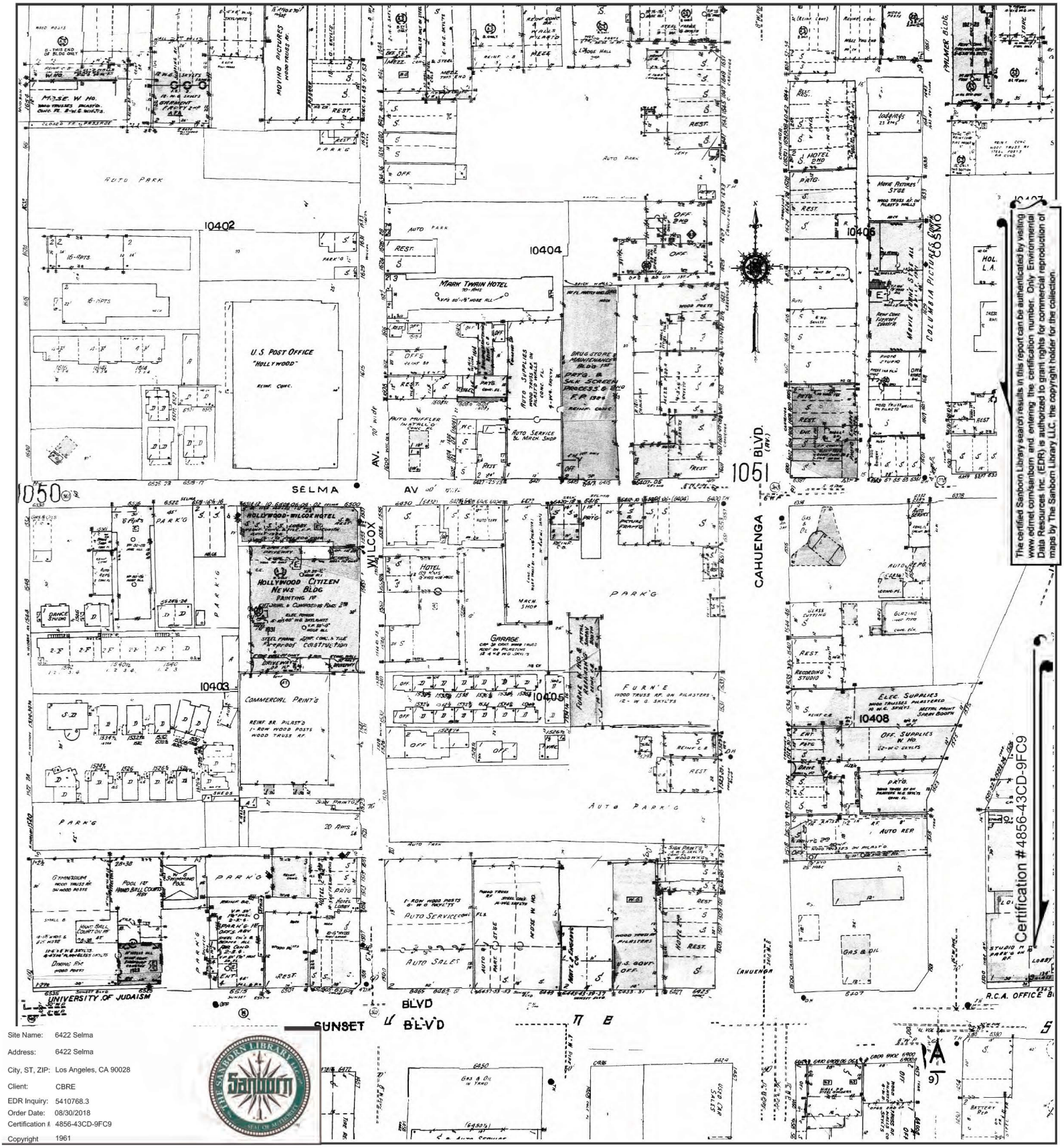

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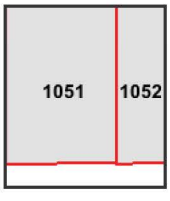

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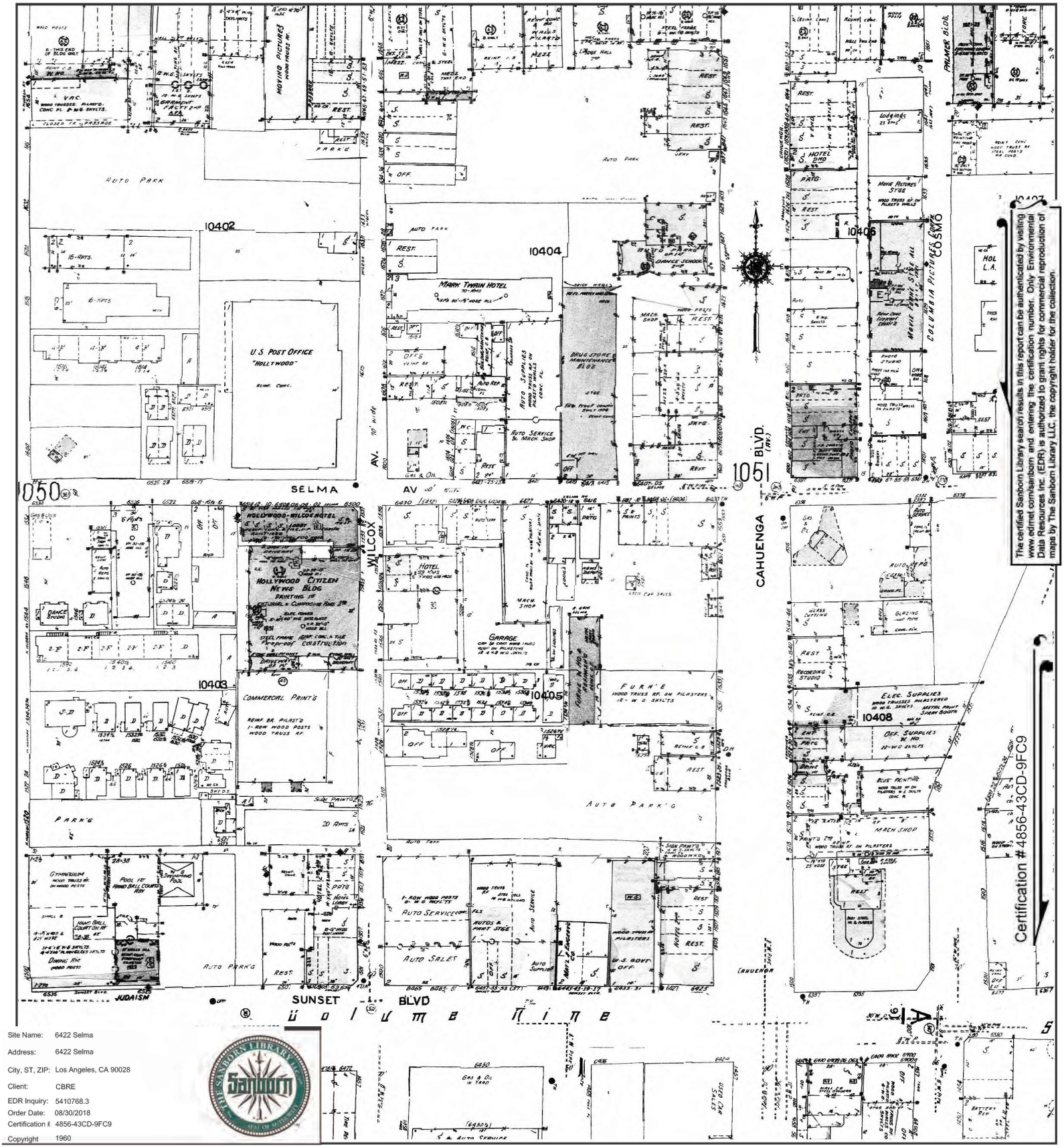

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Copyright	1960

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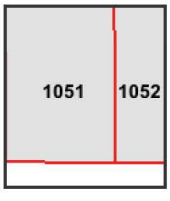

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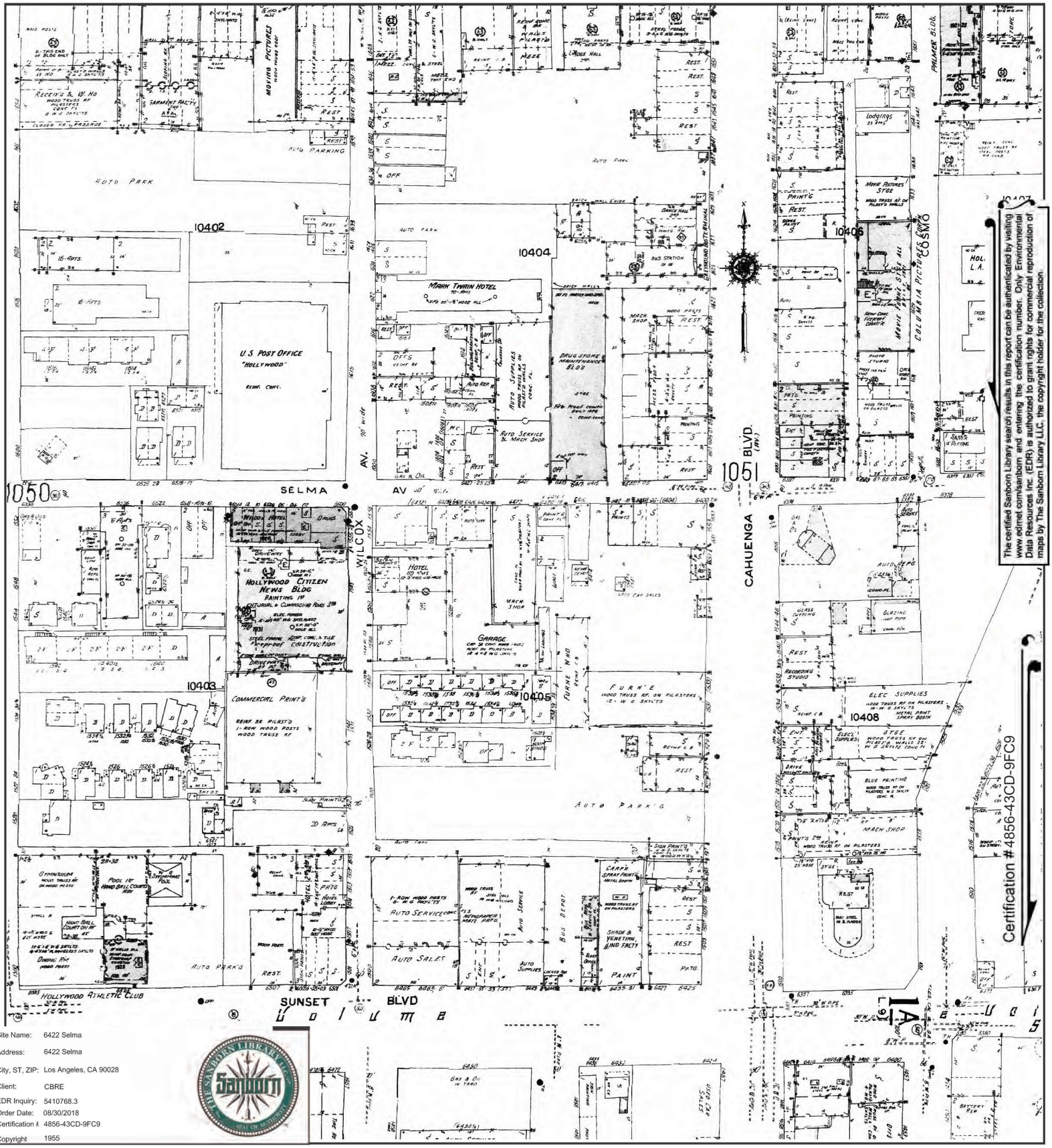

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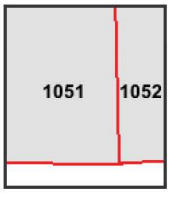

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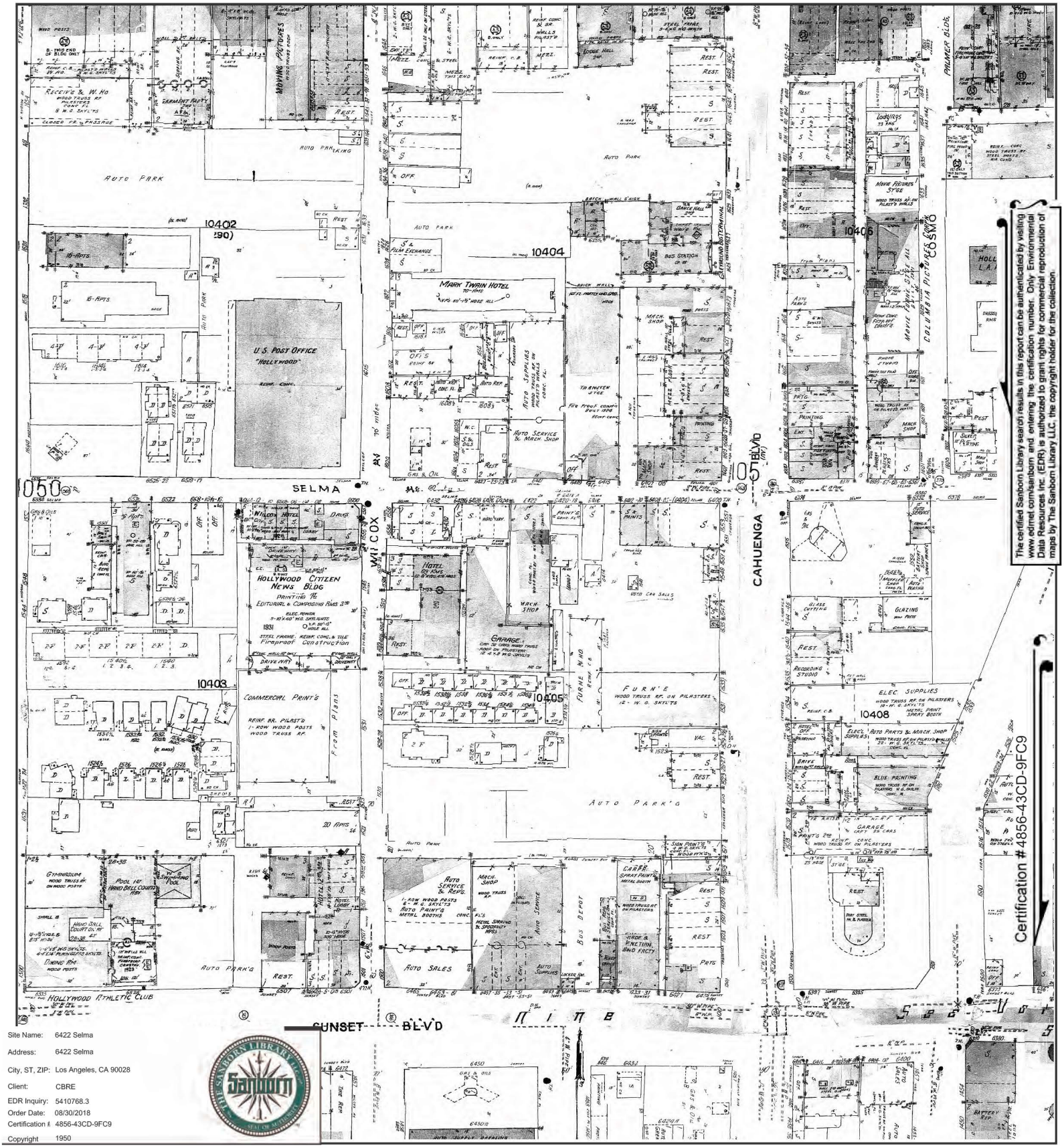

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Copyright 1950

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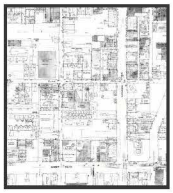

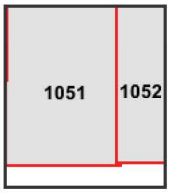

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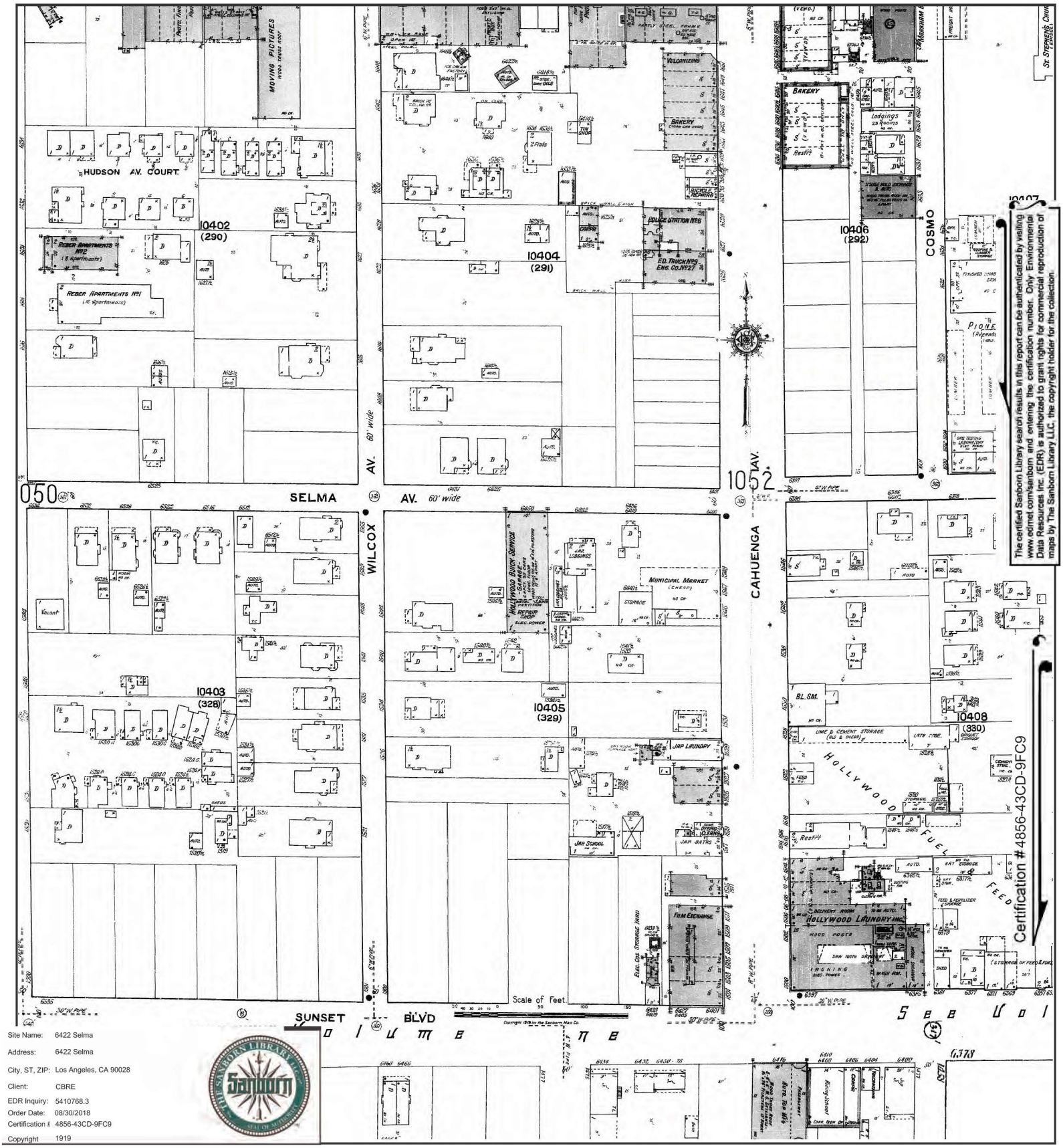

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Copyright	1919

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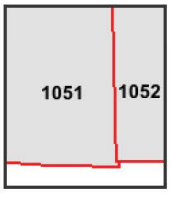

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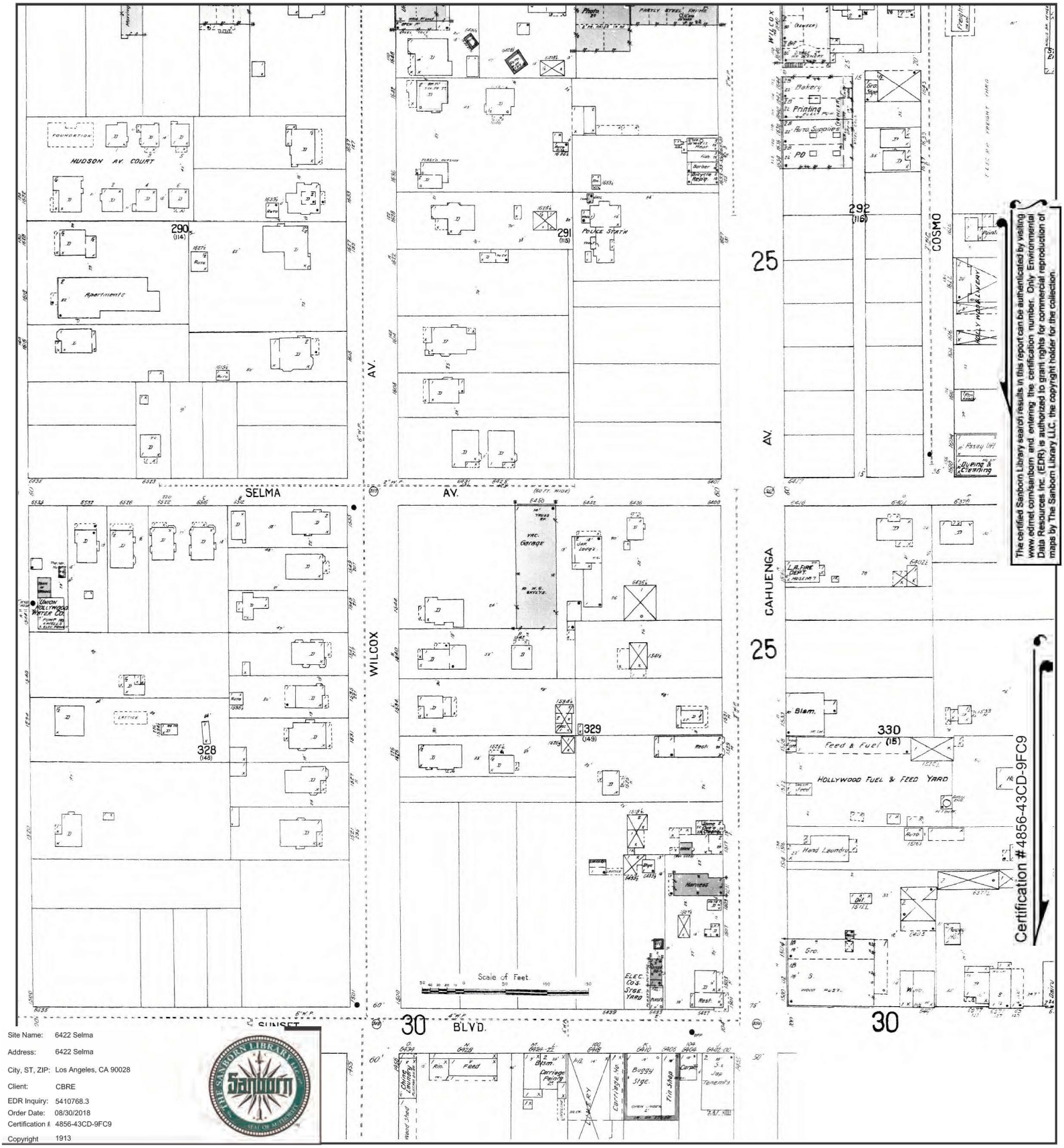

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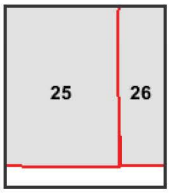

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Volume 1, Sheet 25

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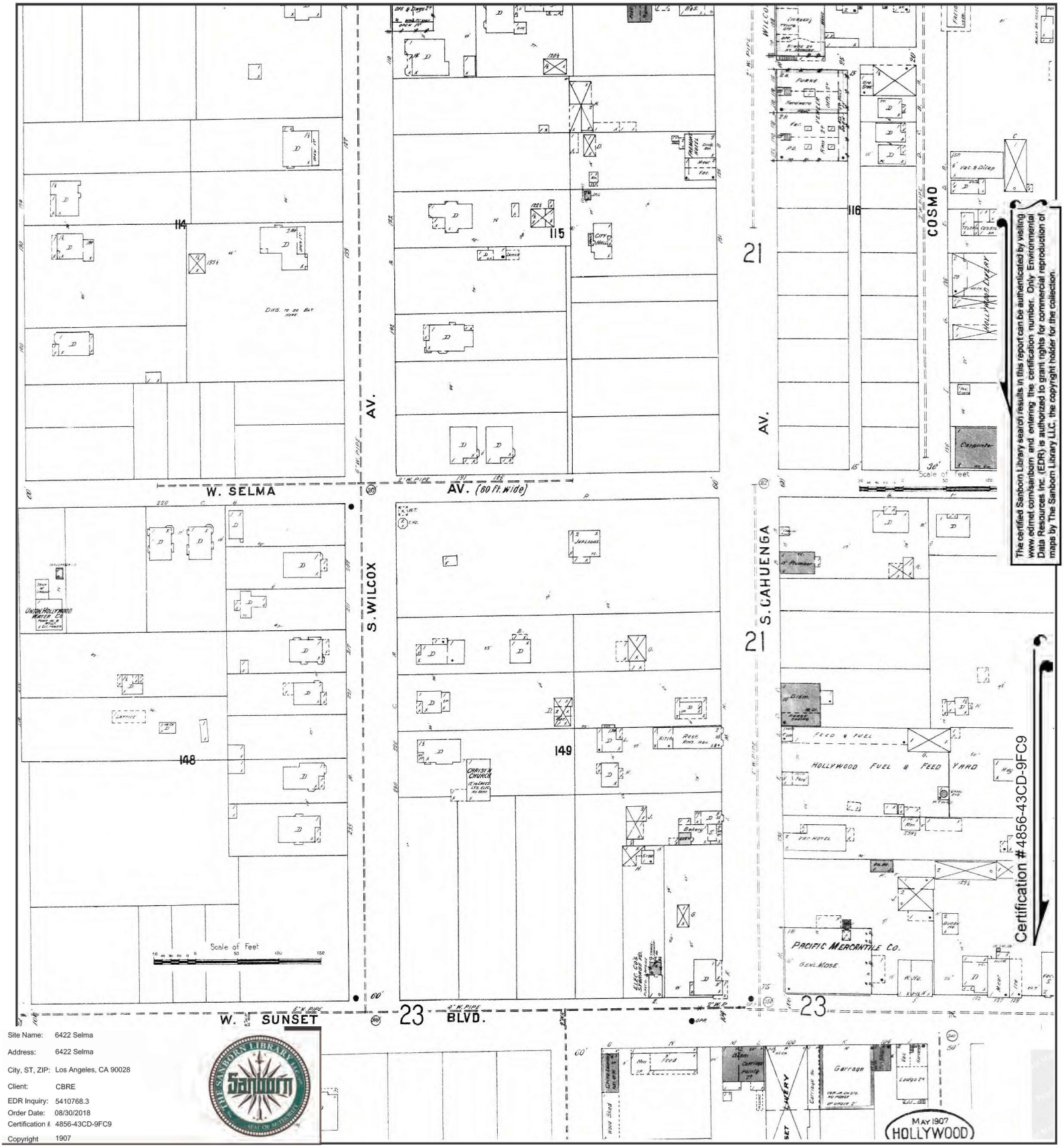

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Copyright	1907

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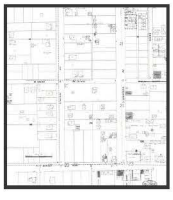

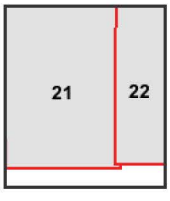

Volume 1, Sheet 22
Volume 1, Sheet 21

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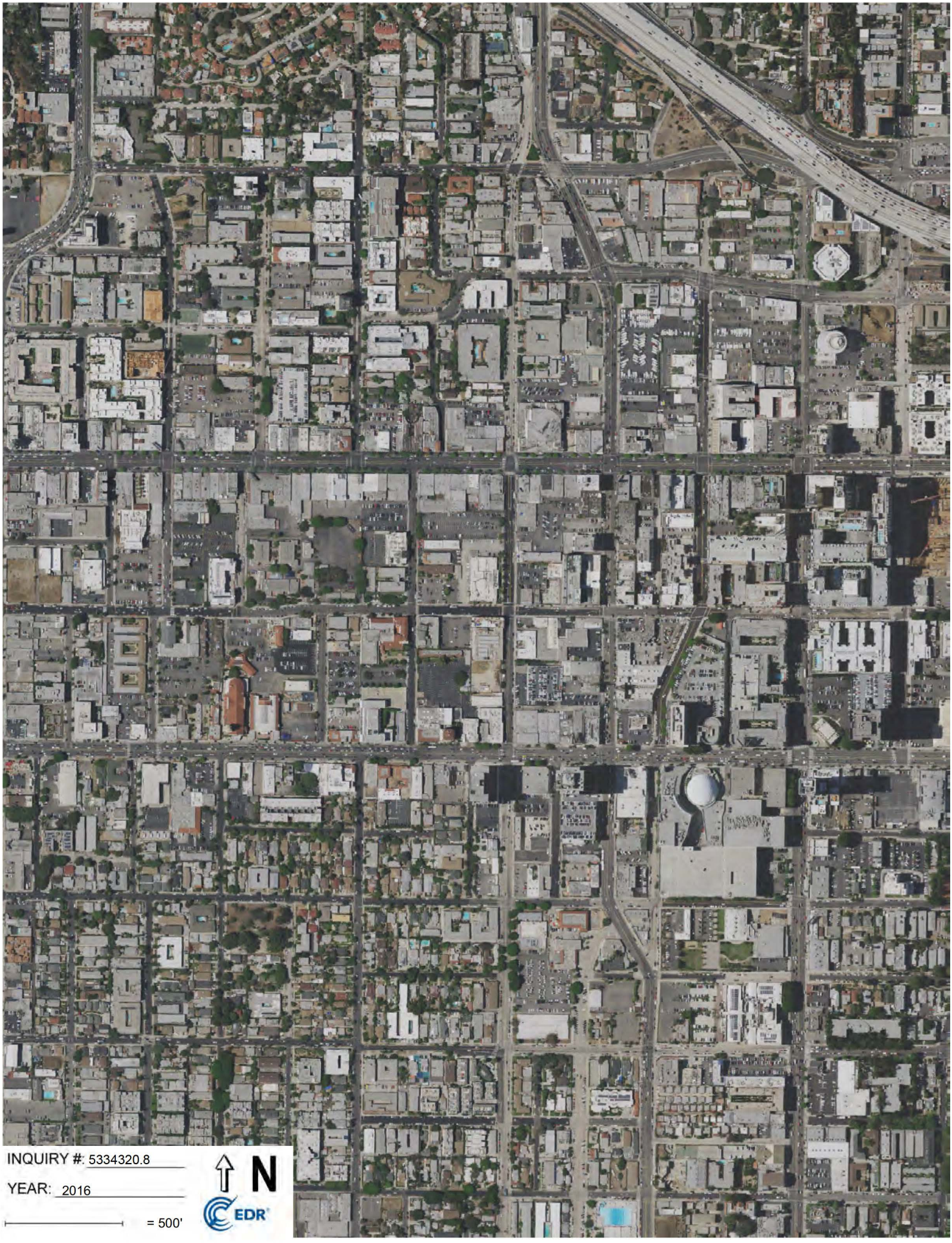
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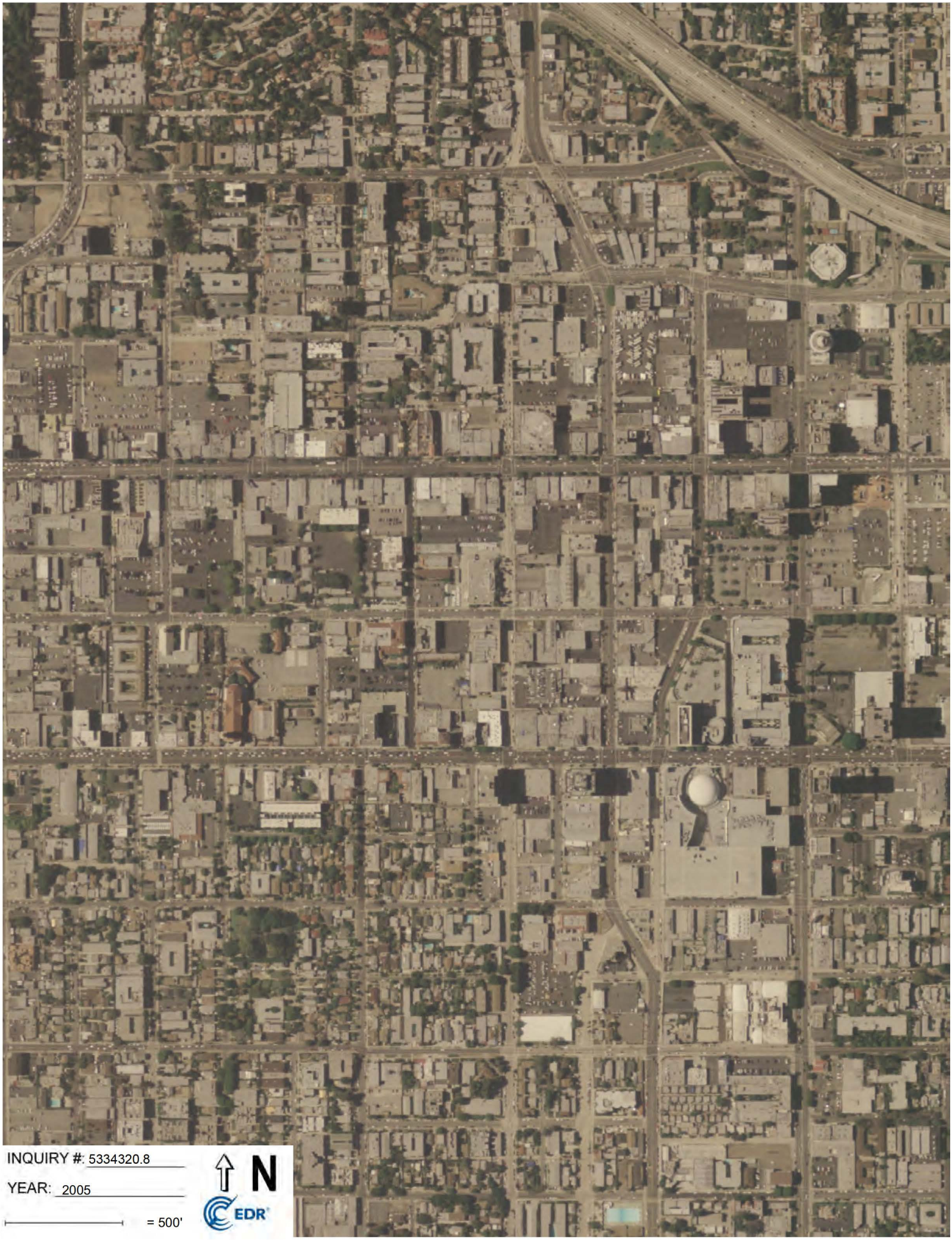

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EDR


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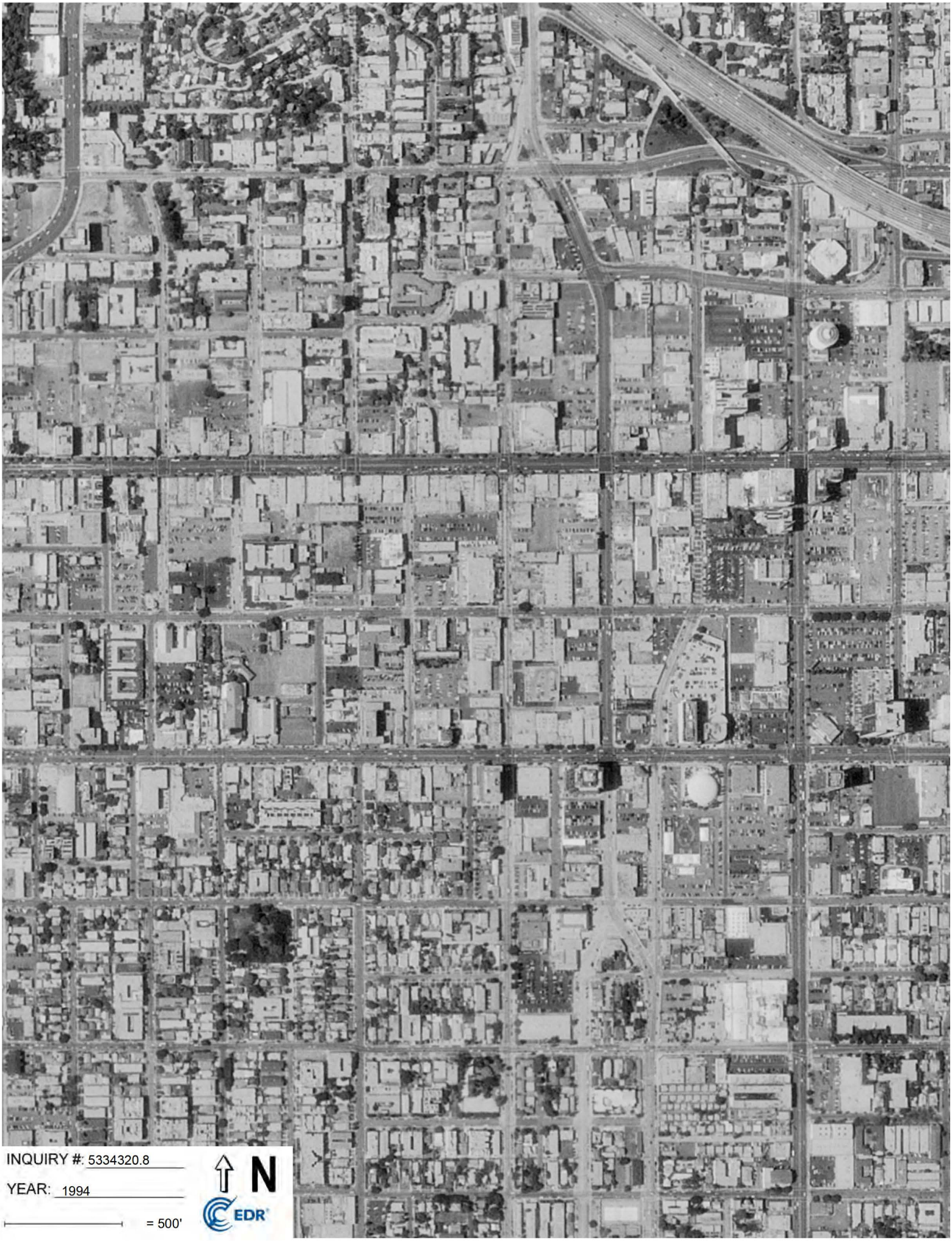
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EDR


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EDR


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YEAR: 1964
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EDR


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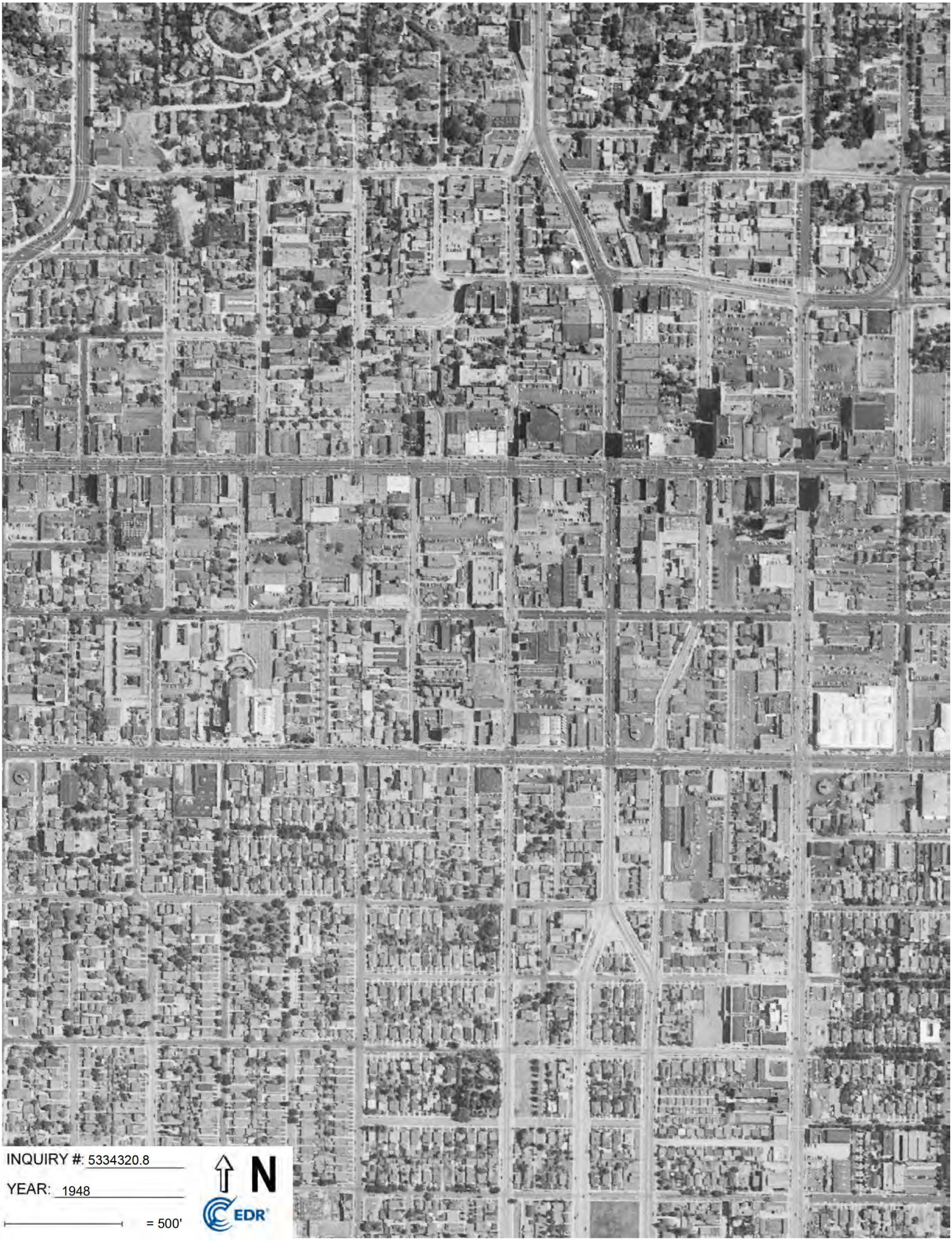
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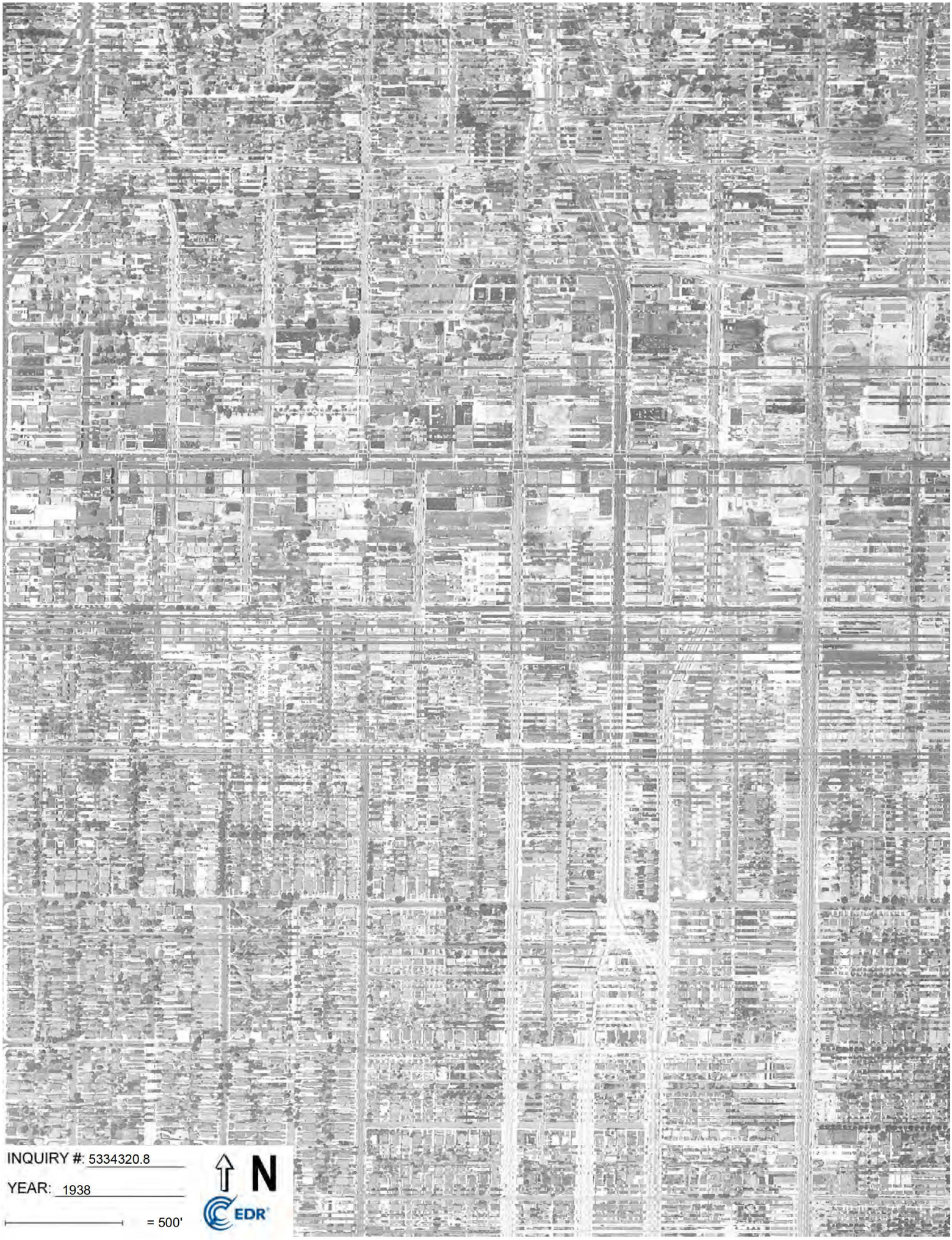
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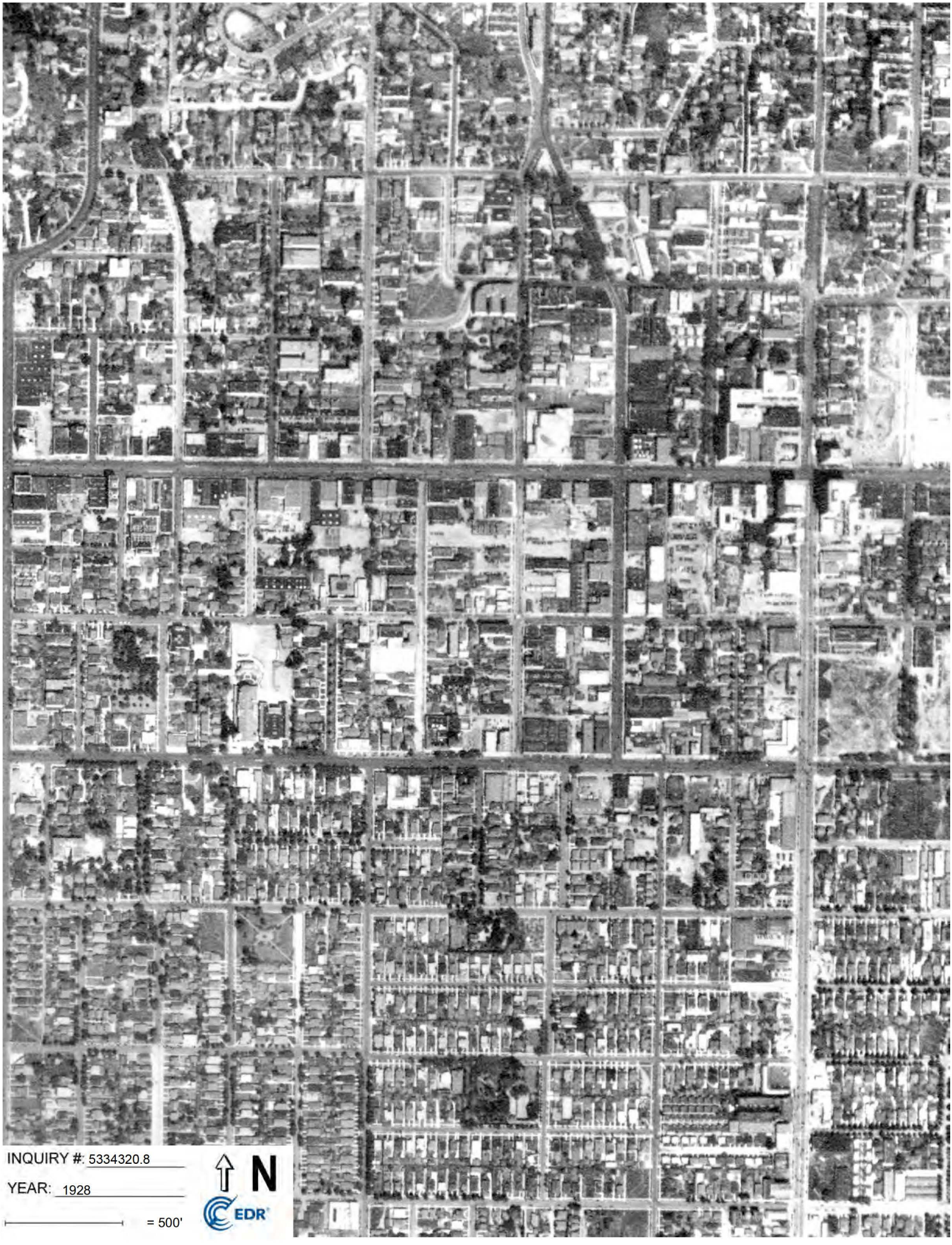
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YEAR: 1928
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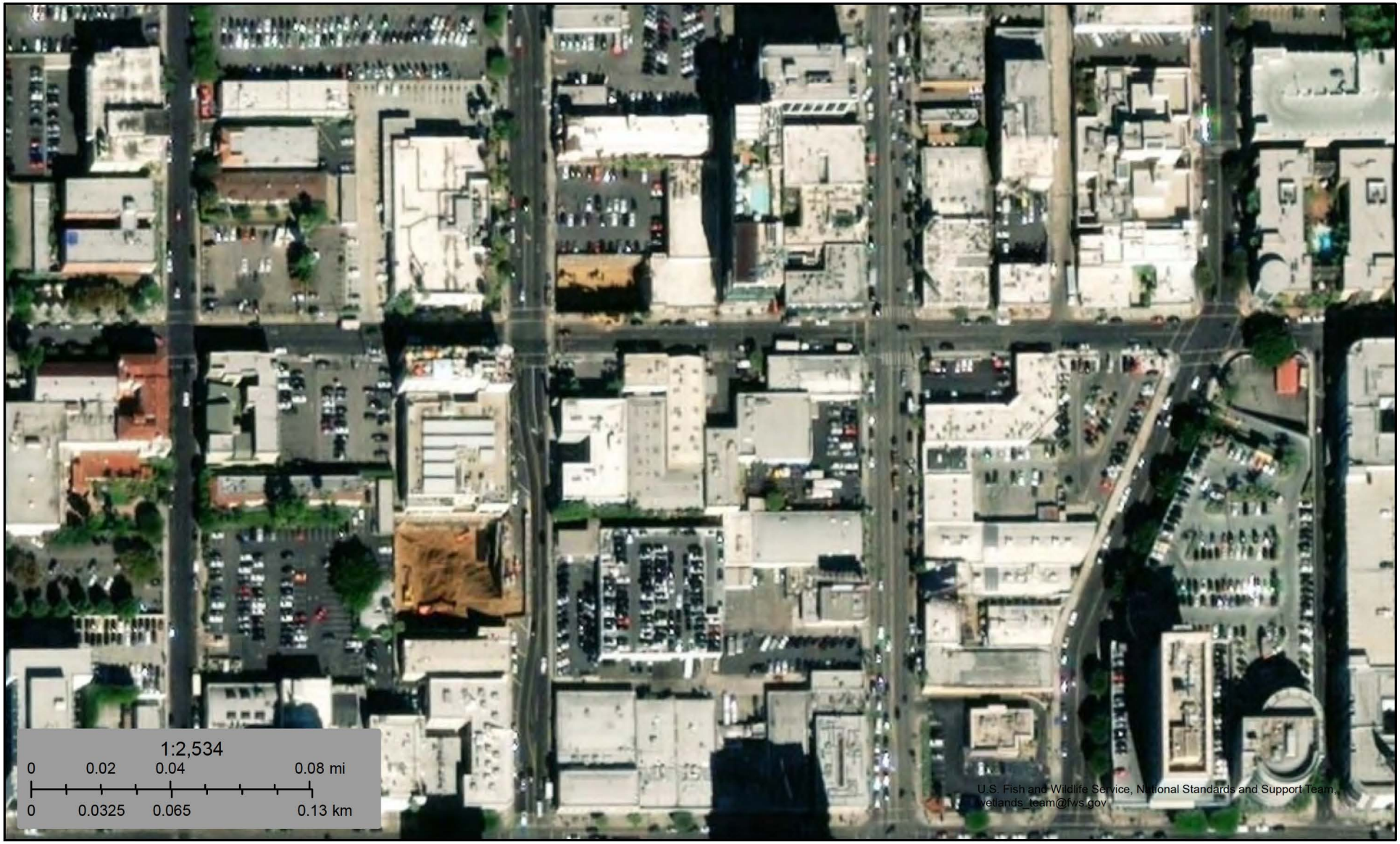
U.S. Fish and Wildlife Service

National Wetlands Inventory

6422 Selma Avenue



September 10, 2018

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

6422 Selma
6422 Selma
Los Angeles, CA 90028

Inquiry Number: 05410768.2r
August 30, 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

6422 SELMA
LOS ANGELES, CA 90028

COORDINATES

Latitude (North):	34.0994950 - 34° 5' 58.18''
Longitude (West):	118.3303830 - 118° 19' 49.37''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	377278.5
UTM Y (Meters):	3773792.0
Elevation:	367 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:
6422 SELMA
LOS ANGELES, CA 90028

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	WONG SAM	6428 SELMA AVE	EDR Hist Cleaner	Higher	1 ft.
A2	DEIBAL B C	1600 WILCOX AVE	EDR Hist Auto	Higher	88, 0.017, NNW
A3	NEWCOMB R E	6410 SELMA AVE	EDR Hist Auto	Higher	93, 0.018, ENE
A4	BEITCH HARRY	6406 SELMA AVE	EDR Hist Cleaner	Higher	131, 0.025, ENE
A5	HOLLYWOOD POLICE STA	1538 WILCOX AVE	HIST UST	Lower	132, 0.025, SW
A6	HOLLYWOOD POLICE STA	1538 N WILCOX	HIST UST	Lower	132, 0.025, SW
A7	MC BRYDE LUBRICATING	1531 CAHUENGA BLVD	EDR Hist Auto	Lower	173, 0.033, ESE
A8	ELLENBECK WM	1604 WILCOX AVE	EDR Hist Auto	Higher	187, 0.035, NNW
B9	AIR BOURNE FREIGHT	1520 N WILCOX AVE	SWEEPS UST	Lower	188, 0.036, SSW
B10	HORNBURG JAGUAR	1520 N WILCOX AVE	AST	Lower	188, 0.036, SSW
A11	RINNER W A	6417 SELMA AVE	EDR Hist Auto	Higher	189, 0.036, NNE
C12	UNION HAND LAUNDRY	1529 CAHUENGA BLVD	EDR Hist Cleaner	Lower	220, 0.042, SE
A13	JUMBO EQUIPMENT CO	1608 WILCOX AVE	EDR Hist Auto	Higher	228, 0.043, NNW
A14	UNK	1545 N WILCOX AVE	SWEEPS UST, CA FID UST	Lower	236, 0.045, WSW
C15	COPY MASTER	1553 N CALAENGA BLVD	RCRA-SQG, FINDS, ECHO	Lower	245, 0.046, SE
A16	BECQUER ROSE MRS	1609 CAHUENGA BLVD	EDR Hist Cleaner	Higher	246, 0.047, NE
C17	DEGUCHI GEO	1523 CAHUENGA BLVD	EDR Hist Cleaner	Lower	248, 0.047, SE
C18	CERTIFIED PRINTERS	1525 CAHUENGA BLVD	RCRA-SQG, FINDS, ECHO	Lower	250, 0.047, SE
C19	ALM VERN SUPER SERVI	1550 CAHUENGA BLVD	EDR Hist Auto	Lower	254, 0.048, ESE
C20	WEJBE SANTANDER	1556 N CAHUENGA BLV	EDR Hist Auto	Lower	254, 0.048, ESE
21	SHAPIRO HYMAN	6508 SELMA AVE	EDR Hist Cleaner	Higher	294, 0.056, West
B22	ROACH F A	1525 WILCOX AVE	EDR Hist Cleaner	Lower	304, 0.058, SW
C23	BOWMANS AUTO WORKS	1517 CAHUENGA BLVD	EDR Hist Auto	Lower	318, 0.060, SSE
D24	LYTLE HOFFMAN	6382 SELMA AVE	EDR Hist Auto	Higher	319, 0.060, ENE
C25	CHESTER W D	1534 CAHUENGA BLVD	EDR Hist Auto	Lower	319, 0.060, ESE
D26	BERNARD HARRY	1604 CAHUENGA BLVD	EDR Hist Cleaner	Higher	323, 0.061, NE
D27	CRYTZER W E	1600 CAHUENGA BLVD	EDR Hist Auto	Higher	326, 0.062, ENE
C28	HOLLYWOOD LAUNDRY SE	1502 1520 CAHUENGA B	EDR Hist Cleaner	Lower	350, 0.066, SE
E29	M & S ENTERPRISES	1626 WILCOX AVE 252	EDR Hist Auto	Higher	380, 0.072, NNW
C30	HOLLYWOOD CLEANING	1508 CAHUENGA BLVD	EDR Hist Cleaner	Lower	405, 0.077, SE
C31	HOLLYWOOD LAUNDRY A	1520 N CAHUENGA	EDR Hist Cleaner	Lower	423, 0.080, SSE
F32	HOLLYWOOD MERCEDES B	6465 SUNSET BLVD	RCRA-SQG, HIST UST, FINDS, ECHO, HAZNET	Lower	460, 0.087, South
D33	MALETTE L B	1525 IVAR AVE	EDR Hist Auto	Lower	484, 0.092, ESE
C34	TEXACO #0374 (FORMER	6409 SUNSET BLVD	LUST, HIST CORTESE	Lower	491, 0.093, SE
F35	JONES J M	6424 S SUNSET BLVD	EDR Hist Auto	Lower	533, 0.101, SSE
G36	WHITE HYMAN	1645 N CAHUENGA BLVD	EDR Hist Cleaner	Higher	553, 0.105, NNE
H37	HOLLYWOOD MACHINE	6418 S SUNSET BLVD	EDR Hist Auto	Lower	554, 0.105, SSE
I38	KIRCHER H J	1524 IVAR AVE	EDR Hist Auto	Lower	576, 0.109, SE
I39	HANSEN H A	1522 IVAR AVE	EDR Hist Auto	Lower	583, 0.110, SE

MAPPED SITES SUMMARY

Target Property Address:
6422 SELMA
LOS ANGELES, CA 90028

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
I40	DE BRAY G L	1520 IVAR AVE	EDR Hist Auto	Lower	590, 0.112, SE
41	SUNSET LANDMARK	6525 SUNSET BLVD.	LUST	Lower	593, 0.112, SW
H42	TEXACO STATION	6407 W SUNSET BLVD	SWEEPS UST, HIST UST, CA FID UST, HAZNET	Lower	600, 0.114, SE
H43	GRAHAM BUD TEXACO SE	6407 SUNSET	EDR Hist Auto	Lower	600, 0.114, SE
H44	TEXACO	6407 W SUNSET BLVD	HIST UST	Lower	600, 0.114, SE
E45	GARABEDIAN A N	1647 WILCOX AVE	EDR Hist Cleaner	Higher	605, 0.115, NNW
J46	BLANKS J L	1609 IVAR AVE	EDR Hist Auto	Higher	627, 0.119, ENE
G47	NECKTIE SERVICE CO	1650 CAHUENGA BLVD	EDR Hist Cleaner	Higher	638, 0.121, NNE
F48	MAEDA HERB & ASSOCIA	6450 SUNSET BLVD	EDR Hist Auto	Lower	647, 0.123, South
F49	99625	6450 W SUNSET BLVD	HIST UST	Lower	647, 0.123, South
F50	CHEVRON USA	6450 W SUNSET BLVD	SWEEPS UST, HIST UST, CA FID UST, HAZNET	Lower	647, 0.123, South
J51	LA HOLLYWOOD REGIONA	1623 IVAR AVE	RCRA-SQG, FINDS, ECHO	Higher	664, 0.126, ENE
F52	GRAPHICS HILLSIDE	6464 W SUNSET BLVD S	RCRA-SQG, FINDS, ECHO, HAZNET	Lower	666, 0.126, SSW
I53	MERCEDES-BENZ HOLLYW	6353 W SUNSET BLVD	UST, SWEEPS UST	Lower	693, 0.131, ESE
I54	MERCEDES BENZ HOLLYW	6465 W SUNSET BLVD	SWEEPS UST, HIST UST, CA FID UST	Lower	693, 0.131, ESE
55	PRESTIGE AUTO BODY	6567 SELMA AVE	RCRA-SQG, SWEEPS UST, CA FID UST, FINDS, ECHO,...	Higher	735, 0.139, WNW
K56	LAPD - HOLLYWOOD GAR	1414 N HUDSON AVE	UST	Lower	999, 0.189, SSW
K57	CITY OF LOS ANGELES	1414 N HUDSON AVE	SWEEPS UST, CA FID UST	Lower	999, 0.189, SSW
K58	LA HOLLYWOOD POLICE	1414 N HUDSON AVE	RCRA-SQG	Lower	999, 0.189, SSW
K59	HOLLYWOOD DIV. VEHIC	1401 N WILCOX AVE	SWEEPS UST	Lower	1011, 0.191, SSW
K60	LA JUVENILE BUILDING	1401 N WILCOX AVE	RCRA-SQG, FINDS, ECHO	Lower	1011, 0.191, SSW
K61	HOLLYWOOD DIV. VEHIC	1401 WILCOX AVE	UST	Lower	1011, 0.191, SSW
62	SELMA AVE ELEMENTARY	6611 SELMA AVE	RCRA-LQG, FINDS, ECHO	Higher	1032, 0.195, WNW
63	JAMES HOUSE SQUARE L	6541 HOLLYWOOD BLVD	SWEEPS UST, CA FID UST	Higher	1049, 0.199, NW
64	HOLLYWOOD PRINTWORKS	6613 SUNSET BLVD	RCRA-SQG, FINDS, ECHO	Lower	1055, 0.200, WSW
L65	WALGREENS #15278	1501 VINE ST	RCRA-CESQG	Lower	1175, 0.223, ESE
L66	RAGING FINGERS	6301 SUNSET BLVD #10	RCRA-SQG, FINDS, ECHO	Lower	1184, 0.224, ESE
L67	COPYMAT	6301 SUNSET BLVD STE	RCRA-SQG, FINDS, ECHO	Lower	1184, 0.224, ESE
M68	BOB SMITH VOLKSWAGEN	1750 N CAHUENGA BLVD	HIST UST	Higher	1209, 0.229, NNE
M69	BOB SMITH BMW	1750 CAHUENGA BLVD	SWEEPS UST, HIST UST, CA FID UST	Higher	1209, 0.229, NNE
M70	BOB SMITH	1750 N CAHUENGA	RCRA-SQG, CPS-SLIC, FINDS, ECHO	Higher	1209, 0.229, NNE
71	LAUSD	6631 SELMA AVE	SWEEPS UST, CA FID UST	Lower	1242, 0.235, West
L72	HOLLYWOOD MAIN NO 25	1500 VINE ST	RCRA NonGen / NLR, HAZNET	Lower	1274, 0.241, ESE
N73	FIRE STATION #27	1355 N CAHUENGA BLVD	LUST, SWEEPS UST, CA FID UST, HIST CORTESE	Lower	1278, 0.242, SSE
N74	FIRE STATION 27	1355 N CAHUENGA AVE	HIST UST	Lower	1278, 0.242, SSE
N75	FIRE STATION 27	1355 N CAHUENGA BLVD	HIST UST	Lower	1278, 0.242, SSE
76	LAPD - HOLLYWOOD DIV	1358 N WILCOX AVE	UST	Lower	1290, 0.244, South
L77	SUNSET AND VINE TOWE	1480 VINE ST	RCRA-LQG, HAZNET	Lower	1314, 0.249, ESE
N78	FIRE STATION 27	1333 N COLE ST	CA FID UST	Lower	1317, 0.249, South

MAPPED SITES SUMMARY

Target Property Address:
6422 SELMA
LOS ANGELES, CA 90028

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
N79	LAFD - FIRE STATION	1333 N COLE AVE	UST	Lower	1317, 0.249, South
80	UNOCAL #0823	1803 CHAUENGA	LUST, HIST CORTESE	Higher	1679, 0.318, North
81	PARAGON CLEANERS	1310 VINE STREET	CPS-SLIC, BROWNFIELDS	Lower	1965, 0.372, SE
O82	LIDO CLEANERS	1901-1907 NORTH WILC	CPS-SLIC	Higher	2106, 0.399, North
O83	LIDO CLEANERS	1901 WILCOX	CPS-SLIC, ENF	Higher	2106, 0.399, North
P84	FOUNTAIN-VINE PLAZA	1253 NORTH VINE STRE	CPS-SLIC, BROWNFIELDS	Lower	2159, 0.409, SSE
P85	SNOW WHITE CLEANERS	1246 NORTH VINE STRE	ENVIROSTOR, VCP, DEED	Lower	2310, 0.438, SSE
86	VINE NEW PRIMARY CEN	LA MIRADA AVE/CAHUEN	ENVIROSTOR, SCH	Lower	2361, 0.447, SSE
Q87	CHEVRON #9-0458	1934 CAHUENGA	LUST, HIST CORTESE	Higher	2393, 0.453, North
Q88	CHEVRON #9-0458	1934 CAHUENGA BLVD	LUST	Higher	2393, 0.453, North
R89	UNOCAL #6338	6760 SUNSET BLVD	LUST, HAZNET	Lower	2443, 0.463, WSW
R90	DUPLICATE PHOTO	1522 N. HIGHLAND AVE	ENVIROSTOR, HAZNET	Lower	2486, 0.471, West
S91	HOSEP BAJAKAJIAN	6230 FRANKLIN AVE	LUST, HIST UST, CHMIRS	Higher	2532, 0.480, NE
S92	MOBIL STATION 18-HXW	6230 FRANKLIN STREET	LUST	Higher	2532, 0.480, NE
93	TRIZECHAHN HOLLYWOOD	6800 HOLLYWOOD BLVD	CPS-SLIC	Higher	2579, 0.488, WNW
R94	CHEVRON #9-9377	1459 HIGHLAND AVE	LUST, HIST CORTESE	Lower	2591, 0.491, WSW
95	BOYLES-SNYDER CO	6610 LEXINGTON AVE	ENVIROSTOR, LA Co. Site Mitigation	Lower	2683, 0.508, SSW
96	SANTA MONICA/VINE PR	FOUNTAIN AVENUE/LA M	ENVIROSTOR, SCH	Lower	2727, 0.516, SE
97	EPISCOPAL SCHOOL OF	6325 & 6331 - 6363 S	ENVIROSTOR, VCP	Lower	3218, 0.609, SSE
T98	AVA HOLLYWOOD	6648, 6650 W. LEXING	ENVIROSTOR, VCP	Lower	3360, 0.636, SSW
T99	PRODUCERS & QUANTITY	6660 SANTA MONICA BO	ENVIROSTOR	Lower	3482, 0.659, SSW
100	KODAK HOLLYWOOD CAMP	6700 SANTA MONICA BO	ENVIROSTOR, LUST, VCP, DEED	Lower	3760, 0.712, SSW
101	SANTA MONICA HOLDING	6150 SANTA MONICA BL	ENVIROSTOR, LA Co. Site Mitigation	Lower	3845, 0.728, SSE
102	SANTA MONICA/VINE PR	GORDON ST/LEXINGTON	ENVIROSTOR, SCH	Lower	3937, 0.746, SE
103	VINE STREET ELEMENTA	955 NORTH VINE STREE	ENVIROSTOR, SCH	Lower	4161, 0.788, SSE
104	SANTA MONICA/VINE PR	GORDON ST/LEXINGTON	ENVIROSTOR, SCH	Lower	4172, 0.790, SE
105	CREST NATIONAL	6721 W ROMAINE ST	ENVIROSTOR, LOS ANGELES CO. HMS	Lower	4225, 0.800, SSW
106	CENTRAL LOS ANGELES	SUNSET/VAN NESS AVEN	ENVIROSTOR, SCH	Lower	4419, 0.837, East
107	SANTA MONICA NEW PRI	SANTA MONICA BLVD/GO	ENVIROSTOR, SCH	Lower	4425, 0.838, SE
108	BOBS CLEANERS	5823 FRANKLIN AVE	RCRA-SQG, ENVIROSTOR, FINDS, ECHO, DRYCLEANERS,...	Higher	4662, 0.883, ENE
U109	PHYLRICH INTL	1000 N ORANGE DR	RCRA-SQG, ENVIROSTOR, CPS-SLIC, EMI, CIWQS	Lower	4967, 0.941, SW
110	SANTA MONICA/VINE PR	FOUNTAIN AVE/VAN NES	ENVIROSTOR, SCH	Lower	4990, 0.945, ESE
U111	HIGHLAND PLATING CO.	1001 N. ORANGE DRIVE	ENVIROSTOR	Lower	5057, 0.958, SW
V112	VELING PLATING COMPA	763 N SEWARD	ENVIROSTOR, EMI	Lower	5240, 0.992, South
V113	VEILING PLATING	755 SEWARD STREET/AS	ENVIROSTOR, VCP, DEED	Lower	5247, 0.994, South

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

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

DATABASES WITH NO MAPPED SITES

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

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

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

Federal Delisted NPL site list

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

Federal CERCLIS list

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

Federal CERCLIS NFRAP site list

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

Federal RCRA CORRACTS facilities list

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

Federal RCRA non-CORRACTS TSD facilities list

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

Federal institutional controls / engineering controls registries

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

Federal ERNS list

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

State- and tribal - equivalent NPL

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

EXECUTIVE SUMMARY

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

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

State and tribal leaking storage tank lists

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

State and tribal registered storage tank lists

FEMA UST---------- Underground Storage Tank Listing
INDIAN UST---------- Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP---------- Voluntary Cleanup Priority Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

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

Local Lists of Landfill / Solid Waste Disposal Sites

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

Local Lists of Hazardous waste / Contaminated Sites

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

CERS TANKS---------- California Environmental Reporting System (CERS) Tanks

Local Land Records

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

Records of Emergency Release Reports

HMIRS---------- Hazardous Materials Information Reporting System

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

Other Ascertainable Records

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

HWT---------- Registered Hazardous Waste Transporter Database
MINES---------- Mines Site Location Listing
MWMP---------- Medical Waste Management Program Listing
NPDES---------- NPDES Permits Listing
PEST LIC---------- Pesticide Regulation Licenses Listing
PROC---------- Certified Processors Database
Notify 65---------- Proposition 65 Records
LA Co. Site Mitigation---------- Site Mitigation List
UIC---------- UIC Listing
WASTEWATER PITS---------- Oil Wastewater Pits Listing
WDS---------- Waste Discharge System
WIP---------- Well Investigation Program Case List
OTHER OIL GAS---------- OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS---------- PROD WATER PONDS (GEOTRACKER)
CERS---------- CERS
PROJECT---------- PROJECT (GEOTRACKER)
NON-CASE INFO---------- NON-CASE INFO (GEOTRACKER)
SAMPLING POINT---------- SAMPLING POINT (GEOTRACKER)
UIC GEO---------- UIC GEO (GEOTRACKER)
WELL STIM PROJ---------- Well Stimulation Project (GEOTRACKER)
CIWQS---------- California Integrated Water Quality System
MILITARY PRIV SITES---------- MILITARY PRIV SITES (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.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

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

A review of the RCRA-LQG list, as provided by EDR, and dated 03/01/2018 has revealed that there are 2 RCRA-LQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SELMA AVE ELEMENTARY EPA ID:: CAR000197244	***6611 SELMA AVE***	***WNW 1/8 - 1/4 (0.195 mi.)***	***62***	***55***

Lower Elevation	Address	Direction / Distance	Map ID	Page
SUNSET AND VINE TOWE EPA ID:: CAR000186205	***1480 VINE ST***	***ESE 1/8 - 1/4 (0.249 mi.)***	***L77***	***78***

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 12 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LA HOLLYWOOD REGIONA EPA ID:: CAD981986599	***1623 IVAR AVE***	***ENE 1/8 - 1/4 (0.126 mi.)***	***J51***	***39***
PRESTIGE AUTO BODY EPA ID:: CAD982005035	***6567 SELMA AVE***	***WNW 1/8 - 1/4 (0.139 mi.)***	***55***	***47***
BOB SMITH EPA ID:: CAD981993363	***1750 N CAHUENGA***	***NNE 1/8 - 1/4 (0.229 mi.)***	***M70***	***68***

Lower Elevation	Address	Direction / Distance	Map ID	Page
COPY MASTER EPA ID:: CAD982475980	***1553 N CALAENGA BLVD***	***SE 0 - 1/8 (0.046 mi.)***	***C15***	***13***
CERTIFIED PRINTERS EPA ID:: CA0000877191	***1525 CAHUENGA BLVD***	***SE 0 - 1/8 (0.047 mi.)***	***C18***	***15***
HOLLYWOOD MERCEDES B EPA ID:: CAD981689003	***6465 SUNSET BLVD***	***S 0 - 1/8 (0.087 mi.)***	***F32***	***20***
GRAPHICS HILLSIDE	***6464 W SUNSET BLVD S***	***SSW 1/8 - 1/4 (0.126 mi.)***	***F52***	***41***

EPA ID:: CAD981974058				
LA HOLLYWOOD POLICE EPA ID:: CAD981988637	1414 N HUDSON AVE	SSW 1/8 - 1/4 (0.189 mi.)	K58	51
LA JUVENILE BUILDING EPA ID:: CAD981989296	***1401 N WILCOX AVE***	***SSW 1/8 - 1/4 (0.191 mi.)***	***K60***	***53***
HOLLYWOOD PRINTWORKS EPA ID:: CAD982348229	***6613 SUNSET BLVD***	***WSW 1/8 - 1/4 (0.200 mi.)***	***64***	***57***
RAGING FINGERS EPA ID:: CAD982401689	***6301 SUNSET BLVD #10***	***ESE 1/8 - 1/4 (0.224 mi.)***	***L66***	***63***
COPYMAT EPA ID:: CAD982488686	***6301 SUNSET BLVD STE***	***ESE 1/8 - 1/4 (0.224 mi.)***	***L67***	***65***

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

A review of the RCRA-CESQG list, as provided by EDR, and dated 03/01/2018 has revealed that there is 1 RCRA-CESQG site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
WALGREENS #15278 EPA ID:: CAL000381894	1501 VINE ST	ESE 1/8 - 1/4 (0.223 mi.)	L65	59

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 22 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BOBS CLEANERS Facility Id: 19720027 Status: Refer: 1248 Local Agency	***5823 FRANKLIN AVE***	***ENE 1/2 - 1 (0.883 mi.)***	***108***	***158***

Lower Elevation	Address	Direction / Distance	Map ID	Page
SNOW WHITE CLEANERS	***1246 NORTH VINE STRE***	***SSE 1/4 - 1/2 (0.438 mi.)***	***P85***	***90***

Facility Id: 60000967
Status: Certified O&M - Land Use Restrictions Only

VINE NEW PRIMARY CEN	***LA MIRADA AVE/CAHUEN***	***SSE 1/4 - 1/2 (0.447 mi.)***	***86***	***97***
Facility Id: 19650022 Status: Inactive - Action Required				
DUPLICATE PHOTO	***1522 N. HIGHLAND AVE***	***W 1/4 - 1/2 (0.471 mi.)***	***R90***	***104***
Facility Id: 71003403 Status: Refer: Other Agency				
BOYLES-SNYDER CO	***6610 LEXINGTON AVE***	***SSW 1/2 - 1 (0.508 mi.)***	***95***	***120***
Facility Id: 71002430 Status: Refer: Other Agency				
SANTA MONICA/VINE PR	***FOUNTAIN AVENUE/LA M***	***SE 1/2 - 1 (0.516 mi.)***	***96***	***121***
Facility Id: 19880062 Status: Inactive - Withdrawn				
EPISCOPAL SCHOOL OF	***6325 & 6331 - 6363 S***	***SSE 1/2 - 1 (0.609 mi.)***	***97***	***124***
Facility Id: 60002485 Status: Active				
AVA HOLLYWOOD	***6648, 6650 W. LEXING***	***SSW 1/2 - 1 (0.636 mi.)***	***T98***	***127***
Facility Id: 60000422 Status: Active				
PRODUCERS & QUANTITY	6660 SANTA MONICA BO	SSW 1/2 - 1 (0.659 mi.)	T99	133
Facility Id: 71003285 Status: Refer: Other Agency				
KODAK HOLLYWOOD CAMP	***6700 SANTA MONICA BO***	***SSW 1/2 - 1 (0.712 mi.)***	***100***	***134***
Facility Id: 60002229 Status: Certified O&M - Land Use Restrictions Only				
SANTA MONICA HOLDING	***6150 SANTA MONICA BL***	***SSE 1/2 - 1 (0.728 mi.)***	***101***	***139***
Facility Id: 19000032 Status: Refer: 1248 Local Agency				
SANTA MONICA/VINE PR	***GORDON ST/LEXINGTON***	***SE 1/2 - 1 (0.746 mi.)***	***102***	***141***
Facility Id: 19880064 Status: Inactive - Withdrawn				
VINE STREET ELEMENTA	***955 NORTH VINE STREE***	***SSE 1/2 - 1 (0.788 mi.)***	***103***	***143***
Facility Id: 19820060 Status: No Action Required				
SANTA MONICA/VINE PR	***GORDON ST/LEXINGTON***	***SE 1/2 - 1 (0.790 mi.)***	***104***	***146***
Facility Id: 19880063 Status: Inactive - Withdrawn				
CREST NATIONAL	***6721 W ROMAINE ST***	***SSW 1/2 - 1 (0.800 mi.)***	***105***	***148***
Facility Id: 71003359 Status: No Action Required				
CENTRAL LOS ANGELES	***SUNSET/VAN NESS AVEN***	***E 1/2 - 1 (0.837 mi.)***	***106***	***150***
Facility Id: 19990041 Status: Certified				
SANTA MONICA NEW PRI	***SANTA MONICA BLVD/GO***	***SE 1/2 - 1 (0.838 mi.)***	***107***	***155***
Facility Id: 19880035 Status: No Further Action				
PHYLRICH INTL	***1000 N ORANGE DR***	***SW 1/2 - 1 (0.941 mi.)***	***U109***	***163***
Facility Id: 71003654				

Status: Refer: Other Agency

SANTA MONICA/VINE PR	***FOUNTAIN AVE/VAN NES***	***ESE 1/2 - 1 (0.945 mi.)***	***110***	***169***
Facility Id: 19880057				
Status: Inactive - Withdrawn				
HIGHLAND PLATING CO.	1001 N. ORANGE DRIVE	SW 1/2 - 1 (0.958 mi.)	U111	171
Facility Id: 71002177				
Status: Refer: Other Agency				
VELING PLATING COMPA	***763 N SEWARD***	***S 1/2 - 1 (0.992 mi.)***	***V112***	***172***
Facility Id: 71002389				
Status: Refer: Other Agency				
VEILING PLATING	***755 SEWARD STREET/AS***	***S 1/2 - 1 (0.994 mi.)***	***V113***	***173***
Facility Id: 60000524				
Status: Certified O&M - Land Use Restrictions Only				

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 10 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNOCAL #0823	***1803 CHAUENGA***	***N 1/4 - 1/2 (0.318 mi.)***	***80***	***82***
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Database: LUST, Date of Government Version: 06/11/2018				
Global ID: T0603700756				
Status: Completed - Case Closed				
Facility Id: 900280061				
Status: Case Closed				
Global Id: T0603700756				
CHEVRON #9-0458	***1934 CAHUENGA***	***N 1/4 - 1/2 (0.453 mi.)***	***Q87***	***100***
Database: LUST, Date of Government Version: 06/11/2018				
Status: Completed - Case Closed				
Global Id: T0603701217				
CHEVRON #9-0458	1934 CAHUENGA BLVD	N 1/4 - 1/2 (0.453 mi.)	Q88	101
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Global ID: T0603701217				
Facility Id: 900680034				
Status: Case Closed				
HOSEP BAJAKAJIAN	***6230 FRANKLIN AVE***	***NE 1/4 - 1/2 (0.480 mi.)***	***S91***	***105***
Database: LUST, Date of Government Version: 06/11/2018				
Status: Completed - Case Closed				
Global Id: T0603787074				
MOBIL STATION 18-HXW	6230 FRANKLIN STREET	NE 1/4 - 1/2 (0.480 mi.)	S92	116
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Global ID: T0603787074				
Facility Id: 900280161				

Status: Post remedial action monitoring

Lower Elevation	Address	Direction / Distance	Map ID	Page
TEXACO #0374 (FORMER	***6409 SUNSET BLVD***	***SE 0 - 1/8 (0.093 mi.)***	***C34***	***23***
Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 06/11/2018 Global ID: T0603700751 Status: Completed - Case Closed Facility Id: 900280016 Status: Case Closed Global Id: T0603700751				
SUNSET LANDMARK	6525 SUNSET BLVD.	SW 0 - 1/8 (0.112 mi.)	41	27
Database: LUST, Date of Government Version: 06/11/2018 Status: Completed - Case Closed Global Id: T0603757351				
FIRE STATION #27	***1355 N CAHUENGA BLVD***	***SSE 1/8 - 1/4 (0.242 mi.)***	***N73***	***74***
Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 06/11/2018 Global ID: T0603700508 Status: Completed - Case Closed Facility Id: 900120098 Status: Case Closed Global Id: T0603700508				
UNOCAL #6338	***6760 SUNSET BLVD***	***WSW 1/4 - 1/2 (0.463 mi.)***	***R89***	***102***
Database: LUST, Date of Government Version: 06/11/2018 Status: Completed - Case Closed Global Id: T10000005393				
CHEVRON #9-9377	***1459 HIGHLAND AVE***	***WSW 1/4 - 1/2 (0.491 mi.)***	***R94***	***117***
Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 06/11/2018 Global ID: T0603700752 Status: Completed - Case Closed Facility Id: 900280025 Status: Case Closed Global Id: T0603700752				

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

A review of the CPS-SLIC list, as provided by EDR, has revealed that there are 6 CPS-SLIC sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BOB SMITH	***1750 N CAHUENGA***	***NNE 1/8 - 1/4 (0.229 mi.)***	***M70***	***68***
Database: SLIC REG 4, Date of Government Version: 11/17/2004 Database: CPS-SLIC, Date of Government Version: 06/11/2018 Facility Status: Completed - Case Closed Facility Status: No further action required				

Global Id: SL204CC2367

LIDO CLEANERS	1901-1907 NORTH WILC	N 1/4 - 1/2 (0.399 mi.)	O82	85
Database: CPS-SLIC, Date of Government Version: 06/11/2018 Facility Status: Open - Site Assessment Global Id: SL2044N1597				
LIDO CLEANERS	***1901 WILCOX***	***N 1/4 - 1/2 (0.399 mi.)***	***O83***	***86***
Database: SLIC REG 4, Date of Government Version: 11/17/2004 Facility Status: Remediation				
TRIZECHAHN HOLLYWOOD	6800 HOLLYWOOD BLVD	WNW 1/4 - 1/2 (0.488 mi.)	93	117
Database: CPS-SLIC, Date of Government Version: 06/11/2018 Facility Status: Completed - Case Closed Global Id: SL2046G1648				

Lower Elevation	Address	Direction / Distance	Map ID	Page
PARAGON CLEANERS	***1310 VINE STREET***	***SE 1/4 - 1/2 (0.372 mi.)***	***81***	***84***
Database: CPS-SLIC, Date of Government Version: 06/11/2018 Facility Status: Open - Assessment & Interim Remedial Action Global Id: SL0603766574				
FOUNTAIN-VINE PLAZA	***1253 NORTH VINE STRE***	***SSE 1/4 - 1/2 (0.409 mi.)***	***P84***	***89***
Database: CPS-SLIC, Date of Government Version: 06/11/2018 Facility Status: Completed - Case Closed Global Id: SL0603734628				

State and tribal registered storage tank lists

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

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

Lower Elevation	Address	Direction / Distance	Map ID	Page
MERCEDES-BENZ HOLLYW	***6353 W SUNSET BLVD***	***ESE 1/8 - 1/4 (0.131 mi.)***	***I53***	***43***
Database: UST, Date of Government Version: 06/11/2018 Facility Id: 24060				
LAPD - HOLLYWOOD GAR	1414 N HUDSON AVE	SSW 1/8 - 1/4 (0.189 mi.)	K56	50
Database: UST, Date of Government Version: 06/11/2018 Facility Id: FA0002222				
HOLLYWOOD DIV. VEHIC	1401 WILCOX AVE	SSW 1/8 - 1/4 (0.191 mi.)	K61	55
Database: UST, Date of Government Version: 06/11/2018 Facility Id: 24939				
LAPD - HOLLYWOOD DIV	1358 N WILCOX AVE	S 1/8 - 1/4 (0.244 mi.)	76	78
Database: UST, Date of Government Version: 06/11/2018				
LAFD - FIRE STATION	1333 N COLE AVE	S 1/8 - 1/4 (0.249 mi.)	N79	82
Database: UST, Date of Government Version: 06/11/2018 Facility Id: FA0035153				

AST: A listing of aboveground storage tank petroleum storage tank locations.

A review of the AST list, as provided by EDR, has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
HORNBURG JAGUAR	1520 N WILCOX AVE	SSW 0 - 1/8 (0.036 mi.)	B10	11
Database: AST, Date of Government Version: 07/06/2016				

State and tribal voluntary cleanup sites

VCP: 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.

A review of the VCP list, as provided by EDR, and dated 04/30/2018 has revealed that there is 1 VCP site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
SNOW WHITE CLEANERS	***1246 NORTH VINE STRE***	***SSE 1/4 - 1/2 (0.438 mi.)***	***P85***	***90***
Status: Certified O&M - Land Use Restrictions Only				
Facility Id: 60000967				

State and tribal Brownfields sites

BROWNFIELDS: A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

A review of the BROWNFIELDS list, as provided by EDR, and dated 06/25/2018 has revealed that there are 2 BROWNFIELDS sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
PARAGON CLEANERS	***1310 VINE STREET***	***SE 1/4 - 1/2 (0.372 mi.)***	***81***	***84***
FOUNTAIN-VINE PLAZA	***1253 NORTH VINE STRE***	***SSE 1/4 - 1/2 (0.409 mi.)***	***P84***	***89***

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage Tanks

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

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are

EXECUTIVE SUMMARY

13 SWEEPS UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PRESTIGE AUTO BODY Comp Number: 7544	***6567 SELMA AVE***	***WNW 1/8 - 1/4 (0.139 mi.)***	***55***	***47***
JAMES HOUSE SQUARE L Comp Number: 6860	***6541 HOLLYWOOD BLVD***	***NW 1/8 - 1/4 (0.199 mi.)***	***63***	***57***
BOB SMITH BMW Comp Number: 5913	***1750 CAHUENGA BLVD***	***NNE 1/8 - 1/4 (0.229 mi.)***	***M69***	***67***

Lower Elevation	Address	Direction / Distance	Map ID	Page
AIR BOURNE FREIGHT Comp Number: 8162	1520 N WILCOX AVE	SSW 0 - 1/8 (0.036 mi.)	B9	11
UNK Comp Number: 7679	***1545 N WILCOX AVE***	***WSW 0 - 1/8 (0.045 mi.)***	***A14***	***12***
TEXACO STATION Comp Number: 1202	***6407 W SUNSET BLVD***	***SE 0 - 1/8 (0.114 mi.)***	***H42***	***28***
CHEVRON USA Comp Number: 3792	***6450 W SUNSET BLVD***	***S 0 - 1/8 (0.123 mi.)***	***F50***	***35***
MERCEDES-BENZ HOLLYW Status: A Comp Number: 5693	***6353 W SUNSET BLVD***	***ESE 1/8 - 1/4 (0.131 mi.)***	***I53***	***43***
MERCEDES BENZ HOLLYW Status: A Tank Status: A Comp Number: 1808	***6465 W SUNSET BLVD***	***ESE 1/8 - 1/4 (0.131 mi.)***	***I54***	***44***
CITY OF LOS ANGELES Status: A Comp Number: 4393	***1414 N HUDSON AVE***	***SSW 1/8 - 1/4 (0.189 mi.)***	***K57***	***50***
HOLLYWOOD DIV. VEHIC Status: A Comp Number: 8161	1401 N WILCOX AVE	SSW 1/8 - 1/4 (0.191 mi.)	K59	52
LAUSD Comp Number: 7843	***6631 SELMA AVE***	***W 1/8 - 1/4 (0.235 mi.)***	***71***	***70***
FIRE STATION #27 Comp Number: 6179	***1355 N CAHUENGA BLVD***	***SSE 1/8 - 1/4 (0.242 mi.)***	***N73***	***74***

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 12 HIST UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BOB SMITH VOLKSWAGEN Facility Id: 00000029610	1750 N CAHUENGA BLVD	NNE 1/8 - 1/4 (0.229 mi.)	M68	66
BOB SMITH BMW	***1750 CAHUENGA BLVD***	***NNE 1/8 - 1/4 (0.229 mi.)***	***M69***	***67***

Lower Elevation	Address	Direction / Distance	Map ID	Page
HOLLYWOOD POLICE STA	1538 WILCOX AVE	SW 0 - 1/8 (0.025 mi.)	A5	9

Facility Id: 00000047109				
HOLLYWOOD POLICE STA	1538 N WILCOX	SW 0 - 1/8 (0.025 mi.)	A6	10
HOLLYWOOD MERCEDES B	***6465 SUNSET BLVD***	***S 0 - 1/8 (0.087 mi.)***	***F32***	***20***
TEXACO STATION	***6407 W SUNSET BLVD***	***SE 0 - 1/8 (0.114 mi.)***	***H42***	***28***
TEXACO	6407 W SUNSET BLVD	SE 0 - 1/8 (0.114 mi.)	H44	32
Facility Id: 00000017393				
99625	6450 W SUNSET BLVD	S 0 - 1/8 (0.123 mi.)	F49	34
Facility Id: 00000063225				
CHEVRON USA	***6450 W SUNSET BLVD***	***S 0 - 1/8 (0.123 mi.)***	***F50***	***35***
MERCEDES BENZ HOLLYW	***6465 W SUNSET BLVD***	***ESE 1/8 - 1/4 (0.131 mi.)***	***I54***	***44***
Facility Id: 00000029490				
FIRE STATION 27	1355 N CAHUENGA AVE	SSE 1/8 - 1/4 (0.242 mi.)	N74	77
FIRE STATION 27	1355 N CAHUENGA BLVD	SSE 1/8 - 1/4 (0.242 mi.)	N75	77
Facility Id: 00000047434				

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

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 11 CA FID UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PRESTIGE AUTO BODY	***6567 SELMA AVE***	***WNW 1/8 - 1/4 (0.139 mi.)***	***55***	***47***
Facility Id: 19030539				
Status: I				
JAMES HOUSE SQUARE L	***6541 HOLLYWOOD BLVD***	***NW 1/8 - 1/4 (0.199 mi.)***	***63***	***57***
Facility Id: 19054549				
Status: I				
BOB SMITH BMW	***1750 CAHUENGA BLVD***	***NNE 1/8 - 1/4 (0.229 mi.)***	***M69***	***67***
Facility Id: 19006453				
Status: I				

Lower Elevation	Address	Direction / Distance	Map ID	Page
UNK	***1545 N WILCOX AVE***	***WSW 0 - 1/8 (0.045 mi.)***	***A14***	***12***
Facility Id: 19044932				
Status: I				
TEXACO STATION	***6407 W SUNSET BLVD***	***SE 0 - 1/8 (0.114 mi.)***	***H42***	***28***
Facility Id: 19041778				
Status: I				
CHEVRON USA	***6450 W SUNSET BLVD***	***S 0 - 1/8 (0.123 mi.)***	***F50***	***35***
Facility Id: 19013299				
Status: I				
MERCEDES BENZ HOLLYW	***6465 W SUNSET BLVD***	***ESE 1/8 - 1/4 (0.131 mi.)***	***I54***	***44***
Facility Id: 19018519				
Facility Id: 19019820				
Status: A				
Status: I				
CITY OF LOS ANGELES	***1414 N HUDSON AVE***	***SSW 1/8 - 1/4 (0.189 mi.)***	***K57***	***50***

Facility Id: 19023505 Status: A				
LAUSD Facility Id: 19052670 Status: I	***6631 SELMA AVE***	***W 1/8 - 1/4 (0.235 mi.)***	***71***	***70***
FIRE STATION #27 Facility Id: 19001909 Status: I	***1355 N CAHUENGA BLVD***	***SSE 1/8 - 1/4 (0.242 mi.)***	***N73***	***74***
FIRE STATION 27 Facility Id: 19055524 Status: A	1333 N COLE ST	S 1/8 - 1/4 (0.249 mi.)	N78	81

Local Land Records

DEED: The use of recorded land use restrictions is one of the methods the DTSC uses to protect the public from unsafe exposures to hazardous substances and wastes .

A review of the DEED list, as provided by EDR, and dated 06/04/2018 has revealed that there is 1 DEED site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
SNOW WHITE CLEANERS Status: CERTIFIED O&M - LAND USE RESTRICTIONS ONLY Envirostor ID: 60000967	***1246 NORTH VINE STRE***	***SSE 1/4 - 1/2 (0.438 mi.)***	***P85***	***90***

Other Ascertainable Records

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

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 03/01/2018 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
HOLLYWOOD MAIN NO 25 EPA ID:: CAP000163964	***1500 VINE ST***	***ESE 1/8 - 1/4 (0.241 mi.)***	***L72***	***71***

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 5 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNOCAL #0823 Reg Id: 900280061	***1803 CHAUENGA***	***N 1/4 - 1/2 (0.318 mi.)***	***80***	***82***
CHEVRON #9-0458 Reg Id: 900680034	***1934 CAHUENGA***	***N 1/4 - 1/2 (0.453 mi.)***	***Q87***	***100***

Lower Elevation	Address	Direction / Distance	Map ID	Page
TEXACO #0374 (FORMER Reg Id: 900280016	***6409 SUNSET BLVD***	***SE 0 - 1/8 (0.093 mi.)***	***C34***	***23***
FIRE STATION #27 Reg Id: 900120098	***1355 N CAHUENGA BLVD***	***SSE 1/8 - 1/4 (0.242 mi.)***	***N73***	***74***
CHEVRON #9-9377 Reg Id: 900280025	***1459 HIGHLAND AVE***	***WSW 1/4 - 1/2 (0.491 mi.)***	***R94***	***117***

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 22 EDR Hist Auto sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DEIBAL B C	1600 WILCOX AVE	NNW 0 - 1/8 (0.017 mi.)	A2	8
NEWCOMB R E	6410 SELMA AVE	ENE 0 - 1/8 (0.018 mi.)	A3	8
ELLENBECK WM	1604 WILCOX AVE	NNW 0 - 1/8 (0.035 mi.)	A8	10
RINNER W A	6417 SELMA AVE	NNE 0 - 1/8 (0.036 mi.)	A11	12
JUMBO EQUIPMENT CO	1608 WILCOX AVE	NNW 0 - 1/8 (0.043 mi.)	A13	12
LYTLE HOFFMAN	6382 SELMA AVE	ENE 0 - 1/8 (0.060 mi.)	D24	18
CRYTZER W E	1600 CAHUENGA BLVD	ENE 0 - 1/8 (0.062 mi.)	D27	19
M & S ENTERPRISES	1626 WILCOX AVE 252	NNW 0 - 1/8 (0.072 mi.)	E29	19
BLANKS J L	1609 IVAR AVE	ENE 0 - 1/8 (0.119 mi.)	J46	33

Lower Elevation	Address	Direction / Distance	Map ID	Page
MC BRYDE LUBRICATING	1531 CAHUENGA BLVD	ESE 0 - 1/8 (0.033 mi.)	A7	10
ALM VERN SUPER SERVI	1550 CAHUENGA BLVD	ESE 0 - 1/8 (0.048 mi.)	C19	17
WEJBE SANTANDER	1556 N CAHUENGA BLV	ESE 0 - 1/8 (0.048 mi.)	C20	17
BOWMANS AUTO WORKS	1517 CAHUENGA BLVD	SSE 0 - 1/8 (0.060 mi.)	C23	18
CHESTER W D	1534 CAHUENGA BLVD	ESE 0 - 1/8 (0.060 mi.)	C25	18

EXECUTIVE SUMMARY

Lower Elevation	Address	Direction / Distance	Map ID	Page
MALETTE L B	1525 IVAR AVE	ESE 0 - 1/8 (0.092 mi.)	D33	23
JONES J M	6424 S SUNSET BLVD	SSE 0 - 1/8 (0.101 mi.)	F35	25
HOLLYWOOD MACHINE	6418 S SUNSET BLVD	SSE 0 - 1/8 (0.105 mi.)	H37	26
KIRCHER H J	1524 IVAR AVE	SE 0 - 1/8 (0.109 mi.)	I38	26
HANSEN H A	1522 IVAR AVE	SE 0 - 1/8 (0.110 mi.)	I39	26
DE BRAY G L	1520 IVAR AVE	SE 0 - 1/8 (0.112 mi.)	I40	26
GRAHAM BUD TEXACO SE	6407 SUNSET	SE 0 - 1/8 (0.114 mi.)	H43	31
MAEDA HERB & ASSOCIA	6450 SUNSET BLVD	S 0 - 1/8 (0.123 mi.)	F48	34

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 14 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WONG SAM	6428 SELMA AVE	0 - 1/8 (0.000 mi.)	A1	8
BEITCH HARRY	6406 SELMA AVE	ENE 0 - 1/8 (0.025 mi.)	A4	8
BECQUER ROSE MRS	1609 CAHUENGA BLVD	NE 0 - 1/8 (0.047 mi.)	A16	15
SHAPIRO HYMAN	6508 SELMA AVE	W 0 - 1/8 (0.056 mi.)	21	17
BERNARD HARRY	1604 CAHUENGA BLVD	NE 0 - 1/8 (0.061 mi.)	D26	19
WHITE HYMAN	1645 N CAHUENGA BLVD	NNE 0 - 1/8 (0.105 mi.)	G36	26
GARABEDIAN A N	1647 WILCOX AVE	NNW 0 - 1/8 (0.115 mi.)	E45	33
NECKTIE SERVICE CO	1650 CAHUENGA BLVD	NNE 0 - 1/8 (0.121 mi.)	G47	33

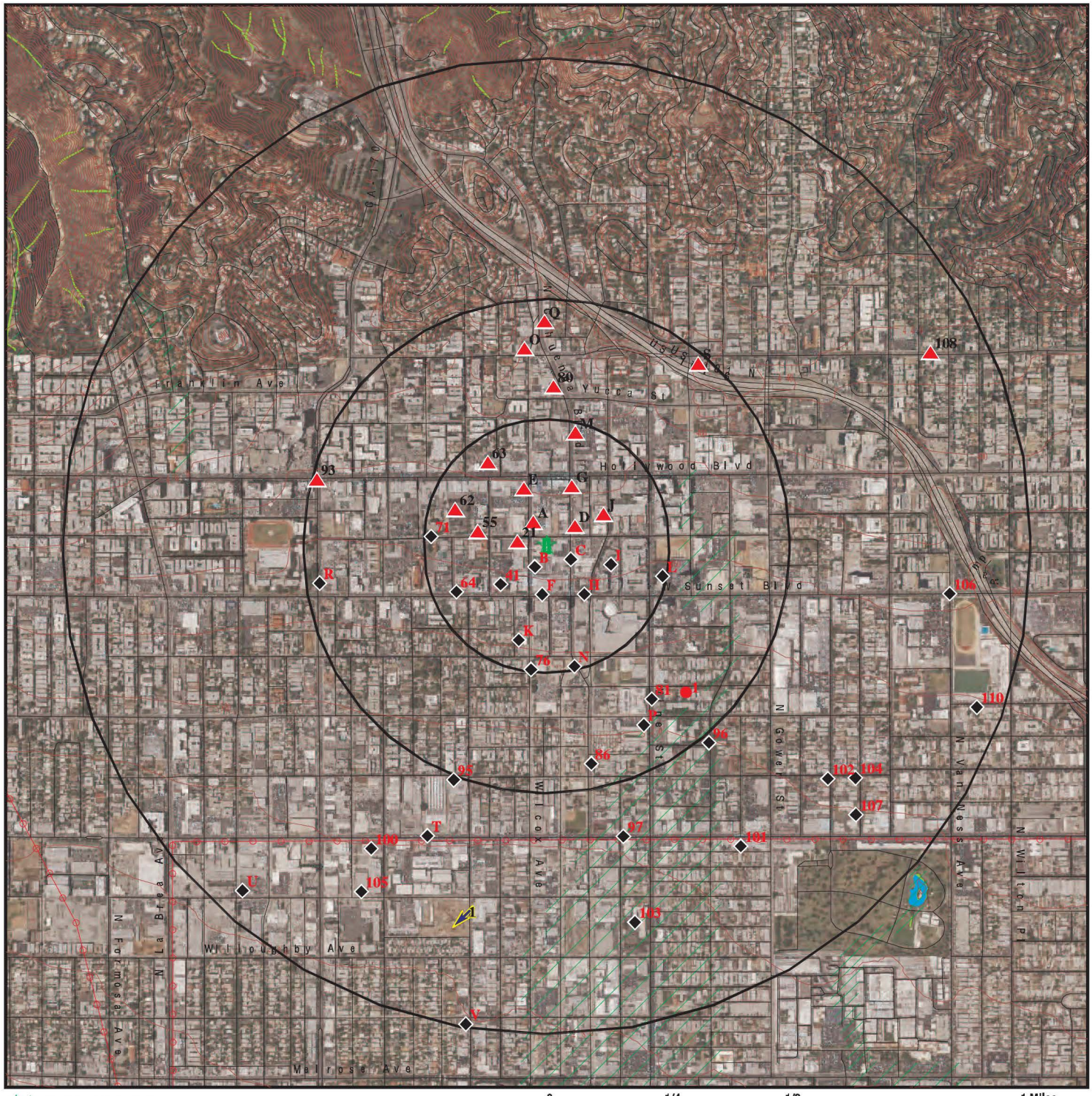
Lower Elevation	Address	Direction / Distance	Map ID	Page
UNION HAND LAUNDRY	1529 CAHUENGA BLVD	SE 0 - 1/8 (0.042 mi.)	C12	12
DEGUCHI GEO	1523 CAHUENGA BLVD	SE 0 - 1/8 (0.047 mi.)	C17	15
ROACH F A	1525 WILCOX AVE	SW 0 - 1/8 (0.058 mi.)	B22	18
HOLLYWOOD LAUNDRY SE	1502 1520 CAHUENGA B	SE 0 - 1/8 (0.066 mi.)	C28	19
HOLLYWOOD CLEANING	1508 CAHUENGA BLVD	SE 0 - 1/8 (0.077 mi.)	C30	20
HOLLYWOOD LAUNDRY A	1520 N CAHUENGA	SSE 0 - 1/8 (0.080 mi.)	C31	20

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 3 records.

Site Name	Database(s)
HIGHLINE CLEANERS INC DBA HIGHLINE	DRYCLEANERS
SHARP CUSTOM CLEANERS	DRYCLEANERS
SHELL SERVICE STATION 135560	RCRA-SQG, LUST, FINDS, ECHO

OVERVIEW MAP - 05410768.2R



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: 6422 Selma	CLIENT: CBRE
ADDRESS: 6422 Selma Los Angeles CA 90028	CONTACT: Sandy Smith
LAT/LONG: 34.099495 / 118.330383	INQUIRY #: 05410768.2r DATE: August 30, 2018 3:36 pm

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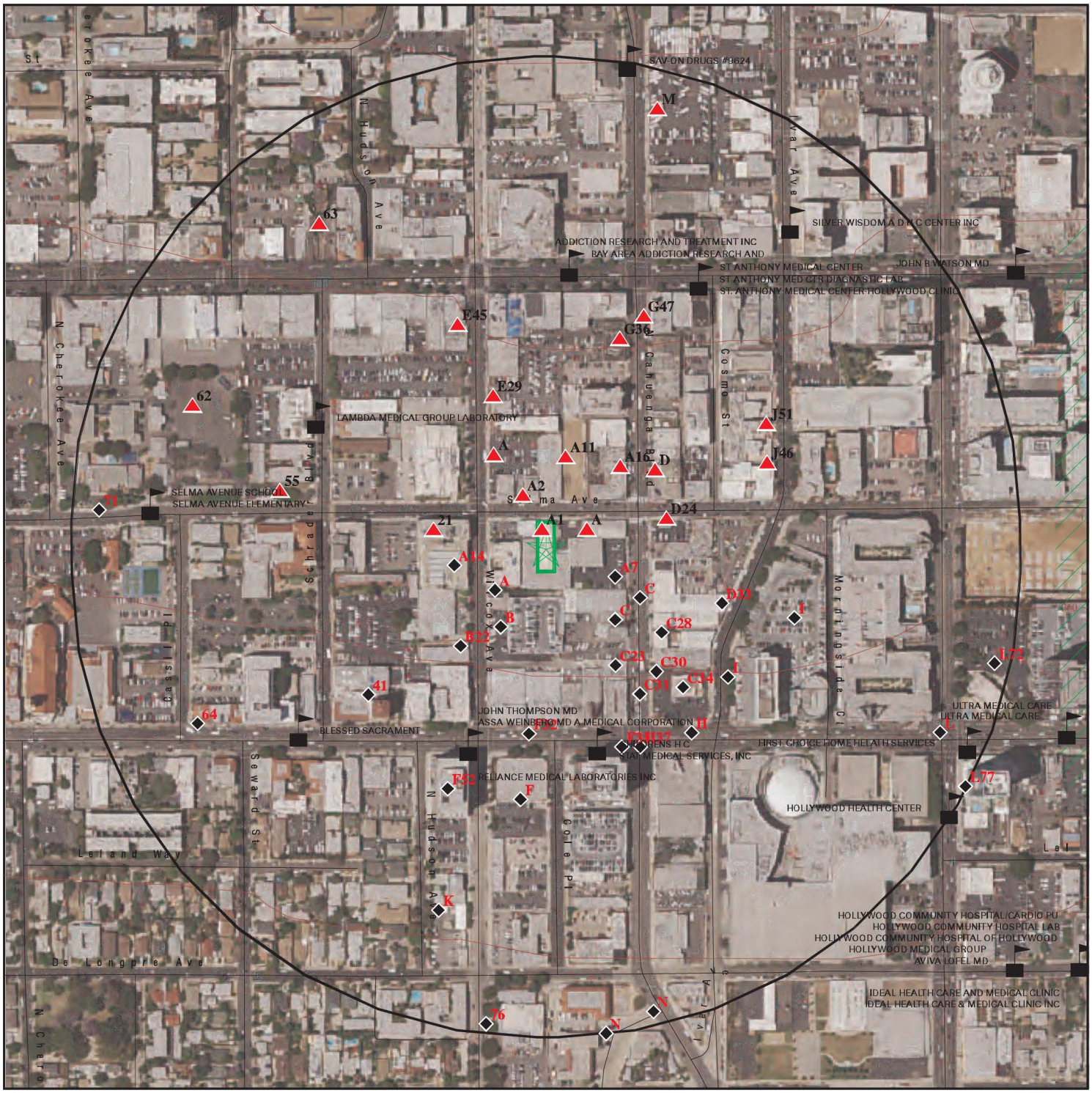
DETAIL MAP - 05410768.2R



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

0 1/16 1/8 1/4 Miles

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: 6422 Selma	CLIENT: CBRE
ADDRESS: 6422 Selma Los Angeles CA 90028	CONTACT: Sandy Smith INQUIRY #: 05410768.2r
LAT/LONG: 34.099495 / 118.330383	DATE: August 30, 2018 3:40 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	2	NR	NR	NR	2
RCRA-SQG	0.250		3	9	NR	NR	NR	12
RCRA-CESQG	0.250		0	1	NR	NR	NR	1
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	3	19	NR	22
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		2	1	7	NR	NR	10

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	1	5	NR	NR	6
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	5	NR	NR	NR	5
AST	0.250		1	0	NR	NR	NR	1
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	1	NR	NR	1
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	2	NR	NR	2
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
AOCONCERN	1.000		0	0	0	0	NR	0
US HIST CDL	TP		NR	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	TP		NR	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
CERS HAZ WASTE	0.250		0	0	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		4	9	NR	NR	NR	13
HIST UST	0.250		7	5	NR	NR	NR	12
CA FID UST	0.250		3	8	NR	NR	NR	11
CERS TANKS	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	1	NR	NR	1
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	1	NR	NR	NR	1
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	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	0	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
HAZNET	TP		NR	NR	NR	NR	NR	0
ICE	TP		NR	NR	NR	NR	NR	0
HIST CORTESE	0.500		1	1	3	NR	NR	5
LOS ANGELES CO. HMS	TP		NR	NR	NR	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
LA Co. Site Mitigation	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
OTHER OIL GAS	TP		NR	NR	NR	NR	NR	0
PROD WATER PONDS	TP		NR	NR	NR	NR	NR	0
CERS	TP		NR	NR	NR	NR	NR	0
PROJECT	TP		NR	NR	NR	NR	NR	0
NON-CASE INFO	TP		NR	NR	NR	NR	NR	0
SAMPLING POINT	TP		NR	NR	NR	NR	NR	0
UIC GEO	TP		NR	NR	NR	NR	NR	0
WELL STIM PROJ	TP		NR	NR	NR	NR	NR	0
CIWQS	TP		NR	NR	NR	NR	NR	0
MILITARY PRIV SITES	TP		NR	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		22	NR	NR	NR	NR	22
EDR Hist Cleaner	0.125		14	NR	NR	NR	NR	14
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	57	43	22	19	0	141

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 **WONG SAM** **EDR Hist Cleaner** **1009191423**
6428 SELMA AVE **N/A**
< 1/8 **LOS ANGELES, CA**
1 ft.

Site 1 of 12 in cluster A

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
368 ft. 1937 WONG SAM LAUNDRIES CHINESE
1942 WONG SAM LAUNDRIES ORIENTAL

A2 **DEIBAL B C** **EDR Hist Auto** **1009079920**
NNW **1600 WILCOX AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.017 mi.
88 ft.

Site 2 of 12 in cluster A

Relative: EDR Hist Auto
Higher

Actual: Year: Name: Type:
370 ft. 1933 DEIBAL B C GASOLINE AND OIL SERVICE STATIONS
1937 RILEY H T GASOLINE AND OIL SERVICE STATIONS

A3 **NEWCOMB R E** **EDR Hist Auto** **1009079820**
ENE **6410 SELMA AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.018 mi.
93 ft.

Site 3 of 12 in cluster A

Relative: EDR Hist Auto
Higher

Actual: Year: Name: Type:
368 ft. 1933 NEWCOMB R E AUTOMOBILE REPAIRING

A4 **BEITCH HARRY** **EDR Hist Cleaner** **1009192716**
ENE **6406 SELMA AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.025 mi.
131 ft.

Site 4 of 12 in cluster A

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
368 ft. 1937 BEITCH HARRY LAUNDRIES HAND

A5
SW
< 1/8
0.025 mi.
132 ft.

HOLLYWOOD POLICE STATION GARAG
1538 WILCOX AVE
LOS ANGELES, CA 90028

Site 5 of 12 in cluster A

HIST UST **U001561223**
N/A

Relative:
Lower

Actual:
365 ft.

HIST UST:

File Number:	Not reported
URL:	Not reported
Region:	STATE
Facility ID:	00000047109
Facility Type:	Gas Station
Other Type:	LAPD
Contact Name:	MORI SHIBATA
Telephone:	2134854308
Owner Name:	CITY OF LOS ANGELES, LAPD OPER
Owner Address:	200 N. SPRING ST.
Owner City,St,Zip:	LOS ANGELES, CA 90012
Total Tanks:	0004
Tank Num:	001
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00006000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	1/4
Leak Detection:	Stock Inventor
Tank Num:	002
Container Num:	2
Year Installed:	Not reported
Tank Capacity:	00006000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	1/4
Leak Detection:	Stock Inventor
Tank Num:	003
Container Num:	3
Year Installed:	Not reported
Tank Capacity:	00000500
Tank Used for:	PRODUCT
Type of Fuel:	WASTE OIL
Container Construction Thickness:	1/4
Leak Detection:	Stock Inventor
Tank Num:	004
Container Num:	4
Year Installed:	Not reported
Tank Capacity:	00000000
Tank Used for:	WASTE
Type of Fuel:	06
Container Construction Thickness:	6
Leak Detection:	None

A6
SW
< 1/8
0.025 mi.
132 ft.

HOLLYWOOD POLICE STATION GARAG
1538 N WILCOX
LOS ANGELES, CA 90028

Site 6 of 12 in cluster A

HIST UST **S118411173**
N/A

Relative:
Lower

Actual:
365 ft.

HIST UST:

File Number:	000271D8
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000271D8.pdf
Region:	Not reported
Facility ID:	Not reported
Facility Type:	Not reported
Other Type:	Not reported
Contact Name:	Not reported
Telephone:	Not reported
Owner Name:	Not reported
Owner Address:	Not reported
Owner City,St,Zip:	Not reported
Total Tanks:	Not reported
Tank Num:	Not reported
Container Num:	Not reported
Year Installed:	Not reported
Tank Capacity:	Not reported
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Not reported

Click here for Geo Tracker PDF:

A7
ESE
< 1/8
0.033 mi.
173 ft.

MC BRYDE LUBRICATING SERVICE
1531 CAHUENGA BLVD
LOS ANGELES, CA

Site 7 of 12 in cluster A

EDR Hist Auto **1009076580**
N/A

Relative:
Lower

Actual:
366 ft.

EDR Hist Auto

Year:	Name:	Type:
1929	MC BRYDE LUBRICATING SERVICE IN	AUTOMOBILE REPAIRING AND SERVICE STATIONS

A8
NNW
< 1/8
0.035 mi.
187 ft.

ELLENBECK WM
1604 WILCOX AVE
LOS ANGELES, CA

Site 8 of 12 in cluster A

EDR Hist Auto **1009078943**
N/A

Relative:
Higher

Actual:
372 ft.

EDR Hist Auto

Year:	Name:	Type:
1929	SAFETY CORNER INC	GASOLINE AND OIL SERVICE STATION
1929	ELLENBECK WM	GASOLINE AND OIL SERVICE STATION

B9 **AIR BOURNE FREIGHT** **SWEEPS UST** **S106922463**
SSW **1520 N WILCOX AVE** **N/A**
< 1/8 **LOS ANGELES, CA 90028**
0.036 mi.
188 ft. **Site 1 of 3 in cluster B**

Relative: **Lower**
Actual: **363 ft.**

SWEEPS UST:

Status:	Not reported
Comp Number:	8162
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

B10 **HORNBURG JAGUAR** **AST** **A100420863**
SSW **1520 N WILCOX AVE** **N/A**
< 1/8 **LOS ANGELES, CA 90028**
0.036 mi.
188 ft. **Site 2 of 3 in cluster B**

Relative: **Lower**
Actual: **363 ft.**

AST:

Certified Unified Program Agencies:	Not reported
Owner:	PENEGON WEST INC
Total Gallons:	Not reported
CERSID:	10257757
Facility ID:	Not reported
Business Name:	HORNBURG JAGUAR
Phone:	(323) 469-7271
Fax:	Not reported
Mailing Address:	1520 WILCOX AVE
Mailing Address City:	HOLLYWOOD
Mailing Address State:	CA
Mailing Address Zip Code:	90028
Operator Name:	Martin Doddsworth
Operator Phone:	(323) 469-7271
Owner Phone:	(310) 863-9753
Owner Mail Address:	1520 N WILCOX AVE
Owner State:	CA
Owner Zip Code:	90028
Owner Country:	United States
Property Owner Name:	Not reported
Property Owner Phone:	Not reported
Property Owner Mailing Address:	Not reported
Property Owner City:	Not reported
Property Owner Stat :	Not reported
Property Owner Zip Code:	Not reported
Property Owner Country:	Not reported
EPAID:	CAL000223346

A11
NNE
< 1/8
0.036 mi.
189 ft.

RINNER W A
6417 SELMA AVE
LOS ANGELES, CA

Site 9 of 12 in cluster A

EDR Hist Auto **1009080469**
N/A

Relative:
Higher

Actual:
372 ft.

EDR Hist Auto

Year:	Name:	Type:
1933	RINNER W A	AUTOMOBILE REPAIRING

C12
SE
< 1/8
0.042 mi.
220 ft.

UNION HAND LAUNDRY
1529 CAHUENGA BLVD
LOS ANGELES, CA

Site 1 of 12 in cluster C

EDR Hist Cleaner **1009189659**
N/A

Relative:
Lower

Actual:
364 ft.

EDR Hist Cleaner

Year:	Name:	Type:
1924	NAKASHIMA HARRY	LAUNDRIES ORIENTAL
1929	UNION HAND LAUNDRY	LAUNDRIES HAND
1933	UNION HAND LAUNDRY	LAUNDRIES HAND
1937	UNION HAND LAUNDRY	LAUNDRIES HAND
1942	UNION HAND LAUNDRY	LAUNDRIES HAND

A13
NNW
< 1/8
0.043 mi.
228 ft.

JUMBO EQUIPMENT CO
1608 WILCOX AVE
LOS ANGELES, CA

Site 10 of 12 in cluster A

EDR Hist Auto **1009080911**
N/A

Relative:
Higher

Actual:
372 ft.

EDR Hist Auto

Year:	Name:	Type:
1933	JUMBO EQUIPMENT CO	AUTOMOBILE REPAIRING

A14
WSW
< 1/8
0.045 mi.
236 ft.

UNK
1545 N WILCOX AVE
HOLLYWOOD, CA 90028

Site 11 of 12 in cluster A

SWEEPS UST **S101586323**
CA FID UST **N/A**

Relative:
Lower

Actual:
366 ft.

SWEEPS UST:

Status:	Not reported
Comp Number:	7679
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

UNK (Continued) **S101586323**

STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19044932
Regulated By: UTNKI
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2130000000
Mail To: Not reported
Mailing Address: 1545 N WILCOX AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: HOLLYWOOD 900280000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

C15 **COPY MASTER** **RCRA-SQG** **1000440226**
SE **1553 N CALAENGA BLVD** **FINDS** **CAD982475980**
< 1/8 **HOLLYWOOD, CA 90028** **ECHO**
0.046 mi.
245 ft. **Site 2 of 12 in cluster C**

Relative:
Lower

Actual:
363 ft.

RCRA-SQG:
Date form received by agency: 09/01/1996
Facility name: COPY MASTER
Facility address: 1553 N CALAENGA BLVD
HOLLYWOOD, CA 90028
EPA ID: CAD982475980
Mailing address: N CALAENGA BLVD
HOLLYWOOD, CA 90028
Contact: Not reported
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: COPYMASTER CORP
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212

COPY MASTER (Continued) **1000440226**

Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

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

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

Violation Status: No violations found

FINDS:

Registry ID: 110002822759

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

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

COPY MASTER (Continued) **1000440226**

ECHO:
Envid: 1000440226
Registry ID: 110002822759
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002822759

A16 **BECQUER ROSE MRS** **EDR Hist Cleaner** **1009190501**
NE **1609 CAHUENGA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.047 mi.
246 ft. **Site 12 of 12 in cluster A**

Relative: **Higher**

EDR Hist Cleaner

Actual: **372 ft.**

Year:	Name:	Type:
1929	BECQUER ROSE MRS	LAUNDRIES HAND
1933	SHIFFNER A J	LAUNDRIES HAND
1937	MARGULIES SAML	LAUNDRIES HAND

C17 **DEGUCHI GEO** **EDR Hist Cleaner** **1009190856**
SE **1523 CAHUENGA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.047 mi.
248 ft. **Site 3 of 12 in cluster C**

Relative: **Lower**

EDR Hist Cleaner

Actual: **363 ft.**

Year:	Name:	Type:
1933	DEGUCHI G M	CLOTHES PRESSERS AND CLEANERS
1937	DEGUCHI GEO	CLOTHES PRESSERS AND CLEANERS

C18 **CERTIFIED PRINTERS** **RCRA-SQG** **1000905593**
SE **1525 CAHUENGA BLVD** **FINDS** **CA0000877191**
< 1/8 **HOLLYWOOD, CA 90028** **ECHO**
0.047 mi.
250 ft. **Site 4 of 12 in cluster C**

Relative: **Lower**

Actual: **363 ft.**

RCRA-SQG:
Date form received by agency: 10/08/1994
Facility name: CERTIFIED PRINTERS
Facility address: 1525 CAHUENGA BLVD
HOLLYWOOD, CA 90028
EPA ID: CA0000877191
Mailing address: CAHUENGA BLVD
HOLLYWOOD, CA 90028
Contact: MICHAEL DRUMEN
Contact address: 1525 CAHUENGA BLVD
HOLLYWOOD, CA 90028
Contact country: US
Contact telephone: 213-465-5411
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

CERTIFIED PRINTERS (Continued) **1000905593**

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:	CERTIFIED PRINTERS
Owner/operator address:	1525 CAHUENGA BLVD HOLLYWOOD, CA 90028
Owner/operator country:	Not reported
Owner/operator telephone:	213-465-5411
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

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

Violation Status: No violations found

FINDS:

Registry ID: 110002620673

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

CERTIFIED PRINTERS (Continued) **1000905593**

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

ECHO:
Envid: 1000905593
Registry ID: 110002620673
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002620673

C19 ALM VERN SUPER SERVICE STATION **EDR Hist Auto** **1009081661**
ESE 1550 CAHUENGA BLVD **N/A**
< 1/8 LOS ANGELES, CA
0.048 mi.
254 ft. **Site 5 of 12 in cluster C**

Relative: EDR Hist Auto
Lower

Actual: **365 ft.**

Year:	Name:	Type:
1933	ALMS VERN SUPER SERVICE STATION	GASOLINE AND OIL SERVICE STATIONS
1937	ALM VERN SUPER SERVICE STATION	GASOLINE AND OIL SERVICE STATIONS

C20 WEJBE SANTANDER **EDR Hist Auto** **1009078576**
ESE 1556 N CAHUENGA BLV **N/A**
< 1/8 LOS ANGELES, CA 90028
0.048 mi.
254 ft. **Site 6 of 12 in cluster C**

Relative: EDR Hist Auto
Lower

Actual: **365 ft.**

Year:	Name:	Type:
1929	CAYTZER WM	GASOLINE AND OIL SERVICE STATION
1969	WEJBE SANTANDER	Gasoline Service Stations
1970	WEJBE SANTANDER	Gasoline Service Stations
1971	WEJBE SANTANDER	Gasoline Service Stations

---

21 SHAPIRO HYMAN **EDR Hist Cleaner** **1009185214**
West 6508 SELMA AVE **N/A**
< 1/8 LOS ANGELES, CA
0.056 mi.
294 ft.

Relative: EDR Hist Cleaner
Higher

Actual: **368 ft.**

Year:	Name:	Type:
1929	DEUTSCH ARMIN	CLOTHES PRESSERS CLEANERS AND REPAIRERS
1937	SHAPIRO HYMAN	CLOTHES PRESSERS AND CLEANERS

B22 **ROACH F A** **EDR Hist Cleaner** **1009190495**
SW **1525 WILCOX AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.058 mi.
304 ft. **Site 3 of 3 in cluster B**

Relative: EDR Hist Cleaner
Lower

Actual: Year: Name: Type:
361 ft. 1933 ROACH F A LAUNDRIES HAND

C23 **BOWMANS AUTO WORKS** **EDR Hist Auto** **1009079199**
SSE **1517 CAHUENGA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.060 mi.
318 ft. **Site 7 of 12 in cluster C**

Relative: EDR Hist Auto
Lower

Actual: Year: Name: Type:
361 ft. 1929 TRASK F J AUTOMOBILE REPAIRING AND SERVICE STATIONS
1933 TRASK F J AUTOMOBILE REPAIRING
1937 BOWMANS AUTO WORKS AUTOMOBILE REPAIRING

D24 **LYTLE HOFFMAN** **EDR Hist Auto** **1009082061**
ENE **6382 SELMA AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.060 mi.
319 ft. **Site 1 of 4 in cluster D**

Relative: EDR Hist Auto
Higher

Actual: Year: Name: Type:
369 ft. 1942 LYTLE HOFFMAN AUTOMOBILE REPAIRING
1972 HOLLYWOOD SPEEDOMETER & RAD SV Automotive Repair Shops, NEC
1986 HOLLYWOOD RADIATOR Automotive Repair Shops, NEC
1987 HOLLYWOOD RADIATOR Automotive Repair Shops, NEC

C25 **CHESTER W D** **EDR Hist Auto** **1009080786**
ESE **1534 CAHUENGA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.060 mi.
319 ft. **Site 8 of 12 in cluster C**

Relative: EDR Hist Auto
Lower

Actual: Year: Name: Type:
364 ft. 1937 CHESTER W D AUTOMOBILE REPAIRING

D26 **BERNARD HARRY** **EDR Hist Cleaner** **1009188905**
NE **1604 CAHUENGA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.061 mi.
323 ft. **Site 2 of 4 in cluster D**

Relative: EDR Hist Cleaner
Higher

Actual:
372 ft.

Year:	Name:	Type:
1929	BERNARD HARRY	CLOTHES PRESSERS CLEANERS AND REPAIRERS
1937	BERNARD HARRY	CLOTHES PRESSERS AND CLEANERS
1993	CHEM-DRY FUTURE	Carpet And Upholstery Cleaning On Customer Premises
1994	CHACON RUDY	Carpet And Upholstery Cleaning On Customer Premises
1995	CHACON RUDY	Carpet And Upholstery Cleaning On Customer Premises

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D27 **CRYTZER W E** **EDR Hist Auto** **1009079352**
ENE **1600 CAHUENGA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.062 mi.
326 ft. **Site 3 of 4 in cluster D**

Relative: EDR Hist Auto
Higher

Actual:
371 ft.

Year:	Name:	Type:
1924	CRYTZER W E	AUTOMOBILE SERVICE STATIONS

C28 **HOLLYWOOD LAUNDRY SERVICE INC** **EDR Hist Cleaner** **1009187406**
SE **1502 1520 CAHUENGA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.066 mi.
350 ft. **Site 9 of 12 in cluster C**

Relative: EDR Hist Cleaner
Lower

Actual:
363 ft.

Year:	Name:	Type:
1924	HOLLYWOOD LAUNDRY SERVICE INC	LAUNDRIES

E29 **M & S ENTERPRISES** **EDR Hist Auto** **1022233109**
NNW **1626 WILCOX AVE 252** **N/A**
< 1/8 **LOS ANGELES, CA 90028**
0.072 mi.
380 ft. **Site 1 of 2 in cluster E**

Relative: EDR Hist Auto
Higher

Actual:
376 ft.

Year:	Name:	Type:
1991	M & S ENTERPRISES	Gasoline Service Stations, NEC
1992	M & S ENTERPRISES	Gasoline Service Stations, NEC
1993	M & S ENTERPRISES	Gasoline Service Stations, NEC
1994	M & S ENTERPRISES	Gasoline Service Stations, NEC

C30
SE
< 1/8
0.077 mi.
405 ft.

HOLLYWOOD CLEANING PRESSING CO INC
1508 CAHUENGA BLVD
LOS ANGELES, CA

Site 10 of 12 in cluster C

Database(s): EDR Hist Cleaner
EDR ID Number: 1009187275
EPA ID Number: N/A

Relative: Lower
Actual: 360 ft.

EDR Hist Cleaner

Year:	Name:	Type:
1924	HOLLYWOOD CLEANING PRESSING C	CLOTHES CLEANERS PRESSERS AND DYERS

C31
SSE
< 1/8
0.080 mi.
423 ft.

HOLLYWOOD LAUNDRY A DRY CLEANING CO
1520 N CAHUENGA
BEVERLY HILLS, CA

Site 11 of 12 in cluster C

Database(s): EDR Hist Cleaner
EDR ID Number: 1009142859
EPA ID Number: N/A

Relative: Lower
Actual: 359 ft.

EDR Hist Cleaner

Year:	Name:	Type:
1939	HOLLYWOOD LAUNDRY A DRY CLEANIN	CLEANERS AND DYERS

F32
South
< 1/8
0.087 mi.
460 ft.

HOLLYWOOD MERCEDES BENZ
6465 SUNSET BLVD
HOLLYWOOD, CA 90028

Site 1 of 6 in cluster F

Database(s): RCRA-SQG, HIST UST, FINDS, ECHO, HAZNET
EDR ID Number: 1000293840
EPA ID Number: CAD981689003

Relative: Lower
Actual: 356 ft.

RCRA-SQG:

Date form received by agency:	09/01/1996
Facility name:	HOLLYWOOD MERCEDES BENZ
Facility address:	6465 SUNSET BLVD HOLLYWOOD, CA 90028
EPA ID:	CAD981689003
Mailing address:	SUNSET BLVD HOLLYWOOD, CA 90028
Contact:	Not reported
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	Not reported
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	BNA INC
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

HOLLYWOOD MERCEDES BENZ (Continued) **1000293840**

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

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

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

Violation Status: No violations found

HIST UST:
File Number: 000280BE
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000280BE.pdf
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported
Total Tanks: Not reported

Tank Num: Not reported
Container Num: Not reported
Year Installed: Not reported
Tank Capacity: Not reported
Tank Used for: Not reported

HOLLYWOOD MERCEDES BENZ (Continued) **1000293840**

Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

Click here for Geo Tracker PDF:

FINDS:

Registry ID: 110002753529

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

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

ECHO:
Envid: 1000293840
Registry ID: 110002753529
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002753529

HAZNET:
envid: 1000293840
Year: 1995
GEPAID: CAD981689003
Contact: Not reported
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 6465 SUNSET BLVD
Mailing City,St,Zip: HOLLYWOOD, CA 900280000
Gen County: Not reported
TSD EPA ID: CAD093459485
TSD County: Not reported
Waste Category: Unspecified solvent mixture
Disposal Method: Not reported
Tons: .0166
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: 1000293840
Year: 1995
GEPAID: CAD981689003
Contact: Not reported
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 6465 SUNSET BLVD
Mailing City,St,Zip: HOLLYWOOD, CA 900280000
Gen County: Not reported
TSD EPA ID: CAD093459485

HOLLYWOOD MERCEDES BENZ (Continued) **1000293840**

TSD County: Not reported
Waste Category: Unspecified solvent mixture
Disposal Method: Transfer Station
Tons: .0332
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

D33
ESE
< 1/8
0.092 mi.
484 ft.

MALETTE L B **EDR Hist Auto** **1009082063**
1525 IVAR AVE **N/A**
LOS ANGELES, CA

Site 4 of 4 in cluster D

Relative:
Lower

EDR Hist Auto

Actual:
364 ft.

Year:	Name:	Type:
1937	MALETTE L B	AUTOMOBILE REPAIRING
1942	MALETTE L B	AUTOMOBILE REPAIRING

C34
SE
< 1/8
0.093 mi.
491 ft.

TEXACO #0374 (FORMER) **LUST** **S102438644**
6409 SUNSET BLVD **HIST CORTESE** **N/A**
HOLLYWOOD, CA 90028

Site 12 of 12 in cluster C

Relative:
Lower

Actual:
359 ft.

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700751
Global Id: T0603700751
Latitude: 34.0980372
Longitude: -118.3290581
Status: Completed - Case Closed
Status Date: 10/28/1996
Case Worker: YR
RB Case Number: 900280016
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: T0603700751
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: T0603700751
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG

TEXACO #0374 (FORMER) (Continued) **S102438644**

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: T0603700751
Action Type: Other
Date: 10/02/1985
Action: Leak Reported

LUST:
Global Id: T0603700751
Status: Open - Case Begin Date
Status Date: 10/02/1985

Global Id: T0603700751
Status: Open - Remediation
Status Date: 01/07/1988

Global Id: T0603700751
Status: Open - Verification Monitoring
Status Date: 10/01/1991

Global Id: T0603700751
Status: Completed - Case Closed
Status Date: 10/28/1996

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900280016
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: ITVS
Global ID: T0603700751
W Global ID: Not reported
Staff: UNK
Local Agency: 19050
Cross Street: CAHUENGA
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 10/2/1985
Date Leak Record Entered: 12/31/1986
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 9/6/1991
Date the Case was Closed: 10/28/1996
How Leak Discovered: Not reported
How Leak Stopped: Not reported

TEXACO #0374 (FORMER) (Continued) **S102438644**

Cause of Leak:	UNK
Leak Source:	Tank
Operator:	Not reported
Water System:	Not reported
Well Name:	Not reported
Approx. Dist To Production Well (ft):	12309.14729896477048370831451
Source of Cleanup Funding:	Tank
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	Not reported
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	1/7/1988
Post Remedial Action Monitoring Began:	10/1/1991
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Yes
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	TEXACO REFINING & MARKETING
RP Address:	10 UNIVERSAL CITY PLAZA, UNIVERSAL CITY CA 91608
Program:	LUST
Lat/Long:	34.0980372 / -1
Local Agency Staff:	PEJ
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	REVISED WDR ADOPTED 08/24/87. G/W TREATMENT SYSTEM IS OPERATIONAL. TANK REMOVED. SOIL VENTING FOR SOIL CLEANUP IN SITU DEGRATION FOR GROUND WATER CLEANUP

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900280016

F35 **JONES J M** **EDR Hist Auto** **1009081884**
SSE **6424 S SUNSET BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.101 mi.
533 ft. **Site 2 of 6 in cluster F**

Relative: EDR Hist Auto
Lower

Actual: Year: Name: Type:
355 ft. 1942 JONES J M GASOLINE AND OIL SERVICE STATIONS

G36 **WHITE HYMAN** **EDR Hist Cleaner** **1009191672**
NNE **1645 N CAHUENGA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.105 mi.
553 ft. **Site 1 of 2 in cluster G**

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
381 ft. 1929 WHITE HYMAN CLOTHES PRESSERS CLEANERS AND REPAIRERS

H37 **HOLLYWOOD MACHINE AUTO REPAIR SHOP** **EDR Hist Auto** **1009078190**
SSE **6418 S SUNSET BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.105 mi.
554 ft. **Site 1 of 4 in cluster H**

Relative: EDR Hist Auto
Lower

Actual: Year: Name: Type:
355 ft. 1929 HOLLYWOOD MACHINE AUTO REPAIR AUTOMOBILE REPAIRING AND SERVICE STATIONS

I38 **KIRCHER H J** **EDR Hist Auto** **1009080694**
SE **1524 IVAR AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.109 mi.
576 ft. **Site 1 of 5 in cluster I**

Relative: EDR Hist Auto
Lower

Actual: Year: Name: Type:
360 ft. 1933 KIRCHER H J AUTOMOBILE REPAIRING

I39 **HANSEN H A** **EDR Hist Auto** **1009080054**
SE **1522 IVAR AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.110 mi.
583 ft. **Site 2 of 5 in cluster I**

Relative: EDR Hist Auto
Lower

Actual: Year: Name: Type:
359 ft. 1933 HANSEN H A AUTOMOBILE REPAIRING

I40 **DE BRAY G L** **EDR Hist Auto** **1009080108**
SE **1520 IVAR AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.112 mi.
590 ft. **Site 3 of 5 in cluster I**

Relative: EDR Hist Auto
Lower

Actual: Year: Name: Type:
359 ft. 1937 DE BRAY G L AUTOMOBILE REPAIRING

41
SW
< 1/8
0.112 mi.
593 ft.

SUNSET LANDMARK
6525 SUNSET BLVD.
LOS ANGELES, CA 90028

LUST **S109117735**
N/A

Relative:
Lower

Actual:
357 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603757351
Global Id:	T0603757351
Latitude:	34.098386
Longitude:	-118.331994
Status:	Completed - Case Closed
Status Date:	01/16/2009
Case Worker:	MT
RB Case Number:	900280170
Local Agency:	LOS ANGELES, CITY OF
File Location:	Regional Board
Local Case Number:	4691
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Waste Oil / Motor / Hydraulic / Lubricating
Site History:	Not reported

LUST:

Global Id:	T0603757351
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:	T0603757351
Contact Type:	Regional Board Caseworker
Contact Name:	MARYAM TAIDY
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W. 4TH ST., SUITE 200
City:	LOS ANGELES
Email:	mtaidy@waterboards.ca.gov
Phone Number:	2135766741

LUST:

Global Id:	T0603757351
Action Type:	ENFORCEMENT
Date:	06/24/2008
Action:	13267 Requirement

Global Id:	T0603757351
Action Type:	Other
Date:	10/29/2006
Action:	Leak Reported

Global Id:	T0603757351
Action Type:	REMEDIATION
Date:	10/29/2006
Action:	Excavation

SUNSET LANDMARK (Continued) **S109117735**

Global Id: T0603757351
Action Type: RESPONSE
Date: 07/24/2008
Action: Other Report / Document

Global Id: T0603757351
Action Type: RESPONSE
Date: 12/03/2008
Action: Electronic Reporting Submittal Due

Global Id: T0603757351
Action Type: ENFORCEMENT
Date: 09/16/2008
Action: Notice to Comply

Global Id: T0603757351
Action Type: ENFORCEMENT
Date: 01/16/2009
Action: Closure/No Further Action Letter

Global Id: T0603757351
Action Type: Other
Date: 10/29/2006
Action: Leak Discovery

LUST:
Global Id: T0603757351
Status: Open - Case Begin Date
Status Date: 10/29/2006

Global Id: T0603757351
Status: Open - Site Assessment
Status Date: 04/22/2008

Global Id: T0603757351
Status: Completed - Case Closed
Status Date: 01/16/2009

H42 **TEXACO STATION** **SWEEPS UST** **S101586228**
SE **6407 W SUNSET BLVD** **HIST UST** **N/A**
< 1/8 **LOS ANGELES, CA 90028** **CA FID UST**
0.114 mi. **HAZNET**
600 ft. **Site 2 of 4 in cluster H**

Relative: Lower
Actual: 356 ft.

SWEEPS UST:
Status: Not reported
Comp Number: 1202
Number: Not reported
Board Of Equalization: 44-000217
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001202-000001
Tank Status: Not reported
Capacity: 550

TEXACO STATION (Continued) **S101586228**

Active Date:	Not reported
Tank Use:	OIL
STG:	WASTE
Content:	WASTE OIL
Number Of Tanks:	6
Status:	Not reported
Comp Number:	1202
Number:	Not reported
Board Of Equalization:	44-000217
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-001202-000002
Tank Status:	Not reported
Capacity:	4000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	Not reported
Status:	Not reported
Comp Number:	1202
Number:	Not reported
Board Of Equalization:	44-000217
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-001202-000003
Tank Status:	Not reported
Capacity:	4000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	Not reported
Status:	Not reported
Comp Number:	1202
Number:	Not reported
Board Of Equalization:	44-000217
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-001202-000004
Tank Status:	Not reported
Capacity:	4000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	Not reported

TEXACO STATION (Continued) **S101586228**

Status:	Not reported
Comp Number:	1202
Number:	Not reported
Board Of Equalization:	44-000217
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-001202-000005
Tank Status:	Not reported
Capacity:	4000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Status:	Not reported
Comp Number:	1202
Number:	Not reported
Board Of Equalization:	44-000217
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-001202-000006
Tank Status:	Not reported
Capacity:	10000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	Not reported

HIST UST:

File Number:	00028AE4
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00028AE4.pdf
Region:	Not reported
Facility ID:	Not reported
Facility Type:	Not reported
Other Type:	Not reported
Contact Name:	Not reported
Telephone:	Not reported
Owner Name:	Not reported
Owner Address:	Not reported
Owner City,St,Zip:	Not reported
Total Tanks:	Not reported

Tank Num:	Not reported
Container Num:	Not reported
Year Installed:	Not reported
Tank Capacity:	Not reported
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Not reported

TEXACO STATION (Continued) **S101586228**

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CA FID UST:

Facility ID:	19041778
Regulated By:	UTNKI
Regulated ID:	00017393
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2134647119
Mail To:	Not reported
Mailing Address:	P O BOX
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900280000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Inactive

HAZNET:

envid:	S101586228
Year:	2013
GEPAID:	CAC002728022
Contact:	MIKE HOGENBOOM
Telephone:	9162069024
Mailing Name:	Not reported
Mailing Address:	6008 EQUESTRIAN TER
Mailing City,St,Zip:	ROCKLIN, CA 956774438
Gen County:	Los Angeles
TSD EPA ID:	AZC950823111
TSD County:	99
Waste Category:	Not reported
Disposal Method:	Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons:	0.4
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Not reported

H43 **GRAHAM BUD TEXACO SERVICE** **EDR Hist Auto** **1021681592**
SE **6407 SUNSET** **N/A**
< 1/8 **LOS ANGELES, CA 90028**
0.114 mi.
600 ft. **Site 3 of 4 in cluster H**

Relative: EDR Hist Auto
Lower

Actual: **356 ft.**

Year:	Name:	Type:
1969	GRAHAM BUD TEXACO SERVICE	Gasoline Service Stations
1970	GRAHAM BUD TEXACO SERVICE	Gasoline Service Stations
1971	GRAHAM BUD TEXACO SERVICE	Gasoline Service Stations
1972	GRAHAM BUD TEXACO SERVICE	Gasoline Service Stations
1973	GRAHAM BUD TEXACO SERVICE	Gasoline Service Stations
1976	MIKES TEXACO SERVICE	Gasoline Service Stations

H44 **TEXACO** **HIST UST** **U001561234**
SE **6407 W SUNSET BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90028**
0.114 mi.
600 ft. **Site 4 of 4 in cluster H**

Relative: **Lower**
Actual: **356 ft.**

HIST UST:

File Number:	Not reported
URL:	Not reported
Region:	STATE
Facility ID:	00000017393
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	HAROLD HASERJIAN
Telephone:	2134647119
Owner Name:	TEXACO U.S.A.
Owner Address:	P.O. BOX 3756
Owner City,St,Zip:	LOS ANGELES, CA 90010
Total Tanks:	0006
Tank Num:	001
Container Num:	1
Year Installed:	1961
Tank Capacity:	00000550
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	None
Tank Num:	002
Container Num:	2
Year Installed:	1961
Tank Capacity:	00004000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	10
Tank Num:	003
Container Num:	3
Year Installed:	1961
Tank Capacity:	00004000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor, 10
Tank Num:	004
Container Num:	4
Year Installed:	1961
Tank Capacity:	00004000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor, 10
Tank Num:	005
Container Num:	5
Year Installed:	1961

TEXACO (Continued) **U001561234**

Tank Capacity:	00004000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor, 10
Tank Num:	006
Container Num:	6
Year Installed:	1971
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor, 10

E45 **GARABEDIAN A N** **EDR Hist Cleaner** **1009191017**
NNW **1647 WILCOX AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.115 mi.
605 ft. **Site 2 of 2 in cluster E**

Relative: EDR Hist Cleaner
Higher

Actual: **379 ft.**

Year:	Name:	Type:
1933	GARABEDIAN A N	LAUNDRIES HAND

J46 **BLANKS J L** **EDR Hist Auto** **1009080841**
ENE **1609 IVAR AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.119 mi.
627 ft. **Site 1 of 2 in cluster J**

Relative: EDR Hist Auto
Higher

Actual: **371 ft.**

Year:	Name:	Type:
1937	BLANKS J L	AUTOMOBILE REPAIRING

G47 **NECKTIE SERVICE CO** **EDR Hist Cleaner** **1009191495**
NNE **1650 CAHUENGA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.121 mi.
638 ft. **Site 2 of 2 in cluster G**

Relative: EDR Hist Cleaner
Higher

Actual: **382 ft.**

Year:	Name:	Type:
1937	NECKTIE SERVICE CO	CLOTHES PRESSERS AND CLEANERS

F48
South
< 1/8
0.123 mi.
647 ft.

MAEDA HERB & ASSOCIATES INC
6450 SUNSET BLVD
LOS ANGELES, CA 90028

Site 3 of 6 in cluster F

EDR Hist Auto **1022157867**
N/A

Relative:
Lower

Actual:
351 ft.

EDR Hist Auto

Year:	Name:	Type:
1975	HERBS CHEVRON SERVICE	Gasoline Service Stations
1976	HERBS CHEVRON SERVICE	Gasoline Service Stations
1977	HERBS CHEVRON SERVICE	Gasoline Service Stations
1978	HERBS CHEVRON SERVICE	Gasoline Service Stations
1979	HERB NAEDA AND ASSOCIATES INC	Gasoline Service Stations
1980	MAEDA HERB & ASSOCIATES INC	Gasoline Service Stations
1982	MAEDA HERB & ASSOCIATES INC	Gasoline Service Stations
1983	MAEDA HERB & ASSOCIATES INC	Gasoline Service Stations
1985	MAEDA HERB & ASSOCIATES INC	Gasoline Service Stations
1986	MAEDA HERB & ASSOCIATES INC	Gasoline Service Stations
1987	MAEDA HERB & ASSOCIATES INC	Gasoline Service Stations
1988	MAEDA HERB & ASSOCIATES INC	Gasoline Service Stations
1989	MAEDA HERB & ASSOCIATES INC	Gasoline Service Stations, NEC

F49
South
< 1/8
0.123 mi.
647 ft.

99625
6450 W SUNSET BLVD
LOS ANGELES, CA 90028

Site 4 of 6 in cluster F

HIST UST **U001561206**
N/A

Relative:
Lower

Actual:
351 ft.

HIST UST:

File Number:	Not reported
URL:	Not reported
Region:	STATE
Facility ID:	00000063225
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	MAEDA,HERBERT H
Telephone:	2134668656
Owner Name:	CHEVRON U.S.A. INC.
Owner Address:	575 MARKET
Owner City,St,Zip:	SAN FRANCISCO, CA 94105
Total Tanks:	0005
Tank Num:	001
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000250
Leak Detection:	Stock Inventor
Tank Num:	002
Container Num:	2
Year Installed:	Not reported
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000250
Leak Detection:	Stock Inventor

99625 (Continued) **U001561206**

Tank Num:	003
Container Num:	3
Year Installed:	Not reported
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000250
Leak Detection:	Stock Inventor

Tank Num:	004
Container Num:	4
Year Installed:	Not reported
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000250
Leak Detection:	Stock Inventor

Tank Num:	005
Container Num:	5
Year Installed:	Not reported
Tank Capacity:	00001000
Tank Used for:	WASTE
Type of Fuel:	Not reported
Container Construction Thickness:	0000250
Leak Detection:	Stock Inventor

F50 **CHEVRON USA** **SWEEPS UST** **S101584605**
South **6450 W SUNSET BLVD** **HIST UST** **N/A**
< 1/8 **LOS ANGELES, CA 90028** **CA FID UST**
0.123 mi. **HAZNET**
647 ft. **Site 5 of 6 in cluster F**

Relative: **Lower**

Actual: **351 ft.**

SWEEPS UST:

Status:	Not reported
Comp Number:	3792
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:	19-050-003792-000001
Tank Status:	Not reported
Capacity:	10000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	4

Status:	Not reported
Comp Number:	3792
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported

CHEVRON USA (Continued) **S101584605**

Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003792-000002
Tank Status: Not reported
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 3792
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: 19-050-003792-000003
Tank Status: Not reported
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 3792
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: 19-050-003792-000004
Tank Status: Not reported
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: DIESEL
Number Of Tanks: Not reported

HIST UST:
File Number: 00026EF6
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026EF6.pdf
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported
Total Tanks: Not reported

CHEVRON USA (Continued) **S101584605**

Tank Num:	Not reported
Container Num:	Not reported
Year Installed:	Not reported
Tank Capacity:	Not reported
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Not reported

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CA FID UST:

Facility ID:	19013299
Regulated By:	UTNKI
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2134668656
Mail To:	Not reported
Mailing Address:	6450 W SUNSET BLVD
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900280000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Inactive

HAZNET:

envid:	S101584605
Year:	2016
GEPAID:	CAL000390755
Contact:	KEITH BARROWS
Telephone:	5082531498
Mailing Name:	Not reported
Mailing Address:	500 STAPLES DR
Mailing City,St,Zip:	FRAMINGHAM, MA 01702
Gen County:	Los Angeles
TSD EPA ID:	CAD008364432
TSD County:	Los Angeles
Waste Category:	Other inorganic solid waste
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.0015
Cat Decode:	Other inorganic solid waste
Method Decode:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County:	Los Angeles

envid:	S101584605
Year:	2016
GEPAID:	CAL000390755
Contact:	KEITH BARROWS
Telephone:	5082531498

CHEVRON USA (Continued) **S101584605**

Mailing Name:	Not reported
Mailing Address:	500 STAPLES DR
Mailing City,St,Zip:	FRAMINGHAM, MA 01702
Gen County:	Los Angeles
TSD EPA ID:	CAD008364432
TSD County:	Los Angeles
Waste Category:	Liquids with pH <= 2
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.0035
Cat Decode:	Liquids with pH <= 2
Method Decode:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County:	Los Angeles
envid:	S101584605
Year:	2016
GEPAID:	CAL000390755
Contact:	KEITH BARROWS
Telephone:	5082531498
Mailing Name:	Not reported
Mailing Address:	500 STAPLES DR
Mailing City,St,Zip:	FRAMINGHAM, MA 01702
Gen County:	Los Angeles
TSD EPA ID:	CAD008364432
TSD County:	Los Angeles
Waste Category:	Alkaline solution without metals pH >= 12.5
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.0015
Cat Decode:	Alkaline solution without metals pH >= 12.5
Method Decode:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County:	Los Angeles
envid:	S101584605
Year:	2015
GEPAID:	CAL000390755
Contact:	KEITH BARROWS
Telephone:	5082531498
Mailing Name:	Not reported
Mailing Address:	500 STAPLES DR
Mailing City,St,Zip:	FRAMINGHAM, MA 01702
Gen County:	Los Angeles
TSD EPA ID:	CAD008364432
TSD County:	Los Angeles
Waste Category:	Off-specification, aged or surplus organics
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.011
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles
envid:	S101584605
Year:	2015
GEPAID:	CAL000390755

CHEVRON USA (Continued) **S101584605**

Contact:	KEITH BARROWS
Telephone:	5082531498
Mailing Name:	Not reported
Mailing Address:	500 STAPLES DR
Mailing City,St,Zip:	FRAMINGHAM, MA 01702
Gen County:	Los Angeles
TSD EPA ID:	CAD008364432
TSD County:	Los Angeles
Waste Category:	Liquids with pH <= 2
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.0015
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

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

J51 **LA HOLLYWOOD REGIONAL LIBRARY** **RCRA-SQG** **1000243398**
ENE **1623 IVAR AVE** **FINDS** **CAD981986599**
1/8-1/4 **HOLLYWOOD, CA 90028** **ECHO**
0.126 mi.
664 ft. **Site 2 of 2 in cluster J**

Relative:
Higher

Actual:
374 ft.

RCRA-SQG:

Date form received by agency:	03/25/1987
Facility name:	LA HOLLYWOOD REGIONAL LIBRARY
Facility address:	1623 IVAR AVE HOLLYWOOD, CA 90028
EPA ID:	CAD981986599
Mailing address:	200 N MAIN RM EIGHTH HUNDREDCH LOS ANGELES, CA 90012
Contact:	ENVIRONMENTAL MANAGER
Contact address:	1623 IVAR AVE HOLLYWOOD, CA 90028
Contact country:	US
Contact telephone:	213-485-7527
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Municipal

LA HOLLYWOOD REGIONAL LIBRARY (Continued) **1000243398**

Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

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

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

Violation Status: No violations found

FINDS:

Registry ID: 110002765909

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

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

ECHO:
Envid: 1000243398
Registry ID: 110002765909
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002765909

F52
SSW
1/8-1/4
0.126 mi.
666 ft.

GRAPHICS HILLSIDE
6464 W SUNSET BLVD SUITE 940
LOS ANGELES, CA 90028

Site 6 of 6 in cluster F

RCRA-SQG
FINDS
ECHO
HAZNET

1000347186
CAD981974058

Relative:
Lower

Actual:
351 ft.

RCRA-SQG:

Date form received by agency:	05/07/1987
Facility name:	GRAPHICS HILLSIDE
Facility address:	6464 W SUNSET BLVD SUITE 940 LOS ANGELES, CA 90028
EPA ID:	CAD981974058
Contact:	ENVIRONMENTAL MANAGER
Contact address:	6464 W SUNSET BLVD SUITE 940 LOS ANGELES, CA 90028
Contact country:	US
Contact telephone:	213-469-1269
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:	STAN D ELRICH
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

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

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No

GRAPHICS HILLSIDE (Continued) **1000347186**

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: 110002761342

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

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

ECHO:
Envid: 1000347186
Registry ID: 110002761342
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002761342

HAZNET:
envid: 1000347186
Year: 1995
GEPAID: CAD981974058
Contact: Not reported
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 6464 W SUNSET BLVD SUITE 940
Mailing City,St,Zip: CA 900280000
Gen County: Not reported
TSD EPA ID: CAD108040858
TSD County: Not reported
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler
Tons: .1042
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: 1000347186
Year: 1994
GEPAID: CAD981974058

GRAPHICS HILLSIDE (Continued) **1000347186**

Contact:	Not reported
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	6464 W SUNSET BLVD SUITE 940
Mailing City,St,Zip:	CA 900280000
Gen County:	Not reported
TSD EPA ID:	CAD108040858
TSD County:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Recycler
Tons:	.1042
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1000347186
Year:	1993
GEPAID:	CAD981974058
Contact:	Not reported
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	6464 W SUNSET BLVD SUITE 940
Mailing City,St,Zip:	CA 900280000
Gen County:	Not reported
TSD EPA ID:	CAD108040858
TSD County:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Recycler
Tons:	0.29189999999
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

I53 **MERCEDES-BENZ HOLLYWOOD** **UST** **U003780496**
ESE **6353 W SUNSET BLVD** **SWEEPS UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90028**
0.131 mi.
693 ft. **Site 4 of 5 in cluster I**

Relative:
Lower

Actual:
363 ft.

UST:

Facility ID:	24060
Permitting Agency:	LOS ANGELES, CITY OF
Latitude:	34.10029
Longitude:	-118.326706

SWEEPS UST:

Status:	Active
Comp Number:	5693
Number:	9
Board Of Equalization:	Not reported
Referral Date:	09-21-93
Action Date:	09-21-93
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported

MERCEDES-BENZ HOLLYWOOD (Continued) **U003780496**

Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

I54 **MERCEDES BENZ HOLLYWOOD INC** **SWEEPS UST** **1000168687**
ESE **6465 W SUNSET BLVD** **HIST UST** **N/A**
1/8-1/4 **HOLLYWOOD, CA 90028** **CA FID UST**
0.131 mi.
693 ft. **Site 5 of 5 in cluster I**

Relative:
Lower

Actual:
363 ft.

SWEEPS UST:
Status: Not reported
Comp Number: 1808
Number: Not reported
Board Of Equalization: 44-011980
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001808-000001
Tank Status: Not reported
Capacity: 2000
Active Date: Not reported
Tank Use: OIL
STG: WASTE
Content: WASTE OIL
Number Of Tanks: 1

Status: Active
Comp Number: 1808
Number: 1
Board Of Equalization: 44-011980
Referral Date: 07-06-93
Action Date: 03-18-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001808-000003
Tank Status: A
Capacity: 200
Active Date: 04-20-88
Tank Use: CHEMICAL
STG: P
Content: UNKNOWN
Number Of Tanks: 3

Status: Active
Comp Number: 1808
Number: 1
Board Of Equalization: 44-011980
Referral Date: 07-06-93
Action Date: 03-18-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001808-000004
Tank Status: A
Capacity: 100

MERCEDES BENZ HOLLYWOOD INC (Continued) **1000168687**

Active Date: 04-20-88
Tank Use: CHEMICAL
STG: P
Content: UNKNOWN
Number Of Tanks: Not reported

Status: Active
Comp Number: 1808
Number: 1
Board Of Equalization: 44-011980
Referral Date: 07-06-93
Action Date: 03-18-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001808-000006
Tank Status: A
Capacity: 250
Active Date: 04-20-88
Tank Use: CHEMICAL
STG: P
Content: UNKNOWN
Number Of Tanks: Not reported

HIST UST:
File Number: Not reported
URL: Not reported
Region: STATE
Facility ID: 00000029490
Facility Type: Not reported
Other Type: AUTO DEALERSHIP
Contact Name: K. KIRCHGESSNER
Telephone: 2134663141
Owner Name: MORTON AND ROSALIE LA KRETZ
Owner Address: 1575 CROSS ROADS OF THE WORLD
Owner City,St,Zip: LOS ANGELES, CA 90028
Total Tanks: 0006

Tank Num: 001
Container Num: W001
Year Installed: 1970
Tank Capacity: 00002000
Tank Used for: PRODUCT
Type of Fuel: WASTE OIL
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 002
Container Num: W1002
Year Installed: 1970
Tank Capacity: 00000000
Tank Used for: WASTE
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 003
Container Num: W1005

MERCEDES BENZ HOLLYWOOD INC (Continued) **1000168687**

Year Installed: Not reported
Tank Capacity: 00000200
Tank Used for: WASTE
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

Tank Num: 004
Container Num: W1004
Year Installed: Not reported
Tank Capacity: 00000100
Tank Used for: WASTE
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

Tank Num: 005
Container Num: W1003
Year Installed: 1970
Tank Capacity: 00000000
Tank Used for: WASTE
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 006
Container Num: W1006
Year Installed: 1970
Tank Capacity: 00000250
Tank Used for: WASTE
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Groundwater Monitoring Well

CA FID UST:
Facility ID: 19018519
Regulated By: UTNKA
Regulated ID: 00029490
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2134663141
Mail To: Not reported
Mailing Address: 1575 CROSSROADS OF THE WO
Mailing Address 2: Not reported
Mailing City,St,Zip: HOLLYWOOD 900280000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

Facility ID: 19019820
Regulated By: UTNKI
Regulated ID: Not reported
Cortese Code: Not reported

MERCEDES BENZ HOLLYWOOD INC (Continued) **1000168687**

SIC Code:	Not reported
Facility Phone:	2134663141
Mail To:	Not reported
Mailing Address:	1 MERCEDES DR
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900280000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Inactive

55
WNW
1/8-1/4
0.139 mi.
735 ft.

Relative:
Higher

Actual:
368 ft.

PRESTIGE AUTO BODY
6567 SELMA AVE
LOS ANGELES, CA 90028

RCRA-SQG **1000388910**
SWEEPS UST **CAD982005035**
CA FID UST
FINDS
ECHO
EMI
HAZNET

RCRA-SQG:

Date form received by agency:	09/01/1996
Facility name:	PRESTIGE AUTO BODY
Facility address:	6567 SELMA AVE LOS ANGELES, CA 90028
EPA ID:	CAD982005035
Mailing address:	SELMA AVE LOS ANGELES, CA 90028
Contact:	Not reported
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	Not reported
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	JOHN ZARBA
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

PRESTIGE AUTO BODY (Continued) **1000388910**

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

Handler Activities Summary:

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

Violation Status: No violations found

SWEEPS UST:

Status:	Not reported
Comp Number:	7544
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

CA FID UST:

Facility ID:	19030539
Regulated By:	UTNKI
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2130000000

PRESTIGE AUTO BODY (Continued) **1000388910**

Mail To: Not reported
Mailing Address: 6567 SELMA AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900280000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

FINDS:

Registry ID: 110002773767

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

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

ECHO:
Envid: 1000388910
Registry ID: 110002773767
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002773767

EMI:
Year: 1987
County Code: 19
Air Basin: SC
Facility ID: 22015
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: 2
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

Year: 1990
County Code: 19
Air Basin: SC
Facility ID: 22015
Air District Name: SC

PRESTIGE AUTO BODY (Continued) **1000388910**

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:	1
Reactive Organic Gases Tons/Yr:	1
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

HAZNET:

envid:	1000388910
Year:	1993
GEPAID:	CAD982005035
Contact:	Not reported
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	6567 SELMA AVE
Mailing City,St,Zip:	LOS ANGELES, CA 900280000
Gen County:	Not reported
TSD EPA ID:	CAD008302903
TSD County:	Not reported
Waste Category:	Paint sludge
Disposal Method:	Recycler
Tons:	0.18759999999
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

K56 **LAPD - HOLLYWOOD GARAGE** **UST** **U004263656**
SSW **1414 N HUDSON AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90028**
0.189 mi.
999 ft. **Site 1 of 6 in cluster K**

Relative: **Lower**
Actual: **342 ft.**

UST:

Facility ID:	FA0002222
Permitting Agency:	Los Angeles City Fire Department
Latitude:	34.09659
Longitude:	-118.33152

K57 **CITY OF LOS ANGELES** **SWEEPS UST** **S101585433**
SSW **1414 N HUDSON AVE** **CA FID UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90028**
0.189 mi.
999 ft. **Site 2 of 6 in cluster K**

Relative: **Lower**
Actual: **342 ft.**

SWEEPS UST:

Status:	Active
Comp Number:	4393
Number:	4
Board Of Equalization:	Not reported
Referral Date:	01-08-93
Action Date:	01-08-93

CITY OF LOS ANGELES (Continued) **S101585433**

Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

CA FID UST:

Facility ID:	19023505
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2134852357
Mail To:	Not reported
Mailing Address:	200 N MAIN ST
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900280000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

K58 **LA HOLLYWOOD POLICE STATION GARAGE** **RCRA-SQG** **1000243401**
SSW **1414 N HUDSON AVE** **CAD981988637**
1/8-1/4 **LOS ANGELES, CA 90028**
0.189 mi.
999 ft. **Site 3 of 6 in cluster K**

Relative:
Lower

Actual:
342 ft.

RCRA-SQG:

Date form received by agency:	03/25/1987
Facility name:	LA HOLLYWOOD POLICE STATION GARAGE
Facility address:	1414 N HUDSON AVE LOS ANGELES, CA 90028
EPA ID:	CAD981988637
Mailing address:	200 N MAIN RM EIGHTH HUNDREDCH LOS ANGELES, CA 90012
Contact:	ENVIRONMENTAL MANAGER
Contact address:	1414 N HUDSON AVE HOLLYWOOD, CA 90004
Contact country:	US
Contact telephone:	213-485-7527
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

LA HOLLYWOOD POLICE STATION GARAGE (Continued) **1000243401**

Owner/Operator Summary:

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

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

Handler Activities Summary:

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

Violation Status: No violations found

K59 **HOLLYWOOD DIV. VEHICLE MAINT./GENERAL SERVICES CIT** **SWEEPS UST** **S106927341**
SSW **1401 N WILCOX AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90028**
0.191 mi.
1011 ft. **Site 4 of 6 in cluster K**

Relative:
Lower

Actual:
341 ft.

SWEEPS UST:

Status:	Active
Comp Number:	8161
Number:	4
Board Of Equalization:	Not reported
Referral Date:	06-16-93

HOLLYWOOD DIV. VEHICLE MAINT./GENERAL SERVICES CITY OF LA (Continued) **S106927341**

Action Date:	06-16-93
Created Date:	04-10-93
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

K60
SSW
1/8-1/4
0.191 mi.
1011 ft.

LA JUVENILE BUILDING
1401 N WILCOX AVE
HOLLYWOOD, CA 90028

RCRA-SQG **1000265742**
FINDS **CAD981989296**
ECHO

Site 5 of 6 in cluster K

Relative:
Lower

Actual:
341 ft.

RCRA-SQG:

Date form received by agency:	03/25/1987
Facility name:	LA JUVENILE BUILDING
Facility address:	1401 N WILCOX AVE HOLLYWOOD, CA 90028
EPA ID:	CAD981989296
Mailing address:	200 N MAIN RM EIGHTH HUNDREDCH LOS ANGELES, CA 90012
Contact:	ENVIRONMENTAL MANAGER
Contact address:	1401 N WILCOX AVE HOLLYWOOD, CA 90028
Contact country:	US
Contact telephone:	213-485-7527
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

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

LA JUVENILE BUILDING (Continued) **1000265742**

Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Municipal
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

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

Violation Status: No violations found

FINDS:

Registry ID: 110002767836

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

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

ECHO:
Envid: 1000265742
Registry ID: 110002767836
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002767836

K61
SSW
1/8-1/4
0.191 mi.
1011 ft.

HOLLYWOOD DIV. VEHICLE MAINT.
1401 WILCOX AVE
LOS ANGELES, CA 90028

Site 6 of 6 in cluster K

Database(s): UST
EDR ID Number: U003781263
EPA ID Number: N/A

Relative:
Lower

Actual:
341 ft.

UST:
Facility ID: 24939
Permitting Agency: LOS ANGELES, CITY OF
Latitude: 34.0976004
Longitude: -118.3297923

62
WNW
1/8-1/4
0.195 mi.
1032 ft.

SELMA AVE ELEMENTARY SCHOOL
6611 SELMA AVE
LOS ANGELES, CA 90028

Database(s): RCRA-LQG, FINDS, ECHO
EDR ID Number: 1012175913
EPA ID Number: CAR000197244

Relative:
Higher

Actual:
371 ft.

RCRA-LQG:
Date form received by agency: 12/11/2008
Facility name: SELMA AVE ELEMENTARY SCHOOL
Facility address: 6611 SELMA AVE
LOS ANGELES, CA 90028
EPA ID: CAR000197244
Mailing address: 333 S BEAUDRY AVE
20TH FL LAUSD OEHS
LOS ANGELES, CA 90017
Contact: SOE AUNG
Contact address: 333 S BEAUDRY AVE 20TH FL LAUSD OEHS
LOS ANGELES, CA 90017
Contact country: US
Contact telephone: 213-241-3904
Contact email: SOE.AUNG@LAUSD.NET
EPA Region: 09
Classification: Large Quantity Generator
Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:
Owner/operator name: LAUSD
Owner/operator address: 333 S BEAUDRY AVE
LOS ANGELES, CA 90017
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: District
Owner/Operator Type: Owner

SELMA AVE ELEMENTARY SCHOOL (Continued) **1012175913**

Owner/Op start date: 11/14/1989
Owner/Op end date: Not reported

Owner/operator name: SELMA AVE ELEMENTARY SCHOOL
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: District
Owner/Operator Type: Operator
Owner/Op start date: 11/14/1989
Owner/Op end date: Not reported

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

. Waste code: D008
. Waste name: LEAD

Violation Status: No violations found

FINDS:

Registry ID: 110036944992

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

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

ECHO:
Envid: 1012175913
Registry ID: 110036944992

SELMA AVE ELEMENTARY SCHOOL (Continued) **1012175913**

DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110036944992

63
NW
1/8-1/4
0.199 mi.
1049 ft.

JAMES HOUSE SQUARE LTD
6541 HOLLYWOOD BLVD
LOS ANGELES, CA 90028

SWEEPS UST **S101586864**
CA FID UST **N/A**

Relative:
Higher

Actual:
385 ft.

SWEEPS UST:

Status:	Not reported
Comp Number:	6860
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

CA FID UST:

Facility ID:	19054549
Regulated By:	UTNKI
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2130000000
Mail To:	Not reported
Mailing Address:	6541 HOLLYWOOD BLVD
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900280000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Inactive

64
WSW
1/8-1/4
0.200 mi.
1055 ft.

HOLLYWOOD PRINTWORKS
6613 SUNSET BLVD
LOS ANGELES, CA 90028

RCRA-SQG **1000117174**
FINDS **CAD982348229**
ECHO

Relative:
Lower

Actual:
352 ft.

RCRA-SQG:

Date form received by agency:	12/02/1996
Facility name:	HOLLYWOOD PRINTWORKS
Facility address:	6613 SUNSET BLVD LOS ANGELES, CA 90028

HOLLYWOOD PRINTWORKS (Continued) **1000117174**

EPA ID:	CAD982348229
Contact:	BRUCE FISHER
Contact address:	6613 SUNSET BLVD LOS ANGELES, CA 90028
Contact country:	US
Contact telephone:	213-465-4144
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:	FISHER AND ASSOCIATES INC
Owner/operator address:	6613 SUNSET BLVD LOS ANGELES, CA 90028
Owner/operator country:	Not reported
Owner/operator telephone:	213-465-4144
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

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

Handler Activities Summary:

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

HOLLYWOOD PRINTWORKS (Continued) **1000117174**

Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002798321

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

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

ECHO:
Envid: 1000117174
Registry ID: 110002798321
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002798321

L65 **WALGREENS #15278** **RCRA-CESQG** **1016954925**
ESE **1501 VINE ST** **CAL000381894**
1/8-1/4 **LOS ANGELES, CA 90028**
0.223 mi.
1175 ft. **Site 1 of 5 in cluster L**

Relative: **Lower**

Actual: **353 ft.**

RCRA-CESQG:
Date form received by agency: 04/12/2016
Facility name: WALGREENS #15278
Facility address: 1501 VINE ST
LOS ANGELES, CA 90028
EPA ID: CAL000381894
Mailing address: GREYHAWK CT
SUITE 200
CARLSBAD, CA 92010
Contact: KARINA ROMERO
Contact address: GREYHAWK CT SUITE 200
CARLSBAD, CA 92010
Contact country: US
Contact telephone: 760-602-8700
Contact email: REGULATORY@3ECOMPANY.COM
EPA Region: 09
Classification: Conditionally Exempt Small Quantity Generator
Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely

WALGREENS #15278 (Continued) **1016954925**

hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name:	WALGREEN CO.
Owner/operator address:	Not reported
	Not reported
Owner/operator country:	Not reported
Owner/operator telephone:	Not reported
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	12/01/2012
Owner/Op end date:	Not reported
Owner/operator name:	WM SUNSET & VINE LLC
Owner/operator address:	HIGH ST HIGH STREET TOWER - 27
	BOSTON, MA 02110
Owner/operator country:	US
Owner/operator telephone:	323-460-4849
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:	10/22/2012
Owner/Op end date:	Not reported

Handler Activities Summary:

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

. Waste code:	122
. Waste name:	Alkaline solution without metals (pH > 12.5)
. Waste code:	131
. Waste name:	Aqueous solution (2 < pH < 12.5) containing reactive anions (azide, bromate, chlorate, cyanide, fluoride, hypochlorite, nitrite,

WALGREENS #15278 (Continued) **1016954925**

perchlorate, and sulfide anions)

. Waste code: 181
. Waste name: Other inorganic solid waste

. Waste code: 214
. Waste name: Unspecified solvent mixture

. Waste code: 311
. Waste name: Pharmaceutical waste

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

. Waste code: D002
. Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D009
. Waste name: MERCURY

. Waste code: D010
. Waste name: SELENIUM

. Waste code: P001
. Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

. Waste code: P075
. Waste name: NICOTINE, & SALTS

Historical Generators:
Date form received by agency: 06/09/2014
Site name: WALGREENS #15278
Classification: Conditionally Exempt Small Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT

WALGREENS #15278 (Continued) **1016954925**

WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

. Waste code: D002
. Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D009
. Waste name: MERCURY

. Waste code: D010
. Waste name: SELENIUM

. Waste code: D024
. Waste name: M-CRESOL

. Waste code: P001
. Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

. Waste code: P075
. Waste name: NICOTINE, & SALTS

. Waste code: U034
. Waste name: ACETALDEHYDE, TRICHLORO-

. Waste code: U165
. Waste name: NAPHTHALENE

Biennial Reports:

Last Biennial Reporting Year: 2017

Annual Waste Handled:
Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.
Amount (Lbs): 416

Waste code: D002
Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE

WALGREENS #15278 (Continued) **1016954925**

DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.
Amount (Lbs): 108

Waste code: D007
Waste name: CHROMIUM
Amount (Lbs): 1

Waste code: D009
Waste name: MERCURY
Amount (Lbs): 15

Waste code: D010
Waste name: SELENIUM
Amount (Lbs): 1

Waste code: P001
Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%
Amount (Lbs): 7

Waste code: P075
Waste name: NICOTINE, & SALTS
Amount (Lbs): 8

Violation Status: No violations found

L66 **RAGING FINGERS** **RCRA-SQG** **1000257046**
ESE **6301 SUNSET BLVD #102** **FINDS** **CAD982401689**
1/8-1/4 **LOS ANGELES, CA 90028** **ECHO**
0.224 mi.
1184 ft. **Site 2 of 5 in cluster L**

Relative: **Lower**
Actual: **353 ft.**

RCRA-SQG:
Date form received by agency: 09/01/1996
Facility name: RAGING FINGERS
Facility address: 6301 SUNSET BLVD #102
LOS ANGELES, CA 90028
EPA ID: CAD982401689
Mailing address: SUNSET BLVD #102
LOS ANGELES, CA 90028
Contact: Not reported
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: DEBORAH KENT
Owner/operator address: NOT REQUIRED

RAGING FINGERS (Continued) **1000257046**

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

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

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

Violation Status: No violations found

FINDS:

Registry ID: 110002804467

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

RAGING FINGERS (Continued) **1000257046**

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

ECHO:
Envid: 1000257046
Registry ID: 110002804467
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002804467

L67 **COPYMAT** **RCRA-SQG** **1000441701**
ESE **6301 SUNSET BLVD STE 101** **FINDS** **CAD982488686**
1/8-1/4 **HOLLYWOOD, CA 90028** **ECHO**
0.224 mi.
1184 ft. **Site 3 of 5 in cluster L**

Relative:
Lower

Actual:
353 ft.

RCRA-SQG:
Date form received by agency: 03/22/1990
Facility name: COPYMAT
Facility address: 6301 SUNSET BLVD STE 101
HOLLYWOOD, CA 90028
EPA ID: CAD982488686
Contact: ENVIRONMENTAL MANAGER
Contact address: 6301 SUNSET BLVD STE 101
HOLLYWOOD, CA 90028
Contact country: US
Contact telephone: 213-461-1222
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: C P I CORP
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

COPYMAT (Continued) **1000441701**

Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

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

Violation Status: No violations found

FINDS:

Registry ID: 110002828780

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

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

ECHO:
Envid: 1000441701
Registry ID: 110002828780
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002828780

M68 **BOB SMITH VOLKSWAGEN** **HIST UST** **U001561212**
NNE **1750 N CAHUENGA BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA 90028**
0.229 mi.
1209 ft. **Site 1 of 3 in cluster M**

Relative:
Higher

Actual:
396 ft.

HIST UST:
File Number: Not reported
URL: Not reported
Region: STATE
Facility ID: 00000029610
Facility Type: Other

BOB SMITH VOLKSWAGEN (Continued) **U001561212**

Other Type:	NEW CAR AUTO DLR
Contact Name:	PHILLIP RUSSELL
Telephone:	2134663211
Owner Name:	ROBERT A SMITH INC
Owner Address:	1750 N CAHUENGA BL
Owner City,St,Zip:	HOLLYWOOD, CA 90028
Total Tanks:	0001
Tank Num:	001
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00000250
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	Visual

M69 **BOB SMITH BMW** **SWEEPS UST** **S101583813**
NNE **1750 CAHUENGA BLVD** **HIST UST** **N/A**
1/8-1/4 **HOLLYWOOD, CA 90028** **CA FID UST**
0.229 mi.
1209 ft. **Site 2 of 3 in cluster M**

Relative:
Higher

Actual:
396 ft.

SWEEPS UST:

Status:	Not reported
Comp Number:	5913
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

HIST UST:

File Number:	00027FC7
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027FC7.pdf
Region:	Not reported
Facility ID:	Not reported
Facility Type:	Not reported
Other Type:	Not reported
Contact Name:	Not reported
Telephone:	Not reported
Owner Name:	Not reported
Owner Address:	Not reported
Owner City,St,Zip:	Not reported
Total Tanks:	Not reported
Tank Num:	Not reported
Container Num:	Not reported

BOB SMITH BMW (Continued) **S101583813**

Year Installed: Not reported
Tank Capacity: Not reported
Tank Used for: Not reported
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

Click here for Geo Tracker PDF:

CA FID UST:
Facility ID: 19006453
Regulated By: UTNKI
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 8183463144
Mail To: Not reported
Mailing Address: 1750 CAHUENGA BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: HOLLYWOOD 900280000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

M70 **BOB SMITH** **RCRA-SQG** **1000219335**
NNE **1750 N CAHUENGA** **CPS-SLIC** **CAD981993363**
1/8-1/4 **HOLLYWOOD, CA 90028** **FINDS**
0.229 mi. **ECHO**
1209 ft. **Site 3 of 3 in cluster M**

Relative:
Higher

Actual:
396 ft.

RCRA-SQG:
Date form received by agency: 02/23/1987
Facility name: BOB SMITH
Facility address: 1750 N CAHUENGA
HOLLYWOOD, CA 90028
EPA ID: CAD981993363
Contact: PHIL RUSSELL
Contact address: 1750 N CAHUENGA
HOLLYWOOD, CA 90028
Contact country: US
Contact telephone: 213-466-3211
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: BOB SMITH
Owner/operator address: 1750 N CAHUENGA BLVD

BOB SMITH (Continued) **1000219335**

HOLLYWOOD, CA 90028
Owner/operator country: Not reported
Owner/operator telephone: 213-466-3211
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

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

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

Violation Status: No violations found

CPS-SLIC:
Region: STATE
Facility Status: **Completed - Case Closed**
Status Date: 08/01/2003
Global Id: SL204CC2367
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.0928720571429
Longitude: -118.330346028571
Case Type: Cleanup Program Site
Case Worker: Not reported
Local Agency: Not reported
RB Case Number: 0963
File Location: Not reported

BOB SMITH (Continued) **1000219335**

Potential Media Affected: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

SLIC REG 4:
Region: 4
Facility Status: No further action required
SLIC: 0963
Substance: TPH
Staff: DBR

FINDS:

Registry ID: 110002769834

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

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

ECHO:
Envid: 1000219335
Registry ID: 110002769834
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002769834

71
West
1/8-1/4
0.235 mi.
1242 ft.

LAUSD
6631 SELMA AVE
LOS ANGELES, CA 90015

SWEEPS UST **S101586507**
CA FID UST **N/A**

Relative:
Lower

Actual:
365 ft.

SWEEPS UST:
Status: Not reported
Comp Number: 7843
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

LAUSD (Continued) **S101586507**

Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19052670
Regulated By: UTNKI
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2130000000
Mail To: Not reported
Mailing Address: 1425 S SAN PEDRO
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900150000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

L72 **HOLLYWOOD MAIN NO 2562** **RCRA NonGen / NLR** **1008372001**
ESE **1500 VINE ST** **HAZNET** **CAP000163964**
1/8-1/4 **HOLLYWOOD, CA 90028**
0.241 mi.
1274 ft. **Site 4 of 5 in cluster L**

Relative:
Lower

Actual:
357 ft.

RCRA NonGen / NLR:
Date form received by agency: 07/22/2005
Facility name: HOLLYWOOD MAIN NO 2562
Facility address: 1500 VINE ST
HOLLYWOOD, CA 90028-7305
EPA ID: CAP000163964
Mailing address: 533 ANTON BLVD
COSTA MESA, CA 92626
Contact: LARRY D HARTMAN
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: 714-428-4805
Contact email: LARRY.HARTMAN@WAMU.NET
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: WASHINGTON MUTUAL
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 09/01/1998

HOLLYWOOD MAIN NO 2562 (Continued) **1008372001**

Owner/Op end date: Not reported

Owner/operator name: WASHINGTON MUTUAL
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 09/01/1998
Owner/Op end date: Not reported

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

. Waste code: D008
. Waste name: LEAD

. Waste code: D009
. Waste name: MERCURY

Violation Status: No violations found

HAZNET:
envid: 1008372001
Year: 2005
GEPAID: CAP000163964
Contact: LARRY D HARTMAN
Telephone: 7144284805
Mailing Name: Not reported
Mailing Address: 533 ANTON BLVD
Mailing City,St,Zip: COSTA MESA, CA 926260000
Gen County: Not reported
TSD EPA ID: AZC950823111
TSD County: Not reported
Waste Category: Asbestos containing waste
Disposal Method: Disposal, Land Fill
Tons: 10.11
Cat Decode: Not reported
Method Decode: Not reported

HOLLYWOOD MAIN NO 2562 (Continued) **1008372001**

Facility County: Los Angeles

envid: 1008372001
Year: 2005
GEPAID: CAP000163964
Contact: LARRY D HARTMAN
Telephone: 7144284805
Mailing Name: Not reported
Mailing Address: 533 ANTON BLVD
Mailing City,St,Zip: COSTA MESA, CA 926260000
Gen County: Not reported
TSD EPA ID: NVT330010000
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Disposal, Land Fill
Tons: 21.1
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: 1008372001
Year: 2005
GEPAID: CAP000163964
Contact: LARRY D HARTMAN
Telephone: 7144284805
Mailing Name: Not reported
Mailing Address: 533 ANTON BLVD
Mailing City,St,Zip: COSTA MESA, CA 926260000
Gen County: Not reported
TSD EPA ID: CAD009007626
TSD County: Not reported
Waste Category: Asbestos containing waste
Disposal Method: Disposal, Land Fill
Tons: 0.5
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: 1008372001
Year: 2005
GEPAID: CAP000163964
Contact: LARRY D HARTMAN
Telephone: 7144284805
Mailing Name: Not reported
Mailing Address: 533 ANTON BLVD
Mailing City,St,Zip: COSTA MESA, CA 926260000
Gen County: Not reported
TSD EPA ID: AZR000005454
TSD County: Not reported
Waste Category: Polychlorinated biphenyls and material containing PCBs
Disposal Method: Recycler
Tons: 0.29
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

N73 **FIRE STATION #27** **LUST** **S101582937**
SSE **1355 N CAHUENGA BLVD** **SWEEPS UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90028** **CA FID UST**
0.242 mi. **HIST CORTESE**
1278 ft. **Site 1 of 5 in cluster N**

Relative:
Lower

Actual:
336 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700508
Global Id:	T0603700508
Latitude:	34.0954743
Longitude:	-118.3291961
Status:	Completed - Case Closed
Status Date:	06/13/1997
Case Worker:	YR
RB Case Number:	900120098
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:	T0603700508
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:	T0603700508
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:	T0603700508
Action Type:	Other
Date:	08/25/1988
Action:	Leak Reported

LUST:

Global Id:	T0603700508
Status:	Open - Case Begin Date
Status Date:	08/25/1988

Global Id:	T0603700508
Status:	Open - Site Assessment
Status Date:	02/09/1989

Global Id:	T0603700508

FIRE STATION #27 (Continued) **S101582937**

Status: Open - Verification Monitoring
Status Date: 01/07/1997

Global Id: T0603700508
Status: Completed - Case Closed
Status Date: 06/13/1997

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900120098	
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:	T0603700508	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	Not reported	
Enforcement Type:	Not reported	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		8/25/1988
Date Leak Record Entered:	Not reported	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		7/25/1997
Date the Case was Closed:		6/13/1997
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		11578.996127541595838756321511
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		2/9/1989
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		1/7/1997
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:	CITY OF LOS ANGELES, DPW	

FIRE STATION #27 (Continued) **S101582937**

RP Address: 650 S. SPRING ST., SUITE 200, LOS ANGELES CA 90014-1911
Program: LUST
Lat/Long: 34.0954743 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: 5/1/97 - G.W. MONITORING REPORT RECEIVED
CONTAMINANTS INCLUDE BENZENE AND DERIVATIVES. TPH MAXIMUM 3400 PPM

SWEEPS UST:
Status: Not reported
Comp Number: 6179
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

CA FID UST:
Facility ID: 19001909
Regulated By: UTNKI
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2134855846
Mail To: Not reported
Mailing Address: 200 N MAIN ST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900280000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900120098

N74 **FIRE STATION 27** **HIST UST** **S118410100**
SSE **1355 N CAHUENGA AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90028**
0.242 mi.
1278 ft. **Site 2 of 5 in cluster N**

Relative: **Lower**
Actual: **336 ft.**

HIST UST:

File Number:	00027105
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027105.pdf
Region:	Not reported
Facility ID:	Not reported
Facility Type:	Not reported
Other Type:	Not reported
Contact Name:	Not reported
Telephone:	Not reported
Owner Name:	Not reported
Owner Address:	Not reported
Owner City,St,Zip:	Not reported
Total Tanks:	Not reported
Tank Num:	Not reported
Container Num:	Not reported
Year Installed:	Not reported
Tank Capacity:	Not reported
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Not reported

Click here for Geo Tracker PDF:

N75 **FIRE STATION 27** **HIST UST** **U001561218**
SSE **1355 N CAHUENGA BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA 90028**
0.242 mi.
1278 ft. **Site 3 of 5 in cluster N**

Relative: **Lower**
Actual: **336 ft.**

HIST UST:

File Number:	Not reported
URL:	Not reported
Region:	STATE
Facility ID:	00000047434
Facility Type:	Other
Other Type:	FIRE STATION
Contact Name:	Not reported
Telephone:	2134856227
Owner Name:	CITY OF LOS ANGELES
Owner Address:	200 N. MAIN ST
Owner City,St,Zip:	LOS ANGELES, CA 90012
Total Tanks:	0002
Tank Num:	001
Container Num:	F527-1
Year Installed:	Not reported
Tank Capacity:	00000550
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

FIRE STATION 27 (Continued) **U001561218**

Tank Num:	002
Container Num:	F527-2
Year Installed:	Not reported
Tank Capacity:	00002000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

76
South
1/8-1/4
0.244 mi.
1290 ft.

LAPD - HOLLYWOOD DIVISION
1358 N WILCOX AVE
LOS ANGELES, CA 90028

UST **U004265897**
N/A

Relative:
Lower

Actual:
335 ft.

UST:

Facility ID:	Not reported
Permitting Agency:	Los Angeles City Fire Department
Latitude:	34.09563
Longitude:	-118.33093

L77
ESE
1/8-1/4
0.249 mi.
1314 ft.

SUNSET AND VINE TOWER
1480 VINE ST
HOLLYWOOD, CA 90028

RCRA-LQG **1010562053**
HAZNET **CAR000186205**

Site 5 of 5 in cluster L

Relative:
Lower

Actual:
349 ft.

RCRA-LQG:

Date form received by agency:	07/31/2007
Facility name:	SUNSET AND VINE TOWER
Facility address:	1480 VINE ST HOLLYWOOD, CA 90028
EPA ID:	CAR000186205
Mailing address:	6922 HOLLYWOOD BLVD NO 900 HOLLYWOOD, CA 90028
Contact:	RYAN S HARTER
Contact address:	6922 HOLLYWOOD BLVD NO 900 HOLLYWOOD, CA 90028
Contact country:	US
Contact telephone:	323-860-4933
Contact email:	RHARTER@CIMGROUP.COM
EPA Region:	09
Classification:	Large Quantity Generator
Description:	Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

SUNSET AND VINE TOWER (Continued) **1010562053**

Owner/Operator Summary:
Owner/operator name: CIM SUNSET AND VINE LP
Owner/operator address: 6922 HOLLYWOOD BLVD NO 900
HOLLYWOOD, CA 90028
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 08/15/2006
Owner/Op end date: Not reported

Owner/operator name: CIM GROUP
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 08/15/2006
Owner/Op end date: Not reported

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

. Waste code: D008
. Waste name: LEAD

Violation Status: No violations found

HAZNET:
envid: 1010562053
Year: 2008
GEPAID: CAR000186205
Contact: RYAN S HARTER
Telephone: 3238604933
Mailing Name: Not reported
Mailing Address: 6922 HOLLYWOOD BLVD NO 900

SUNSET AND VINE TOWER (Continued) **1010562053**

Mailing City,St,Zip:	HOLLYWOOD, CA 900280000
Gen County:	Not reported
TSD EPA ID:	CAD009007626
TSD County:	Not reported
Waste Category:	Asbestos containing waste
Disposal Method:	Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons:	0.8
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles
envid:	1010562053
Year:	2008
GEPAID:	CAR000186205
Contact:	RYAN S HARTER
Telephone:	3238604933
Mailing Name:	Not reported
Mailing Address:	6922 HOLLYWOOD BLVD NO 900
Mailing City,St,Zip:	HOLLYWOOD, CA 900280000
Gen County:	Not reported
TSD EPA ID:	CAD028409019
TSD County:	Not reported
Waste Category:	Other organic solids
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	1.925
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles
envid:	1010562053
Year:	2008
GEPAID:	CAR000186205
Contact:	RYAN S HARTER
Telephone:	3238604933
Mailing Name:	Not reported
Mailing Address:	6922 HOLLYWOOD BLVD NO 900
Mailing City,St,Zip:	HOLLYWOOD, CA 900280000
Gen County:	Not reported
TSD EPA ID:	NVT330010000
TSD County:	Not reported
Waste Category:	Other organic solids
Disposal Method:	Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons:	5.0568
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles
envid:	1010562053
Year:	2008
GEPAID:	CAR000186205
Contact:	RYAN S HARTER
Telephone:	3238604933
Mailing Name:	Not reported
Mailing Address:	6922 HOLLYWOOD BLVD NO 900

SUNSET AND VINE TOWER (Continued) **1010562053**

Mailing City,St,Zip:	HOLLYWOOD, CA 900280000
Gen County:	Not reported
TSD EPA ID:	CAD097030993
TSD County:	Not reported
Waste Category:	Other organic solids
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.5
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1010562053
Year:	2008
GEPAID:	CAR000186205
Contact:	RYAN S HARTER
Telephone:	3238604933
Mailing Name:	Not reported
Mailing Address:	6922 HOLLYWOOD BLVD NO 900
Mailing City,St,Zip:	HOLLYWOOD, CA 900280000
Gen County:	Not reported
TSD EPA ID:	CAD097030993
TSD County:	Not reported
Waste Category:	Other inorganic solid waste
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.5
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

Click this hyperlink while viewing on your computer to access
3 additional CA_HAZNET: record(s) in the EDR Site Report.

N78 **FIRE STATION 27** **CA FID UST** **S101587401**
South **1333 N COLE ST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90028**
0.249 mi.
1317 ft. **Site 4 of 5 in cluster N**

Relative: CA FID UST:
Lower

Facility ID:	19055524
Regulated By:	UTNKA
Regulated ID:	00047434
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2134856227
Mail To:	Not reported
Mailing Address:	200 N MAIN STREET-ROOM
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900280000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

Actual:
335 ft.

N79
South
1/8-1/4
0.249 mi.
1317 ft.

LAFD - FIRE STATION 27
1333 N COLE AVE
HOLLYWOOD, CA 90028

Site 5 of 5 in cluster N

UST **U004265871**
N/A

Relative:
Lower

Actual:
335 ft.

UST:
Facility ID: FA0035153
Permitting Agency: Los Angeles City Fire Department
Latitude: 34.09528
Longitude: -118.32991

80
North
1/4-1/2
0.318 mi.
1679 ft.

UNOCAL #0823
1803 CHAUENGA
HOLLYWOOD, CA 90028

LUST **S105024091**
HIST CORTESE **N/A**

Relative:
Higher

Actual:
409 ft.

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700756
Global Id: T0603700756
Latitude: 34.1039269
Longitude: -118.3298902
Status: Completed - Case Closed
Status Date: 10/20/1997
Case Worker: Not reported
RB Case Number: 900280061
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700756
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

LUST:
Global Id: T0603700756
Action Type: Other
Date: 10/12/1983
Action: Leak Reported

LUST:
Global Id: T0603700756
Status: Open - Case Begin Date
Status Date: 10/12/1983

Global Id: T0603700756
Status: Open - Site Assessment

UNOCAL #0823 (Continued) **S105024091**

Status Date: 03/18/1988

Global Id: T0603700756
Status: Completed - Case Closed
Status Date: 10/20/1997

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900280061	
Status:	Case Closed	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Soil	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603700756	
W Global ID:	Not reported	
Staff:	MSH	
Local Agency:	19050	
Cross Street:	YUCCA	
Enforcement Type:	Not reported	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		10/12/1983
Date Leak Record Entered:	3/10/1988	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		12/23/1998
Date the Case was Closed:		10/20/1997
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		14252.791758822849509969676 91
Source of Cleanup Funding:		Not reported
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		3/18/1988
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:	UNOCAL CORPORATION	
RP Address:	376 S. VALENCIA AVE, BREA, CA 92823	

UNOCAL #0823 (Continued) **S105024091**

Program: LUST
Lat/Long: 34.1039269 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: CASE REPORTED DUE TO PRODUCT LEAK INCIDENT. PROPERTY NO LONGER OWNED BY UNOCAL. CASE REFERRED TO BRIAN KELLY TO SEARCH FOR INFORMATION. CURRENTLY, THE SITE IS A STRIP MALL.UNOCAL CEASED OPERATION IN 1982 & DEMOLISHED

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900280061

81
SE
1/4-1/2
0.372 mi.
1965 ft.

Relative:
Lower

Actual:
326 ft.

PARAGON CLEANERS **CPS-SLIC S107473167**
1310 VINE STREET **BROWNFIELDS N/A**
HOLLYWOOD, CA 90028

CPS-SLIC:
Region: STATE
Facility Status: **Open - Assessment & Interim Remedial Action**
Status Date: 02/09/2016
Global Id: SL0603766574
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.0946610731753
Longitude: -118.326382935047
Case Type: Cleanup Program Site
Case Worker: CL
Local Agency: Not reported
RB Case Number: 1186
File Location: Regional Board
Potential Media Affected: Aquifer used for drinking water supply, Other Groundwater (uses other than drinking water), Soil, Soil Vapor, Under Investigation
Potential Contaminants of Concern: Tetrachloroethylene (PCE), Trichloroethylene (TCE), Benzene
Site History: Paragon cleaners is located on the northeast corner of the intersection of Vine Street and Fountain Avenue. Ground water has been impacted by the contaminant PCE due to operations at the dry cleaners. The dry cleaner has been in operation since 1961, and in 2006, switched to "green" chemicals. The site owner has been issued a Cleanup and Abatement Order (CAO) from the state for assessment and cleanup.

Click here to access the California GeoTracker records for this facility:

BROWNFIELDS:
Global ID: SL0603766574
Latitude: 34.094661073
Longitude: -118.32638294
Project Type: Cleanup Program Site

PARAGON CLEANERS (Continued) **S107473167**

Status:	Open - Assessment & Interim Remedial Action
Status Date:	02/09/2016
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Last Correspondence Date:	05/29/2018
Release Type:	Clarifier / Dry Cleaning Unit / Vapor Degreaser, Other Type of Release
Contaminant(s) of Concern:	Tetrachloroethylene (PCE), Trichloroethylene (TCE), Benzene
Media of Concern:	Aquifer used for drinking water supply, Other Groundwater (uses other than drinking water), Soil, Soil Vapor, Under Investigation
Past Use(s) that Caused Contamination:	DRY CLEANING
Human Health Exposure Controlled:	INSUFFICIENT DATA
Human Health Exposure Controlled Date:	12/05/2008
Groundwater Migration Controlled:	YES
Groundwater Migration Controlled Date:	07/13/2015
Primary Caseworker Name:	CARLOS LANDAVERDE
Primary Caseworker Organization Name:	LOS ANGELES RWQCB (REGION 4)
Primary Caseworker Phone Number:	213-620-6070
Primary Caseworker Address:	320 WEST 4TH STREET
Primary Caseworker Address:	LOS ANGELES
Primary Caseworker Address:	CA
Primary Caseworker Email:	carlos.landaverde@waterboards.ca.gov

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O82 **LIDO CLEANERS** **CPS-SLIC** **S106483941**
North **1901-1907 NORTH WILCOX AVE** **N/A**
1/4-1/2 **LOS ANGELES, CA 90068**
0.399 mi.
2106 ft. **Site 1 of 2 in cluster O**

Relative: **Higher**

Actual: **419 ft.**

CPS-SLIC:

Region:	STATE
Facility Status:	**Open - Site Assessment**
Status Date:	10/30/2014
Global Id:	SL2044N1597
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number:	Not reported
Latitude:	34.1053975627615
Longitude:	-118.331197110624
Case Type:	Cleanup Program Site
Case Worker:	Not reported
Local Agency:	Not reported
RB Case Number:	0793
File Location:	Regional Board
Potential Media Affected:	Aquifer used for drinking water supply, Soil, Soil Vapor
Potential Contaminants of Concern:	Other Chlorinated Hydrocarbons, Tetrachloroethylene (PCE)
Site History:	The current building structure that houses Lido Cleaners was constructed prior to 1928. Lido Cleaners, a dry cleaning business has occupied the site since 1943. The 3,400 square-foot building contains a dry cleaning machine in the rear of the building. Based on the information submitted, the subsurface soil and groundwater at the site have been mainly impacted with volatile organic compounds (VOCs). Depth to groundwater was encountered in December 2007 between 22 and 25 feet below ground surface. Perchloroethylene (PCE), trichloroethene (TCE) 1,2dichloroethene (1,2-DCE) and 1,3-dichloropropene (1,3-DCP) were detected in soil matrix and underlying groundwater. The peak concentration of the main contaminant, PCE, in groundwater was 9,400 micrograms per liter (a%g/L) on December 26, 2007. The releases of chemicals from dry cleaning operations at the site have degraded the groundwater quality and beneficial uses of the State's waters

LIDO CLEANERS (Continued) **S106483941**

Click here to access the California GeoTracker records for this facility:

O83 **LIDO CLEANERS** **CPS-SLIC S103427344**
North **1901 WILCOX** **ENF N/A**
1/4-1/2 **LOS ANGELES, CA 90068**
0.399 mi.
2106 ft. **Site 2 of 2 in cluster O**

Relative:
Higher

Actual:
419 ft.

SLIC REG 4:

Region:	4
Facility Status:	Remediation
SLIC:	0793
Substance:	VOCs
Staff:	GJH

ENF:

Region:	4
Facility Id:	238300
Agency Name:	Morris Construction
Place Type:	Facility
Place Subtype:	Not reported
Facility Type:	All other facilities
Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	Not reported
Place Longitude:	Not reported
SIC Code 1:	Not reported
SIC Desc 1:	Not reported
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	Not reported
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	SLIC
Program Category1:	TANKS
Program Category2:	TANKS
# Of Programs:	1
WDID:	4SLIC793
Reg Measure Id:	173358
Reg Measure Type:	Unregulated
Region:	4

LIDO CLEANERS (Continued) **S103427344**

Order #:	SLIC Case 793
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Never Active
Status Date:	02/20/2013
Effective Date:	Not reported
Expiration/Review Date:	Not reported
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	320637
Region:	4
Order / Resolution Number:	NOV
Enforcement Action Type:	Notice of Violation
Effective Date:	11/15/2006
Adoption/Issuance Date:	11/15/2006
Achieve Date:	Not reported
Termination Date:	11/15/2006
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	NOV sent 11/15/06 for 10 overdue remediation progress reports.
Description:	NOV sent 11/15/06 for 10 overdue remediation progress reports.
Program:	SLIC
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0

Region:	4
Facility Id:	238300
Agency Name:	Morris Construction
Place Type:	Facility
Place Subtype:	Not reported
Facility Type:	All other facilities
Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	Not reported

LIDO CLEANERS (Continued) **S103427344**

Place Longitude:	Not reported
SIC Code 1:	Not reported
SIC Desc 1:	Not reported
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	Not reported
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	SLIC
Program Category1:	TANKS
Program Category2:	TANKS
# Of Programs:	1
WDID:	4SLIC793
Reg Measure Id:	173358
Reg Measure Type:	Unregulated
Region:	4
Order #:	SLIC Case 793
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Never Active
Status Date:	02/20/2013
Effective Date:	Not reported
Expiration/Review Date:	Not reported
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	251448
Region:	4
Order / Resolution Number:	13267 Letter

LIDO CLEANERS (Continued) **S103427344**

Enforcement Action Type:	13267 Letter
Effective Date:	02/11/2004
Adoption/Issuance Date:	02/11/2004
Achieve Date:	Not reported
Termination Date:	02/11/2004
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	13267 Letter sent 2/11/04 for 6 overdue remediation progress reports.
Description:	13267 Letter sent 2/11/04 for 6 overdue remediation progress reports.
Program:	SLIC
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0

P84 **FOUNDATION-VINE PLAZA** **CPS-SLIC S107619977**
SSE **1253 NORTH VINE STREET** **BROWNFIELDS N/A**
1/4-1/2 **HOLLYWOOD, CA 90038**
0.409 mi.
2159 ft. **Site 1 of 2 in cluster P**

Relative:
Lower

Actual:
321 ft.

CPS-SLIC:

Region:	STATE
Facility Status:	**Completed - Case Closed**
Status Date:	02/08/2016
Global Id:	SL0603734628
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number:	Not reported
Latitude:	34.0941657505915
Longitude:	-118.327099084854
Case Type:	Cleanup Program Site
Case Worker:	MZ
Local Agency:	Not reported
RB Case Number:	1196
File Location:	Regional Board
Potential Media Affected:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Tetrachloroethylene (PCE), Trichloroethylene (TCE), Gasoline
Site History:	The southwest corner of the intersection of Fountain Ave and Vine Street contained a former dry cleaning facility and a former gasoline station. The RP has not yet complied with Regional Board requirements to conduct additional soil and groundwater investigations in the northeastern portion of the site..

Click here to access the California GeoTracker records for this facility:

BROWNFIELDS:

Global ID:	SL0603734628
Latitude:	34.094165751
Longitude:	-118.32709908
Project Type:	Cleanup Program Site

FOUNTAIN-VINE PLAZA (Continued) **S107619977**

Status:	Completed - Case Closed
Status Date:	02/08/2016
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Last Correspondence Date:	02/08/2016
Release Type:	Other Type of Release
Contaminant(s) of Concern:	Tetrachloroethylene (PCE), Trichloroethylene (TCE), Gasoline
Media of Concern:	Aquifer used for drinking water supply
Past Use(s) that Caused Contamination:	Not reported
Human Health Exposure Controlled:	INSUFFICIENT DATA
Human Health Exposure Controlled Date:	12/05/2008
Groundwater Migration Controlled:	UNDETERMINED
Groundwater Migration Controlled Date:	12/05/2008
Primary Caseworker Name:	Mohammad M. Zaidi
Primary Caseworker Organization Name:	LOS ANGELES RWQCB (REGION 4)
Primary Caseworker Phone Number:	213-576-6732
Primary Caseworker Address:	320 WEST 4TH STREET, SUITE 200
Primary Caseworker Address:	LOS ANGELES
Primary Caseworker Address:	CA
Primary Caseworker Email:	mohammad.zaidi@waterboards.ca.gov

P85 **SNOW WHITE CLEANERS** **ENVIROSTOR** **S109348548**
SSE **1246 NORTH VINE STREET, LOS ANGELES, CA** **VCP** **N/A**
1/4-1/2 **LOS ANGELES, CA 90038** **DEED**
0.438 mi.
2310 ft. **Site 2 of 2 in cluster P**

Relative: **Lower**
Actual: **319 ft.**

ENVIROSTOR:

Facility ID:	60000967
Status:	Certified O&M - Land Use Restrictions Only
Status Date:	08/07/2013
Site Code:	301397
Site Type:	Voluntary Cleanup
Site Type Detailed:	Voluntary Cleanup
Acres:	1.49
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Manjul Bose
Supervisor:	Juli Propes
Division Branch:	Cleanup Chatsworth
Assembly:	50
Senate:	26
Special Program:	Voluntary Cleanup Program
Restricted Use:	YES
Site Mgmt Req:	NONE SPECIFIED
Funding:	Responsible Party
Latitude:	34.09369
Longitude:	-118.3265
APN:	5534-001-400, 5534001400
Past Use:	DRY CLEANING
Potential COC:	Tetrachloroethylene (PCE
Confirmed COC:	Tetrachloroethylene (PCE
Potential Description:	IA, SOIL, SV
Alias Name:	5534-001-400
Alias Type:	APN
Alias Name:	5534001400
Alias Type:	APN
Alias Name:	301397

SNOW WHITE CLEANERS (Continued) **S109348548**

Alias Type: Project Code (Site Code)
Alias Name: 60000967
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/07/2013
Comments: CRU Memo Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 05/15/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 06/22/2009
Comments: Fieldwork completed. Preliminary results received.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 07/22/2009
Comments: ESA workplan approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 02/25/2010
Comments: No more revisions on SCR, GW monitoring well installation workplan approved as of 2/25/2010.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Correspondence - Received
Completed Date: 09/16/2009
Comments: Sent out DTSC response.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Installation Workplan
Completed Date: 02/25/2010
Comments: No More Revisions on document. Workplan approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 07/31/2010
Comments: GW wells have been installed and sampled by RP. DTSC was not present at sampling event.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Correspondence - Received

SNOW WHITE CLEANERS (Continued) **S109348548**

Completed Date: 08/10/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 10/14/2010
Comments: Completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 02/15/2011
Comments: Comments Issued on November 2010 GWMR

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/17/2011
Comments: Groundwater monitoring report received. NO comments issued. Single comment verbally mentioned to RP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/17/2011
Comments: Groundwater monitoring approved with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 01/20/2012
Comments: Approved after meeting with RP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 09/25/2012
Comments: Site determined for NFA approval, to be issued.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Risk Assessment Report
Completed Date: 09/25/2012
Comments: Pre-NFA Letter issued.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/25/2012
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight/Voluntary Cleanup Agreement
Completed Date: 09/17/2008
Comments: VCA Agreement was signed off by Tedd Yargeau.

SNOW WHITE CLEANERS (Continued) **S109348548**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 02/04/2010
Comments: Letter sent with billing package.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 02/21/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 08/01/2013
Comments: LUC Filed with County on 7/25/2013, received by DTSC 8/1/2013

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: No Further Action Letter
Completed Date: 08/07/2013
Comments: NFA Letter Issued

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Demand
Completed Date: 07/20/2012
Comments: 1st demand letter sent out

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

VCP:
Facility ID: 60000967
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.49
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Manjul Bose
Supervisor: Juli Propes
Division Branch: Cleanup Chatsworth
Site Code: 301397
Assembly: 50
Senate: 26
Special Programs Code: Voluntary Cleanup Program

SNOW WHITE CLEANERS (Continued) **S109348548**

Status:	Certified O&M - Land Use Restrictions Only
Status Date:	08/07/2013
Restricted Use:	YES
Funding:	Responsible Party
Lat/Long:	34.09369 / -118.3265
APN:	5534-001-400, 5534001400
Past Use:	DRY CLEANING
Potential COC:	30022
Confirmed COC:	30022
Potential Description:	IA, SOIL, SV
Alias Name:	5534-001-400
Alias Type:	APN
Alias Name:	5534001400
Alias Type:	APN
Alias Name:	301397
Alias Type:	Project Code (Site Code)
Alias Name:	60000967
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/07/2013
Comments:	CRU Memo Completed
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	05/15/2009
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Fieldwork
Completed Date:	06/22/2009
Comments:	Fieldwork completed. Preliminary results received.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Characterization Workplan
Completed Date:	07/22/2009
Comments:	ESA workplan approved.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Characterization Report
Completed Date:	02/25/2010
Comments:	No more revisions on SCR, GW monitoring well installation workplan approved as of 2/25/2010.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	*Correspondence - Received
Completed Date:	09/16/2009
Comments:	Sent out DTSC response.
Completed Area Name:	PROJECT WIDE

SNOW WHITE CLEANERS (Continued) **S109348548**

Completed Sub Area Name: Not reported
Completed Document Type: Well Installation Workplan
Completed Date: 02/25/2010
Comments: No More Revisions on document. Workplan approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 07/31/2010
Comments: GW wells have been installed and sampled by RP. DTSC was not present at sampling event.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Correspondence - Received
Completed Date: 08/10/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 10/14/2010
Comments: Completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 02/15/2011
Comments: Comments Issued on November 2010 GWMR

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/17/2011
Comments: Groundwater monitoring report received. NO comments issued. Single comment verbally mentioned to RP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/17/2011
Comments: Groundwater monitoring approved with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 01/20/2012
Comments: Approved after meeting with RP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 09/25/2012
Comments: Site determined for NFA approval, to be issued.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

SNOW WHITE CLEANERS (Continued) **S109348548**

Completed Document Type: Risk Assessment Report
Completed Date: 09/25/2012
Comments: Pre-NFA Letter issued.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/25/2012
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight/Voluntary Cleanup Agreement
Completed Date: 09/17/2008
Comments: VCA Agreement was signed off by Tedd Yargeau.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 02/04/2010
Comments: Letter sent with billing package.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 02/21/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 08/01/2013
Comments: LUC Filed with County on 7/25/2013, received by DTSC 8/1/2013

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: No Further Action Letter
Completed Date: 08/07/2013
Comments: NFA Letter Issued

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Demand
Completed Date: 07/20/2012
Comments: 1st demand letter sent out

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SNOW WHITE CLEANERS (Continued) **S109348548**

DEED:
Envirostor ID: 60000967
Area: PROJECT WIDE
Sub Area: Not reported
Site Type: VOLUNTARY CLEANUP
Status: CERTIFIED O&M - LAND USE RESTRICTIONS ONLY
Agency: Not reported
Covenant Uploaded: Not reported
Deed Date(s): 08/01/2013
File Name: Envirostor Land Use Restrictions

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86 **VINE NEW PRIMARY CENTER** **ENVIROSTOR** **S105628533**
SSE **LA MIRADA AVE/CAHUENGA BLVD/LEXINGTON AVE/COLE AVE** **SCH** **N/A**
1/4-1/2 **LOS ANGELES, CA 90038**
0.447 mi.
2361 ft.

Relative:
Lower

Actual:
314 ft.

ENVIROSTOR:
Facility ID: 19650022
Status: Inactive - Action Required
Status Date: 03/20/2003
Site Code: 304212
Site Type: School Investigation
Site Type Detailed: School
Acres: 0
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 30
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.05227
Longitude: -118.2527
APN: NONE SPECIFIED
Past Use: * UNKNOWN
Potential COC: Lead Polychlorinated biphenyls (PCBs
Confirmed COC: Polychlorinated biphenyls (PCBs Lead
Potential Description: SOIL
Alias Name: LA USD-VINE NEW PC
Alias Type: Alternate Name
Alias Name: LAUSD-VINE NEW PRIMARY CENTER
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: VINE NEW PRIMARY CENTER
Alias Type: Alternate Name
Alias Name: 304023
Alias Type: Project Code (Site Code)
Alias Name: 304212
Alias Type: Project Code (Site Code)
Alias Name: 19650022

VINE NEW PRIMARY CENTER (Continued) **S105628533**

Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 03/20/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/04/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 10/06/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19650022
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 0
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304212
Assembly: 53
Senate: 30
Special Program Status: Not reported
Status: Inactive - Action Required
Status Date: 03/20/2003

VINE NEW PRIMARY CENTER (Continued) **S105628533**

Restricted Use:	NO
Funding:	School District
Latitude:	34.05227
Longitude:	-118.2527
APN:	NONE SPECIFIED
Past Use:	* UNKNOWN
Potential COC:	Lead, Polychlorinated biphenyls (PCBs
Confirmed COC:	Polychlorinated biphenyls (PCBs, Lead
Potential Description:	SOIL
Alias Name:	LA USD-VINE NEW PC
Alias Type:	Alternate Name
Alias Name:	LAUSD-VINE NEW PRIMARY CENTER
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	VINE NEW PRIMARY CENTER
Alias Type:	Alternate Name
Alias Name:	304023
Alias Type:	Project Code (Site Code)
Alias Name:	304212
Alias Type:	Project Code (Site Code)
Alias Name:	19650022
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	03/20/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/04/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Workplan
Completed Date:	10/06/2000
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

Q87
North
1/4-1/2
0.453 mi.
2393 ft.

CHEVRON #9-0458
1934 CAHUENGA
LOS ANGELES, CA 90028

Site 1 of 2 in cluster Q

LUST **S103955787**
HIST CORTESE **N/A**

Relative:
Higher

Actual:
425 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603701217
Global Id:	T0603701217
Latitude:	34.106263
Longitude:	-118.33033
Status:	Completed - Case Closed
Status Date:	01/15/1997
Case Worker:	YR
RB Case Number:	900680034
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:	T0603701217
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:	T0603701217
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:	T0603701217
Action Type:	Other
Date:	03/08/1988
Action:	Leak Stopped

Global Id:	T0603701217
Action Type:	Other
Date:	03/08/1988
Action:	Leak Discovery

Global Id:	T0603701217
Action Type:	Other
Date:	03/11/1988
Action:	Leak Reported

CHEVRON #9-0458 (Continued) **S103955787**

LUST:
Global Id: T0603701217
Status: Open - Case Begin Date
Status Date: 03/08/1988

Global Id: T0603701217
Status: Open - Site Assessment
Status Date: 03/08/1991

Global Id: T0603701217
Status: Completed - Case Closed
Status Date: 01/15/1997

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900680034

Q88 **CHEVRON #9-0458** **LUST** **S102427082**
North **1934 CAHUENGA BLVD** **N/A**
1/4-1/2 **LOS ANGELES, CA 90068**
0.453 mi.
2393 ft. **Site 2 of 2 in cluster Q**

Relative:
Higher

Actual:
425 ft.

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900680034
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Excavate and Dispose
Global ID: T0603701217
W Global ID: Not reported
Staff: UNK
Local Agency: 19050
Cross Street: DIX
Enforcement Type: Not reported
Date Leak Discovered: 3/8/1988
Date Leak First Reported: 3/11/1988
Date Leak Record Entered: 3/31/1988
Date Confirmation Began: Not reported
Date Leak Stopped: 3/8/1988
Date Case Last Changed on Database: 6/4/1997
Date the Case was Closed: 1/15/1997
How Leak Discovered: Tank Test
How Leak Stopped: Not reported
Cause of Leak: Corrosion
Leak Source: Not reported
Operator: RODRIGUEZ, JORGE
Water System: Not reported
Well Name: Not reported

CHEVRON #9-0458 (Continued) **S102427082**

Approx. Dist To Production Well (ft):	15077.986306357350718932961628
Source of Cleanup Funding:	Not reported
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	3/8/1991
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	CHEVRON PRODUCTS USA
RP Address:	1300 S BEACH BLVD, LA HABRA CA 90632
Program:	LUST
Lat/Long:	34.1062078 / -1
Local Agency Staff:	PEJ
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	FAILED ISOLATION TEST. DUE TO BE ABANDONED DECEMBER 1990. OLD CASE #003003 01/02/97 REQUEST FOR CLOSURE 12/18/96 4TH QUARTER G/W MONITORING REPORT

R89 **UNOCAL #6338** **LUST S112846145**
WSW **6760 SUNSET BLVD** **HAZNET N/A**
1/4-1/2 **HOLLYWOOD, CA 90028**
0.463 mi.
2443 ft. **Site 1 of 3 in cluster R**

Relative: **Lower**
Actual: **345 ft.**

LUST:

Lead Agency:	SWRCB
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000005393
Global Id:	T10000005393
Latitude:	34.0979863
Longitude:	-118.3381743
Status:	Completed - Case Closed
Status Date:	01/01/2010
Case Worker:	Not reported
RB Case Number:	Not reported
Local Agency:	Not reported
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Not reported
Potential Contaminants of Concern:	Not reported
Site History:	Not reported

LUST:

Global Id:	T10000005393

UNOCAL #6338 (Continued) **S112846145**

Action Type: Other
Date: 01/01/1993
Action: Leak Discovery

Global Id: T10000005393
Action Type: Other
Date: 01/01/1993
Action: Leak Began

Global Id: T10000005393
Action Type: Other
Date: 03/04/1993
Action: Leak Reported

LUST:
Global Id: T10000005393
Status: Open - Case Begin Date
Status Date: 01/01/1993

Global Id: T10000005393
Status: Open - Site Assessment
Status Date: 03/04/1993

Global Id: T10000005393
Status: Completed - Case Closed
Status Date: 01/01/2010

HAZNET:
envid: S112846145
Year: 1993
GEPAID: CAC000802384
Contact: ROBERT HALEY
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: ROBERT HALEY
Mailing City,St,Zip: CORONA DEL MAR, CA 926250000
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Recycler
Tons: 1.12589999999
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: S112846145
Year: 1993
GEPAID: CAC000802384
Contact: ROBERT HALEY
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: ROBERT HALEY
Mailing City,St,Zip: CORONA DEL MAR, CA 926250000
Gen County: Not reported

UNOCAL #6338 (Continued) **S112846145**

TSD EPA ID: Not reported
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: 0.20849999999
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

R90
West
1/4-1/2
0.471 mi.
2486 ft.

DUPLICATE PHOTO **ENVIROSTOR S110493795**
1522 N. HIGHLAND AVENUE **HAZNET N/A**
LOS ANGELES, CA 90028

Site 2 of 3 in cluster R

Relative:
Lower

Actual:
350 ft.

ENVIROSTOR:
Facility ID: 71003403
Status: Refer: Other Agency
Status Date: Not reported
Site Code: Not reported
Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Not reported
Division Branch: Cleanup Chatsworth
Assembly: 50
Senate: 26
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.09874
Longitude: -118.3385
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAL920234442
Alias Type: EPA Identification Number
Alias Name: 71003403
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported

DUPLICATE PHOTO (Continued) **S110493795**

Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

HAZNET:
envid: S110493795
Year: 2015
GEPAID: CAC002811626
Contact: JIM GROESBECK
Telephone: 3109036484
Mailing Name: Not reported
Mailing Address: 10718 HILLROSE CIR
Mailing City,St,Zip: SUNLAND, CA 910402600
Gen County: Los Angeles
TSD EPA ID: AZC950823111
TSD County: 99
Waste Category: Asbestos containing waste
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 0.92
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

S91 **HOSEP BAJAKAJIAN** **LUST** **U001561225**
NE **6230 FRANKLIN AVE** **HIST UST** **N/A**
1/4-1/2 **LOS ANGELES, CA 90028** **CHMIRS**
0.480 mi.
2532 ft. **Site 1 of 2 in cluster S**

Relative:
Higher

Actual:
439 ft.

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603787074
Global Id: T0603787074
Latitude: 34.105049
Longitude: -118.324841
Status: Completed - Case Closed
Status Date: 07/03/2012
Case Worker: DMB
RB Case Number: 900280161
Local Agency: LOS ANGELES, CITY OF
File Location: Regional Board
Local Case Number: 21946-9276
Potential Media Affect: Under Investigation
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603787074
Contact Type: Regional Board Caseworker
Contact Name: DAVID M. BJOSTAD
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4th Street, Suite 200
City: Los Angeles
Email: dave.bjostad@waterboards.ca.gov

HOSEP BAJAKAJIAN (Continued) **U001561225**

Phone Number: Not reported

Global Id: T0603787074
Contact Type: Local Agency Caseworker
Contact Name: TBD
Organization Name: LOS ANGELES, CITY OF
Address: 200 N. MAIN ST. RM. 970
City: LOS ANGELES
Email: Not reported
Phone Number: 2134826528

LUST:
Global Id: T0603787074
Action Type: ENFORCEMENT
Date: 05/13/2011
Action: Preparation of Record for Appeal/Referral/Petition

Global Id: T0603787074
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603787074
Action Type: RESPONSE
Date: 01/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603787074
Action Type: RESPONSE
Date: 11/29/2010
Action: Other Report / Document

Global Id: T0603787074
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE
Date: 09/10/2009
Action: Well Installation Workplan

Global Id: T0603787074
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: ENFORCEMENT
Date: 07/03/2012
Action: Closure/No Further Action Letter

HOSEP BAJAKAJIAN (Continued) **U001561225**

Global Id: T0603787074
Action Type: ENFORCEMENT
Date: 01/21/2011
Action: Petition Submitted for Review

Global Id: T0603787074
Action Type: ENFORCEMENT
Date: 05/17/2011
Action: Staff Letter

Global Id: T0603787074
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE
Date: 12/01/2010
Action: Request for Closure

Global Id: T0603787074
Action Type: RESPONSE
Date: 01/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: ENFORCEMENT
Date: 12/20/2010
Action: Staff Letter

Global Id: T0603787074
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE
Date: 03/11/2008
Action: Interim Remedial Action Plan

Global Id: T0603787074
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: Other
Date: 08/08/2003
Action: Leak Reported

Global Id: T0603787074
Action Type: RESPONSE

HOSEP BAJAKAJIAN (Continued) **U001561225**

Date: 03/17/2011
Action: Request for Closure

Global Id: T0603787074
Action Type: RESPONSE
Date: 07/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603787074
Action Type: REMEDIATION
Date: 04/12/2006
Action: Other (Use Description Field)

Global Id: T0603787074
Action Type: ENFORCEMENT
Date: 07/03/2012
Action: Closure/No Further Action Letter

Global Id: T0603787074
Action Type: ENFORCEMENT
Date: 12/22/2003
Action: Staff Letter

Global Id: T0603787074
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603787074
Action Type: RESPONSE
Date: 10/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE
Date: 07/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE
Date: 01/30/2004
Action: Soil and Water Investigation Workplan

Global Id: T0603787074
Action Type: ENFORCEMENT
Date: 09/25/2003
Action: Staff Letter

Global Id: T0603787074
Action Type: RESPONSE
Date: 10/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

HOSEP BAJAKAJIAN (Continued) **U001561225**

Global Id: T0603787074
Action Type: RESPONSE
Date: 08/02/2010
Action: Well Installation Report

Global Id: T0603787074
Action Type: RESPONSE
Date: 01/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603787074
Action Type: ENFORCEMENT
Date: 10/29/2003
Action: * Verbal Communication

Global Id: T0603787074
Action Type: ENFORCEMENT
Date: 03/15/2004
Action: Staff Letter

Global Id: T0603787074
Action Type: Other
Date: 08/16/2000
Action: Leak Stopped

Global Id: T0603787074
Action Type: RESPONSE
Date: 06/15/2004
Action: Well Installation Report

Global Id: T0603787074
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: Other
Date: 08/16/2000
Action: Leak Discovery

Global Id: T0603787074
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE
Date: 01/16/2008
Action: Well Installation Report

Global Id: T0603787074
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE

HOSEP BAJAKAJIAN (Continued) **U001561225**

Date: 10/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE
Date: 11/14/2003
Action: Other Report / Document

Global Id: T0603787074
Action Type: RESPONSE
Date: 10/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE
Date: 11/14/2003
Action: Other Report / Document

Global Id: T0603787074
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603787074
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603787074
Action Type: RESPONSE
Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

HOSEP BAJAKAJIAN (Continued) **U001561225**

Global Id: T0603787074
Action Type: RESPONSE
Date: 10/15/2010
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE
Date: 09/17/2007
Action: Soil and Water Investigation Workplan

LUST:
Global Id: T0603787074
Status: Open - Case Begin Date
Status Date: 08/16/2000

Global Id: T0603787074
Status: Open - Site Assessment
Status Date: 05/12/2003

Global Id: T0603787074
Status: Open - Site Assessment
Status Date: 05/19/2004

Global Id: T0603787074
Status: Open - Remediation
Status Date: 11/02/2006

Global Id: T0603787074
Status: Open - Verification Monitoring
Status Date: 01/09/2007

Global Id: T0603787074
Status: Completed - Case Closed
Status Date: 07/03/2012

HIST UST:
File Number: 00027DC5
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027DC5.pdf
Region: STATE
Facility ID: 00000039960
Facility Type: Gas Station
Other Type: Not reported
Contact Name: SAME
Telephone: 2134661464
Owner Name: MOBIL OIL CORP
Owner Address: 612 S. FLOWER ST
Owner City,St,Zip: LOS ANGELES, CA 90017
Total Tanks: 0004

Tank Num: 001
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00000280
Tank Used for: WASTE
Type of Fuel: WASTE OIL

HOSEP BAJAKAJIAN (Continued) **U001561225**

Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: 4
Year Installed: Not reported
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: PREMIUM
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 003
Container Num: 3
Year Installed: 1967
Tank Capacity: 00008000
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 004
Container Num: 2
Year Installed: 1971
Tank Capacity: 00006000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Click here for Geo Tracker PDF:

CHMIRS:
OES Incident Number: 8-5049
OES notification: 11/10/1998
OES Date: Not reported
OES Time: Not reported
Date Completed: Not reported
Property Use: Not reported
Agency Id Number: Not reported
Agency Incident Number: Not reported
Time Notified: Not reported
Time Completed: Not reported
Surrounding Area: Not reported
Estimated Temperature: Not reported
Property Management: Not reported
More Than Two Substances Involved?: Not reported
Resp Agncy Personel # Of Decontaminated: Not reported
Responding Agency Personel # Of Injuries: Not reported
Responding Agency Personel # Of Fatalities: Not reported
Others Number Of Decontaminated: Not reported
Others Number Of Injuries: Not reported
Others Number Of Fatalities: Not reported
Vehicle Make/year: Not reported
Vehicle License Number: Not reported
Vehicle State: Not reported
Vehicle Id Number: Not reported

HOSEP BAJAKAJIAN (Continued) **U001561225**

CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	Unknown
Waterway:	Not reported
Spill Site:	Not reported
Cleanup By:	Unknown
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Date/Time:	Not reported
Year:	1998
Agency:	Tanknology
Incident Date:	11/10/199812:00:00 AM
Admin Agency:	Los Angeles City Fire Department
Amount:	Not reported
Contained:	Yes
Site Type:	Service Station
E Date:	Not reported
Substance:	Gasoline
Gallons:	0.000000
Unknown:	0
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	0
Number of Injuries:	0
Number of Fatalities:	0
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported
Comments:	Not reported
Description:	Soil assessment showed soil and ground water contaminated with hydrocarbons
OES Incident Number:	2-1981
OES notification:	04/11/2002
OES Date:	Not reported
OES Time:	Not reported
Date Completed:	**Not reported**
Property Use:	Not reported
Agency Id Number:	Not reported
Agency Incident Number:	Not reported
Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported

HOSEP BAJAKAJIAN (Continued) **U001561225**

More Than Two Substances Involved?:	Not reported
Resp Agncy Personel # Of Decontaminated:	Not reported
Responding Agency Personel # Of Injuries:	Not reported
Responding Agency Personel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	No
Waterway:	Not reported
Spill Site:	Not reported
Cleanup By:	Responsible Party
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Date/Time:	Not reported
Year:	2002
Agency:	Veeder Root
Incident Date:	4/11/200212:00:00 AM
Admin Agency:	Not reported
Amount:	Not reported
Contained:	Yes
Site Type:	Service Station
E Date:	Not reported
Substance:	Gasoline
Gallons:	0.000000
Unknown:	0
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	0
Number of Injuries:	0
Number of Fatalities:	0
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported
Comments:	Not reported
Description:	Per caller, a leaking dispencer caused the release.
OES Incident Number:	1-4581
OES notification:	08/02/2011

HOSEP BAJAKAJIAN (Continued) **U001561225**

OES Date:	Not reported
OES Time:	Not reported
Date Completed:	**Not reported**
Property Use:	Not reported
Agency Id Number:	Not reported
Agency Incident Number:	Not reported
Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
More Than Two Substances Involved?:	Not reported
Resp Agncy Personel # Of Decontaminated:	Not reported
Responding Agency Personel # Of Injuries:	Not reported
Responding Agency Personel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	No
Waterway:	Not reported
Spill Site:	Service Station
Cleanup By:	Responsible Party
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	N/A
Other:	Not reported
Date/Time:	1400
Year:	2011
Agency:	Vedeer Root
Incident Date:	8/2/2011
Admin Agency:	Los Angeles City Fire Department
Amount:	Not reported
Contained:	Yes
Site Type:	Not reported
E Date:	Not reported
Substance:	Unleaded Gasoline
Quantity Released:	N/A
Unknown:	Not reported
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	Not reported
Number of Injuries:	Not reported
Number of Fatalities:	Not reported
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported

HOSEP BAJAKAJIAN (Continued) **U001561225**

#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported
Comments:	Not reported
Description:	Caller states a few drops of gasoline released from the dispenser nozzle onto the ground.

S92 **MOBIL STATION 18-HXW** **LUST** **S106116232**
NE **6230 FRANKLIN STREET** **N/A**
1/4-1/2 **LOS ANGELES, CA 90028**
0.480 mi.
2532 ft. **Site 2 of 2 in cluster S**

Relative: **Higher**
Actual: **439 ft.**

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900280161	
Status:	Post remedial action monitoring	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	21946-9276	
Case Type:	Undefined	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603787074	
W Global ID:	Not reported	
Staff:	WXT	
Local Agency:	19050	
Cross Street:	ARGYLE AVE.	
Enforcement Type:	DLSEL	
Date Leak Discovered:	8/16/2000	
Date Leak First Reported:		8/8/2003
Date Leak Record Entered:	Not reported	
Date Confirmation Began:	5/12/2003	
Date Leak Stopped:	8/16/2000	
Date Case Last Changed on Database:		Not reported
Date the Case was Closed:		Not reported
How Leak Discovered:	SAS	
How Leak Stopped:	NPP	
Cause of Leak:	UNK	
Leak Source:	D	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		Not reported
Source of Cleanup Funding:		D
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		5/19/2004
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		5/19/2004
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

MOBIL STATION 18-HXW (Continued) **S106116232**

Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: MS. MARLA GUENSLER
RP Address: 3700 W. 190TH ST., TPT2, TORRANCE, CA 90509-2929
Program: LUST
Lat/Long: 0 / 0
Local Agency Staff: Not reported
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: Not reported

93
WNW
1/4-1/2
0.488 mi.
2579 ft.

TRIZECHAHN HOLLYWOOD LLC **CPS-SLIC** **S106483970**
6800 HOLLYWOOD BLVD & HIGHLAND BLVD **N/A**
LOS ANGELES, CA

Relative:
Higher

Actual:
377 ft.

CPS-SLIC:
Region: STATE
Facility Status: **Completed - Case Closed**
Status Date: 04/06/2001
Global Id: SL2046G1648
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.1015539
Longitude: -118.3387191
Case Type: Cleanup Program Site
Case Worker: Not reported
Local Agency: Not reported
RB Case Number: 0860
File Location: Not reported
Potential Media Affected: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

R94
WSW
1/4-1/2
0.491 mi.
2591 ft.

CHEVRON #9-9377 **LUST** **S104532727**
1459 HIGHLAND AVE **HIST CORTESE** **N/A**
HOLLYWOOD, CA 90028

Site 3 of 3 in cluster R

Relative:
Lower

Actual:
342 ft.

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700752
Global Id: T0603700752
Latitude: 34.0973871
Longitude: -118.3388064

CHEVRON #9-9377 (Continued) **S104532727**

Status:	Completed - Case Closed
Status Date:	12/30/1994
Case Worker:	YR
RB Case Number:	900280025
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:	T0603700752
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:	T0603700752
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:	T0603700752
Action Type:	Other
Date:	09/01/1988
Action:	Leak Discovery

Global Id:	T0603700752
Action Type:	Other
Date:	02/24/1989
Action:	Leak Reported

LUST:

Global Id:	T0603700752
Status:	Open - Case Begin Date
Status Date:	09/01/1988

Global Id:	T0603700752
Status:	Open - Site Assessment
Status Date:	02/24/1989

Global Id:	T0603700752
Status:	Open - Remediation
Status Date:	07/02/1990

Global Id:	T0603700752
Status:	Open - Remediation
Status Date:	01/30/1992

CHEVRON #9-9377 (Continued) **S104532727**

Global Id: T0603700752
Status: Completed - Case Closed
Status Date: 12/30/1994

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900280025	
Status:	Case Closed	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		VE
Global ID:	T0603700752	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	SUNSET	
Enforcement Type:	Not reported	
Date Leak Discovered:	9/1/1988	
Date Leak First Reported:		2/24/1989
Date Leak Record Entered:	Not reported	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		12/30/1994
Date the Case was Closed:		12/30/1994
How Leak Discovered:	Subsurface Monitoring	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		14024.854517211398950250376333
Source of Cleanup Funding:		Not reported
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		2/24/1989
Remediation Plan Submitted:		7/2/1990
Remedial Action Underway:		1/30/1992
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:	CHEVRON USA INC.	
RP Address:	1300 S BEACH BLVD, LA HABRA, CA 90632	
Program:	LUST	
Lat/Long:	34.0973871 / -1	

CHEVRON #9-9377 (Continued) **S104532727**

Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: SOIL TPH (MAX-1800 MG/KG). WATER TPH (MAX 5200 UG/L) TOLUENEAND ETHYLBENZENE PRINCIPAL CONTAMINANTS.

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900280025

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95 SSW 1/2-1 0.508 mi. 2683 ft.

BOYLES-SNYDER CO
6610 LEXINGTON AVE
LOS ANGELES, CA 90038

ENVIROSTOR **S103959168**
LA Co. Site Mitigation **N/A**

Relative: Lower

Actual: 310 ft.

ENVIROSTOR:
Facility ID: 71002430
Status: Refer: Other Agency
Status Date: Not reported
Site Code: Not reported
Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Not reported
Division Branch: Cleanup Chatsworth
Assembly: 50
Senate: 26
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.09255
Longitude: -118.3335
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD049363591
Alias Type: EPA Identification Number
Alias Name: 110002647672
Alias Type: EPA (FRS #)
Alias Name: 71002430
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: Not reported
Completed Sub Area Name: Not reported

BOYLES-SNYDER CO (Continued) **S103959168**

Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

LA Co. Site Mitigation:
Facility ID: Not reported
Status: Not reported
Site ID: SD0000474
Jurisdiction: State
Case ID: RO0001474
Abated: Yes
Assigned To: Not reported
Entered Date: 10/13/2011
Abated Date: Not reported

96
SE
1/2-1
0.516 mi.
2727 ft.

SANTA MONICA/VINE PRIMARY SITE NO. 9 **ENVIROSTOR** **S107737287**
FOUNTAIN AVENUE/LA MIRADA AVENUE **SCH** **N/A**
LOS ANGELES, CA 90038

Relative:
Lower

Actual:
320 ft.

ENVIROSTOR:
Facility ID: 19880062
Status: Inactive - Withdrawn
Status Date: 08/20/2002
Site Code: 304128
Site Type: School Investigation
Site Type Detailed: School
Acres: 2.7
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 50
Senate: 26
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.09357
Longitude: -118.3245
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED

SANTA MONICA/VINE PRIMARY SITE NO. 9 (Continued) **S107737287**

Potential Description: NONE SPECIFIED
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #9/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #9/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: SANTA MONICA/VINE PRIMARY SITE #9
Alias Type: Alternate Name
Alias Name: 304052
Alias Type: Project Code (Site Code)
Alias Name: 304128
Alias Type: Project Code (Site Code)
Alias Name: 19880062
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19880062
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 2.7
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported

SANTA MONICA/VINE PRIMARY SITE NO. 9 (Continued) **S107737287**

Supervisor:	Mark Malinowski
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304128
Assembly:	50
Senate:	26
Special Program Status:	Not reported
Status:	Inactive - Withdrawn
Status Date:	08/20/2002
Restricted Use:	NO
Funding:	School District
Latitude:	34.09357
Longitude:	-118.3245
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #9/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #9/VCA
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	SANTA MONICA/VINE PRIMARY SITE #9
Alias Type:	Alternate Name
Alias Name:	304052
Alias Type:	Project Code (Site Code)
Alias Name:	304128
Alias Type:	Project Code (Site Code)
Alias Name:	19880062
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported

SANTA MONICA/VINE PRIMARY SITE NO. 9 (Continued) **S107737287**

Schedule Due Date: Not reported
Schedule Revised Date: Not reported

97
SSE
1/2-1
0.609 mi.
3218 ft.

EPISCOPAL SCHOOL OF LOS ANGELES
6325 & 6331 - 6363 SANTA MONICA BOULEVARD
LOS ANGELES, CA 90038

ENVIROSTOR **S120714329**
VCP **N/A**

Relative:
Lower

Actual:
302 ft.

ENVIROSTOR:

Facility ID:	60002485
Status:	Active
Status Date:	01/26/2017
Site Code:	404939
Site Type:	Voluntary Cleanup
Site Type Detailed:	Voluntary Cleanup
Acres:	0.77
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Aslam Shareef
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	, 50
Senate:	, 26
Special Program:	CLRRA Liability Immunity (AB 389)
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Responsible Party
Latitude:	34.09075
Longitude:	-118.3276
APN:	NONE SPECIFIED
Past Use:	PHOTOGRAPHIC PROCESSING
Potential COC:	Tetrachloroethylene (PCE Vinyl chloride
Confirmed COC:	30022-NO 30028-NO
Potential Description:	IA, SV
Alias Name:	401829
Alias Type:	Project Code (Site Code)
Alias Name:	404939
Alias Type:	Project Code (Site Code)
Alias Name:	60002485
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Other Report
Completed Date:	02/08/2017
Comments:	Background documents: 1) Phase I ESA - 6325 Santa Monica Blvd dated 02/27/12 2) Phase II Investigation - 6323-6327 Santa Monica Blvd dated 03/22/12 3) Environmental Site Assessment 6331-6363 Santa Monica Blvd dated 02/01/16
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	09/21/2017
Comments:	investigation complete. DTSC recommended Land use restriction due to

EPISCOPAL SCHOOL OF LOS ANGELES (Continued) **S120714329**

data/information gap

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 05/05/2017
Comments: Letter processed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/11/2017
Comments: Annual cost estimate mailed to RP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: California Land Reuse and Revitalization Agreement
Completed Date: 05/04/2017
Comments: CLRRA was fully executed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 12/01/2017
Comments: Not reported

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Land Use Restriction
Future Due Date: 2018
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

VCP:
Facility ID: 60002485
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 0.77
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Aslam Shareef
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 404939
Assembly: , 50
Senate: , 26
Special Programs Code: CLRRA Liability Immunity (AB 389)
Status: Active
Status Date: 01/26/2017
Restricted Use: NO
Funding: Responsible Party

EPISCOPAL SCHOOL OF LOS ANGELES (Continued) **S120714329**

Lat/Long:	34.09075 / -118.3276
APN:	NONE SPECIFIED
Past Use:	PHOTOGRAPHIC PROCESSING
Potential COC:	30022, 30028
Confirmed COC:	30022-NO,30028-NO
Potential Description:	IA, SV
Alias Name:	401829
Alias Type:	Project Code (Site Code)
Alias Name:	404939
Alias Type:	Project Code (Site Code)
Alias Name:	60002485
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Other Report
Completed Date:	02/08/2017
Comments:	Background documents: 1) Phase I ESA - 6325 Santa Monica Blvd dated 02/27/12 2) Phase II Investigation - 6323-6327 Santa Monica Blvd dated 03/22/12 3) Environmental Site Assessment 6331-6363 Santa Monica Blvd dated 02/01/16

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	09/21/2017
Comments:	investigation complete. DTSC recommended Land use restriction due to data/information gap

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Correspondence
Completed Date:	05/05/2017
Comments:	Letter processed

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Annual Oversight Cost Estimate
Completed Date:	09/11/2017
Comments:	Annual cost estimate mailed to RP.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	California Land Reuse and Revitalization Agreement
Completed Date:	05/04/2017
Comments:	CLRRA was fully executed.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Correspondence
Completed Date:	12/01/2017
Comments:	Not reported

Future Area Name:	PROJECT WIDE
Future Sub Area Name:	Not reported
Future Document Type:	Land Use Restriction
Future Due Date:	2018

EPISCOPAL SCHOOL OF LOS ANGELES (Continued) **S120714329**

Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

T98 **AVA HOLLYWOOD** **ENVIROSTOR S118757119**
SSW **6648, 6650 W. LEXINGTON AVENUE - 6649, 6665 W. SANTA MONICA** **VCP N/A**
1/2-1 **LOS ANGELES, CA 90038**
0.636 mi.
3360 ft. **Site 1 of 2 in cluster T**

Relative: **Lower**
Actual: **302 ft.**

ENVIROSTOR:

Facility ID:	60000422
Status:	Active
Status Date:	09/09/2015
Site Code:	301295
Site Type:	Voluntary Cleanup
Site Type Detailed:	Voluntary Cleanup
Acres:	3.9
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Haissam Salloum
Supervisor:	Sayareh Amirebrahimi
Division Branch:	Cleanup Chatsworth
Assembly:	50
Senate:	26
Special Program:	Voluntary Cleanup Program
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Responsible Party
Latitude:	34.09077
Longitude:	-118.3347
APN:	553-202-2008, 553-202-2010, 553-202-2019, 553-202-2024, 553-202-2025
Past Use:	FUEL - VEHICLE STORAGE/ REFUELING, MANUFACTURING - LUMBER/WOOD PRODUCTS, MANUFACTURING - OTHER, VEHICLE MAINTENANCE, TRANSPORTATION - WAREHOUSING
Potential COC:	Asbestos Containing Materials (ACM Lead Tetrachloroethylene (PCE
Confirmed COC:	40001-NO Tetrachloroethylene (PCE 30013-NO
Potential Description:	IA, OTH, SOIL, SV
Alias Name:	La Pietre
Alias Type:	Alternate Name
Alias Name:	553-202-2008
Alias Type:	APN
Alias Name:	553-202-2010
Alias Type:	APN
Alias Name:	553-202-2019
Alias Type:	APN
Alias Name:	553-202-2024
Alias Type:	APN
Alias Name:	553-202-2025
Alias Type:	APN
Alias Name:	110033607461
Alias Type:	EPA (FRS #)
Alias Name:	301295
Alias Type:	Project Code (Site Code)
Alias Name:	60000422

AVA HOLLYWOOD (Continued) **S118757119**

Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 02/15/2007
Comments: VCA Executed

Completed Area Name: OU - Kodak Parcel
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 11/13/2012
Comments: VCA signed on 11/9/2012, uploaded 11/13/2012

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 09/10/2009
Comments: Signed and dated as of 9/10/2009

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Demand
Completed Date: 07/15/2010
Comments: Sent 3rd collection letter to RP's of La Pietra Project.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 11/07/2016
Comments: Addendum Completed and signed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 03/03/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 09/04/2015
Comments: VCA signed and executed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 07/16/2007
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 07/16/2007
Comments: Not reported

Completed Area Name: PROJECT WIDE

AVA HOLLYWOOD (Continued) **S118757119**

Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 06/12/2008
Comments: Fieldwork for the Soil Gas and Ground water monitoring well installation has started. Estimated to be completed in 2 weeks.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 03/06/2008
Comments: On March 6, 2008, the Department of Toxic Substances Control (DTSC) reviewed the document titled "Supplemental Assessments for Impacts in Soil Vapor, Soil and Ground Water" (California Environmental, January 2008) for La Pietre Site. DTSC comments were to be addressed in the field activities and implementation report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement Termination Notification
Completed Date: 08/16/2010
Comments: VCA Terminated.

Completed Area Name: OU - Kodak Parcel
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 12/05/2012
Comments: No Further Action Issued towards the "Kodak Parcel" by DTSC. Rest of the parcel's require investigation.

Completed Area Name: La Pietra Site
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 07/30/2016
Comments: Workplan Completed

Completed Area Name: La Pietra Site
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 10/26/2016
Comments: Site Characterization was completed a removal action will be conducted.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 10/03/2016
Comments: Draft Removal Action work plan was approved for public review.

Completed Area Name: La Pietra Site
Completed Sub Area Name: Not reported
Completed Document Type: Risk Assessment Report
Completed Date: 10/24/2016
Comments: HRA was completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan

AVA HOLLYWOOD (Continued) **S118757119**

Completed Date: 12/07/2016
Comments: Not reported

Completed Area Name: La Pietra Site
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 07/06/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Demand
Completed Date: 09/07/2012
Comments: Demand letter sent out

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Certification
Schedule Due Date: 03/26/2018
Schedule Revised Date: Not reported

VCP:
Facility ID: 60000422
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 3.9
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Haissam Salloum
Supervisor: Sayareh Amirebrahimi
Division Branch: Cleanup Chatsworth
Site Code: 301295
Assembly: 50
Senate: 26
Special Programs Code: Voluntary Cleanup Program
Status: Active
Status Date: 09/09/2015
Restricted Use: NO
Funding: Responsible Party
Lat/Long: 34.09077 / -118.3347
APN: 553-202-2008, 553-202-2010, 553-202-2019, 553-202-2024, 553-202-2025
Past Use: FUEL - VEHICLE STORAGE/ REFUELING, MANUFACTURING - LUMBER/WOOD PRODUCTS, MANUFACTURING - OTHER, VEHICLE MAINTENANCE, TRANSPORTATION - WAREHOUSING
Potential COC: 40001, 30013, 30022
Confirmed COC: 40001-NO,30022,30013-NO
Potential Description: IA, OTH, SOIL, SV
Alias Name: La Pietre
Alias Type: Alternate Name
Alias Name: 553-202-2008

AVA HOLLYWOOD (Continued) **S118757119**

Alias Type: APN
Alias Name: 553-202-2010
Alias Type: APN
Alias Name: 553-202-2019
Alias Type: APN
Alias Name: 553-202-2024
Alias Type: APN
Alias Name: 553-202-2025
Alias Type: APN
Alias Name: 110033607461
Alias Type: EPA (FRS #)
Alias Name: 301295
Alias Type: Project Code (Site Code)
Alias Name: 60000422
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 02/15/2007
Comments: VCA Executed

Completed Area Name: OU - Kodak Parcel
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 11/13/2012
Comments: VCA signed on 11/9/2012, uploaded 11/13/2012

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 09/10/2009
Comments: Signed and dated as of 9/10/2009

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Demand
Completed Date: 07/15/2010
Comments: Sent 3rd collection letter to RP's of La Pietra Project.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 11/07/2016
Comments: Addendum Completed and signed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 03/03/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 09/04/2015
Comments: VCA signed and executed

AVA HOLLYWOOD (Continued) **S118757119**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 07/16/2007
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 07/16/2007
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 06/12/2008
Comments: Fieldwork for the Soil Gas and Ground water monitoring well installation has started. Estimated to be completed in 2 weeks.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 03/06/2008
Comments: On March 6, 2008, the Department of Toxic Substances Control (DTSC) reviewed the document titled "Supplemental Assessments for Impacts in Soil Vapor, Soil and Ground Water" (California Environmental, January 2008) for La Pietre Site. DTSC comments were to be addressed in the field activities and implementation report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement Termination Notification
Completed Date: 08/16/2010
Comments: VCA Terminated.

Completed Area Name: OU - Kodak Parcel
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 12/05/2012
Comments: No Further Action Issued towards the "Kodak Parcel" by DTSC. Rest of the parcel's require investigation.

Completed Area Name: La Pietra Site
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 07/30/2016
Comments: Workplan Completed

Completed Area Name: La Pietra Site
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 10/26/2016
Comments: Site Characterization was completed a removal action will be conducted.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

AVA HOLLYWOOD (Continued) **S118757119**

Completed Document Type:	Removal Action Workplan
Completed Date:	10/03/2016
Comments:	Draft Removal Action work plan was approved for public review.
Completed Area Name:	La Pietra Site
Completed Sub Area Name:	Not reported
Completed Document Type:	Risk Assessment Report
Completed Date:	10/24/2016
Comments:	HRA was completed
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Removal Action Workplan
Completed Date:	12/07/2016
Comments:	Not reported
Completed Area Name:	La Pietra Site
Completed Sub Area Name:	Not reported
Completed Document Type:	Remedial Action Completion Report
Completed Date:	07/06/2017
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Letter - Demand
Completed Date:	09/07/2012
Comments:	Demand letter sent out
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Certification
Schedule Due Date:	03/26/2018
Schedule Revised Date:	Not reported

T99 **PRODUCERS & QUANTITY PHOTO'S, INC.** **ENVIROSTOR** **S110494207**
SSW **6660 SANTA MONICA BOULEVARD** **N/A**
1/2-1 **HOLLYWOOD, CA 90038**
0.659 mi.
3482 ft. **Site 2 of 2 in cluster T**

Relative: **Lower**
Actual: **300 ft.**

ENVIROSTOR:

Facility ID:	71003285
Status:	Refer: Other Agency
Status Date:	Not reported
Site Code:	Not reported
Site Type:	Tiered Permit
Site Type Detailed:	Tiered Permit
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	Not reported
Division Branch:	Cleanup Chatsworth

PRODUCERS & QUANTITY PHOTO'S, INC. (Continued) **S110494207**

Assembly: 50
Senate: 26
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.09042
Longitude: -118.3351
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAL000077189
Alias Type: EPA Identification Number
Alias Name: 71003285
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

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100 SSW 1/2-1 0.712 mi. 3760 ft. **KODAK HOLLYWOOD CAMPUS** **ENVIROSTOR S109348450**
6700 SANTA MONICA BOULEVARD & 1017 NORTH LAS PALMAS **LUST N/A**
LOS ANGELES, CA 90038 **VCP**
DEED

Relative: Lower
Actual: 299 ft.

ENVIROSTOR:
Facility ID: 60002229
Status: Certified O&M - Land Use Restrictions Only
Status Date: 04/14/2017
Site Code: 301718
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 4.25
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Haissam Salloum
Supervisor: Sayareh Amirebrahimi
Division Branch: Cleanup Chatsworth
Assembly: , 50
Senate: , 26
Special Program: Voluntary Cleanup Program

KODAK HOLLYWOOD CAMPUS (Continued) **S109348450**

Restricted Use: YES
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.09
Longitude: -118.3363
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 301718
Alias Type: Project Code (Site Code)
Alias Name: 60002229
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 03/15/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 02/09/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 09/21/2015
Comments: VCA fully executed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 09/08/2016
Comments: LUC is required.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700912
Global Id: T0603700912
Latitude: 34.0907714
Longitude: -118.3355612

KODAK HOLLYWOOD CAMPUS (Continued) **S109348450**

Status: Completed - Case Closed
Status Date: 10/20/1997
Case Worker: JH
RB Case Number: 900380016
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: T0603700912
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: T0603700912
Contact Type: Regional Board Caseworker
Contact Name: JAY HUANG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 WEST 4TH STREET, SUITE 200
City: LOS ANGELES
Email: jhuang@waterboards.ca.gov
Phone Number: 2135766711

LUST:
Global Id: T0603700912
Action Type: ENFORCEMENT
Date: 11/13/2008
Action: Staff Letter

Global Id: T0603700912
Action Type: Other
Date: 04/11/1985
Action: Leak Reported

LUST:
Global Id: T0603700912
Status: Open - Case Begin Date
Status Date: 04/11/1985

Global Id: T0603700912
Status: Open - Site Assessment
Status Date: 07/14/1988

Global Id: T0603700912
Status: Open - Verification Monitoring
Status Date: 01/10/1996

Global Id: T0603700912
Status: Completed - Case Closed
Status Date: 10/20/1997

KODAK HOLLYWOOD CAMPUS (Continued) **S109348450**

Lead Agency:	DEPARTMENT OF TOXIC SUBSTANCES CONTROL
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000007706
Global Id:	T10000007706
Latitude:	34.09038
Longitude:	-118.33673
Status:	Open - Site Assessment
Status Date:	01/06/2016
Case Worker:	Not reported
RB Case Number:	Not reported
Local Agency:	Not reported
File Location:	Not reported
Local Case Number:	900380016A
Potential Media Affect:	Not reported
Potential Contaminants of Concern:	Not reported
Site History:	Not reported

LUST:

Global Id:	T10000007706
Contact Type:	Regional Board Caseworker
Contact Name:	JAMES RYAN
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	West 4th Street, Suite 200
City:	LOS ANGELES
Email:	jamesw.ryan@waterboards.ca.gov
Phone Number:	2135766711

LUST:

Global Id:	T10000007706
Action Type:	ENFORCEMENT
Date:	09/19/2015
Action:	Referral to Regional Board
Global Id:	T10000007706
Action Type:	Other
Date:	09/19/2015
Action:	Leak Discovery
Global Id:	T10000007706
Action Type:	Other
Date:	09/19/2015
Action:	Leak Reported
Global Id:	T10000007706
Action Type:	Other
Date:	09/19/2015
Action:	Leak Began
Global Id:	T10000007706
Action Type:	ENFORCEMENT
Date:	02/18/2016
Action:	Staff Letter
Global Id:	T10000007706
Action Type:	RESPONSE
Date:	03/21/2016
Action:	Other Report / Document

KODAK HOLLYWOOD CAMPUS (Continued) **S109348450**

Global Id: T10000007706
Action Type: ENFORCEMENT
Date: 01/06/2016
Action: Staff Letter

Global Id: T10000007706
Action Type: ENFORCEMENT
Date: 08/02/2016
Action: Referral to Other State Agency

LUST:
Global Id: T10000007706
Status: Open - Case Begin Date
Status Date: 09/19/2015

Global Id: T10000007706
Status: Open - Inactive
Status Date: 09/19/2015

Global Id: T10000007706
Status: Open - Site Assessment
Status Date: 01/06/2016

VCP:
Facility ID: 60002229
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 4.25
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Haissam Salloum
Supervisor: Sayareh Amirebrahimi
Division Branch: Cleanup Chatsworth
Site Code: 301718
Assembly: , 50
Senate: , 26
Special Programs Code: Voluntary Cleanup Program
Status: Certified O&M - Land Use Restrictions Only
Status Date: 04/14/2017
Restricted Use: YES
Funding: Responsible Party
Lat/Long: 34.09 / -118.3363
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 301718
Alias Type: Project Code (Site Code)
Alias Name: 60002229
Alias Type: Envirostor ID Number

KODAK HOLLYWOOD CAMPUS (Continued) **S109348450**

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Certification
Completed Date:	03/15/2017
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Land Use Restriction
Completed Date:	02/09/2017
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Voluntary Cleanup Agreement
Completed Date:	09/21/2015
Comments:	VCA fully executed
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Characterization Report
Completed Date:	09/08/2016
Comments:	LUC is required.
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

DEED:

Envirostor ID:	60002229
Area:	PROJECT WIDE
Sub Area:	Not reported
Site Type:	VOLUNTARY CLEANUP
Status:	CERTIFIED O&M - LAND USE RESTRICTIONS ONLY
Agency:	Not reported
Covenant Uploaded:	Not reported
Deed Date(s):	02/09/2017
File Name:	Envirostor Land Use Restrictions

101
SSE
1/2-1
0.728 mi.
3845 ft.

SANTA MONICA HOLDINGS
6150 SANTA MONICA BLVD
LOS ANGELES, CA 90038

ENVIROSTOR **S106797551**
LA Co. Site Mitigation **N/A**

Relative:
Lower

Actual:
309 ft.

ENVIROSTOR:

Facility ID:	19000032
Status:	Refer: 1248 Local Agency
Status Date:	04/09/2001
Site Code:	Not reported

SANTA MONICA HOLDINGS (Continued) **S106797551**

Site Type: Evaluation
Site Type Detailed: Evaluation
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Referred - Not Assigned
Division Branch: Cleanup Cypress
Assembly: 50
Senate: 26
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not Applicable
Latitude: 34.09045
Longitude: -118.3233
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 19000032
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: SB 1248 Notification
Completed Date: 04/09/2001
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

LA Co. Site Mitigation:
Facility ID: Not reported
Status: Not reported
Site ID: SD0010017
Jurisdiction: State
Case ID: RO0000528
Abated: Yes
Assigned To: Don Thompson
Entered Date: 05/11/2004
Abated Date: 03/20/2002

102
SE
1/2-1
0.746 mi.
3937 ft.

SANTA MONICA/VINE PRIMARY SITE NO. 2
GORDON ST/LEXINGTON AVE/BEACHWOOD DRIVE
LOS ANGELES, CA 90038

ENVIROSTOR SCH | **S107737283 N/A**

Relative: Lower

Actual: 323 ft.

ENVIROSTOR:

Facility ID:	19880064
Status:	Inactive - Withdrawn
Status Date:	08/20/2002
Site Code:	304123
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	1.5
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Mark Malinowski
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	50
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.09249
Longitude:	-118.3202
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #2/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #2/VCA
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	SANTA MONICA/VINE PRIMARY SITE #2
Alias Type:	Alternate Name
Alias Name:	304058
Alias Type:	Project Code (Site Code)
Alias Name:	304123
Alias Type:	Project Code (Site Code)
Alias Name:	19880064
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported

SANTA MONICA/VINE PRIMARY SITE NO. 2 (Continued) **S107737283**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Facility ID:	19880064
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	1.5
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Mark Malinowski
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304123
Assembly:	50
Senate:	24
Special Program Status:	Not reported
Status:	Inactive - Withdrawn
Status Date:	08/20/2002
Restricted Use:	NO
Funding:	School District
Latitude:	34.09249
Longitude:	-118.3202
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #2/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #2/VCA
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	SANTA MONICA/VINE PRIMARY SITE #2
Alias Type:	Alternate Name
Alias Name:	304058
Alias Type:	Project Code (Site Code)
Alias Name:	304123
Alias Type:	Project Code (Site Code)

SANTA MONICA/VINE PRIMARY SITE NO. 2 (Continued) **S107737283**

Alias Name: 19880064
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

103
SSE
1/2-1
0.788 mi.
4161 ft.

VINE STREET ELEMENTARY SCHOOL ADDITION **ENVIROSTOR** **S118756581**
955 NORTH VINE STREET **SCH** **N/A**
LOS ANGELES, CA 90038

Relative:
Lower

Actual:
295 ft.

ENVIROSTOR:
Facility ID: 19820060
Status: No Action Required
Status Date: 11/21/2001
Site Code: 304308
Site Type: School Investigation
Site Type Detailed: School
Acres: Not reported
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 50
Senate: 26
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District

VINE STREET ELEMENTARY SCHOOL ADDITION (Continued) **S118756581**

Latitude: 34.08953
Longitude: -118.3272
APN: 5533018900
Past Use: * EDUCATIONAL SERVICES
Potential COC: NONE SPECIFIED No Contaminants found
Confirmed COC: NONE SPECIFIED
Potential Description: NMA
Alias Name: LAUSD -VINE STREET ES ADDITION
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: VINE STREET ELEMENTARY SCHOOL ADDITION
Alias Type: Alternate Name
Alias Name: 5533018900
Alias Type: APN
Alias Name: 304308
Alias Type: Project Code (Site Code)
Alias Name: 19820060
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 03/04/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 12/18/2001
Comments: Phase1 Final

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19820060
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: Not reported
National Priorities List: NO

VINE STREET ELEMENTARY SCHOOL ADDITION (Continued) **S118756581**

Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304308
Assembly:	50
Senate:	26
Special Program Status:	Not reported
Status:	No Action Required
Status Date:	11/21/2001
Restricted Use:	NO
Funding:	School District
Latitude:	34.08953
Longitude:	-118.3272
APN:	5533018900
Past Use:	* EDUCATIONAL SERVICES
Potential COC:	NONE SPECIFIED, No Contaminants found
Confirmed COC:	NONE SPECIFIED
Potential Description:	NMA
Alias Name:	LAUSD -VINE STREET ES ADDITION
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	VINE STREET ELEMENTARY SCHOOL ADDITION
Alias Type:	Alternate Name
Alias Name:	5533018900
Alias Type:	APN
Alias Name:	304308
Alias Type:	Project Code (Site Code)
Alias Name:	19820060
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	03/04/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Other Report
Completed Date:	12/18/2001
Comments:	Phase1 Final
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported

VINE STREET ELEMENTARY SCHOOL ADDITION (Continued) **S118756581**

Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

104
SE
1/2-1
0.790 mi.
4172 ft.

SANTA MONICA/VINE PRIMARY SITE NO. 1 **ENVIROSTOR** **S107737282**
GORDON ST/LEXINGTON AVE/TAMARIND AVE **SCH** **N/A**
LOS ANGELES, CA 90038

Relative:
Lower

Actual:
324 ft.

ENVIROSTOR:
Facility ID: 19880063
Status: Inactive - Withdrawn
Status Date: 08/20/2002
Site Code: 304121
Site Type: School Investigation
Site Type Detailed: School
Acres: 1.5
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 50
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.09251
Longitude: -118.3192
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #1/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #1/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: SANTA MONICA/VINE PRIMARY SITE #1
Alias Type: Alternate Name
Alias Name: 304057
Alias Type: Project Code (Site Code)
Alias Name: 304121
Alias Type: Project Code (Site Code)
Alias Name: 19880063
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002

SANTA MONICA/VINE PRIMARY SITE NO. 1 (Continued) **S107737282**

Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19880063
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.5
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304121
Assembly: 50
Senate: 24
Special Program Status: Not reported
Status: Inactive - Withdrawn
Status Date: 08/20/2002
Restricted Use: NO
Funding: School District
Latitude: 34.09251
Longitude: -118.3192
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #1/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #1/VCA
Alias Type: Alternate Name

SANTA MONICA/VINE PRIMARY SITE NO. 1 (Continued) **S107737282**

Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: SANTA MONICA/VINE PRIMARY SITE #1
Alias Type: Alternate Name
Alias Name: 304057
Alias Type: Project Code (Site Code)
Alias Name: 304121
Alias Type: Project Code (Site Code)
Alias Name: 19880063
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

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105 SSW 1/2-1 0.800 mi. 4225 ft. **CREST NATIONAL** **ENVIROSTOR S106915350**
6721 W ROMAINE ST **LOS ANGELES CO. HMS N/A**
HOLLYWOOD, CA 90038

Relative: Lower
Actual: 291 ft.

ENVIROSTOR:
Facility ID: 71003359
Status: No Action Required
Status Date: Not reported
Site Code: Not reported
Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported

CREST NATIONAL (Continued) **S106915350**

Supervisor: Not reported
Division Branch: Cleanup Chatsworth
Assembly: 50
Senate: 26
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.08931
Longitude: -118.3370
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAL000146050
Alias Type: EPA Identification Number
Alias Name: 71003359
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase I Verification
Completed Date: 01/22/2003
Comments: NO AOCs

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase I Verification
Completed Date: 01/22/2003
Comments: No AOCs; No action required.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1 Non-Submittal
Completed Date: 01/19/2001
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

LOS ANGELES CO. HMS:
Region: LA
Permit Category: Not reported
Facility Id: 018251-025371
Facility Type: Not reported
Facility Status: OPEN
Area: 5F
Permit Number: Not reported

CREST NATIONAL (Continued) **S106915350**

Permit Status: Not reported

106
East
1/2-1
0.837 mi.
4419 ft.

CENTRAL LOS ANGELES HS #1 AKA METROMEDIA **ENVIROSTOR** **S107736102**
SUNSET/VAN NESS AVENUE **SCH** **N/A**
LOS ANGELES, CA 90027

Relative:
Lower

Actual:
364 ft.

ENVIROSTOR:

Facility ID:	19990041
Status:	Certified
Status Date:	07/02/2002
Site Code:	304185
Site Type:	School Cleanup
Site Type Detailed:	School
Acres:	12
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	53
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.09795
Longitude:	-118.3155
APN:	NONE SPECIFIED
Past Use:	* UNKNOWN
Potential COC:	Arsenic TPH-diesel
Confirmed COC:	NONE SPECIFIED
Potential Description:	SOIL
Alias Name:	CENTRAL LOS ANGELES HIGH SCH. #1 (PROP)
Alias Type:	Alternate Name
Alias Name:	CENTRAL LOS ANGELES HIGH SCHOOL #1
Alias Type:	Alternate Name
Alias Name:	LAUSD-NEW H.S.#1 METRO MEDIA/VCA
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	110033619546
Alias Type:	EPA (FRS #)
Alias Name:	304185
Alias Type:	Project Code (Site Code)
Alias Name:	19990041
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	10/01/2001
Comments:	Not reported
Completed Area Name:	PROJECT WIDE

CENTRAL LOS ANGELES HS #1 AKA METROMEDIA (Continued) **S107736102**

Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 12/12/2001
Comments: Approximately 136 cubic yards of soil were removed. Based on confirmation sampling, the estimated mean for surface soil based on 95% UCL was 0.860 mg/kg and for subsurface 1.91 mg/kg. Based on this, residual arsenic levels are below the cleanup goal.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 12/07/2001
Comments: RAW/CEQA - DTSC approved the Removal Action Workplan for the removal of arsenic contaminated soil. CEQA completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 05/01/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 07/24/2003
Comments: approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Workplan
Completed Date: 11/21/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 08/07/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Central Los Angeles High School No. 1 site (aka Metromedia)

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 07/02/2002
Comments: DTSC has determined that all appropriate response actions have been completed, that all acceptable engineering practices were implemented and that no further removal/remedial action is necessary, specific

CENTRAL LOS ANGELES HS #1 AKA METROMEDIA (Continued) **S107736102**

only to the removal around the underground storage tank. Additional sampling will be conducted post- demolition near on-site hydraulic elevators and residential structures. For Arsenic only. FA for hydraulic elevators and lead

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 12/10/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/13/2003
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19990041
Site Type: School Cleanup
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 12
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304185
Assembly: 53
Senate: 24
Special Program Status: Not reported
Status: Certified
Status Date: 07/02/2002
Restricted Use: NO
Funding: School District
Latitude: 34.09795
Longitude: -118.3155
APN: NONE SPECIFIED
Past Use: * UNKNOWN
Potential COC: Arsenic, Arsenic, TPH-diesel
Confirmed COC: NONE SPECIFIED
Potential Description: SOIL
Alias Name: CENTRAL LOS ANGELES HIGH SCH. #1 (PROP)

CENTRAL LOS ANGELES HS #1 AKA METROMEDIA (Continued) **S107736102**

Alias Type: Alternate Name
Alias Name: CENTRAL LOS ANGELES HIGH SCHOOL #1
Alias Type: Alternate Name
Alias Name: LAUSD-NEW H.S.#1 METRO MEDIA/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 110033619546
Alias Type: EPA (FRS #)
Alias Name: 304185
Alias Type: Project Code (Site Code)
Alias Name: 19990041
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 10/01/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 12/12/2001
Comments: Approximately 136 cubic yards of soil were removed. Based on confirmation sampling, the estimated mean for surface soil based on 95% UCL was 0.860 mg/kg and for subsurface 1.91 mg/kg. Based on this, residual arsenic levels are below the cleanup goal.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 12/07/2001
Comments: RAW/CEQA - DTSC approved the Removal Action Workplan for the removal of arsenic contaminated soil. CEQA completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 05/01/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 07/24/2003
Comments: approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Workplan
Completed Date: 11/21/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report

CENTRAL LOS ANGELES HS #1 AKA METROMEDIA (Continued) **S107736102**

Completed Date:	08/07/2003
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Central Los Angeles High School No. 1 site (aka Metromedia)
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Certification
Completed Date:	07/02/2002
Comments:	DTSC has determined that all appropriate response actions have been completed, that all acceptable engineering practices were implemented and that no further removal/remedial action is necessary, specific only to the removal around the underground storage tank. Additional sampling will be conducted post- demolition near on-site hydraulic elevators and residential structures. For Arsenic only. FA for hydraulic elevators and lead
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	CEQA - Notice of Exemption
Completed Date:	12/10/2001
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/13/2003
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

107
SE
1/2-1
0.838 mi.
4425 ft.

SANTA MONICA NEW PRIMARY CENTER
SANTA MONICA BLVD/GORDON ST/LEXINGTON AVE
LOS ANGELES, CA 90038

ENVIROSTOR
SCH

S105628638
N/A

Relative:
Lower

Actual:
319 ft.

ENVIROSTOR:

Facility ID:	19880035
Status:	No Further Action
Status Date:	04/15/2004
Site Code:	304317
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	1.83
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Yolanda Garza
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	53
Senate:	30
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.05227
Longitude:	-118.2527
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	Lead Formaldehyde
Confirmed COC:	30295-NO 30013-NO
Potential Description:	SOIL
Alias Name:	LAUSD-SANTA MONICA NEW PC
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	SANTA MONICA NEW PRIMARY CENTER
Alias Type:	Alternate Name
Alias Name:	304317
Alias Type:	Project Code (Site Code)
Alias Name:	19880035
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	04/15/2004
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Letter - Demand

SANTA MONICA NEW PRIMARY CENTER (Continued) **S105628638**

Completed Date:	02/16/2012
Comments:	First Collection Letter 03SM1854
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Letter - Demand
Completed Date:	03/23/2012
Comments:	2nd Collection Letter sent for Inv. 03SM1854.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	03/29/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	07/11/2001
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Supplemental Site Investigation Report
Completed Date:	01/13/2004
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Facility ID:	19880035
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	1.83
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Yolanda Garza
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304317
Assembly:	53
Senate:	30
Special Program Status:	Not reported
Status:	No Further Action
Status Date:	04/15/2004

SANTA MONICA NEW PRIMARY CENTER (Continued) **S105628638**

Restricted Use:	NO
Funding:	School District
Latitude:	34.05227
Longitude:	-118.2527
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	Lead, Formaldehyde
Confirmed COC:	30295-NO, 30013-NO
Potential Description:	SOIL
Alias Name:	LAUSD-SANTA MONICA NEW PC
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	SANTA MONICA NEW PRIMARY CENTER
Alias Type:	Alternate Name
Alias Name:	304317
Alias Type:	Project Code (Site Code)
Alias Name:	19880035
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	04/15/2004
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Letter - Demand
Completed Date:	02/16/2012
Comments:	First Collection Letter 03SM1854
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Letter - Demand
Completed Date:	03/23/2012
Comments:	2nd Collection Letter sent for Inv. 03SM1854.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	03/29/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	07/11/2001
Comments:	Not reported
Completed Area Name:	PROJECT WIDE

SANTA MONICA NEW PRIMARY CENTER (Continued) **S105628638**

Completed Sub Area Name:	Not reported
Completed Document Type:	Supplemental Site Investigation Report
Completed Date:	01/13/2004
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

108
ENE
1/2-1
0.883 mi.
4662 ft.

Relative:
Higher

Actual:
431 ft.

BOBS CLEANERS
5823 FRANKLIN AVE
HOLLYWOOD, CA 90028

RCRA-SQG **1000595650**
ENVIROSTOR **CAD983596016**
FINDS
ECHO
DRYCLEANERS
HAZNET
LA Co. Site Mitigation

RCRA-SQG:

Date form received by agency:	02/27/1992
Facility name:	BOBS CLEANERS
Facility address:	5823 FRANKLIN AVE HOLLYWOOD, CA 90028
EPA ID:	CAD983596016
Mailing address:	FRANKLIN AVE HOLLYWOOD, CA 90028
Contact:	BYUNG AHN
Contact address:	5823 FRANKLIN AVE HOLLYWOOD, CA 90028
Contact country:	US
Contact telephone:	213-464-1539
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	BYUNG AHN
Owner/operator address:	5823 FRANKLIN AVE HOLLYWOOD, CA 90068
Owner/operator country:	Not reported
Owner/operator telephone:	213-464-1539
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported

BOBS CLEANERS (Continued) **1000595650**

Owner/Op end date: Not reported

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

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

Violation Status: No violations found

ENVIROSTOR:
Facility ID: 19720027
Status: Refer: 1248 Local Agency
Status Date: 03/09/2004
Site Code: Not reported
Site Type: Evaluation
Site Type Detailed: Evaluation
Acres: 0
NPL: NO
Regulatory Agencies: LOS ANGELES COUNTY
Lead Agency: LOS ANGELES COUNTY
Program Manager: Not reported
Supervisor: Referred - Not Assigned
Division Branch: Cleanup Cypress
Assembly: 42
Senate: Not reported
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not Applicable
Latitude: 34.10529
Longitude: -118.3164
APN: 5587-016-036

BOBS CLEANERS (Continued) **1000595650**

Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 5587-016-036
Alias Type: APN
Alias Name: 19720027
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: SB 1248 Notification
Completed Date: 03/05/2004
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

FINDS:

Registry ID: 110002853760

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

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

STATE MASTER

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

ECHO:
Envid: 1000595650
Registry ID: 110002853760
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002853760

DRYCLEANERS:
EPA Id: CAD983596016

BOBS CLEANERS (Continued) **1000595650**

NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
SIC Code:	7211
SIC Description:	Power Laundries, Family and Commercial
Create Date:	07/05/1991
Facility Active:	No
Inactive Date:	06/30/2004
Facility Addr2:	Not reported
Owner Name:	BYUNG AHN
Owner Address:	5823 FRANKLIN AVE
Owner Address 2:	Not reported
Owner Telephone:	3234641539
Contact Name:	TAE W. KIM/OWNER
Contact Address:	5823 FRANKLIN AVE
Contact Address 2:	Not reported
Contact Telephone:	3234641539
Mailing Name:	Not reported
Mailing Address 1:	5823 FRANKLIN AVE
Mailing Address 2:	Not reported
Mailing City:	LOS ANGELES
Mailing State:	CA
Mailing Zip:	900285609
Owner Fax:	Not reported
Region Code:	4

EPA Id:	CAL000376686
NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
SIC Code:	7211
SIC Description:	Power Laundries, Family and Commercial
Create Date:	07/26/2012
Facility Active:	Yes
Inactive Date:	Not reported
Facility Addr2:	Not reported
Owner Name:	TAEWON KIM/ JAY HONG
Owner Address:	5823 FRANKLIN AVE
Owner Address 2:	Not reported
Owner Telephone:	8187051728
Contact Name:	JAY HONG, MANAGER
Contact Address:	19943 ASH LN
Contact Address 2:	Not reported
Contact Telephone:	3234641539
Mailing Name:	Not reported
Mailing Address 1:	5823 FRANKLIN AVE
Mailing Address 2:	Not reported
Mailing City:	LOS ANGELES
Mailing State:	CA
Mailing Zip:	900285609
Owner Fax:	0000000000
Region Code:	3

HAZNET:

envid:	1000595650
Year:	2003
GEPAID:	CAD983596016
Contact:	TAE W. KIM/OWNER
Telephone:	3234641539

BOBS CLEANERS (Continued) **1000595650**

Mailing Name:	Not reported
Mailing Address:	5823 FRANKLIN AVE
Mailing City,St,Zip:	LOS ANGELES, CA 900285609
Gen County:	Not reported
TSD EPA ID:	CAD008302903
TSD County:	Not reported
Waste Category:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method:	Not reported
Tons:	Not reported
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles
envid:	1000595650
Year:	2003
GEPAID:	CAD983596016
Contact:	TAE W. KIM/OWNER
Telephone:	3234641539
Mailing Name:	Not reported
Mailing Address:	5823 FRANKLIN AVE
Mailing City,St,Zip:	LOS ANGELES, CA 900285609
Gen County:	Not reported
TSD EPA ID:	CAD008302903
TSD County:	Not reported
Waste Category:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method:	Transfer Station
Tons:	0.08
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles
envid:	1000595650
Year:	1998
GEPAID:	CAD983596016
Contact:	BYUNG AHN
Telephone:	3234641539
Mailing Name:	Not reported
Mailing Address:	5823 FRANKLIN AVE
Mailing City,St,Zip:	LOS ANGELES, CA 900285609
Gen County:	Not reported
TSD EPA ID:	CAD981397417
TSD County:	Not reported
Waste Category:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method:	Recycler
Tons:	.2107
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles
envid:	1000595650
Year:	1995
GEPAID:	CAD983596016
Contact:	BYUNG AHN
Telephone:	3234641539

BOBS CLEANERS (Continued) **1000595650**

Mailing Name: Not reported
Mailing Address: 5823 FRANKLIN AVE
Mailing City,St,Zip: LOS ANGELES, CA 900285609
Gen County: Not reported
TSD EPA ID: CAD981397417
TSD County: Not reported
Waste Category: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method: Recycler
Tons: .2107
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

LA Co. Site Mitigation:
Facility ID: FA0011562
Status: ACTIVE
Site ID: SD0000090
Jurisdiction: County
Case ID: RO0000094
Abated: No
Assigned To: Richard Clark
Entered Date: 03/04/2004
Abated Date: Not reported

U109 **PHYLRICH INTL** **RCRA-SQG** **1000291482**
SW **1000 N ORANGE DR** **ENVIROSTOR** **CAD008331126**
1/2-1 **HOLLYWOOD, CA 90038** **CPS-SLIC**
0.941 mi. **EMI**
4967 ft. **Site 1 of 2 in cluster U** **CIWQS**

Relative: **Lower**
Actual: **287 ft.**

RCRA-SQG:
Date form received by agency: 01/01/2002
Facility name: PHYLRICH INTL
Facility address: 1000 N ORANGE DR
HOLLYWOOD, CA 90038
EPA ID: CAD008331126
Mailing address: 2937 N ONTARIO
BURBANK, CA 91504
Contact: JOSE M CORTEZ
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: 818-955-7740
Telephone ext.: 2739
Contact email: Not reported
EPA Region: 09
Land type: Facility is not located on Indian land. Additional information is not known.
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

Handler Activities Summary:
U.S. importer of hazardous waste: No

PHYLRICH INTL (Continued) **1000291482**

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

Historical Generators:
Date form received by agency: 01/01/2002
Site name: PHYLRICH INTL
Classification: Large Quantity Generator

Date form received by agency: 09/01/1996
Site name: PHYLRICH INTERNATIONAL#
Classification: Small Quantity Generator

Date form received by agency: 08/12/1980
Site name: PHYLRICH INTERNATIONAL#
Classification: Large Quantity Generator

Violation Status: No violations found

Evaluation Action Summary:
Evaluation date: 05/23/1994
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State Contractor/Grantee

ENVIROSTOR:
Facility ID: 71003654
Status: Refer: Other Agency
Status Date: Not reported
Site Code: Not reported
Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Not reported
Division Branch: Cleanup Chatsworth
Assembly: 50
Senate: 26
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported

PHYLRICH INTL (Continued) **1000291482**

Latitude: 34.08911
Longitude: -118.3412
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD008331126
Alias Type: EPA Identification Number
Alias Name: 71003654
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 01/31/2001
Comments: Referred to local CUPA

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

CPS-SLIC:
Region: STATE
Facility Status: **Completed - Case Closed**
Status Date: 02/24/2006
Global Id: SL204BH2353
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.104089
Longitude: -118.340817
Case Type: Cleanup Program Site
Case Worker: Not reported
Local Agency: Not reported
RB Case Number: 0941
File Location: Not reported
Potential Media Affected: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

EMI:
Year: 1987
County Code: 19
Air Basin: SC
Facility ID: 45249
Air District Name: SC
SIC Code: 3471
Air District Name: SOUTH COAST AQMD

PHYLRICH INTL (Continued) **1000291482**

Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2
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

Year:	1990
County Code:	19
Air Basin:	SC
Facility ID:	45249
Air District Name:	SC
SIC Code:	3471
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:	5
Reactive Organic Gases Tons/Yr:	1
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

Year:	1995
County Code:	19
Air Basin:	SC
Facility ID:	45249
Air District Name:	SC
SIC Code:	3471
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

Year:	1996
County Code:	19
Air Basin:	SC
Facility ID:	45249
Air District Name:	SC
SIC Code:	3471
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:	4
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0

PHYLRICH INTL (Continued) **1000291482**

SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1997
County Code:	19
Air Basin:	SC
Facility ID:	45249
Air District Name:	SC
SIC Code:	3471
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

Year:	1998
County Code:	19
Air Basin:	SC
Facility ID:	45249
Air District Name:	SC
SIC Code:	3471
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

Year:	1999
County Code:	19
Air Basin:	SC
Facility ID:	45249
Air District Name:	SC
SIC Code:	3471
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

Year:	2000
County Code:	19

PHYLRICH INTL (Continued) **1000291482**

Air Basin:	SC
Facility ID:	45249
Air District Name:	SC
SIC Code:	3471
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

Year:	2001
County Code:	19
Air Basin:	SC
Facility ID:	45249
Air District Name:	SC
SIC Code:	3471
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

CIWQS:

Agency:	Phylrich Corp
Agency Address:	1000 N Orange Dr, Los Angeles, CA 90038
Place/Project Type:	Industrial - Electroplating, Plating, Polishing, Anodizing, and Coloring
SIC/NAICS:	3471
Region:	4
Program:	INDSTW
Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water industrial
Order Number:	2014-0057-DWQ
WDID:	4 19I010657
NPDES Number:	CAS000001
Adoption Date:	Not reported
Effective Date:	10/15/1993
Termination Date:	07/11/2001
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	34.08895
Longitude:	-118.34161

110 ESE 1/2-1 0.945 mi. 4990 ft.

SANTA MONICA/VINE PRIMARY SITE NO. 10
FOUNTAIN AVE/VAN NESS AVE/WILTON PLACE
LOS ANGELES, CA 90028

ENVIROSTOR SCH | **S105840741 N/A**

Relative: Lower

Actual: 338 ft.

ENVIROSTOR:

Facility ID:	19880057
Status:	Inactive - Withdrawn
Status Date:	02/20/2013
Site Code:	304122
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	2.7
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	43
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.09464
Longitude:	-118.3148
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #10/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #10/VCA
Alias Type:	Alternate Name
Alias Name:	SANTA MONICA/VINE PRIMARY SITE #10
Alias Type:	Alternate Name
Alias Name:	304053
Alias Type:	Project Code (Site Code)
Alias Name:	304122
Alias Type:	Project Code (Site Code)
Alias Name:	19880057
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE

SANTA MONICA/VINE PRIMARY SITE NO. 10 (Continued) **S105840741**

Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Facility ID:	19880057
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	2.7
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304122
Assembly:	43
Senate:	24
Special Program Status:	Not reported
Status:	Inactive - Withdrawn
Status Date:	02/20/2013
Restricted Use:	NO
Funding:	School District
Latitude:	34.09464
Longitude:	-118.3148
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #10/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #10/VCA
Alias Type:	Alternate Name
Alias Name:	SANTA MONICA/VINE PRIMARY SITE #10
Alias Type:	Alternate Name
Alias Name:	304053
Alias Type:	Project Code (Site Code)
Alias Name:	304122
Alias Type:	Project Code (Site Code)
Alias Name:	19880057
Alias Type:	Envirostor ID Number

SANTA MONICA/VINE PRIMARY SITE NO. 10 (Continued) **S105840741**

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

U111 **HIGHLAND PLATING CO., INC.** **ENVIROSTOR** **1006815992**
SW **1001 N. ORANGE DRIVE** **N/A**
1/2-1 **LOS ANGELES, CA 90038**
0.958 mi.
5057 ft. **Site 2 of 2 in cluster U**

Relative:
Lower

Actual:
286 ft.

ENVIROSTOR:

Facility ID:	71002177
Status:	Refer: Other Agency
Status Date:	Not reported
Site Code:	Not reported
Site Type:	Tiered Permit
Site Type Detailed:	Tiered Permit
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	Not reported
Division Branch:	Cleanup Chatsworth
Assembly:	50
Senate:	26
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not reported
Latitude:	34.08911
Longitude:	-118.3419

HIGHLAND PLATING CO., INC. (Continued) **1006815992**

APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD008292153
Alias Type: EPA Identification Number
Alias Name: 110000473620
Alias Type: EPA (FRS #)
Alias Name: 71002177
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 01/15/1999
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

V112 **VELING PLATING COMPANY** **ENVIROSTOR** **S106842093**
South **763 N SEWARD** **EMI** **N/A**
1/2-1 **HOLLYWOOD, CA 90038**
0.992 mi.
5240 ft. **Site 1 of 2 in cluster V**

Relative: **Lower**
Actual: **279 ft.**

ENVIROSTOR:
Facility ID: 71002389
Status: Refer: Other Agency
Status Date: Not reported
Site Code: Not reported
Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Not reported
Division Branch: Cleanup Chatsworth
Assembly: 50
Senate: 26
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.08511
Longitude: -118.3331
APN: NONE SPECIFIED

VELING PLATING COMPANY (Continued) **S106842093**

Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD043100544
Alias Type: EPA Identification Number
Alias Name: 110002645102
Alias Type: EPA (FRS #)
Alias Name: 71002389
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

EMI:
Year: 1990
County Code: 19
Air Basin: SC
Facility ID: 5629
Air District Name: SC
SIC Code: 3471
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 1
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 1
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

V113 **VEILING PLATING** **ENVIROSTOR** **S108407637**
South **755 SEWARD STREET/ASSOCIATES** **VCP** **N/A**
1/2-1 **LOS ANGELES, CA 90038** **DEED**
0.994 mi.
5247 ft. **Site 2 of 2 in cluster V**

Relative:
Lower

Actual:
279 ft.

ENVIROSTOR:
Facility ID: 60000524
Status: Certified O&M - Land Use Restrictions Only
Status Date: 02/15/2011
Site Code: 301288
Site Type: Voluntary Cleanup

VEILING PLATING (Continued) **S108407637**

Site Type Detailed:	Voluntary Cleanup
Acres:	0.3
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Jess Villamayor
Supervisor:	Philip Chandler
Division Branch:	Cleanup Chatsworth
Assembly:	50
Senate:	26
Special Program:	CLRRA Liability Immunity (AB 389)
Restricted Use:	YES
Site Mgmt Req:	NONE SPECIFIED
Funding:	Responsible Party
Latitude:	34.08508
Longitude:	-118.3334
APN:	5533037001
Past Use:	METAL PLATING - CHROME, METAL PLATING - OTHER, METAL PLATING - CHROME, METAL PLATING - OTHER
Potential COC:	Trichloroethylene (TCE Cadmium and compounds Chromium VI Asbestos Containing Materials (ACM Total Chromium (1:6 ratio Cr VI:Cr III Lead Tetrachloroethylene (PCE Trichloroethylene (TCE Vinyl chloride Barium and compounds Cadmium and compounds Chloroform Cobalt Copper and compounds Nickel Vanadium and compounds Zinc
Confirmed COC:	Tetrachloroethylene (PCE Trichloroethylene (TCE Barium and compounds Cadmium and compounds Chloroform Cobalt Copper and compounds Nickel Total Chromium (1:6 ratio Cr VI:Cr III Lead Vanadium and compounds Zinc Cadmium and compounds Chromium VI Trichloroethylene (TCE
Potential Description:	CSS, IA, SOIL, SV, CSS, IA, OTH, SOIL, SV
Alias Name:	5533037001
Alias Type:	APN
Alias Name:	110033613187
Alias Type:	EPA (FRS #)
Alias Name:	301288
Alias Type:	Project Code (Site Code)
Alias Name:	60000524
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	03/12/2007
Comments:	Mailed out comments with cover letter on SCR to RP.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Community Profile
Completed Date:	07/27/2007
Comments:	Community Profile is completed.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Workplan
Completed Date:	07/13/2007
Comments:	Workplan acceptable, fieldwork to begin 7/18/2007.
Completed Area Name:	PROJECT WIDE

VEILING PLATING (Continued) **S108407637**

Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 07/19/2007
Comments: Soil gas and metals sampling completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 11/29/2007
Comments: Final report submitted, further characterization required.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 09/10/2008
Comments: Approved with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 11/12/2008
Comments: Two groundwater wells installed and sampled, and a two port soil vapor probe.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 10/14/2009
Comments: Extent is not fully defined, but risk evaluation and removal action workplan can be started.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: AB 389 Response Plan
Completed Date: 06/03/2010
Comments: Response Plan approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 02/26/2010
Comments: TCE Model accepted.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 12/15/2009
Comments: DTSC modeled residual Chromium VI and has determined a cleanup number of 120 ppm Total Chromium in soil.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 06/19/2010
Comments: Field activities completed.

Completed Area Name: PROJECT WIDE

VEILING PLATING (Continued) **S108407637**

Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 10/28/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Decommissioning Workplan
Completed Date: 07/29/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Decommissioning Report
Completed Date: 12/01/2010
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Decommissioning Workplan
Completed Date: 11/02/2010
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Soils Management Plan
Completed Date: 05/02/2011
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction Monitoring Report
Completed Date: 10/25/2016
Comments: DTSC's Approval Letter - LUC Inspection Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 05/05/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 05/03/2006
Comments: Site Characterization Report dated May 2006

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 06/26/2015
Comments: Soil Excavation Report dated June 26, 2015.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Soils Management Plan
Completed Date: 05/11/2017

VEILING PLATING (Continued) **S108407637**

Comments: Former Veiling Plating SMP Approval Letter 51117

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 11/27/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Soils Management Plan
Completed Date: 08/22/2017
Comments: Updated Soils Management Plan for Former Veiling Plating Site

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 01/12/2011
Comments: Letter sent to RP

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 10/28/2010
Comments: LUC Recorded

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 05/09/2017
Comments: Final Signed VCA - Former Veiling Plating Site

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 06/03/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: California Land Reuse and Revitalization Agreement
Completed Date: 01/02/2007
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 01/20/2011
Comments: Letter sent to accounting.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported

VEILING PLATING (Continued) **S108407637**

Schedule Due Date: Not reported
Schedule Revised Date: Not reported

VCP:
Facility ID: 60000524
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 0.3
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Jess Villamayor
Supervisor: Philip Chandler
Division Branch: Cleanup Chatsworth
Site Code: 301288
Assembly: 50
Senate: 26
Special Programs Code: CLRRA Liability Immunity (AB 389)
Status: Certified O&M - Land Use Restrictions Only
Status Date: 02/15/2011
Restricted Use: YES
Funding: Responsible Party
Lat/Long: 34.08508 / -118.3334
APN: 5533037001
Past Use: METAL PLATING - CHROME, METAL PLATING - OTHER, METAL PLATING - CHROME, METAL PLATING - OTHER
Potential COC: 30027, 30108, 30153, 40001, 30005, 30013, 30022, 30027, 30028, 30067, 30108, 30136, 30154, 30156, 30407, 30587, 30594
Confirmed COC: 30022,30027,30067,30108,30136,30154,30156,30407,30005,30013,30587, 30594,, ,30108,30153,30027
Potential Description: CSS, IA, SOIL, SV, CSS, IA, OTH, SOIL, SV
Alias Name: 5533037001
Alias Type: APN
Alias Name: 110033613187
Alias Type: EPA (FRS #)
Alias Name: 301288
Alias Type: Project Code (Site Code)
Alias Name: 60000524
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 03/12/2007
Comments: Mailed out comments with cover letter on SCR to RP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 07/27/2007
Comments: Community Profile is completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

VEILING PLATING (Continued) **S108407637**

Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 07/13/2007
Comments: Workplan acceptable, fieldwork to begin 7/18/2007.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 07/19/2007
Comments: Soil gas and metals sampling completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 11/29/2007
Comments: Final report submitted, further characterization required.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 09/10/2008
Comments: Approved with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 11/12/2008
Comments: Two groundwater wells installed and sampled, and a two port soil vapor probe.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 10/14/2009
Comments: Extent is not fully defined, but risk evaluation and removal action workplan can be started.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: AB 389 Response Plan
Completed Date: 06/03/2010
Comments: Response Plan approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 02/26/2010
Comments: TCE Model accepted.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 12/15/2009
Comments: DTSC modeled residual Chromium VI and has determined a cleanup number of 120 ppm Total Chromium in soil.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

VEILING PLATING (Continued) **S108407637**

Completed Document Type: Fieldwork
Completed Date: 06/19/2010
Comments: Field activities completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 10/28/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Decommissioning Workplan
Completed Date: 07/29/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Decommissioning Report
Completed Date: 12/01/2010
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Decommissioning Workplan
Completed Date: 11/02/2010
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Soils Management Plan
Completed Date: 05/02/2011
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction Monitoring Report
Completed Date: 10/25/2016
Comments: DTSC's Approval Letter - LUC Inspection Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 05/05/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 05/03/2006
Comments: Site Characterization Report dated May 2006

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 06/26/2015
Comments: Soil Excavation Report dated June 26, 2015.

VEILING PLATING (Continued) **S108407637**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Soils Management Plan
Completed Date: 05/11/2017
Comments: Former Veiling Plating SMP Approval Letter 51117

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 11/27/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Soils Management Plan
Completed Date: 08/22/2017
Comments: Updated Soils Management Plan for Former Veiling Plating Site

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 01/12/2011
Comments: Letter sent to RP

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 10/28/2010
Comments: LUC Recorded

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 05/09/2017
Comments: Final Signed VCA - Former Veiling Plating Site

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 06/03/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: California Land Reuse and Revitalization Agreement
Completed Date: 01/02/2007
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 01/20/2011
Comments: Letter sent to accounting.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported

VEILING PLATING (Continued) **S108407637**

Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

DEED:
Envirostor ID: 60000524
Area: PROJECT WIDE
Sub Area: Not reported
Site Type: VOLUNTARY CLEANUP
Status: CERTIFIED O&M - LAND USE RESTRICTIONS ONLY
Agency: Not reported
Covenant Uploaded: Not reported
Deed Date(s): 10/28/2010
File Name: Envirostor Land Use Restrictions

Count: 3 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
LOS ANGELES	S122412456	HIGHLINE CLEANERS INC DBA HIGHLINE	3268 W CAHUENGA BLVD	90068	DRYCLEANERS
LOS ANGELES	1004678030	SHELL SERVICE STATION 135560	6536 MELROSE/HIGHLAND	90038	RCRA-SQG, LUST, FINDS, ECHO
WEST LOS ANGELES	S121697996	SHARP CUSTOM CLEANERS	8539 SUNSET BLVD	90046	DRYCLEANERS

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: 08/09/2018
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: 08/09/2018
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

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: 08/09/2018
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: 08/09/2018
Next Scheduled EDR Contact: 10/29/2018
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: 08/09/2018
Next Scheduled EDR Contact: 10/29/2018
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: 05/14/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 07/16/2018
Next Scheduled EDR Contact: 11/26/2018
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: 08/28/2018
Next Scheduled EDR Contact: 12/10/2018
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: 08/28/2018
Next Scheduled EDR Contact: 12/10/2018
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: 07/31/2018
Next Scheduled EDR Contact: 11/12/2018
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: 07/31/2018
Next Scheduled EDR Contact: 11/12/2018
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: 08/08/2018
Date Data Arrived at EDR: 08/10/2018
Date Made Active in Reports: 08/24/2018
Number of Days to Update: 14

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 08/10/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 06/11/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 07/17/2018
Number of Days to Update: 34

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 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 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 4: Underground Storage Tank Leak List
Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Varies

LUST REG 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 R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/10/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
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: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
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: 04/13/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
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: 05/08/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
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: 04/01/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
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: 04/24/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
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: 04/25/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
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: 06/11/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 07/17/2018
Number of Days to Update: 34
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: 07/11/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Varies

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 06/11/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 07/09/2018
Number of Days to Update: 26

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 06/13/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Semi-Annually

MILITARY UST SITES: Military UST Sites (GEOTRACKER)
Military ust sites

Date of Government Version: 06/11/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 07/18/2018
Number of Days to Update: 35

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

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: 06/11/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 07/10/2018
Number of Days to Update: 27

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 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: 04/01/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
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: 04/10/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
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: 04/24/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
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: 05/08/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
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: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
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: 04/25/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
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: 04/13/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 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: 07/31/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Quarterly

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

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: 06/25/2018
Date Data Arrived at EDR: 06/27/2018
Date Made Active in Reports: 08/06/2018
Number of Days to Update: 40

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: 07/24/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: No Update Planned

SWRCY: Recycler Database
A listing of recycling facilities in California.

Date of Government Version: 06/11/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 08/06/2018
Number of Days to Update: 54

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: 05/29/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 07/17/2018
Number of Days to Update: 48

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 08/07/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 07/30/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

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

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: 07/17/2018
Next Scheduled EDR Contact: 11/05/2018
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: 08/03/2018
Next Scheduled EDR Contact: 11/12/2018
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: 07/31/2018
Next Scheduled EDR Contact: 11/12/2018
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: 12/31/2017
Date Data Arrived at EDR: 06/12/2018
Date Made Active in Reports: 08/06/2018
Number of Days to Update: 55

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 08/17/2018
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: 08/28/2018
Next Scheduled EDR Contact: 12/10/2018
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: 07/25/2018
Next Scheduled EDR Contact: 11/05/2018
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: 03/28/2018
Date Data Arrived at EDR: 05/25/2018
Date Made Active in Reports: 07/10/2018
Number of Days to Update: 46

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 08/24/2018
Next Scheduled EDR Contact: 12/10/2018
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: 08/01/2018
Next Scheduled EDR Contact: 11/19/2018
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: 07/25/2018
Next Scheduled EDR Contact: 11/05/2018
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: 05/31/2018
Date Data Arrived at EDR: 06/05/2018
Date Made Active in Reports: 07/18/2018
Number of Days to Update: 43

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/29/2018
Next Scheduled EDR Contact: 12/17/2018
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: 08/09/2018
Next Scheduled EDR Contact: 11/05/2018
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: 06/04/2018
Date Data Arrived at EDR: 06/06/2018
Date Made Active in Reports: 07/17/2018
Number of Days to Update: 41

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

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: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
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: 06/11/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 07/17/2018
Number of Days to Update: 34

Source: State Water Qualilty 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: 06/11/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 07/17/2018
Number of Days to Update: 34

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: 08/24/2018
Next Scheduled EDR Contact: 12/03/2018
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: 07/11/2018
Next Scheduled EDR Contact: 10/22/2018
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: 07/13/2018
Next Scheduled EDR Contact: 10/22/2018
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: 08/17/2018
Next Scheduled EDR Contact: 11/26/2018
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

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: 08/03/2018
Next Scheduled EDR Contact: 11/19/2018
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: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 08/10/2018
Next Scheduled EDR Contact: 11/19/2018
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: 08/24/2018
Next Scheduled EDR Contact: 12/03/2018
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: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 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: 08/09/2018
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: 07/20/2018
Next Scheduled EDR Contact: 11/05/2018
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: 08/09/2018
Next Scheduled EDR Contact: 11/19/2018
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: 07/13/2018
Next Scheduled EDR Contact: 10/22/2018
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: 07/09/2018
Next Scheduled EDR Contact: 10/22/2018
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: 07/23/2018
Next Scheduled EDR Contact: 11/05/2018
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: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
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: 08/09/2018
Next Scheduled EDR Contact: 11/12/2018
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: 07/09/2018
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: 08/24/2018
Next Scheduled EDR Contact: 12/03/2018
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: 07/11/2018
Next Scheduled EDR Contact: 10/22/2018
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: 08/01/2018
Next Scheduled EDR Contact: 11/19/2018
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: 08/20/2018
Next Scheduled EDR Contact: 12/03/2018
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: 08/09/2018
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: 08/29/2018
Next Scheduled EDR Contact: 12/10/2018
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: 07/13/2018
Next Scheduled EDR Contact: 10/29/2018
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: 08/22/2018
Next Scheduled EDR Contact: 12/03/2018
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: 06/25/2018
Date Data Arrived at EDR: 06/27/2018
Date Made Active in Reports: 08/06/2018
Number of Days to Update: 40

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: 08/24/2018
Next Scheduled EDR Contact: 11/26/2018
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: 08/01/2018
Next Scheduled EDR Contact: 11/19/2018
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: 08/22/2018
Next Scheduled EDR Contact: 12/10/2018
Data Release Frequency: Varies

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing

A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 06/25/2018
Date Data Arrived at EDR: 06/28/2018
Date Made Active in Reports: 08/06/2018
Number of Days to Update: 39

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 08/29/2018
Next Scheduled EDR Contact: 12/17/2018
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: 05/31/2018
Date Data Arrived at EDR: 06/20/2018
Date Made Active in Reports: 08/06/2018
Number of Days to Update: 47

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 08/29/2018
Next Scheduled EDR Contact: 12/17/2018
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: 12/31/2017
Date Data Arrived at EDR: 06/20/2018
Date Made Active in Reports: 08/06/2018
Number of Days to Update: 47

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: 08/01/2018
Next Scheduled EDR Contact: 11/05/2018
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: 07/17/2018
Next Scheduled EDR Contact: 11/05/2018
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: 08/07/2018
Next Scheduled EDR Contact: 11/26/2018
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: 07/13/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Annually

ICE: ICE
Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 05/21/2018
Date Data Arrived at EDR: 05/23/2018
Date Made Active in Reports: 07/17/2018
Number of Days to Update: 55

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 08/21/2018
Next Scheduled EDR Contact: 12/03/2018
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: 05/21/2018
Date Data Arrived at EDR: 05/23/2018
Date Made Active in Reports: 07/17/2018
Number of Days to Update: 55

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/21/2018
Next Scheduled EDR Contact: 12/03/2018
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: 07/09/2018
Date Data Arrived at EDR: 07/11/2018
Date Made Active in Reports: 08/24/2018
Number of Days to Update: 44

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 07/11/2018
Next Scheduled EDR Contact: 10/22/2018
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: 06/11/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 08/06/2018
Number of Days to Update: 54

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: 05/23/2018
Date Data Arrived at EDR: 06/06/2018
Date Made Active in Reports: 07/18/2018
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: 08/10/2018
Next Scheduled EDR Contact: 11/26/2018
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: 06/04/2018
Date Data Arrived at EDR: 06/06/2018
Date Made Active in Reports: 07/19/2018
Number of Days to Update: 43

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: 06/11/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 08/06/2018
Number of Days to Update: 54

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: 06/18/2018
Date Data Arrived at EDR: 06/20/2018
Date Made Active in Reports: 08/06/2018
Number of Days to Update: 47

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: 04/27/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 07/17/2018
Number of Days to Update: 34

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: 07/11/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 08/17/2018
Next Scheduled EDR Contact: 12/03/2018
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

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)
Sampling point - public sites

Date of Government Version: 06/11/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 07/18/2018
Number of Days to Update: 35

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: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 06/11/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 07/18/2018
Number of Days to Update: 35

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

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)
Produced water ponds sites

Date of Government Version: 06/11/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 07/18/2018
Number of Days to Update: 35

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

WELL STIM PROJ: Well Stimulation Project (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: 06/11/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 07/18/2018
Number of Days to Update: 35

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: 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: 06/04/2018
Date Data Arrived at EDR: 06/06/2018
Date Made Active in Reports: 07/13/2018
Number of Days to Update: 37

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

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)
Other Oil & Gas Projects sites

Date of Government Version: 06/11/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 07/18/2018
Number of Days to Update: 35

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

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)
Non-Case Information sites

Date of Government Version: 06/11/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 07/18/2018
Number of Days to Update: 35

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

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: 07/25/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)
Military privatized sites

Date of Government Version: 06/11/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 07/18/2018
Number of Days to Update: 35

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 Sites (GEOTRACKER)
Projects sites

Date of Government Version: 06/11/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 07/18/2018
Number of Days to Update: 35

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites
A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 04/05/2018
Date Data Arrived at EDR: 04/10/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 65

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks
Underground storage tank sites located in Alameda county.

Date of Government Version: 04/05/2018
Date Data Arrived at EDR: 04/10/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 24

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 04/24/2047
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List
Cupa Facility List

Date of Government Version: 07/01/2018
Date Data Arrived at EDR: 07/24/2018
Date Made Active in Reports: 08/20/2018
Number of Days to Update: 27

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 08/29/2018
Next Scheduled EDR Contact: 12/17/2018
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 08/02/2018
Date Data Arrived at EDR: 08/06/2018
Date Made Active in Reports: 08/20/2018
Number of Days to Update: 14

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 06/25/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 05/23/2018
Date Data Arrived at EDR: 05/24/2018
Date Made Active in Reports: 07/13/2018
Number of Days to Update: 50

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 08/17/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 05/21/2018
Date Data Arrived at EDR: 05/25/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 56

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 07/30/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 04/27/2018
Date Data Arrived at EDR: 05/02/2018
Date Made Active in Reports: 06/15/2018
Number of Days to Update: 44

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 07/24/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 07/12/2018
Date Data Arrived at EDR: 07/12/2018
Date Made Active in Reports: 08/20/2018
Number of Days to Update: 39

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 07/30/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/05/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 9

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 07/11/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 07/17/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 07/11/2018
Date Data Arrived at EDR: 07/13/2018
Date Made Active in Reports: 08/22/2018
Number of Days to Update: 40

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 08/20/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 50

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 07/17/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 08/29/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Varies

KERN COUNTY:

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 05/02/2018
Date Data Arrived at EDR: 05/07/2018
Date Made Active in Reports: 07/18/2018
Number of Days to Update: 72

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 07/20/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 06/12/2018
Date Data Arrived at EDR: 06/15/2018
Date Made Active in Reports: 07/13/2018
Number of Days to Update: 28

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 08/17/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List
Cupa facility list

Date of Government Version: 08/08/2018
Date Data Arrived at EDR: 08/09/2018
Date Made Active in Reports: 08/22/2018
Number of Days to Update: 13

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 07/16/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: San Gabriel Valley Areas of Concern
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 06/13/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 04/16/2018
Date Made Active in Reports: 06/15/2018
Number of Days to Update: 60

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 07/16/2018
Date Data Arrived at EDR: 07/18/2018
Date Made Active in Reports: 08/24/2018
Number of Days to Update: 37

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 07/18/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2018
Date Data Arrived at EDR: 05/01/2018
Date Made Active in Reports: 05/14/2018
Number of Days to Update: 13

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 07/11/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 04/01/2018
Date Data Arrived at EDR: 04/17/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 63

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 07/20/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 07/11/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Semi-Annually

UST LONG BEACH: City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/09/2017
Date Data Arrived at EDR: 03/10/2017
Date Made Active in Reports: 05/03/2017
Number of Days to Update: 54

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 07/17/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Annually

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 01/04/2018
Date Data Arrived at EDR: 01/05/2018
Date Made Active in Reports: 01/18/2018
Number of Days to Update: 13

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 07/23/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 05/22/2018
Date Data Arrived at EDR: 05/24/2018
Date Made Active in Reports: 07/31/2018
Number of Days to Update: 68

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 08/17/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 03/30/2018
Date Data Arrived at EDR: 04/06/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 28

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 07/11/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 05/30/2018
Date Data Arrived at EDR: 06/01/2018
Date Made Active in Reports: 07/13/2018
Number of Days to Update: 42

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 08/29/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 05/22/2018
Date Data Arrived at EDR: 05/24/2018
Date Made Active in Reports: 07/13/2018
Number of Days to Update: 50

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 08/24/2018
Next Scheduled EDR Contact: 12/10/2018
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 06/13/2018
Date Data Arrived at EDR: 06/19/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 31

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 07/02/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 08/24/2018
Next Scheduled EDR Contact: 12/10/2018
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 05/23/2018
Date Data Arrived at EDR: 05/31/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 41

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 08/24/2018
Next Scheduled EDR Contact: 12/10/2018
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 04/24/2018
Date Data Arrived at EDR: 05/01/2018
Date Made Active in Reports: 06/15/2018
Number of Days to Update: 45

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 07/24/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 05/11/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 42

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/07/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 05/11/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 45

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/03/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/10/2018
Number of Days to Update: 63

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/06/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/05/2018
Date Made Active in Reports: 07/18/2018
Number of Days to Update: 43

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 08/29/2018
Next Scheduled EDR Contact: 12/17/2018
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/15/2018
Number of Days to Update: 50

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 07/17/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 07/09/2018
Date Data Arrived at EDR: 07/13/2018
Date Made Active in Reports: 08/24/2018
Number of Days to Update: 42

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/18/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 04/05/2018
Date Data Arrived at EDR: 04/10/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 24

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/18/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 05/07/2018
Date Data Arrived at EDR: 07/03/2018
Date Made Active in Reports: 08/13/2018
Number of Days to Update: 41

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 07/03/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 05/14/2018
Date Data Arrived at EDR: 07/03/2018
Date Made Active in Reports: 08/13/2018
Number of Days to Update: 41

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 07/03/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List
Cupa facility list

Date of Government Version: 05/16/2018
Date Data Arrived at EDR: 05/22/2018
Date Made Active in Reports: 07/13/2018
Number of Days to Update: 52

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 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: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 07/24/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database
The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 06/04/2018
Date Data Arrived at EDR: 06/06/2018
Date Made Active in Reports: 07/17/2018
Number of Days to Update: 41

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities
San Diego County Solid Waste Facilities.

Date of Government Version: 04/18/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 56

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 07/17/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing
A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 07/17/2018
Date Data Arrived at EDR: 07/24/2018
Date Made Active in Reports: 08/24/2018
Number of Days to Update: 31

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 07/17/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

SAN DIEGO CO. SAM: Environmental Case Listing
The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 08/29/2018
Next Scheduled EDR Contact: 12/17/2018
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

LUST SAN FRANCISCO: Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Quarterly

UST SAN FRANCISCO: Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 06/07/2018
Date Data Arrived at EDR: 06/12/2018
Date Made Active in Reports: 07/10/2018
Number of Days to Update: 28

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 06/14/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 05/16/2018
Date Data Arrived at EDR: 05/22/2018
Date Made Active in Reports: 07/17/2018
Number of Days to Update: 56

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 08/17/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 06/12/2018
Date Data Arrived at EDR: 06/15/2018
Date Made Active in Reports: 08/06/2018
Number of Days to Update: 52

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 06/12/2018
Date Data Arrived at EDR: 06/15/2018
Date Made Active in Reports: 08/13/2018
Number of Days to Update: 59

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 08/17/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Varies

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 05/16/2018
Date Data Arrived at EDR: 05/23/2018
Date Made Active in Reports: 07/17/2018
Number of Days to Update: 55

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 08/17/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 08/24/2018
Next Scheduled EDR Contact: 12/10/2018
Data Release Frequency: Annually

SAN JOSE HAZMAT: Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 05/16/2018
Date Data Arrived at EDR: 05/22/2018
Date Made Active in Reports: 07/19/2018
Number of Days to Update: 58

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 08/17/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 08/17/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2018
Date Data Arrived at EDR: 06/08/2018
Date Made Active in Reports: 07/18/2018
Number of Days to Update: 40

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 08/29/2018
Next Scheduled EDR Contact: 12/17/2018
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2018
Date Data Arrived at EDR: 06/12/2018
Date Made Active in Reports: 07/12/2018
Number of Days to Update: 30

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 08/29/2018
Next Scheduled EDR Contact: 12/17/2018
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List
Cupa Facility list

Date of Government Version: 06/19/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/17/2018
Number of Days to Update: 21

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 06/21/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 07/03/2018
Date Data Arrived at EDR: 07/10/2018
Date Made Active in Reports: 08/24/2018
Number of Days to Update: 45

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 06/21/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 08/14/2018
Date Data Arrived at EDR: 08/16/2018
Date Made Active in Reports: 08/24/2018
Number of Days to Update: 8

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 07/16/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 06/04/2018
Date Data Arrived at EDR: 06/08/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 33

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 08/29/2018
Next Scheduled EDR Contact: 12/17/2018
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 01/26/2018
Date Data Arrived at EDR: 02/02/2018
Date Made Active in Reports: 03/21/2018
Number of Days to Update: 47

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/15/2018
Number of Days to Update: 51

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 07/17/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List
Cupa program facilities

Date of Government Version: 03/19/2018
Date Data Arrived at EDR: 03/22/2018
Date Made Active in Reports: 04/17/2018
Number of Days to Update: 26

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 08/24/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 07/17/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 03/26/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 58

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 07/23/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 06/27/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Annually

LUST VENTURA: Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 08/07/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: Quarterly

MED WASTE VENTURA: Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 07/02/2018
Date Data Arrived at EDR: 07/26/2018
Date Made Active in Reports: 08/24/2018
Number of Days to Update: 29

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 07/23/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Quarterly

UST VENTURA: Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 04/26/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 28

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 06/13/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 06/20/2018
Date Data Arrived at EDR: 07/03/2018
Date Made Active in Reports: 07/12/2018
Number of Days to Update: 9

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 06/27/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 05/10/2018
Date Data Arrived at EDR: 05/15/2018
Date Made Active in Reports: 06/15/2018
Number of Days to Update: 31

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 08/07/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 01/03/2018
Date Data Arrived at EDR: 02/14/2018
Date Made Active in Reports: 03/22/2018
Number of Days to Update: 36

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 07/13/2018
Date Made Active in Reports: 08/01/2018
Number of Days to Update: 19

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 07/13/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 04/30/2018
Date Data Arrived at EDR: 05/03/2018
Date Made Active in Reports: 06/07/2018
Number of Days to Update: 35

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 07/25/2017
Date Made Active in Reports: 09/25/2017
Number of Days to Update: 62

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 07/12/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 02/23/2018
Date Made Active in Reports: 04/09/2018
Number of Days to Update: 45

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 08/21/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/15/2018
Date Made Active in Reports: 07/09/2018
Number of Days to Update: 24

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/11/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: PennWell Corporation
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data
Source: PennWell Corporation
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.
Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.
Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.
Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

6422 SELMA
6422 SELMA
LOS ANGELES, CA 90028

TARGET PROPERTY COORDINATES

Latitude (North):	34.099495 - 34° 5' 58.18''
Longitude (West):	118.330383 - 118° 19' 49.38''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	377278.5
UTM Y (Meters):	3773792.0
Elevation:	367 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 principle 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).

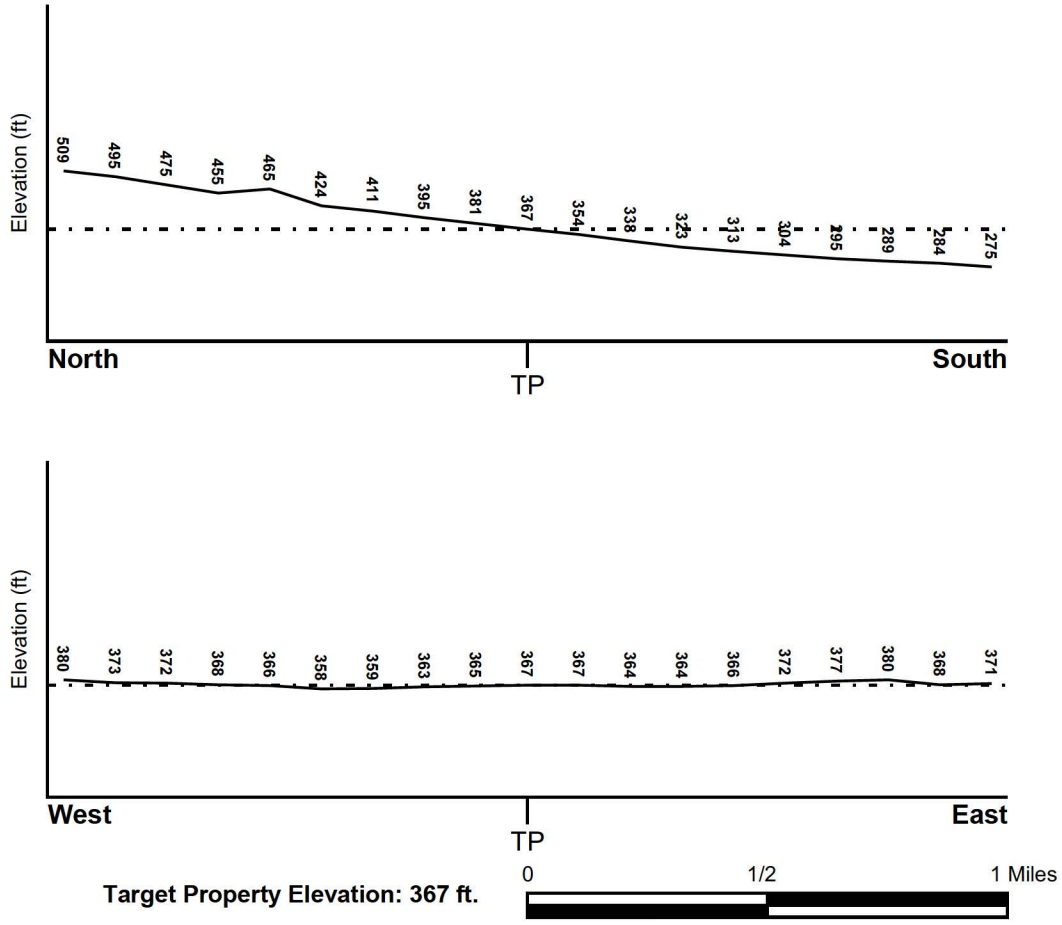
TOPOGRAPHIC INFORMATION

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 South

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
06037C1605F	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	1/2 - 1 Mile SSW	SW
1G	1/2 - 1 Mile SSW	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: URBAN LAND

Soil Surface Texture: variable

Hydrologic Group: Not reported

Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 10 inches

Depth to Bedrock Max: > 10 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures:
loam
clay
silt loam
loamy sand
sandy loam
fine sand
clay loam
gravelly - sandy loam
coarse sand
gravelly - sand
sand

Surficial Soil Types:
loam
clay
silt loam
loamy sand
sandy loam
fine sand
clay loam
gravelly - sandy loam
coarse sand
gravelly - sand
sand

Shallow Soil Types:
fine sandy loam
gravelly - loam
sand
silty clay

Deeper Soil Types:
stratified
clay loam
silty clay loam
gravelly - sandy loam
coarse sand
sand
weathered bedrock
very fine sandy loam

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

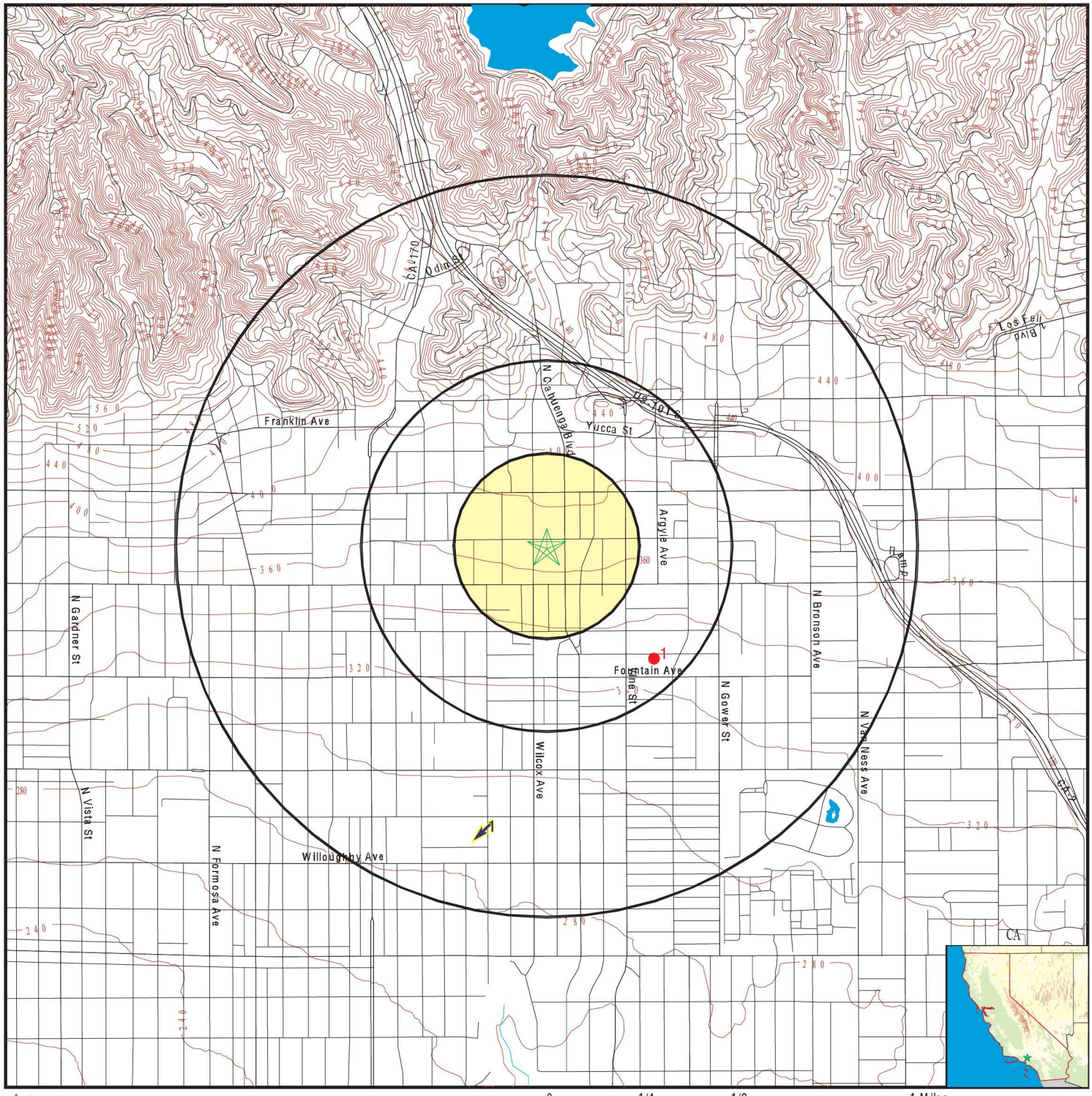
MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	CAOG11000214303	1/4 - 1/2 Mile SE

PHYSICAL SETTING SOURCE MAP - 05410768.2r



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- 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:	6422 Selma	CLIENT:	CBRE
ADDRESS:	6422 Selma Los Angeles CA 90028	CONTACT:	Sandy Smith
		INQUIRY #:	05410768.2r
LAT/LONG:	34.099495 / 118.330383	DATE:	August 30, 2018 3:41 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation			Database	EDR ID Number
1 **SSW** **1/2 - 1 Mile** **Lower**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	900380061 SW 18 30 Not Reported 09/30/1996	**AQUIFLOW**	**70516**
1G **SSW** **1/2 - 1 Mile** **Lower**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	900380061 SW 18 30 Not Reported 09/30/1996	**AQUIFLOW**	**70516**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

1
SE
1/4 - 1/2 Mile

OIL_GAS **CAOG11000214303**

Districtnu:	1	Apinumber:	03720765
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	Y	Wellstatus:	P
Operatorna:	Chevron U.S.A. Inc.	Countyname:	Los Angeles
Fieldname:	Any Field	Areaname:	Any Area
Section:	11	Township:	01S
Range:	14W	Basemeridi:	SB
Elevation:	Not Reported	Locationde:	Not Reported
Gissourcec:	hud	Comments:	Not Reported
Leasename:	Hollywood Corehole	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0	Redrillfoo:	0
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	PDH
Site id:	CAOG11000214303		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
90028	13	0

Federal EPA Radon Zone for LOS ANGELES County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for LOS ANGELES COUNTY, CA

Number of sites tested: 63

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.711 pCi/L	98%	2%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.933 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
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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Los Angeles City Fire Department

Telephone (213) 978-3700
Email: lafdpublicrecords@lacity.org
200 N Main St., 17th Fl., Los Angeles, CA 90012

Request for Information
UST Records

***COMPLETE ONE FORM FOR EACH ADDRESS**

Request Date: 9/4/2018

Requester's Name: Carol Noland Email: carol.noland@cbre.com

Company/ Agency: CBRE PH.#: _____

Address: 2375 Adrian Street Unit/Ste.: _____

City: Newbury Park State: CA Zip: 91320

Information is requested for:

PLEASE NOTE: YOU MUST PROVIDE A FACILITY ID # FOR ACTIVE/INACTIVE UST RECORDS. VISIT http://www.lafd.org/public-records TO VIEW LIST OF ALL UST RECORDS.

Check all that apply: ☐ Active/Inactive UST records ■ Historical Files

Facility I.D. No: _____

Storage Address: 6422 Selma Avenue Unit/Ste.: _____

City: Los Angeles Zip: 90028

Reason for Request: Phase I ESA

FOR OFFICE USE ONLY

☐ **NO INFORMATION ON FILE**
☐ **HARD FILE DESTROYED**
☐ **INFORMATION AVAILABLE**

Initial Fee* x $11.00

Facility I.D. No.: _____

Request Review File Copies:

Request No.: _____

Processed Date: _____ # of pgs. _____ x $0.10 = $_____

*Per Facility ID

APPT. TO REVIEW FILE: _____

Processor Signature: _____ **TOTAL:** **$**_____

Allow 10 working days for processing:

City of Los Angeles
Department of City Planning

9/5/2018
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

6422 W SELMA AVE

ZIP CODES

90028

RECENT ACTIVITY

Adaptive Reuse Incentive Spec. Pln-Ord 175038

CASE NUMBERS

CPC-2016-1450-CPU
CPC-2014-669-CPU
CPC-2007-5866-SN
CPC-2005-6082-CPU
CPC-2003-2115-CRA
CPC-1999-324-ICO
CPC-1999-2293-ICO
CPC-1997-43-CPU
CPC-1986-835-GPC
ORD-182960
ORD-182173-SA4:2
ORD-181340
ORD-173562
ORD-165660-SA180
ORD-129944
ENV-2016-1451-EIR
ENV-2014-670-SE
ENV-2005-2158-EIR
MND-97-157

Address/Legal Information	
PIN Number	148-5A187 326
Lot/Parcel Area (Calculated)	6,621.9 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID F4
Assessor Parcel No. (APN)	5546013003
Tract	TR 1754
Map Reference	M B 20-101
Block	None
Lot	4
Arb (Lot Cut Reference)	None
Map Sheet	148-5A187
Jurisdictional Information	
Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Central Hollywood
Council District	CD 13 - Mitch O'Farrell
Census Tract #	1907.00
LADBS District Office	Los Angeles Metro
Planning and Zoning Information	
Special Notes	None
Zoning	C4-2D
Zoning Information (ZI)	ZI-2433 Revised Hollywood Injunction
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2277 Hollywood Redevelopment Project
	ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
	ZI-1352 Hollywood Redevelopment Project
General Plan Land Use	Regional Center Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
SN: Sign District	No
Streetscape	No

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Areas
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
CRA - Community Redevelopment Agency	Hollywood Redevelopment Project
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5546013003
APN Area (Co. Public Works)*	0.151 (ac)
Use Code	2600 - Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop - One Story
Assessed Land Val.	$940,090
Assessed Improvement Val.	$202,023
Last Owner Change	01/18/1996
Last Sale Amount	$9
Tax Rate Area	200
Deed Ref No. (City Clerk)	95507
	656
	5169-N
	508058-60
	465001
	1767628
	1276203
	1200151
	1033465
Building 1	
Year Built	1909
Building Class	C5
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	6,486.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No

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Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.85929216
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	SUNSET AND VINE
Promise Zone	Los Angeles
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	None
Housing	
Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No
Ellis Act Property	No
Public Safety	
Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	646
Fire Information	
Bureau	West
Batallion	5
District / Fire Station	27
Red Flag Restricted Parking	No

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-2014-669-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	CPC-2007-5866-SN
Required Action(s):	SN-SIGN DISTRICT
Project Descriptions(s):	HOLLYWOOD SIGN SUD AMENDMENT
Case Number:	CPC-2005-6082-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	Data Not Available
Case Number:	CPC-2003-2115-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	First Amendment to the Hollywood Redevelopment Plan
Case Number:	CPC-1999-324-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	
Case Number:	CPC-1999-2293-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE.
Case Number:	CPC-1997-43-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	CPC-1986-835-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AMENDMENTS AND ZONE CHANGES FOR THE HOLLYWOOD COMMUNITY PLAN REVISION/ZONING CONSISTENCY PROGRAM
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ENV-2014-670-SE
Required Action(s):	SE-STATUTORY EXEMPTIONS
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	ENV-2005-2158-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT

DATA NOT AVAILABLE

ORD-182960

ORD-182173-SA4:2

ORD-181340

ORD-173562

ORD-165660-SA180

ORD-129944

MND-97-157

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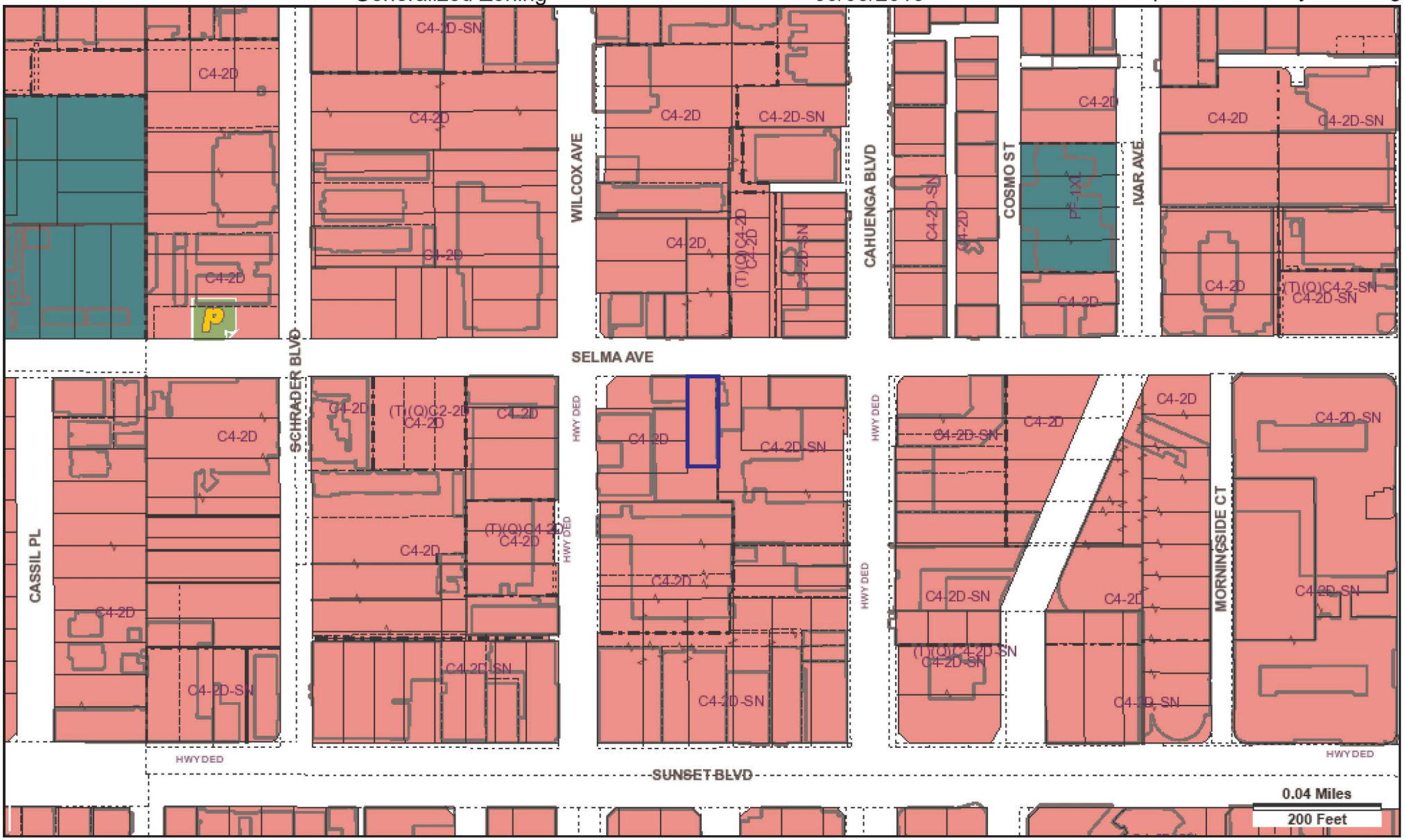
ZIMAS PUBLIC

Generalized Zoning

09/05/2018

City of Los Angeles
Department of City Planning



Address: 6422 W SELMA AVE
APN: 5546013003
PIN #: 148-5A187 326

Tract: TR 1754
Block: None
Lot: 4
Arb: None

Zoning: C4-2D
General Plan: Regional Center Commercial

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LEGEND

GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5
- CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC, PVSP, PPSP
- CM, MR, WC, CCS, UV, UI, UC, M1, M2, LAX, M3, SL
- P, PB
- PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial -Mixed High Residential
- Regional Center Commercial

INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

PARKING

- Parking Buffer

PORT OF LOS ANGELES

- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- General / Bulk Cargo - Hazard
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside / Airport Landside Support
- Airport Airside
- LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities

FRAMEWORK

COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

INDUSTRIAL

- Limited Industrial
- Light Industrial

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)
- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway

MISC. LINES

- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor

POINTS OF INTEREST

- Alternative Youth Hostel (Proposed)
- Animal Shelter
- Area Library
- Area Library (Proposed)
- Bridge
- Campground
- Campground (Proposed)
- Cemetery
- HW Church
- City Hall
- Community Center
- Community Library
- Community Library (Proposed Expansion)
- Community Library (Proposed)
- Community Park
- Community Park (Proposed Expansion)
- Community Park (Proposed)
- Community Transit Center
- Convalescent Hospital
- Correctional Facility
- Cultural / Historic Site (Proposed)
- Cultural / Historical Site
- Cultural Arts Center
- DMV DMV Office
- DWP DWP
- DWP Pumping Station
- Equestrian Center
- HQ Fire Department Headquarters
- Fire Station
- Fire Station (Proposed Expansion)
- Fire Station (Proposed)
- Fire Supply & Maintenance
- Fire Training Site
- Fireboat Station
- Health Center / Medical Facility
- Helistop
- Historic Monument
- Historical / Cultural Monument
- Horsekeeping Area
- Horsekeeping Area (Proposed)
- Horticultural Center
- Hospital
- Hospital (Proposed)
- HW House of Worship
- e Important Ecological Area
- e Important Ecological Area (Proposed)
- Interpretive Center (Proposed)
- JC Junior College
- M MTA / Metrolink Station
- M MTA Station
- MTA Stop
- MWD MWD Headquarters
- Maintenance Yard
- Municipal Office Building
- P Municipal Parking lot
- Neighborhood Park
- Neighborhood Park (Proposed Expansion)
- Neighborhood Park (Proposed)
- Oil Collection Center
- P Parking Enforcement
- HQ Police Headquarters
- Police Station
- Police Station (Proposed Expansion)
- Police Station (Proposed)
- Police Training site
- PO Post Office
- Power Distribution Station
- Power Distribution Station (Proposed)
- Power Receiving Station
- Power Receiving Station (Proposed)
- C Private College
- E Private Elementary School
- Private Golf Course
- Private Golf Course (Proposed)
- JH Private Junior High School
- PS Private Pre-School
- Private Recreation & Cultural Facility
- SH Private Senior High School
- SF Private Special School
- E Public Elementary (Proposed Expansion)
- E Public Elementary School
- E Public Elementary School (Proposed)
- Public Golf Course
- Public Golf Course (Proposed)
- Public Housing
- Public Housing (Proposed Expansion)
- JH Public Junior High School
- JH Public Junior High School (Proposed)
- MS Public Middle School
- SH Public Senior High School
- SH Public Senior High School (Proposed)
- Pumping Station
- Pumping Station (Proposed)
- Refuse Collection Center
- Regional Library
- Regional Library (Proposed Expansion)
- Regional Library (Proposed)
- Regional Park
- Regional Park (Proposed)
- RPD Residential Plan Development
- Scenic View Site
- Scenic View Site (Proposed)
- ADM School District Headquarters
- SC School Unspecified Loc/Type (Proposed)
- Skill Center
- SS Social Services
- Special Feature
- Special Recreation (a)
- SF Special School Facility
- SF Special School Facility (Proposed)
- Steam Plant
- sm Surface Mining
- Trail & Assembly Area
- Trail & Assembly Area (Proposed)
- UTL Utility Yard
- Water Tank Reservoir
- Wildlife Migration Corridor
- Wildlife Preserve Gate

SCHOOLS/PARKS WITH 500 FT. BUFFER

- Existing School/Park Site
- Planned School/Park Site
- Inside 500 Ft. Buffer

- Aquatic Facilities
- Beaches
- Child Care Centers
- Dog Parks
- Golf Course
- Historic Sites
- Horticulture/Gardens
- Skate Parks
- Other Facilities
- Park / Recreation Centers
- Parks
- Performing / Visual Arts Centers
- Recreation Centers
- Senior Citizen Centers
- Opportunity School
- Charter School
- Elementary School
- Span School
- Special Education School
- High School
- Middle School
- Early Education Center

COASTAL ZONE

- Coastal Zone Commission Authority
- Calvo Exclusion Area
- Not in Coastal Zone
- Dual Jurisdictional Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

- Tier 1
- Tier 2
- Tier 3
- Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

- Public Work Approval (PWA)
- Waiver of Dedication or Improvement (WDI)

LAMC SECTION 85.02 (VEHICLE DWELLING)

- No vehicle dwelling anytime
- No vehicle dwelling overnight between 9:00 PM - 6:00 AM. Must comply with all posted parking restrictions
- Vehicle dwelling allowed. Must comply with all posted parking restrictions

OTHER SYMBOLS

- Lot Line
- Tract Line
- Lot Cut
- Easement
- Zone Boundary
- Building Line
- Lot Split
- Community Driveway
- Lot Ties
- Building Outlines 2014
- Building Outlines 2008
- Airport Hazard Zone
- Census Tract
- Coastal Zone
- Council District
- LADBS District Office
- Downtown Parking
- Fault Zone
- Fire District No. 1
- Tract Map
- Parcel Map
- Flood Zone
- Hazardous Waste
- High Wind Zone
- Hillside Grading
- Historic Preservation Overlay Zone
- Specific Plan Area
- Very High Fire Hazard Severity Zone
- Oil Wells

3

APPLICATION TO ALTER, REPAIR MOVE OR DEMOLISH

Form 3-1

CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

From Lot 4 Part of Sec 104 To Lot

Tract 1254 Tract

Present location of building 6422 Selma Ave (House Number and Street)

New location of building 6422 Selma Ave (House Number and Street)

Between what cross streets Cahuenga Blvd & Whitley Ave

Approved by City Engineer

Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building Store (Store, Dwelling, Apartment House, Hotel or other purpose) Families Rooms
2. State how long building has been used for present occupancy 5 yrs
3. Use of building AFTER alteration or moving Store Families Rooms
4. Owner Glen H Wellman Inv Phone GL 4133
5. Owner's Address 1717 No Bronson P. O. Los Angeles 28 Calif.
6. Certificated Architect Paul Hayes State License No. Phone
7. Licensed Engineer Geo E Bryant State License No. Phone
8. Contractor Price Bros State License No. Phone
9. Contractor's Address 721 No La Brea
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $ 2000
11. State how many buildings NOW on lot and give use of each One (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 12 x 175 Number of stories high 1 Height to highest point 20
13. Material Exterior Walls Brick (Wood, Steel or Masonry) Exterior framework (Wood or Steel)
14. Describe briefly all proposed construction and work Erect 1 Store replacing Brick front

NEW CONSTRUCTION

15. Size of Addition 42'-2" x 17'-6" Size of Lot 42'-2" x 142' Number of Stories when complete One
16. Footing: Width 24" Depth in Ground 1'-6" Width of Wall 12" Size of Floor Joists x
17. Size of Studs x Material of Floor Conc Size of Rafters x Type of Roofing Comp

I hereby certify that to the best of my knowledge and belief all statements in this 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 (Owner or Authorized Agent)

By

FOR DEPARTMENT USE ONLY

(1) PLAN CHECKING

Receipt No. 4

Valuation $ 175

Fee Paid $ 3

(2) REINFORCED CONCRETE

Bbls. Cement

Tons of Reinforcing Steel

(3) The building referred to in this Application will be more than 100 ft. from Street

Sign here Owner or Authorized Agent

TYPE	GROUP	Assessment No. Occupancy	Inside Lot / Corner Lot	Key Lot / Corner Lot Reversed	Lot Size 27 x 175	Feet rear alley / Ft. side alley	Block 82
1B	G-1						

PERMIT No.	Plans and Specifications checked	Zone C-2	Fire District No. 2	District Map No.
21901	Correction Verified	Bldg. Line Ft.	Street Widening Ft.	Fee 2.20
PLANS	Plans, Specifications and Application rechecked and approved	Application checked and approved AUG 5 1945 Clerk		Stamp here when Permit is issued AUG 6 1945
Date	Date	Conditions	SPRINKLER	Inspector

3

APPLICATION TO ALTER, REPAIR OR DEMOLISH AND FOR A Certificate of Occupancy

Form B-6
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 4

Tract 1754

Location of Building 6422 Selma Ave
(House Number and Street)

Between what cross streets Hte La Brea Ave & Cahuenga

Approved by City Engineer _____ Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building Drive In Auto Supplies Families _____ Rooms _____
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy 10 years
3. Use of building AFTER alteration or moving Same Families _____ Rooms _____
4. Owner Clyde Wellington Phone _____
(Print Name)
5. Owner's Address 6422 Selma P.O. Hollywood, Calif.
6. Certificated Architect - State _____ License No. _____ Phone _____
7. Licensed Engineer - State _____ License No. _____ Phone _____
8. Contractor Coastal Overhead Door Co. State _____ License No. 99989 Phone Le 1580
9. Contractor's Address 4625 Exposition Blvd.
10. VALUATION OF PROPOSED WORK (including all labor and material and all permanent fixtures, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $ 700.00
11. State how many buildings NOW on lot and give use of each. One - Drive In Auto Supply
(Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building _____ x _____ Number of stories high 1 Height to highest point 22'
13. Material Exterior Walls Brick (Wood, Steel or Masonry) Exterior framework Brick (Wood or Steel)
14. Describe briefly all proposed construction and work:
Remove Portion Of Front, New Window Space Remodel For A Hached Paint & Placing Sectional Overhead Door In New Opening, Wgt. of door will not be carried on R"I"
Legal Bldg. Line Established in front of Bldg

NEW CONSTRUCTION

15. Size of Addition _____ x _____ Size of Lot _____ x _____ Number of Stories when complete _____
16. Footing: Width _____ Depth in Ground _____ Width of Wall _____ Size of Floor Joists _____ x _____
17. Size of Studs _____ x _____ Material of Floor _____ Size of Rafters _____ x _____ Type of Roofing _____

I hereby certify that to the best of my knowledge and belief the above application is correct and that the building or construction work will comply with all laws, and that in the doing of 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.

Sign here Coastal O.H. Door Co.
(Owner or Authorized Agent)

By _____

FOR DEPARTMENT USE ONLY

JAN 1941 PLAN CHECKING
Receipt No. 2953
Valuation $ 700
Fee Paid $ 2.50

(2) REINFORCED CONCRETE
Bbls. Cement
Tons of Reinforcing Steel

Bldg Per 4.00

FEES
Cert. of Occupancy
Total 4.50

TYPE 1A	GROUP C	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Record	Lot Size 47 x 146	Zone C-4	Block 4
PERMIT No. 5758		Plans and Specifications checked		Zone	Fire District No. 2 60	District Map No.	47-5-5
PLANS		Corrections Required		Bldg. Line	Street Widening	Plumbing Inspector	
Bond		Plans, specifications and Application returned and approved.	For Plans Fee	Application checked and approved JAN 6 1941	Corner Inspector	EMPLOYEE Sprinkler Required / Telephone Required / Yes / No	Inspector Fire Alarm

3

APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

DIST. MAP	1. LEGAL LOT 4	BLK.	TRACT 1754	
ZONE	2. BLDG. ADDRESS 6422 West Selma			APPROVED
FIRE DIST.	3. BETWEEN CROSS STS. Wilcox AND Cahuenga			
INSIDE KEY	4. PRESENT USE OF BLDG. Garage	NEW USE OF BLDG. same		
COR. LOT REV. COR.	5. OWNER Glen T. Willengton			
LOT SIZE x	6. OWNER'S ADDRESS 6422 Selma			
REAR ALLEY SIDE ALLEY	7. CERT. ARCH.		STATE LICENSE NUMBER	
BLDG. LINE	8. LIC. ENG.		STATE LICENSE NUMBER	
AFFIDAVITS	9. CONTRACTOR Willard-Brent		STATE LICENSE NUMBER	
BLDG. AREA	10. SIZE OF EX. BLDG. 48 x 138 STORIES 1 HEIGHT			
SPRINKLERS REQ'D. SPECIFIED	11. MATERIAL EXT. WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☐ STUCCO. ☒ BRICK ☐ CONCRETE		ROOF CONST: ☒ WOOD ☐ STEEL ☐ CONC. ☐ OTHER	

3 6422 W. Selma Ave.

VALIDATION					
LA46449		JUN-2256	58692	B — 2 CK	1.00
TYPE	GROUP	MAX. OCC.	JUN-2256	58693	B — 1 CK	3.50
IIIA	F-1	No Change				

DIST. OFFICE

C. OF O. ISSUED P.C. 1.00 B.P. 3.50

DWELL. UNITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. $ 490.00	VALUATION APPROVED
PARKING SPACES	13. SIZE OF ADDITION x STORIES HEIGHT	APPLICATION CHECKED
GUEST ROOMS	14. NEW WORK; Parapet corr. along Selma Ave & exit court MATERIAL EXT. WALLS MATERIAL ROOF	PLANS CHECKED
FILE WITH	I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.	CORRECTIONS VERIFIED
CONT. INSP.	SIGNED	PLANS APPROVED
	This form when properly validated is a permit to do the work described.	APPLICATION APPROVED

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

Form B-3—75M Sets—11-54

S PERMIT APPLICATION FOR INSPECTION OF SIGNS

B&S B-5—R.8-74

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

S-1

1. LOT / LEGAL DESCR. 4	BLK.	TRACT 1754	DIST. MAP 4755
			CENSUS TRACT 1907.00
2. TYPE OF SIGN OR NEW WORK (19) Projecting sign	☐ RESIDENTIAL	xxx ☐ COMMERCIAL	ZONE C4-4
3. JOB ADDRESS 6422 Selma Ave.			FIRE DIST. 1
4. BETWEEN CROSS STREETS Wilcox Ave. AND Cahuenga Blvd.			LOT (TYPE) key
5. OWNER'S NAME Hollywood Auto Parts	PHONE		LOT SIZE 47.30x140
6. OWNER'S ADDRESS same	CITY Hollywood	ZIP	
7. ARCHITECT OR ENGINEER	ACTIVE STATE LICENSE NO.	PHONE	ALLEY /
8. QUALIFIED INSTALLER Aladdin Signs	ACTIVE STATE LICENSE NO. 256430	PHONE 849-4511	BLDG. LINE /
9. BRANCH LENDER	ADDRESS	CITY	AFFIDAVITS /

10. SIZE OF EXISTING BUILDING WIDTH LENGTH	TYPE	STORIES 1	EXT. WALL CONST. Mas.	ROOF CONST.
11. SIZE OF SIGN 6'x4'6"	TOTAL COPY AREA 27 sf	OVERALL HEIGHT →	FROM GRADE 19'6"	FROM ROOF
12. MATERIAL OF SIGN CONSTRUCTION →	SUPPORTING FRAME	FRAME OF COPY mtl	SURFACE OF SIGN plex	

S 13. JOB ADDRESS 6422 Selma Ave.

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN $ 810

15. TYPE OF SIGN OR NEW WORK Projecting sign — ☐ SINGLE FACE xx DOUBLE FACE

16. ILLUMINATION ☐ None xx INTERNAL ☐ EXTERNAL — ~~☐ FLASHING~~ ~~☐ REVOLVING~~ ☐ OTHER None

17. NO. OF SIGNS OR GAS TUBE SYSTEMS	NO. OF ADDITIONAL BRANCH CIRCUITS	NO. OF CONTROL DEVICES
1	0	1

DIST. OFFICE LA
GRADING /
CONS. /
ZONED BY Iwaoka
FREEWAY CHECKED
FREEWAY CLEARED 3K 2. Waived DATE 5-27-75
FILED WITH
INSPECTOR
TYPIST 2S

CLEARANCES AND/OR APPROVALS REQUIRED

	Yes	No
FREEWAY SURVEY	☐	☑
TRAFFIC DEPT.	☐	☐
BOARD	☐	☐

ELECTRICAL PERMIT FEES

SIGNS/G.T. SYSTEMS	6 75
ADDITIONAL CIRCUITS	—
CONTROL DEVICES	1 50
BLDG. PERMIT	10 85
ISSUING FEE	5 00
E.P. TOTAL	23 60

PLANS CHECKED
PLANS APPROVED
APPLICATION APPROVED
CONT. INSP. Lic Fech
INSP. ACTIVITY E

P.C.	S.P.C.	E.P. TOTAL	I.F.	G.P.I.
9.22		23 60		

P.C. NO.

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

MAY-27-75 74682 F • 8216 U — 6 CK 9.22
MAY-27-75 74683 F • 8216 U 11 — CK 23.60

STATEMENT OF RESPONSIBILITY

I certify that in doing the work specified herein, 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 of an authoriszation 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 warrantly 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 D. A. Bennett (Owner or Agent)

		Signature/Date
Bureau of Engineering	ADDRESS APPROVED	Lawson 4-27-75
Conservation	APPROVED FOR ISSUE ☐ NO FILE ☐	
Traffic	APPROVED FOR ISSUE	
Municipal Arts	APPROVED FOR ISSUE	
Planning	APPROVED UNDER CASE #	
Board of Building and Safety Commissioners File #		

3 **APPLICATION FOR INSPECTION** 0 2 0 0

CITY OF LOS ANGELES DEPT OF BUILDING AND SAFETY

Earthquake Safety Division 460-Y

0 3 0 9

TO ADD REPAIR-D... AND FOR CE... OF OCCUPA...

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT: 4	BLOCK:	TRACT: 1754	COUNCIL DISTRICT NO.: 13	DIST. MAP: 4755
					CENSUS TRACT: 1907

2. PRESENT USE OF BUILDING: (22 warehouse/office
NEW USE OF BUILDING: ( ) same
ZONE: C4-4

3. JOB ADDRESS: 6422 Selma Ave.
FIRE DIST.: one

4. BETWEEEN CROSS STREETS: Wilcox AND Cahuenga
LOT TYPE: int

5. OWNER'S NAME: Jeff Kerns PHONE: 464-3000
LOT SIZE: irreg

6. OWNER'S ADDRESS: 8501 Hillside Ave. CITY: LA ZIP: 90069

7. ENGINEER: Mark Grigorian BUS. LIC. NO: SE2531 CE34349 ACTIVE STATE LIC. NO: PHONE: (818)500-9081
ALLEY:

8. ARCHITECT OR DESIGNER BUS. LIC. NO ACTIVE STATE LIC. NO PHONE
BLDG LINE:

9. ARCHITECT OR ENGINEER'S ADDRESS: 512 E. Wilson Ave. #302 CITY: Glendale ZIP: 91206
AFFIDAVITS:

10. CONTRACTOR: N/S BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE

11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO OF EXISTING BUILDINGS ON LOT AND USE
WIDTH 47 LENGTH 137	1	18	one

P.C. REQ'D: No. E

12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR
	urm	wood	slab

3 13. JOB ADDRESS: 6422 Selma Ave. STREET GUIDE:
DISTRICT OFFICE: LA

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED [redacted]
SEISMIC STUDY ZONE:

15. NEW WORK (Describe): full compliance with division 88 rating class III (See Back)
GRADING: FLOOD: HWY. DED.: CONS.:

NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT
Same	None	1	18'

ZONED BY: J. G. Ito

TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED
III-N	B-2	Same	Glenn Ito

FILE WITH:

DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED
—	Same		

TYPIST:

GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD.	PARKING PROVIDED COMP.	INSPECTION ACTIVITY: COMB	GEN.	MAJ.S.	CONS.	E.Q.
—	Same							

INSPECTOR:

P.C.	G.P.I.	CONT. INSP.
238.08	—	Torque Test
S.P.C. —	P.M. 6.00	

P.P.	E.I.	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
280.10	3.71	
I.F. —	F.H. 116.60	
O/S —	S.S.S. 4.76	
DIST. OFFICE LA	S.O.S.S. 8.13	SPRINKLERS REQ'D SPEC. NO
P.C. NO. B08020	C/O —	ENERGY NO

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.

B & S B-3 (R 5.85)

CASHIER'S USE ONLY

C 238.08 EQPC
C 4.76 OSS
F4670 3 09/19/85 242.84
8.13 OSS CHTD
1.16 FH
07912 [redacted] 414.84 CHTD
11-18-85
280.10 EQ-BP
LA 24925 6.00 PL/M
3.71 EI

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 _____ Lic. Class _____ Lic. Number _____ 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 11/7/85 Owner's Signature X Jeffrey Kerns

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. _____ Insurance Company _____

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

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 X Jeffrey Kerns

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed X Jeffrey Kerns (Owner or agent having property owner's consent) Owner Vice President Position 11/7/85 Date

RC III for Structural Design Only.

3 **APPLICATION FOR INSPECTION**

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY
Earthquake Safety Division
460-Y

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT: 4	BLOCK:	TRACT: 1754	COUNCIL DISTRICT NO.: 13	DIST. MAP: 4755
					CENSUS TRACT: 1907
2. PRESENT USE OF BUILDING: (16) Retail store	NEW USE OF BUILDING: (13) Offices/Loading				ZONE: C4-4
3. JOB ADDRESS: 6422 Selma Avenue					FIRE DIST.: One
4. BETWEEEN CROSS STREETS: Wilcox	AND: Cahuenga				LOT TYPE: Inter
5. OWNER'S NAME: Jeff Kerns			PHONE: 654-3000		LOT SIZE: 47.30 X 140
6. OWNER'S ADDRESS: 8501 Hillside Ave., L.A.	CITY		ZIP: 90068		
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		ALLEY: —
8. ARCHITECT OR DESIGNER: Fred Fisher	BUS. LIC. NO.: On File	ACTIVE STATE LIC. NO.: C010281	PHONE: 451-1767		BLDG. LINE: —
9. ARCHITECT OR ENGINEER'S ADDRESS: 1422 Second Street,	CITY: Santa Monica		ZIP: 90401		AFFIDAVITS: —
10. CONTRACTOR: To be selected	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		

11. SIZE OF EXISTING BLDG. WIDTH 47 LENGTH 137	STORIES: 1	HEIGHT: 20'	NO. OF EXISTING BUILDINGS ON LOT AND USE: One- Store		P.C. REQ'D: No (F)
12. CONST. MATERIAL OF EXISTING BLDG. ⟹	EXT. WALLS: Masonry		ROOF: Compo	FLOOR: Conc	
3 13. JOB ADDRESS: 6422 Selma Avenue				STREET GUIDE: —	DISTRICT OFFICE: LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	FC=129,000 BP=45,000				SEISMIC STUDY ZONE: —
15. NEW WORK (Describe) ~~MISC.~~ Change of Use, interior alterations & remodeling.					GRADING: — FLOOD: — HWY. DED.: — CONS.: —
NEW USE OF BUILDING: (13) Offices	SIZE OF ADDITION: None	STORIES: 1	HEIGHT: 20		ZONED BY: A. Romero
TYPE: III-N	GROUP OCC.: B-2/B1	FLOOR AREA: Same TOTAL	PLANS CHECKED: Glenn Ito		FILE WITH:
DWELL UNITS: —	MAX OCC.:		APPLICATION APPROVED		TYPIST:
GUEST ROOMS: —	PARKING REQ'D: Same	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY COMB GEN. AJ CONS. E.Q.		INSPECTOR

P.C. 447.52	B.P.I. —	CONT. INSP. No	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.
S.P.C. —	P.M. 6.00		
B.P. 246.50	E.I. 3.15		
I.F. —	F.H. —		
O/S —	O.S.S. 8.95		
DIST. OFFICE LA	S.O.S.S. 5.11	SPRINKLERS REQ'D SPEC. No	
P.C. NO. B08515	C/O —	ENERGY No	

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

B & S B-3 (R 5.85)

C 7.52 EQPC
C 8.95 OSS
H8060 2 11/01/85 456.47 CHTD
C 246.50 BSCPC
C 6.00 PLYM
C 3.15 BSCS
B 643 2 01/10/86 260.76 CHTD

LA 28951

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 _____ Lic. Class _____ Lic. Number _____ 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 Jan 13, 1986 Owner's Signature Jeffrey Kerns

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. _____ Insurance Company _____

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

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 Jan 13, 1986 Applicant's Signature Jeffrey Kerns

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the City of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed Jeffrey Kerns (Owner or agent having property owner's consent) President Jan 13, 1986
Position Date

6422 Selma
6422 Selma
Los Angeles, CA 90028

Inquiry Number: 5410768.5
August 30, 2018

The EDR-City Directory Abstract

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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

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This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction orforecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through 2014. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 332 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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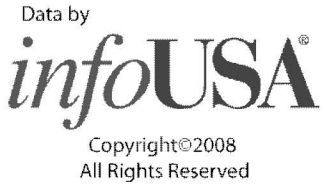

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Year	Source	TP	Adjoining	Text Abstract	Source Image
2014	EDR Digital Archive	X	X	X	-
2010	EDR Digital Archive	X	X	X	-
2006	Haines Company, Inc.	X	X	X	-
2004	Haines Company	-	-	-	-
2003	Haines & Company	-	-	-	-
2001	Haines Company, Inc.	-	-	-	-
2000	Haines & Company	X	X	X	-
1999	Haines Company	-	-	-	-
1996	GTE	-	-	-	-
1995	Pacific Bell	-	X	X	-
1992	PACIFIC BELL WHITE PAGES	-	-	-	-
1991	Pacific Bell	-	X	X	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1990	Pacific Bell	X	X	X	-
1986	Pacific Bell	X	X	X	-
1985	Pacific Bell	-	X	X	-
1981	Pacific Telephone	X	X	X	-
1980	Pacific Telephone	-	X	X	-
1976	Pacific Telephone	X	X	X	-
1975	Pacific Telephone	-	X	X	-
1972	R. L. Polk & Co.	-	-	-	-
1971	Pacific Telephone	-	X	X	-
1970	Pacific Telephone	-	X	X	-
1969	Pacific Telephone	-	-	-	-
1967	Pacific Telephone	-	X	X	-
1966	Pacific Telephone	-	-	-	-
1965	Pacific Telephone	-	X	X	-
1964	Pacific Telephone	-	-	-	-
1963	Pacific Telephone	-	-	-	-
1962	Pacific Telephone	X	X	X	-
1961	R. L. Polk & Co.	-	-	-	-
1960	Pacific Telephone	-	-	-	-
1958	Pacific Telephone	X	X	X	-
1957	Pacific Telephone	-	-	-	-
1956	Pacific Telephone	-	X	X	-
1955	R. L. Polk & Co.	-	-	-	-
1954	R. L. Polk & Co.	-	X	X	-
1952	Los Angeles Directory Co.	-	-	-	-
1951	Pacific Telephone & Telegraph Co.	X	X	X	-
1950	Pacific Telephone	-	X	X	-
1949	Los Angeles Directory Co.	-	-	-	-
1948	Associated Telephone Company, Ltd.	-	-	-	-
1947	Pacific Directory Co.	-	-	-	-
1946	Southern California Telephone Co	-	-	-	-
1945	R. L. Polk & Co.	-	-	-	-
1944	R. L. Polk & Co.	-	-	-	-
1942	Los Angeles Directory Co.	-	X	X	-
1940	Los Angeles Directory Co.	-	-	-	-
1939	Los Angeles Directory Co.	-	-	-	-
1938	Los Angeles Directory Company Publishers	-	-	-	-
1937	Los Angeles Directory Co.	X	X	X	-
1936	Los Angeles Directory Co.	-	-	-	-
1935	Los Angeles Directory Co.	-	-	-	-
1934	Los Angeles Directory Co.	-	-	-	-
1933	Los Angeles Directory Co.	X	X	X	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
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.	-	-	-	-

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

6422 Selma
Los Angeles, CA 90028

FINDINGS DETAIL

Target Property research detail.

Selma Ave

6422 Selma Ave

Year	Uses	Source
2014	CONCEPT ART STUDIOS INC	EDR Digital Archive
2010	CONCEPT ART STUDIOS INC	EDR Digital Archive

SELMA AVE

6422 SELMA AVE

Year	Uses	Source
2006	CONCEPTART	Haines Company, Inc.
	STUDIOS	Haines Company, Inc.
2000	CONCEPT ART STUDIOS	Haines & Company
1990	CONCEPT ART STUDIOS	Pacific Bell
1986	KERNS & ASSOCIATES	Pacific Bell
1981	HOLLYWOOD AUTO PARTS	Pacific Telephone
1976	Hollywood Auto Parts	Pacific Telephone
1962	Wellington Auto Parts & Mach	Pacific Telephone
1958	Wellington Auto Parts & Mach	Pacific Telephone
1951	Selma Av Wellington Auto Parts & Mach	Pacific Telephone & Telegraph Co.
1937	WELLINGTON Glenn T Joy auto accessories	Los Angeles Directory Co.
1933	Foreign Auto Rentals Inc J L Wilharber pres H R Grace sec treas	Los Angeles Directory Co.

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

CAHUENGA BLVD

1544 CAHUENGA BLVD

Year	Uses	Source
1990	CARIBBEAN HUT RESTAURANT	Pacific Bell
1986	MORRIS ERIC ACTORS WORKSHOP	Pacific Bell
1976	Certified Mechanical Services	Pacific Telephone
1951	N Cahuenga Bl Midwest Glass Co	Pacific Telephone & Telegraph Co.
	N Cahuenga Bl Midwest Glass Co	Pacific Telephone & Telegraph Co.
	N Cahuenga Bl Midwest Glass Co	Pacific Telephone & Telegraph Co.
	N Cahuenga Bl Miller Clyde L Co auto gls See Midwest Glass Co	Pacific Telephone & Telegraph Co.
	Cahuenga Nelson Glass	Pacific Telephone & Telegraph Co.
1942	MILLER Clyde L Eva auto glass	Los Angeles Directory Co.
1937	Miller Clyde L & Co C L and J F Miller glass	Los Angeles Directory Co.
1933	MILLER Clyde L & Co C L and J F Miller auto glass	Los Angeles Directory Co.
1929	MILLER Clyde L & Co C L and J F Miller auto glass	Los Angeles Directory Co.

1548 CAHUENGA BLVD

Year	Uses	Source
1986	BOUTIQUE FOR LOVERS	Pacific Bell

1550 CAHUENGA BLVD

Year	Uses	Source
1990	PIZZA HOT DELIVERS	Pacific Bell
	HOLLYWOOD PIZZA CO	Pacific Bell
1976	Miller Nancy	Pacific Telephone
1929	Corcoran John saddlery	Los Angeles Directory Co.

1552 CAHUENGA BLVD

Year	Uses	Source
1990	MIDI DRUM CENTER	Pacific Bell
1951	Cahuenga Smittys Auto Wrks	Pacific Telephone & Telegraph Co.

FINDINGS

1553 CAHUENGA BLVD

Year	Uses	Source
1995	Copy Master printing	Pacific Bell
	Copy Master printing	Pacific Bell
1991	Copy Master printing	Pacific Bell
1990	COPY MASTER PRINTING	Pacific Bell
1976	Schaeffer Photo Rapid Lab	Pacific Telephone
	SCHAFFER PHOTO & CAMERA SUPPLY INC	Pacific Telephone
1970	SCHAEFFER PHOTO & CAMERA SUPPLY INC	Pacific Telephone
	SCHAEFER PHOTO & CAMERA SUPPLY INC	Pacific Telephone
	SCHAEFFER PHOTO & CAMERA SUPPLY INC	Pacific Telephone
1965	SCHAEFER PHOTO & CAMERA SUPPLY INC	Pacific Telephone
1962	SCHAEFFER PHOTO & CAMERA SUPPLY INC	Pacific Telephone
1951	N Cahuenga American Army & Navy Store	Pacific Telephone & Telegraph Co.
1937	DILLIN Frank W Organization tires	Los Angeles Directory Co.
1929	SYKES Jos Eleanor baker	Los Angeles Directory Co.
	Feuersanger Adolph meats	Los Angeles Directory Co.

1554 CAHUENGA BLVD

Year	Uses	Source
1990	ENTREPRENEUR S BOOK STORE	Pacific Bell
1986	D S VIDEO	Pacific Bell
1933	NORDQUIST Norman batteries	Los Angeles Directory Co.

1556 CAHUENGA BLVD

Year	Uses	Source
1990	SANDWICH TIME INC	Pacific Bell
	LOVE A L	Pacific Bell
	CORNUCOPIA FOOD PRODUCTS	Pacific Bell
	HOT DOG & CO INC	Pacific Bell
1986	DIVAH S NUTRITION CENTER	Pacific Bell
	DIVAH S SEAFOOD	Pacific Bell
1951	Cahuenga Bl Goddard Jas E	Pacific Telephone & Telegraph Co.
1929	Crytzer Wm E Marie C gas sta	Los Angeles Directory Co.

FINDINGS

1600 CAHUENGA BLVD

Year	Uses	Source
1990	FOTOKAD SYSTEMS INC	Pacific Bell
	FOTOKAD BUSINESS CARDS	Pacific Bell
1951	Cahuenga Hollywd Camera Exch	Pacific Telephone & Telegraph Co.
	Cahuenga Camera Exch Hollywd	Pacific Telephone & Telegraph Co.

1601 CAHUENGA BLVD

Year	Uses	Source
1990	SPOT LIGHT ROOM	Pacific Bell
1986	SPOT LIGHT ROOM	Pacific Bell
1981	VICHAI SIAM JWLRY	Pacific Telephone
	SPOT LIGHT ROOM	Pacific Telephone
1976	Spot Light Room	Pacific Telephone
1951	N Cahuenga Colony Club	Pacific Telephone & Telegraph Co.
1937	Clysdale Russell R liquors	Los Angeles Directory Co.
1933	NICHOLS Howard T Mildred drugs	Los Angeles Directory Co.

1603 CAHUENGA BLVD

Year	Uses	Source
1990	REEL VIDEO SERVICE VIDEO MASTERS INC	Pacific Bell
1986	PLANET PRODUCTIONS BUS-SUPLS	Pacific Bell
1976	Woleaf Color Lab	Pacific Telephone
	R Color Still Lab	Pacific Telephone
1951	Cahuenga Edmunds Larry Book Shop	Pacific Telephone & Telegraph Co.
	Cahuenga Larry Edmunds Book Shop	Pacific Telephone & Telegraph Co.
1937	Reiser Saml H Marie books	Los Angeles Directory Co.

1604 CAHUENGA BLVD

Year	Uses	Source
1990	TAMMI RECORDS LTD	Pacific Bell
	TAMMI ARTIST MANAGEMENT	Pacific Bell
	TAMMI MUSIC	Pacific Bell
	SUN THE-NEWSPAPER	Pacific Bell
	ROBERTS MAINTENANCE CO	Pacific Bell
	ACTION NEWSPAPER	Pacific Bell
	ADVANCED PUBLICATIONS SUN ACTION CHOICE	Pacific Bell
	CALIFORNIA SUN-NEWSPAPER	Pacific Bell
	CHOICE-NEWSPAPER	Pacific Bell

FINDINGS

Year	Uses	Source
1990	NEW SUN-NEWSPAPER	Pacific Bell
1981	WALLY HEIDER RECORDING	Pacific Telephone
	HEIDER WALLY RECORDING	Pacific Telephone
	HEIDER FILMWAYS RECORDING	Pacific Telephone
	FILMWAYS HEIDER RECEORDING	Pacific Telephone
1980	HEIDER FILMWAYS RECORDING	Pacific Telephone
	FILMWAYS HEIDER RECORDING	Pacific Telephone
	Heider Filmways Recording	Pacific Telephone
1976	Main Ofc	Pacific Telephone
	Wally Heider Recording	Pacific Telephone
	Heider Wally Recording	Pacific Telephone
1951	N Cahuenga Service Clnrs	Pacific Telephone & Telegraph Co.
1942	BERNARD Harry Henrietta clo clnr	Los Angeles Directory Co.
1937	BERNARD Henrietta Mrs stamp collr	Los Angeles Directory Co.
	BERNARD Harry Henrietta clo clnr	Los Angeles Directory Co.
1933	BERNARD Harry Henrietta clo clnr	Los Angeles Directory Co.
1929	BERNARD Harry Henrietta clo clnr	Los Angeles Directory Co.

1605 CAHUENGA BLVD

Year	Uses	Source
1990	COLLINS DAN	Pacific Bell
	COMPUTER HOME STUDY INSTITUTE	Pacific Bell
	CORTEZ THOS STEWART	Pacific Bell
	G & M AUTO WHOLESALERS	Pacific Bell
	GAZETTE PUBLISHER	Pacific Bell
	HOLLYWOOD EXPRESS MESSENGER SERVICE	Pacific Bell
	HOLLYWOOD GAZETTE	Pacific Bell
	INTRASTATE DISTRIBUTION DEPOT INC	Pacific Bell
	MOORE W L	Pacific Bell
	NINTH CIRCLE	Pacific Bell
	RAG MAGAZINE	Pacific Bell
	SPARKS JOHN & CO	Pacific Bell
	T A F NIGHTWING	Pacific Bell
	TIME TESTED INC	Pacific Bell
1986	BEIRUT TIMES NEWS PAPER	Pacific Bell
	COLLINS DANIEL M	Pacific Bell
	CORTEZ THOS STEWART	Pacific Bell
	GOSKI GALLERY	Pacific Bell

FINDINGS

Year	Uses	Source
1986	ILIOR	Pacific Bell
	KERWIN WILLIAM AGENCY	Pacific Bell
	NOVA PHONES INC	Pacific Bell
	RMTV	Pacific Bell
	RADIO STAR	Pacific Bell
	REGGAE MAGAZINE TV	Pacific Bell
	REGGAE MUSIC TV	Pacific Bell
	RESOUNDERS GOSPEL MUSIC & DRUMMER	Pacific Bell
	UNIVERSAL LOCATIONS INC	Pacific Bell
	WESTERN HYDROLOGIC SYSTEMS	Pacific Bell
	WILLIAM KERWIN AGENCY	Pacific Bell
1981	CORTEZ THOS STEWART	Pacific Telephone
	KERWIN WILLIAM AGCY	Pacific Telephone
	LRAPER PUBLISHING CO	Pacific Telephone
	PHOTO ART STUDIO	Pacific Telephone
	SHOCKLEY BEAU	Pacific Telephone
	WILLIAM KERWIN AGCY	Pacific Telephone
1980	Charlies Private Patrol	Pacific Telephone
	Zeh Cal Investigation	Pacific Telephone
1976	BLACKWENT PUBLISHING CO INC	Pacific Telephone
	I F T Journal	Pacific Telephone
	J M Building Maintenance	Pacific Telephone
	Management Communications Corp	Pacific Telephone
	Natl Portrait Studios	Pacific Telephone
	Publishers Advertising Service	Pacific Telephone
	S I D Journal perodci	Pacific Telephone
	SHOW CO INTERNATIONAL trade shows	Pacific Telephone
	Von Seitz Otto	Pacific Telephone
	Vue Magazine	Pacific Telephone
1951	N Cahuenga Marion Bldg	Pacific Telephone & Telegraph Co.
	Hollywd Custom Slacks	Pacific Telephone & Telegraph Co.
	Berger Joe ladies tlr	Pacific Telephone & Telegraph Co.
	Plischke W J pub acct	Pacific Telephone & Telegraph Co.
	Plischke W J pub acct	Pacific Telephone & Telegraph Co.
	Alexander Ben	Pacific Telephone & Telegraph Co.
	Reinwald Rene Wilms B J pub acct	Pacific Telephone & Telegraph Co.
	Wilms B J pub acct	Pacific Telephone & Telegraph Co.
	Gilbert & Co advg	Pacific Telephone & Telegraph Co.

FINDINGS

Year	Uses	Source
1951	Dewey Tom Stevens Stuart Advertising	Pacific Telephone & Telegraph Co.
	Hall Dixi Gail artst Stevens Stuart Advertising	Pacific Telephone & Telegraph Co.
	Stevens Stuart Advertising	Pacific Telephone & Telegraph Co.
	Stevens Stuart Advertising	Pacific Telephone & Telegraph Co.
	Magoffin Co The Inc	Pacific Telephone & Telegraph Co.
	Cahuenga Hol Magoffin Co The Inc	Pacific Telephone & Telegraph Co.
	Cahuenga Wilms B J pub acct	Pacific Telephone & Telegraph Co.
1942	ALLEN Irwin mech	Los Angeles Directory Co.
	CARTER Chas H mech	Los Angeles Directory Co.
	Dosick Ralph tailor	Los Angeles Directory Co.
	Hunt Alf I	Los Angeles Directory Co.
	Lombardo Frank office	Los Angeles Directory Co.
	Marion Building	Los Angeles Directory Co.
	Zaslow Saml R	Los Angeles Directory Co.
1937	FILM Technicians Local	Los Angeles Directory Co.
	INTERNATIONAL Photographer Monthly S E Snyder editor	Los Angeles Directory Co.
	Marion Building	Los Angeles Directory Co.
	RIES Frances O Mrs photog	Los Angeles Directory Co.
1933	INTERNATONAL Photogratphers of the Motion Picture Insdustry Local	Los Angeles Directory Co.
	Marion Building	Los Angeles Directory Co.
1929	Duncan Chas real est	Los Angeles Directory Co.
	FRENCH Geo K Stella lawyer	Los Angeles Directory Co.
	HOLLYWOOD Vagabond Claude Richardson editor	Los Angeles Directory Co.
	HUNT & Smith W D Hunt W B Smith decorators	Los Angeles Directory Co.
	Marion Building	Los Angeles Directory Co.
	Morehart Roger Kathleen real est	Los Angeles Directory Co.
	Motion Pictures Today Leonard Smith editor	Los Angeles Directory Co.
	Sherrill Friedman Inc J B Sherrill pres bookling agts	Los Angeles Directory Co.
	SPEAR Howard W Suzanne sporting gds	Los Angeles Directory Co.

1606 CAHUENGA BLVD

Year	Uses	Source
1951	N Cahuenga Thompson Building	Pacific Telephone & Telegraph Co.
	Kingsley Lewis A Kingsley Stamping Mach Co	Pacific Telephone & Telegraph Co.

FINDINGS

Year	Uses	Source
1951	Kingsley Stamping Mach Co	Pacific Telephone & Telegraph Co.
	Von Seitz Otto	Pacific Telephone & Telegraph Co.
	Koltz Max tlr	Pacific Telephone & Telegraph Co.
	Arts Camera Repair	Pacific Telephone & Telegraph Co.
	Traeger Arthur Arts Camera Repair	Pacific Telephone & Telegraph Co.
	Superior Engraving Co	Pacific Telephone & Telegraph Co.
	N Cahuenga Superior Engraving Co	Pacific Telephone & Telegraph Co.
1942	SCHWARTZ Herman Elsie K printer	Los Angeles Directory Co.
	SMITH John D photog	Los Angeles Directory Co.
	SUPERIOR Engraving Co J J Conlan Victor De Maniel G C Grier Harry Read	Los Angeles Directory Co.
	Technical Associates E L Classford L M Sumith Carlton Bury research Lbrty	Los Angeles Directory Co.
	THOMSON Building	Los Angeles Directory Co.
1937	HOLLYWOOD Photocopy Service W H Mc Laughlan J D Smith	Los Angeles Directory Co.
	KING Manrice Anna tailor	Los Angeles Directory Co.
	KINGSLEY Lewis A stamping	Los Angeles Directory Co.
	Magoffin & Doye E H Magoffin Chas Doye lithographers	Los Angeles Directory Co.
	PHILLIPS John W Mabel dental labty	Los Angeles Directory Co.
	SUPERIOR Engraving Co G C Grier V J De Mamiel J J Conlan H L Read	Los Angeles Directory Co.
1933	Cansino EduardoVolga dancing tchr	Los Angeles Directory Co.
	EXCLUSIVE Trouser Shop Maurice King V V Pavich	Los Angeles Directory Co.
	HOLLYWOOD Filmograph Harry Burns pres editor publrs	Los Angeles Directory Co.
	HOLLYWOOD Photocopy Service J D Smith W H Mc Lauchlan	Los Angeles Directory Co.
	HOLLYWOOD Stationery Engravers Jas Stewart H J Geibel	Los Angeles Directory Co.
	SUPERIOR Engraving Co V J De Mamiel H L Read G C Grier J J Conlan	Los Angeles Directory Co.
1929	Fidler Wm P adv agt	Los Angeles Directory Co.
	THOMSON Building	Los Angeles Directory Co.
	FISK & Thompson Robt Fisk Fredk Thompson real est	Los Angeles Directory Co.
	O Slend O Inc Hollywood D R Mac Kenzie Pres Adna Alexander Sec toilet preparations	Los Angeles Directory Co.
	Fidler Jas M Belle adv agt	Los Angeles Directory Co.
	Da Silva Nelly Mrs dancing school	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1929	Cloister Press The Lawrence Young mgr	Los Angeles Directory Co.

1608 CAHUENGA BLVD

Year	Uses	Source
1990	FOSTER TRAVEL	Pacific Bell
1951	N Cahuenga Cloister Press of Hollywd	Pacific Telephone & Telegraph Co.
	N Cahuenga Young Lawrence Cloister Press of Hollywd	Pacific Telephone & Telegraph Co.
	Cahuenga Hollywood Skylights Spectacular Lighting	Pacific Telephone & Telegraph Co.
1937	YOUNG Lawrence Ruth printer	Los Angeles Directory Co.
1933	YOUNG Lawrence printer	Los Angeles Directory Co.
1929	WEST COAST ENGRAVING CO Kenneth Simon Mgr Photo Engraving Copper Half Tones Zinc Etchings Color Plates and Commercial Art	Los Angeles Directory Co.

1609 CAHUENGA BLVD

Year	Uses	Source
1990	TNT PUBLISHING	Pacific Bell
	TNT PUBLISHING INC	Pacific Bell
	PROFESSIONAL SCRIPT SERVICES	Pacific Bell
1986	WESTERN INTERNATIONAL TELEX	Pacific Bell
1981	LITTLE ARMENIA RESTAURANT & NIGHT CLUB	Pacific Telephone
1976	Little Armenia Restaurant & Night Club	Pacific Telephone
1950	MAGOFFIN CO THE INC	Pacific Telephone
1942	MAGOFFIN CO THE E H and Linday Magotfin Lintype Composiition	Los Angeles Directory Co.
1937	Margulies Saml Rose laundry	Los Angeles Directory Co.
1933	SCHIFFNER Alex J Indy	Los Angeles Directory Co.
1929	Becquer Rose Mrs Indy	Los Angeles Directory Co.

1611 CAHUENGA BLVD

Year	Uses	Source
1990	FILM WORKS	Pacific Bell
1986	FILM WORKS	Pacific Bell
1981	JACK S CLEANERS	Pacific Telephone
	JACK S TAILORS	Pacific Telephone
1976	Jacks Tailors	Pacific Telephone
	Jacks Cleaners	Pacific Telephone
	Lloyds Camera Exch	Pacific Telephone

FINDINGS

Year	Uses	Source
1951	Cahuenga Bl Tuxedo Center Hollywood Store	Pacific Telephone & Telegraph Co.
1942	De Grasse Floyd L actor	Los Angeles Directory Co.
	Marton Ada beauty chap	Los Angeles Directory Co.

1612 CAHUENGA BLVD

Year	Uses	Source
1990	LLOYD S CAMERA EXCH	Pacific Bell
	LLOYD S CAMERA EXCH	Pacific Bell
1986	LLOYDS CAMERA EXCH	Pacific Bell
	LLOYDS CAMERA EXCH	Pacific Bell
1981	LLOYDS CAMERA EXCH	Pacific Telephone
	LLOYDS CAMERA EXCH	Pacific Telephone
1976	LLOYDS CAMERA EXCH	Pacific Telephone
1951	Cahuenga Hollywd Piano Exch	Pacific Telephone & Telegraph Co.
	Cahuenga Hollywd Piano Exch	Pacific Telephone & Telegraph Co.
1942	MATHEWS PAINT CO INC M B Mo Nulty Pres and Genl Mgr J H Kelleher V Pres Sec H J Freeman Treas	Los Angeles Directory Co.
1937	br	Los Angeles Directory Co.

1613 CAHUENGA BLVD

Year	Uses	Source
1990	DEPARTMENT OF WATER AND POWER OFFICES	Pacific Bell
1981	DEPARTMENT OF WATER AND POWER CITY OF LOS ANGELES	Pacific Telephone
1976	Hollywood	Pacific Telephone
	DEPARTMENT OF WATER AND POWER Offices	Pacific Telephone

1614 CAHUENGA BLVD

Year	Uses	Source
1990	TOBIAS GUITARS	Pacific Bell
1986	TOBIAS GUITARS	Pacific Bell
1951	Cahuenga Camera Mart Inc	Pacific Telephone & Telegraph Co.
1942	Manwarring Jas A Mary hdw	Los Angeles Directory Co.
1937	Manwarring Jas A Margt hdw	Los Angeles Directory Co.
1933	Manwarring Jas A Margt hdw	Los Angeles Directory Co.
1929	Howerton Albt E Blanche furn	Los Angeles Directory Co.

FINDINGS

1615 CAHUENGA BLVD

Year	Uses	Source
1990	TOM CLARK PHOTOGRAPHY	Pacific Bell
1986	WONG RITA M	Pacific Bell
	MYERS DUTCH PHOTOGRAPHY	Pacific Bell
	DUMETZ BARBARA PHOTOGRAPHY	Pacific Bell
1981	KUPERSMITH DAN PHOTOGRAPHY	Pacific Telephone
1976	Kupersmith Dan Photography	Pacific Telephone
	ODonnell Photography	Pacific Telephone
1951	N Cahuenga Hellman Appliances hsehld appls	Pacific Telephone & Telegraph Co.
	N Cahuenga Montgomery Hellman Appliances See Hellman Appliances	Pacific Telephone & Telegraph Co.
1942	Montgomery Alvin R elec appliances	Los Angeles Directory Co.
	CAMERA SUPPLY CO Arthur E Reeves Photographic Supplies Camera Rentals	Los Angeles Directory Co.
1937	Home Utilities Co L R Crawford mgr refrig dlrs	Los Angeles Directory Co.
	ANDERSON Andw H Fanny trunks	Los Angeles Directory Co.
1929	Delemarre Louis jr auto pk	Los Angeles Directory Co.

1616 CAHUENGA BLVD

Year	Uses	Source
1990	WOLF COLOR LAB	Pacific Bell
	WOLF PHOTO	Pacific Bell
1981	T V PHOTOGRAPHY	Pacific Telephone
	VARIETY COLOR LAB	Pacific Telephone
1976	T V Photography	Pacific Telephone
	Variety Color Lab	Pacific Telephone
1951	N Cahuenga Bl Schaeffer Photos photgrphrs	Pacific Telephone & Telegraph Co.
	N Cahuenga Schaeffers Photography	Pacific Telephone & Telegraph Co.
1942	La Chall Francis X printer	Los Angeles Directory Co.
1937	HOLLYWOOD BINDERY Earl H Anderson Book Binding Paper Ruling Gold Lettering	Los Angeles Directory Co.
	La Chall Francis printer	Los Angeles Directory Co.
1933	Gafford La Chall Co Albt Gafford F X La Chall printers	Los Angeles Directory Co.
1929	Pencil Supply Co C H Dunning pres adv pencils	Los Angeles Directory Co.
	Skudder Walter photog r	Los Angeles Directory Co.
	DUNNING Process Co C H Dunning pres labtry	Los Angeles Directory Co.

FINDINGS

1617 CAHUENGA BLVD

Year	Uses	Source
1990	PATEL BALUBHAI C	Pacific Bell
1986	HOTEL PARKVIEW	Pacific Bell
1981	HOTEL PARKVIEW	Pacific Telephone
1951	N Cahuenga Selma Hotel	Pacific Telephone & Telegraph Co.
1942	BURKE Freda waiter	Los Angeles Directory Co.
	CHANDLER Richd mech	Los Angeles Directory Co.
	Dardano Richd studiowkr	Los Angeles Directory Co.
	De Ath Ronald actor	Los Angeles Directory Co.
	FREEMAN Clyde W slsmn	Los Angeles Directory Co.
	Geddes Jos mech	Los Angeles Directory Co.
	HOTEL Selma	Los Angeles Directory Co.
	Leppert Francis W clk	Los Angeles Directory Co.
	LEWIS Victor L driver	Los Angeles Directory Co.
	MANDEL Saml waiter	Los Angeles Directory Co.
	Maries Herbt L electn	Los Angeles Directory Co.
	Mc Cabe John slsmn	Los Angeles Directory Co.
	PREWITT Sally clk	Los Angeles Directory Co.
	RAWSON Vernon asst br mgr Mayflower Donut Shop	Los Angeles Directory Co.
	Rogers Dale F clk	Los Angeles Directory Co.
	Schleiter Max cook	Los Angeles Directory Co.
	Silvers Jack actor	Los Angeles Directory Co.
	SMITH Anna Mrs mgr Hotel Selma	Los Angeles Directory Co.
	Thayer Alma sten	Los Angeles Directory Co.
	THAYER Flora B clk	Los Angeles Directory Co.
	Wanamaker Vernon photog	Los Angeles Directory Co.
	WEEKS E E	Los Angeles Directory Co.
	WILLIAMS Henry restrwkr	Los Angeles Directory Co.
1937	Batonney Steven actor	Los Angeles Directory Co.
	Bircham Edw slsmn	Los Angeles Directory Co.
	BURNS Paul studiowkr	Los Angeles Directory Co.
	Bynoe Norman waiter	Los Angeles Directory Co.
	Contu Gus waiter	Los Angeles Directory Co.
	Durr Edw advmn	Los Angeles Directory Co.
	Fabicant Al news vendor	Los Angeles Directory Co.
	Heald Danl	Los Angeles Directory Co.
	Michner Max gas sta atdt	Los Angeles Directory Co.
	Mohan Jos waiter	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1937	PRICE Hannah Mrs hskpr	Los Angeles Directory Co.
	Rosencranz Wm S atdt W L Sackett	Los Angeles Directory Co.
	Selma Hotel	Los Angeles Directory Co.
	SMITH Anne Mrs mg Selma Hotel	Los Angeles Directory Co.
	Spurrier Stanley C clk	Los Angeles Directory Co.
	Terens Val restr	Los Angeles Directory Co.
	THOMPSON Allen J cameramn	Los Angeles Directory Co.
	Thyne Leo news vendor	Los Angeles Directory Co.
	WILSON Mark waiter	Los Angeles Directory Co.
1933	HOTEL Selma	Los Angeles Directory Co.
	Mooremand J cook	Los Angeles Directory Co.
	OWEN Jack clk	Los Angeles Directory Co.
	Payson Claude cook	Los Angeles Directory Co.
	PRICE Hannah L wid G F	Los Angeles Directory Co.
	RILEY Jos	Los Angeles Directory Co.
	SMITH Anne wid A E Hotel Selma	Los Angeles Directory Co.
	Spinella Jack	Los Angeles Directory Co.
	STANLEY Jos vocalist	Los Angeles Directory Co.
	Tyre Jack	Los Angeles Directory Co.
	WALKER W	Los Angeles Directory Co.
	Everatos Tony	Los Angeles Directory Co.
	FOSTER Chas	Los Angeles Directory Co.
	Gillian Jack cook	Los Angeles Directory Co.
	GRAY Larry actor	Los Angeles Directory Co.
1929	Stuttman Harry waiter r	Los Angeles Directory Co.
	Waldron Jos auto mech r	Los Angeles Directory Co.
	ANDERSON Frank auto mech	Los Angeles Directory Co.
	Anderson Robt auto mech	Los Angeles Directory Co.
	Dickerson Claude H cook	Los Angeles Directory Co.
	GRIFFITH Frank actor	Los Angeles Directory Co.
	Haught Alf writer	Los Angeles Directory Co.
	HOTEL Selma	Los Angeles Directory Co.
	Lanard Peggy waiter	Los Angeles Directory Co.
	LAWSON Mac	Los Angeles Directory Co.
	Mc GUIRE Michl earn	Los Angeles Directory Co.
	Neff Helen clk r	Los Angeles Directory Co.
	NELSON Jack actor	Los Angeles Directory Co.
	NELSON Robt actor	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1929	NELSON Stella actor	Los Angeles Directory Co.
	ONEIL Tresia mgr Hotel Selma	Los Angeles Directory Co.
	PRATT Martin actor r	Los Angeles Directory Co.
	Proctor Albt Y cook r	Los Angeles Directory Co.
	SMITH Ann Mrs fur rms	Los Angeles Directory Co.

1620 CAHUENGA BLVD

Year	Uses	Source
1990	CAHUENGA PATIO	Pacific Bell
1986	CHOMPIE NO 2	Pacific Bell
1981	CHOMPIE NO 2	Pacific Telephone
1951	Cahuenga Zinke Re Bottoming Shoe Co Inc Store No 15	Pacific Telephone & Telegraph Co.
1937	Taweel Louis Eva auto park	Los Angeles Directory Co.

1621 CAHUENGA BLVD

Year	Uses	Source
1990	COPY KING PRINTING	Pacific Bell
1986	COPY KING PRINTING	Pacific Bell
1976	Mercury Better Forms	Pacific Telephone
	Mercury Printing Co	Pacific Telephone
	Mercury Printing & Stationery Co	Pacific Telephone
	Better Forms	Pacific Telephone
1951	N Cahuenga Bl Pub The	Pacific Telephone & Telegraph Co.
	Cahuenga Bl Coast Land Club	Pacific Telephone & Telegraph Co.
	Cahuenga Bl Faydrex Inc	Pacific Telephone & Telegraph Co.
	Cahuenga Bl Jeanfay Corp	Pacific Telephone & Telegraph Co.
	Cahuenga Bl Pac Lands	Pacific Telephone & Telegraph Co.

1623 CAHUENGA BLVD

Year	Uses	Source
1990	COPY SERVICE-TYPING CO	Pacific Bell
1986	COPY SERVICE TYPING CO THE	Pacific Bell
1981	RHODES RED GUITAR & AMPLIFIER SERVICE	Pacific Telephone
	ROYAL AMPLIFIER & GUITAR SERVICE	Pacific Telephone
1976	Copy Service	Pacific Telephone
	Red Rhodes Amp Service	Pacific Telephone
	Reds Royal Amplifier Service	Pacific Telephone
1951	N Cahuenga Bl L A Camera Exch	Pacific Telephone & Telegraph Co.

FINDINGS

Year	Uses	Source
1942	LARSON ARTHUR W INC Arthur W Larson Pres H H Crawford V Pres F F Hawks Sec Treas Wholesale Automobile Parts	Los Angeles Directory Co.
1937	LARSON ARTHUR W INC Arthur W Larson Pres H H Crawford V Pres Sol York Sec Treas Wholesale Automobile Parts	Los Angeles Directory Co.
1929	LARSON ARTHUR W INC Arthur W Larson Pres H H Crawford V Pres Carl Bliss Sec Treas Wholesale Automobile Parts	Los Angeles Directory Co.

1624 CAHUENGA BLVD

Year	Uses	Source
1991	LEAVITT ED & CO	Pacific Bell
	Leavitt Ed & Co	Pacific Bell
1990	LEAVITT ED & CO	Pacific Bell
	PROMOTIONS & SCRIPTS INC	Pacific Bell
1986	PAPRIKA DELI-CAFE RESTAURANT	Pacific Bell
1981	PAPRIKA DELI-CAFE RESTAURANT	Pacific Telephone
	PAPRIKA RESTAURANT	Pacific Telephone
1976	Paprika Deli Cafe Restaurant	Pacific Telephone
	Paprika Restaurant	Pacific Telephone
1962	BARKER-ALLEN ELEC	Pacific Telephone
1958	Hollywood Elec Serv A B Hollywood Electric Serv	Pacific Telephone
	Barker Allen Elec	Pacific Telephone
	A B Hollywood Elec Serv	Pacific Telephone
	Allen Leo K A B Hollywood Elec Serv	Pacific Telephone
1956	BARKER-ALLEN ELEC	Pacific Telephone
1951	Cahuenga A B Hollywd Elec Serv	Pacific Telephone & Telegraph Co.
	Cahuenga Allen Barker Elec A B Hollywd Elec Serv	Pacific Telephone & Telegraph Co.
	Cahuenga Allen Leo K A B Hollywd Elec Serv	Pacific Telephone & Telegraph Co.
	Cahuenga Barker Allen Elec	Pacific Telephone & Telegraph Co.
	Cahuenga Hollywd Elec Serv A B Hollywd Electric Serv	Pacific Telephone & Telegraph Co.
	Cahuenga Nu Enamel Hollywd Store	Pacific Telephone & Telegraph Co.
1942	ALLEN Leo K Florence E elec equip	Los Angeles Directory Co.
1929	HOLLYWOOD Window Shade & Awning Co Luser Max Sol and David Hirsh	Los Angeles Directory Co.

FINDINGS

1626 CAHUENGA BLVD

Year	Uses	Source
1990	MY HOUSE COCKTL LOUNGE	Pacific Bell
1986	MY HOUSE COCKTI LOUNGE	Pacific Bell
1981	MY HOUSE COCKTL LOUNGE	Pacific Telephone
1976	Casanovas Adult Book Store	Pacific Telephone
	My House cocktl lounge	Pacific Telephone
1951	Cahuenga Bergman Jewlry Co	Pacific Telephone & Telegraph Co.
1942	EXCEL SIGNS Loyd H Geortz Excel Service Plus Excel Quality	Los Angeles Directory Co.
	SHAFFNER Henry J restr	Los Angeles Directory Co.
1937	MORGAN Wm S Mary watchmkr	Los Angeles Directory Co.
	Neslen Hudson D real est	Los Angeles Directory Co.
	Geertz Loyd H Eva sign pntr	Los Angeles Directory Co.
	Boyle Gilbert W restr	Los Angeles Directory Co.
1933	Sangonard Emile Antonia restr	Los Angeles Directory Co.
	MORGAN Wm S Mary H jwlr	Los Angeles Directory Co.
	Geertz Loyd Eva signs	Los Angeles Directory Co.
1929	MILLER Stanley Jennie hat mfr	Los Angeles Directory Co.

1628 CAHUENGA BLVD

Year	Uses	Source
1990	GRAPHIC REPRODUCTIONS	Pacific Bell
1986	GRAPHIC REPRODUCTIONS	Pacific Bell
1981	GRAPHIC REPRODUCTIONS	Pacific Telephone
1976	Graphic Reproductions	Pacific Telephone
	Graphic Reproductions prntrs	Pacific Telephone
	Life Direction	Pacific Telephone
	Revelation Band	Pacific Telephone
1951	Cahuenga J & J Shoe Store	Pacific Telephone & Telegraph Co.
1942	J & J Shoe Store John Rozzen Jos Axelrod	Los Angeles Directory Co.
1937	MAIN John H Dora sporting gds	Los Angeles Directory Co.
1933	HOLLYWOOD Electric Co Ltd E C Jecobson sec treas	Los Angeles Directory Co.
1929	Cahuenga Hardware Co Luser Max Sol and David Hirsh	Los Angeles Directory Co.

1634 CAHUENGA BLVD

Year	Uses	Source
1990	GREEN JUDY MUSIC	Pacific Bell

FINDINGS

Year	Uses	Source
1990	JUDY GREEN MUSIC	Pacific Bell
1986	JUDY GREEN MUSIC	Pacific Bell
1981	GREEN JUDY MUSIC	Pacific Telephone
1976	Hollywood Sheet Music	Pacific Telephone
1951	Cahuenga Moser Stamp & Stationery Co	Pacific Telephone & Telegraph Co.
1937	HUBER Wallace billiards	Los Angeles Directory Co.
1929	Anno K restr	Los Angeles Directory Co.

1635 CAHUENGA BLVD

Year	Uses	Source
1990	CFA INC	Pacific Bell
	ADPC INC	Pacific Bell
	PARADISE 24 ENTERTAINMENT	Pacific Bell
	DICK GRIFFEY PRODUCTIONS SOLAR RECORDS	Pacific Bell
	GALAXY SOUND STUDIOS	Pacific Bell
	SOLAR RECORDS	Pacific Bell
	COALITION FOR A FREE AFRICA	Pacific Bell
1986	ADPC INC	Pacific Bell
	DICK GRIFFEY PRODUCTIONS SOLAR RECORDS	Pacific Bell
	GALAXY SOUND STUDIOS	Pacific Bell
	SOLAR RECORDS	Pacific Bell
1929	ALLEN Jas actor	Los Angeles Directory Co.
	BELL Hank actor	Los Angeles Directory Co.
	BOYD John A floor fnshr	Los Angeles Directory Co.
	CURTIS Juana	Los Angeles Directory Co.
	HENRY Calvin W Mabel beverages	Los Angeles Directory Co.
	Mc CARTY Raymond actor	Los Angeles Directory Co.
	Mc DONALD Ralph actor	Los Angeles Directory Co.
	MALONE Jack actor	Los Angeles Directory Co.
	MOOREHOUSE Jennie wid H V	Los Angeles Directory Co.
	Stainbrook John J floor fnshr r	Los Angeles Directory Co.
	WRIGHT Homer msngr r	Los Angeles Directory Co.

1636 CAHUENGA BLVD

Year	Uses	Source
1990	HERNANDEZ TAYLOR SHOP	Pacific Bell
	LEGAL ASSISTANCE SERVICE	Pacific Bell
	PERFECT WORD THE	Pacific Bell

FINDINGS

Year	Uses	Source
1990	RESUME COMPANY THE	Pacific Bell
	SACKS JONATHAN	Pacific Bell
	WORLD BOOK & NEWS	Pacific Bell
	DEYO PRODUCTIONS	Pacific Bell
	HERNANDEZ TAILORING	Pacific Bell
1986	BROTHERS MAINTENANCE	Pacific Bell
	HERNANDEZ	Pacific Bell
	HERNANDEZ TAILORING	Pacific Bell
1985	BROTHERS MAINTENANCE	Pacific Bell
1981	CARR & ASSOCIATES	Pacific Telephone
	WATKINS CAREY	Pacific Telephone
	WATKINS ROBT B	Pacific Telephone
1976	Borin Herbert J coml artist	Pacific Telephone
	Childs Norman photgrphr	Pacific Telephone
	Edwards Portrait Studios	Pacific Telephone
	Josephson Herman	Pacific Telephone
	Media Communicators	Pacific Telephone
	Promotional Portraits	Pacific Telephone
	Sunset Vine Agency	Pacific Telephone
	Wanigatunga Roland	Pacific Telephone
1951	Cahuenga	Pacific Telephone & Telegraph Co.
	Cahuenga Bernard Frank J Boulevard Hotel	Pacific Telephone & Telegraph Co.
	Cahuenga Boulevard Hotel	Pacific Telephone & Telegraph Co.
1942	BERNARD Frank J mgr Boulevard Hotel	Los Angeles Directory Co.
	Boulevard Hotel	Los Angeles Directory Co.
	COLEMAN Harold F	Los Angeles Directory Co.
	DAVENPORT Lewis	Los Angeles Directory Co.
	De Cloud Fredk	Los Angeles Directory Co.
	Gong Lee T	Los Angeles Directory Co.
	KAY John	Los Angeles Directory Co.
	Lasensky David	Los Angeles Directory Co.
	LEE Clifford	Los Angeles Directory Co.
	MESSNER Mary	Los Angeles Directory Co.
	MILLER Margt	Los Angeles Directory Co.
1937	BOULEVARD Rooms	Los Angeles Directory Co.
	ENGLAND Jas	Los Angeles Directory Co.
	FORD Geo B news vendor	Los Angeles Directory Co.
	KLEIN Reinhold formn Emily B Stauffer	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1937	LEE Saml restrwkr	Los Angeles Directory Co.
	MARTIN Wesley mgr Boulevard Rooms	Los Angeles Directory Co.
	MUELLER Geo garagemn	Los Angeles Directory Co.
	MULLER Geo C auto mech	Los Angeles Directory Co.
	Vardy Wm lab	Los Angeles Directory Co.
1933	Bloomberg Henry printer	Los Angeles Directory Co.
	Cabello Jos	Los Angeles Directory Co.
	Chillian Lillie cook	Los Angeles Directory Co.
	EMERSON Roy	Los Angeles Directory Co.
	HOLMES Gilbert restrwkr	Los Angeles Directory Co.
	Reizbeck Ellsworth	Los Angeles Directory Co.
	SPAULDING Wm	Los Angeles Directory Co.
	STANLEY A M	Los Angeles Directory Co.
	TONEY John	Los Angeles Directory Co.
	Waugh W D	Los Angeles Directory Co.
	WOODS P B bkpr	Los Angeles Directory Co.
1929	Buckle Buck actor	Los Angeles Directory Co.
	CAMPBELL Chas W waiter	Los Angeles Directory Co.
	Eubanks John actor	Los Angeles Directory Co.
	Faust Norman actor	Los Angeles Directory Co.
	Maggart Del actor	Los Angeles Directory Co.
	Reviere Curley actor r	Los Angeles Directory Co.
	Tony John cook r	Los Angeles Directory Co.

1638 CAHUENGA BLVD

Year	Uses	Source
1990	INDIA INN TANDOORI RESTAURANT	Pacific Bell
1986	INDIA INN TANDOORI RESTAURANT	Pacific Bell
1981	BENEFICIAL FINANCE CO OF CENTRAL CALIFORNIA	Pacific Telephone
	BENEFICIAL FINANCE COMPANIES	Pacific Telephone
1980	BENEFICIAL FINANCE CO OF CENTRAL CALIFORNIA HOLLYWOOD	Pacific Telephone
1976	Hollywood	Pacific Telephone
	Beneficial Finance Co Of Hollywood	Pacific Telephone
	Burbank	Pacific Telephone
1970	BENEFICIAL FINANCE COMPANIES OTHER OFFICES	Pacific Telephone
	BENEFICIAL FINANCE COMPANIES OTHER OFFICES	Pacific Telephone

FINDINGS

Year	Uses	Source
1951	N Cahuenga Bl Personal Finance Co Hollywood	Pacific Telephone & Telegraph Co.
1933	POSADA DAVID Bootmaker Making Best Quality Boots Expert Shoe Rebuilding	Los Angeles Directory Co.
1929	Pasady David shoe repr	Los Angeles Directory Co.

1640 CAHUENGA BLVD

Year	Uses	Source
1986	CATALINA SEAFOOD RESTAURANT	Pacific Bell
1981	TWO GUYS FROM ITALY	Pacific Telephone
1951	N Cahuenga Wentz Jewlry Store	Pacific Telephone & Telegraph Co.
1942	Sperber Herman Minnie pawnbroker	Los Angeles Directory Co.
1937	Ecker Chas Rena paints	Los Angeles Directory Co.

1641 CAHUENGA BLVD

Year	Uses	Source
1990	PANPIPES MAGICKAL MARKETPLACE	Pacific Bell
1951	N Cahuenga Hollywd Pipe Shop	Pacific Telephone & Telegraph Co.
1942	WILSON Ramond C Martha L pipes	Los Angeles Directory Co.

1642 CAHUENGA BLVD

Year	Uses	Source
1986	RADIO EXPRESS	Pacific Bell
	XPRS RADIO REQUEST LINE	Pacific Bell
1942	TOMLINSON Wilbur	Los Angeles Directory Co.
	Tetrault Henry E Cordelia mgr Hotel Ordway	Los Angeles Directory Co.
	PAGE Gordon	Los Angeles Directory Co.
	Nordmark Ralph	Los Angeles Directory Co.
	MORGAN Wm	Los Angeles Directory Co.
	KELLY Danl Fern	Los Angeles Directory Co.
	HOTEL Ordway	Los Angeles Directory Co.
	Hester Richd	Los Angeles Directory Co.
1937	Downs Jack L waiter	Los Angeles Directory Co.
	Cahuenga Hotel	Los Angeles Directory Co.
1933	Zibell Jacob mens furns	Los Angeles Directory Co.
	WALKER J W actor	Los Angeles Directory Co.
	Mc KAY Gene actor	Los Angeles Directory Co.
	CLINTON Benj caddy	Los Angeles Directory Co.
1929	Whited Floyd carp r	Los Angeles Directory Co.
	Weatherford Emma J Mrs fur rms	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1929	Wakefield Claude actor r	Los Angeles Directory Co.
	Slaughter Alf actor r	Los Angeles Directory Co.
	QUINN Leonard electn r	Los Angeles Directory Co.
	HORN Wm waiter	Los Angeles Directory Co.
	JENNINGS Chas actor	Los Angeles Directory Co.
	MURPHY Steph actor	Los Angeles Directory Co.
	Cheatem Clarence auto mech	Los Angeles Directory Co.
	EDWARDS Robt actor	Los Angeles Directory Co.
	Gardener Chas H auto mech	Los Angeles Directory Co.

1643 CAHUENGA BLVD

Year	Uses	Source
1990	HONG KONG RESTAURANT	Pacific Bell
1986	SHANGHAI-LUCKY RESTAURANT	Pacific Bell
1981	SHANGHAI LUCKY RESTAURANT	Pacific Telephone
1976	Lucky Restaurant	Pacific Telephone
1951	Cahuenga Ah Wings Cafe	Pacific Telephone & Telegraph Co.
1942	LOW Wing restr	Los Angeles Directory Co.

1645 CAHUENGA BLVD

Year	Uses	Source
1990	ROYAL SAFARI	Pacific Bell
1986	ROYAL SAFARI	Pacific Bell
1981	ZEB-CAL INVESTIGATION	Pacific Telephone
	ZEB-CAL EXTERMINATING CO	Pacific Telephone
	TRI CO EXTERMINATING CO	Pacific Telephone
	SEB-CAL INVESTIGATION SERVICE	Pacific Telephone
	CHARLIE S PRIVATE PATROL	Pacific Telephone
1976	Zenith Hearing Aids Of Hollywood	Pacific Telephone
	Hollywood Hearing Aid	Pacific Telephone
	Berest Al	Pacific Telephone
	Bob Whites Barber Shop	Pacific Telephone
1970	ZENITH HEARING AID DEALERS-	Pacific Telephone
	ZENITH HEARING AID DEALERS-	Pacific Telephone
1962	ZENITH HEARING AID CENTERS LOS ANGELES	Pacific Telephone
1951	N Cahuenga Cinevox motn pictr lab	Pacific Telephone & Telegraph Co.
	N Cahuenga Cinevox Camera	Pacific Telephone & Telegraph Co.
1942	ANDERSON Fannie E Mrs leather gds	Los Angeles Directory Co.

Year	Uses	Source
1933	Silverstein Matt Annette mens clo	Los Angeles Directory Co.
1929	SILVERSTEIN Matt Annetta mens clo	Los Angeles Directory Co.

1647 CAHUENGA BLVD

Year	Uses	Source
1990	ACTORS SECOND EMPORIUM	Pacific Bell
1986	PARAMOUNT BEAUTY SUPPLY CO	Pacific Bell
1981	PARAMOUNT BEAUTY SUPPLY CO	Pacific Telephone
1976	Paramount Beauty Supply Co	Pacific Telephone
1951	N Cahuenga Bl De Luca Leather Serv	Pacific Telephone & Telegraph Co.
	N Cahuenga Posada David bootmaker	Pacific Telephone & Telegraph Co.
1942	Posada David Mary Shoe repr	Los Angeles Directory Co.
1929	HUFFMAN John actor	Los Angeles Directory Co.

1621 1/2 CAHUENGA BLVD

Year	Uses	Source
1990	DAVE S CAVE NO 2	Pacific Bell

1626 1/2 CAHUENGA BLVD

Year	Uses	Source
1990	CASANOVA S ADULT WORLD	Pacific Bell

1642 1/2 CAHUENGA BLVD

Year	Uses	Source
1981	GOLDEN STATE SUPPLY INC	Pacific Telephone

1645 1/2 CAHUENGA BLVD

Year	Uses	Source
1990	GOLDEN TOUCH I	Pacific Bell
	BIO CO	Pacific Bell

CAHUENGA BLVD N

1542 CAHUENGA BLVD N

Year	Uses	Source
2000	XXXX	Haines & Company

1544 CAHUENGA BLVD N

Year	Uses	Source
2000	XXXX	Haines & Company

FINDINGS

1546 CAHUENGA BLVD N

Year	Uses	Source
2000	XXXX	Haines & Company

1548 CAHUENGA BLVD N

Year	Uses	Source
2000	AVIS RENT A CAR	Haines & Company

1549 CAHUENGA BLVD N

Year	Uses	Source
2000	XXXX	Haines & Company

1550 CAHUENGA BLVD N

Year	Uses	Source
2000	CHOICE PHOTO LAB	Haines & Company

1551 CAHUENGA BLVD N

Year	Uses	Source
2000	XXXX	Haines & Company

1552 CAHUENGA BLVD N

Year	Uses	Source
2000	ASLANYAN MEDICAL SUPPLY	Haines & Company

1553 CAHUENGA BLVD N

Year	Uses	Source
2000	COPY MASTER	Haines & Company
	LEIGH Thomas	Haines & Company
	COPY MASTER	Haines & Company

1554 CAHUENGA BLVD N

Year	Uses	Source
2000	XXXX	Haines & Company

1558 CAHUENGA BLVD N

Year	Uses	Source
2000	XXXX	Haines & Company

1560 CAHUENGA BLVD N

Year	Uses	Source
2000	CAMINO REAL	Haines & Company

FINDINGS

1562 CAHUENGA BLVD N

Year	Uses	Source
2000	XXXX	Haines & Company

1600 CAHUENGA BLVD N

Year	Uses	Source
2000	XXXX	Haines & Company

1602 CAHUENGA BLVD N

Year	Uses	Source
2000	CLEAN NEEDLES NOW	Haines & Company

1604 CAHUENGA BLVD N

Year	Uses	Source
2000	HOLLYWD MEDIA CENTER	Haines & Company
	HOLLYWD SOFTWARE INC	Haines & Company
	MCCONKEY ARTISTS AGENCY	Haines & Company
	OUTLAW U S A	Haines & Company

1605 CAHUENGA BLVD N

Year	Uses	Source
2000	WILLIAM KERWIN AGCY	Haines & Company
	NATL RECORD NEWSPPR	Haines & Company
	KERWIN WILLIAM AGCY	Haines & Company
	JAGME FOUNDATION	Haines & Company
	HOLLYWD SCRIPTWRITING INST	Haines & Company
	CORTEZ Thos Stewart 323 467 B	Haines & Company

1606 CAHUENGA BLVD N

Year	Uses	Source
2000	P & K MEDICAL SUP	Haines & Company

1608 CAHUENGA BLVD N

Year	Uses	Source
2000	A REX BUSINESS CARDS	Haines & Company
	A REX CO NOTARY ETC	Haines & Company
	ALL PRODUCTION SERVICES	Haines & Company
	FAX SERV REX MAIL	Haines & Company
	OHara Jack	Haines & Company
	REX MAIL & MESSAGE SV	Haines & Company

FINDINGS

1609 CAHUENGA BLVD N

Year	Uses	Source
2000	XXXX	Haines & Company

1610 CAHUENGA BLVD N

Year	Uses	Source
2000	XXXX	Haines & Company

1611 CAHUENGA BLVD N

Year	Uses	Source
2000	ZOO THEATRE	Haines & Company

1612 CAHUENGA BLVD N

Year	Uses	Source
2000	CHIAVERINI Daniel	Haines & Company
	LLOYDS CAMERA EXCH	Haines & Company
	LLOYDS CAMERA EXCH	Haines & Company

1613 CAHUENGA BLVD N

Year	Uses	Source
2000	XXXX	Haines & Company

1614 CAHUENGA BLVD N

Year	Uses	Source
2000	CLUB SUN NEWS	Haines & Company
	CHOICE NEWSPAPER	Haines & Company
	ACTION NEWSPAPER	Haines & Company
	ADVANCED PUBLICATNS	Haines & Company
	SWINGERS MAGAZINE	Haines & Company
	KINKY MAGAZINE	Haines & Company
	SUN THENEWS	Haines & Company
	CA SUN NEWSPAPER	Haines & Company

1615 CAHUENGA BLVD N

Year	Uses	Source
2000	STUDIO T	Haines & Company

1616 CAHUENGA BLVD N

Year	Uses	Source
2000	JUDY GREEN MUSIC	Haines & Company

FINDINGS

1617 CAHUENGA BLVD N

Year	Uses	Source
2000	JOLLY George N	Haines & Company

1620 CAHUENGA BLVD N

Year	Uses	Source
2000	HOUSTONS PIT B B Q	Haines & Company
	HUSTONS PIT BBQ	Haines & Company

1621 CAHUENGA BLVD N

Year	Uses	Source
2000	a 1/2 BURGUNDY ROOM	Haines & Company

1623 CAHUENGA BLVD N

Year	Uses	Source
2000	XXXX	Haines & Company

1624 CAHUENGA BLVD N

Year	Uses	Source
2000	SIGNATURE	Haines & Company

1625 CAHUENGA BLVD N

Year	Uses	Source
2000	XXXX	Haines & Company

1626 CAHUENGA BLVD N

Year	Uses	Source
2000	ROOM THE	Haines & Company
	a 1/2 CASANOVAS ADLT WRLD	Haines & Company
	J B L BOOKS	Haines & Company

1628 CAHUENGA BLVD N

Year	Uses	Source
2000	XXXX	Haines & Company

1629 CAHUENGA BLVD N

Year	Uses	Source
2000	XXXX	Haines & Company

1630 CAHUENGA BLVD N

Year	Uses	Source
2000	XXXX	Haines & Company

FINDINGS

1634 CAHUENGA BLVD N

Year	Uses	Source
2000	HAN KI	Haines & Company
	GREEN JUDY MUSIC	Haines & Company
	PRINTMASTER	Haines & Company

1635 CAHUENGA BLVD N

Year	Uses	Source
2000	EDMONDS MANAGEMENT	Haines & Company
	YA YA	Haines & Company

1636 CAHUENGA BLVD N

Year	Uses	Source
2000	A G E M O	Haines & Company
	BROOKFI RE Bnan	Haines & Company
	DEYO PRODUCTIONS	Haines & Company
	HARRELL A D	Haines & Company
	HERNANDEZ TAILORING	Haines & Company

1638 CAHUENGA BLVD N

Year	Uses	Source
2000	XXXX	Haines & Company

1640 CAHUENGA BLVD N

Year	Uses	Source
2000	BANAYAN CONSTR CO	Haines & Company
	CATALINA BARBGRILL	Haines & Company

1641 CAHUENGA BLVD N

Year	Uses	Source
2000	PANPIPES MGCKL MRKT	Haines & Company

1642 CAHUENGA BLVD N

Year	Uses	Source
2000	U 2 TRAVEL AGENCY	Haines & Company
	BROWN BROWN & BROWN	Haines & Company
	EASY ONE NETWORK	Haines & Company
	K HOLLYWOOD MAGAZINE	Haines & Company
	K HOLLYWOOD SPANISH MAGAZINE	Haines & Company
	PERU VISION	Haines & Company

FINDINGS

1643 CAHUENGA BLVD N

Year	Uses	Source
2000	HONG KONG DELI CHINESE RSTRNT	Haines & Company

1645 CAHUENGA BLVD N

Year	Uses	Source
2000	ROYAL SAFARI	Haines & Company
	a 1/2 GOLDEN TOUCH	Haines & Company
	NOLANDS GOLDEN TOUCH	Haines & Company

COSMO

1608 COSMO

Year	Uses	Source
1990	GASLIGHT ROOM RESTRNT	Pacific Bell
1986	GASLIGHT ROOM RESTRNT	Pacific Bell
1971	Sewers Of Paris The	Pacific Telephone
1942	Folts Russell restr	Los Angeles Directory Co.
1933	BACK Yard Shop Studios Bernard Agostini W H Knight	Los Angeles Directory Co.
	Agostini Bernard Back Yard Shop & Studios	Los Angeles Directory Co.

COSMO ST

1602 COSMO ST

Year	Uses	Source
1951	Cosmo Schill Edw Silversmith	Pacific Telephone & Telegraph Co.

1608 COSMO ST

Year	Uses	Source
2000	OPIUM DEN	Haines & Company
1958	Cosmo Alley	Pacific Telephone

1609 COSMO ST

Year	Uses	Source
1951	Cosmo Handy Index Co	Pacific Telephone & Telegraph Co.
	Cosmo Combustion Utilities Co Handy Index Co	Pacific Telephone & Telegraph Co.

1611 COSMO ST

Year	Uses	Source
1958	Jacmar Productions Inc	Pacific Telephone

Year	Uses	Source
1951	Cosmo Anderson Howard A Co	Pacific Telephone & Telegraph Co.

1612 COSMO ST

Year	Uses	Source
1951	Cosmo Cook D D & Co pub accts	Pacific Telephone & Telegraph Co.
	Cosmo Cook Donald D Cook D D & Co pub accts	Pacific Telephone & Telegraph Co.

1617 COSMO ST

Year	Uses	Source
2006	LONELYSEAL	Haines Company, Inc.
	RELEASING	Haines Company, Inc.
	MIGNON	Haines Company, Inc.
	SHOWROOM	Haines Company, Inc.
	VANASWEGN Kurt	Haines Company, Inc.
	BUILDING	Haines Company, Inc.
	AAMANCRANE	Haines Company, Inc.
	MEDIA LTD CO	Haines Company, Inc.
	ALPHADESIGN	Haines Company, Inc.
	PARTNERSHIP	Haines Company, Inc.
	AVANTGROUP LLC	Haines Company, Inc.
	AVANTGROUP LLC	Haines Company, Inc.
	AVANTGROUP LLC	Haines Company, Inc.
	AVANTGROUPE	Haines Company, Inc.
	AVANTGROUPE	Haines Company, Inc.
	MANAGEMENT	Haines Company, Inc.
	MANAGEMENT	Haines Company, Inc.
	CONTLCLOTHING	Haines Company, Inc.
	COMPANY USA	Haines Company, Inc.
	FAMILY	Haines Company, Inc.
	ENTERTAINMENT	Haines Company, Inc.
	HOLLYWDDATA	Haines Company, Inc.
	RECOVERY	Haines Company, Inc.
	INKTANK	Haines Company, Inc.

1629 COSMO ST

Year	Uses	Source
1991	MAYFLOWER MOV STORPE	Pacific Bell

FINDINGS

N Cahuenga Blvd

1538 N Cahuenga Blvd

Year	Uses	Source
2010	NISHAS BUMP & GRIND	EDR Digital Archive

1541 N Cahuenga Blvd

Year	Uses	Source
2014	JAY SILVERMAN PRODUCTIONS INC	EDR Digital Archive
2010	JAY SILVERMAN PRODUCTIONS INC	EDR Digital Archive
	LOCAL EDUCTL RESOURCE NETWRK	EDR Digital Archive
	GEBER SKORICH INC	EDR Digital Archive
	GERBER SKORICH ENTRMT INC	EDR Digital Archive
	SILVERFILMS 1 ON 1	EDR Digital Archive

1542 N Cahuenga Blvd

Year	Uses	Source
2014	PHARMACY BOARD SHOP	EDR Digital Archive
2010	PHARMACY BOARD SHOP	EDR Digital Archive

1544 N Cahuenga Blvd

Year	Uses	Source
2014	STOUT BURGERS & BEERS	EDR Digital Archive
2010	1544 CAHUENGA LLC	EDR Digital Archive

N CAHUENGA BLVD

1544 N CAHUENGA BLVD

Year	Uses	Source
2006	COFFEEHOUSE	Haines Company, Inc.
	KARMA	Haines Company, Inc.
1962	MIDWEST GLASS CO	Pacific Telephone
	MIDWEST GLASS CO	Pacific Telephone
1958	MIDWEST GLASS CO	Pacific Telephone

N Cahuenga Blvd

1548 N Cahuenga Blvd

Year	Uses	Source
2010	BOUTIQUE FOR LOVERS	EDR Digital Archive
	CAHUENGA HOOKAH LOUNGE	EDR Digital Archive

FINDINGS

N CAHUENGA BLVD

1548 N CAHUENGA BLVD

Year	Uses	Source
2006	ETNAIL SHOP	Haines Company, Inc.

N Cahuenga Blvd

1550 N Cahuenga Blvd

Year	Uses	Source
2014	FROG FROZEN YOUGURT	EDR Digital Archive
	YOGURT LOVE	EDR Digital Archive
2010	CHOICE ONE HOUR PHOTO	EDR Digital Archive

N CAHUENGA BLVD

1550 N CAHUENGA BLVD

Year	Uses	Source
2006	CHOICE PHOTO LAB	Haines Company, Inc.

1551 N CAHUENGA BLVD

Year	Uses	Source
1975	PENNY BROS	Pacific Telephone
1965	PENNY BROS	Pacific Telephone
1962	PENNY BROS	Pacific Telephone
1958	PENNY BROS	Pacific Telephone

N Cahuenga Blvd

1552 N Cahuenga Blvd

Year	Uses	Source
2010	RED ROSES INC	EDR Digital Archive
	ASLANYAN MEDICAL SUPPLY	EDR Digital Archive

N CAHUENGA BLVD

1552 N CAHUENGA BLVD

Year	Uses	Source
2006	MEDICAL SUPPLY	Haines Company, Inc.
	ASLANYAN	Haines Company, Inc.
	MEDICAL SUPPLY	Haines Company, Inc.

Year	Uses	Source
2006	ASLANYAN	Haines Company, Inc.

N Cahuenga Blvd

1553 N Cahuenga Blvd

Year	Uses	Source
2014	PROJECT GALLERY & ESPRESSO	EDR Digital Archive
2010	SALON HAIRROIN LLC	EDR Digital Archive

N CAHUENGA BLVD

1553 N CAHUENGA BLVD

Year	Uses	Source
2006	SALON HAIRROIN	Haines Company, Inc.
	GENERATION	Haines Company, Inc.
	MORPHINE	Haines Company, Inc.
1962	SCHAEFFER PHOTO & CAMERA SUPPLY INC	Pacific Telephone

N Cahuenga Blvd

1555 N Cahuenga Blvd

Year	Uses	Source
2014	MORPHINE GENERATION INC	EDR Digital Archive
	FLOYDS 99 BARBER SHOP	EDR Digital Archive
2010	MORPHINE GENERATION INC	EDR Digital Archive

1556 N Cahuenga Blvd

Year	Uses	Source
2014	DISTRICT 13 GROUP INC	EDR Digital Archive
2010	SOI 56	EDR Digital Archive
	EATRICE INC	EDR Digital Archive

N CAHUENGA BLVD

1556 N CAHUENGA BLVD

Year	Uses	Source
2006	ASTORIA	Haines Company, Inc.
	ENTERPRISES INC	Haines Company, Inc.

FINDINGS

N Cahuenga Blvd

1562 N Cahuenga Blvd

Year	Uses	Source
2014	HOLLYWOOD 1 L-PSHIP	EDR Digital Archive
	BIG WANGS	EDR Digital Archive
2010	BIG WANGS	EDR Digital Archive
	HOLLYWOOD 1 L-PSHIP	EDR Digital Archive

N CAHUENGA BLVD

1562 N CAHUENGA BLVD

Year	Uses	Source
2006	BIGWANGS	Haines Company, Inc.

N Cahuenga Blvd

1600 N Cahuenga Blvd

Year	Uses	Source
2014	SAINT FELIX HOLLYWOOD	EDR Digital Archive

N CAHUENGA BLVD

1600 N CAHUENGA BLVD

Year	Uses	Source
2006	CITIZEN SMITH	Haines Company, Inc.

N Cahuenga Blvd

1601 N Cahuenga Blvd

Year	Uses	Source
2014	AV NIGHTCLUB	EDR Digital Archive
	SUN TZU MANAGEMTN GROUP	EDR Digital Archive
2010	1601 N CAHUENGA CORPORATION	EDR Digital Archive

N CAHUENGA BLVD

1601 N CAHUENGA BLVD

Year	Uses	Source
2006	SPOT LIGHT ROOM	Haines Company, Inc.

FINDINGS

N Cahuenga Blvd

1604 N Cahuenga Blvd

Year	Uses	Source
2014	ADIDAS LA PROMO	EDR Digital Archive
2010	ADIDAS LA PROMO	EDR Digital Archive
	OOOII	EDR Digital Archive

N CAHUENGA BLVD

1604 N CAHUENGA BLVD

Year	Uses	Source
2006	CENTER	Haines Company, Inc.
	COMMUNICATION	Haines Company, Inc.
	WESTRN	Haines Company, Inc.
	ARTISTS AGENCY	Haines Company, Inc.
	MCCONKEY	Haines Company, Inc.
	MARKET	Haines Company, Inc.
	HOLLYWD MEDIA	Haines Company, Inc.
	ENTERTAINMENT	Haines Company, Inc.
	BIRTHMARK	Haines Company, Inc.
	ACCESSIT	Haines Company, Inc.
	MEDIA	Haines Company, Inc.
	ACCESS DIGITAL	Haines Company, Inc.
1980	Filmways Hoider Recording	Pacific Telephone

N Cahuenga Blvd

1605 N Cahuenga Blvd

Year	Uses	Source
2014	HAUTE STREET	EDR Digital Archive
	AV HOSPITALITY	EDR Digital Archive
	HOLLYWOOD INTERNATIONAL REG	EDR Digital Archive
	FIVE CHAINS CONSTRUCTION	EDR Digital Archive
2010	SYLLAX COM	EDR Digital Archive
	SPECIAL PROGRAM	EDR Digital Archive

N CAHUENGA BLVD

1605 N CAHUENGA BLVD

Year	Uses	Source
2006	BARNUM H B	Haines Company, Inc.
	CEEZAAli	Haines Company, Inc.
	USA INC	Haines Company, Inc.
	JAGME	Haines Company, Inc.
	FOUNDATION	Haines Company, Inc.
	KERWIN WILLIAM	Haines Company, Inc.
	FUCTORY RECORD	Haines Company, Inc.
	WILLIAM KERWIN	Haines Company, Inc.
	STERN DONALD J	Haines Company, Inc.
	SERVICES	Haines Company, Inc.
	RG AUDIO VIDEO	Haines Company, Inc.
	MKINVSTMNTS	Haines Company, Inc.
1980	Zeb Cal Exterminating Co	Pacific Telephone
1954	FAAGOFFIN CO THE INC	R. L. Polk & Co.

N Cahuenga Blvd

1607 N Cahuenga Blvd

Year	Uses	Source
2014	AVENTINE HOLLYWOOD	EDR Digital Archive

1608 N Cahuenga Blvd

Year	Uses	Source
2014	HOLLYWOOD COMMERCIAL BROKERAGE	EDR Digital Archive
	ILIDS	EDR Digital Archive
	HAWK WATCH SECURITIES SYSTEMS	EDR Digital Archive
	LOCK SPECIALISTS LLC	EDR Digital Archive
	ANCHOR POINT PRODUCTIONS	EDR Digital Archive
	AAA GARAGE DOOR AND GATES SVC	EDR Digital Archive
	JAMAL AUTO GLASS	EDR Digital Archive
2010	FG INSURANCE	EDR Digital Archive
	JAMAL AUTO GLASS	EDR Digital Archive
	AAA GARAGE DOOR AND GATES SVC	EDR Digital Archive
	LOCK SPECIALISTS LLC	EDR Digital Archive
	ANCHOR POINT PRODUCTIONS	EDR Digital Archive

Year	Uses	Source
2010	HAWK WATCH SECURITIES SYSTEMS	EDR Digital Archive
	FAX SERVICE REX MAIL CO	EDR Digital Archive
	ILIDS	EDR Digital Archive
	IMAGE VIDEO	EDR Digital Archive
	HOLLYWOOD COMMERCIAL BROKERAGE	EDR Digital Archive
	TRIVIA TRIANGLE PRODUCTIONS	EDR Digital Archive
	PEBBLE WEBBLE PRODUCTIONS	EDR Digital Archive
	WILLOW BAIL BONDS	EDR Digital Archive

N CAHUENGA BLVD

1608 N CAHUENGA BLVD

Year	Uses	Source
2006	OHARA Jack	Haines Company, Inc.
	REX MAIL&	Haines Company, Inc.
	MESSAGE SERVICE	Haines Company, Inc.
	REX MAIL&	Haines Company, Inc.
	MESSAGE SV	Haines Company, Inc.
	AREX BUSINESS	Haines Company, Inc.
	CARDS	Haines Company, Inc.

1609 N CAHUENGA BLVD

Year	Uses	Source
1965	TUXEDO CENTER	Pacific Telephone
1962	TUXEDO CENTER	Pacific Telephone

N Cahuenga Blvd

1610 N Cahuenga Blvd

Year	Uses	Source
2014	KITCHEN 24 LLC	EDR Digital Archive
2010	KITCHEN 24 LLC	EDR Digital Archive

N CAHUENGA BLVD

1610 N CAHUENGA BLVD

Year	Uses	Source
1958	PRINTERS OF HOLLYWOOD	Pacific Telephone
	Hollywood Printng Co	Pacific Telephone

FINDINGS

1611 N CAHUENGA BLVD

Year	Uses	Source
1958	TUXEDO CENTER	Pacific Telephone

N Cahuenga Blvd

1612 N Cahuenga Blvd

Year	Uses	Source
2014	VELVET MARGARITA	EDR Digital Archive
	MAMACITAS INC	EDR Digital Archive
	FOMM INC	EDR Digital Archive
2010	FOMM INC	EDR Digital Archive
	MAMACITAS INC	EDR Digital Archive
	VELVET MARGARITA	EDR Digital Archive
	LLOYDS CAMERA EXCH	EDR Digital Archive

N CAHUENGA BLVD

1612 N CAHUENGA BLVD

Year	Uses	Source
2006	VELVET	Haines Company, Inc.
	MARGARITA	Haines Company, Inc.

N Cahuenga Blvd

1614 N Cahuenga Blvd

Year	Uses	Source
2014	TRUE TATTOO	EDR Digital Archive
2010	TRUE TATTOO	EDR Digital Archive
	BECKER CLAY	EDR Digital Archive
	ADVANCE PUBLICATIONS INC	EDR Digital Archive

N CAHUENGA BLVD

1614 N CAHUENGA BLVD

Year	Uses	Source
2006	VINYL FETISH	Haines Company, Inc.
	RECORDS	Haines Company, Inc.

FINDINGS

N Cahuenga Blvd

1615 N Cahuenga Blvd

Year	Uses	Source
2014	CAPITOL CITY SPORTS GRILLE	EDR Digital Archive
	NYSMITH HOLDINGS LLC	EDR Digital Archive
	CC TAP ROOM 1 LLC	EDR Digital Archive
	3 DOG CANTINA & BLUE BOAR	EDR Digital Archive
2010	CAPITOL CITY SPORTS GRILLE	EDR Digital Archive
	NYSMITH HOLDINGS LLC	EDR Digital Archive
	T STUDIO	EDR Digital Archive
	CC TAP ROOM 1 LLC	EDR Digital Archive
	GOA RESTAURANT LLC	EDR Digital Archive

N CAHUENGA BLVD

1615 N CAHUENGA BLVD

Year	Uses	Source
1965	HELLMAN APPLIANCES HSEHLD APPLS	Pacific Telephone
1962	HEILMAD APPLIAIZCES HSEHID APPLS	Pacific Telephone
	HELLMAN APPLIANCES HSEHLD APPLS	Pacific Telephone
1958	HELLMAN APPLIANCES HSEHLD APPLS H	Pacific Telephone
	Hellmans Appls hsehld appls	Pacific Telephone
	Hellman Appliances hsehld appis	Pacific Telephone
1956	HELLMAN APPLIANCES HSEHLD APPLS	Pacific Telephone
1954	H : ELLMAN APPLIANCES HSEHLD APPLS	R. L. Polk & Co.

N Cahuenga Blvd

1616 N Cahuenga Blvd

Year	Uses	Source
2014	JOANNA LEIGH CATALDO	EDR Digital Archive
	RUFF HZEN ANMAL RSCUE FNDATION	EDR Digital Archive
2010	RUFF HZEN ANMAL RSCUE FNDATION	EDR Digital Archive
	JOANNA LEIGH CATALDO	EDR Digital Archive
	LEATHERACCI	EDR Digital Archive

FINDINGS

N CAHUENGA BLVD

1616 N CAHUENGA BLVD

Year	Uses	Source
2006	ASHLEYPAIGEINC	Haines Company, Inc.
	JUDY GREEN MUSIC	Haines Company, Inc.

1617 N CAHUENGA BLVD

Year	Uses	Source
2006	WESTINN HOTEL	Haines Company, Inc.
	JOLLY George N	Haines Company, Inc.

N Cahuenga Blvd

1620 N Cahuenga Blvd

Year	Uses	Source
2010	HUSTONS PIT BBQ INC	EDR Digital Archive

N CAHUENGA BLVD

1620 N CAHUENGA BLVD

Year	Uses	Source
2006	HUSTONS TX PIT	Haines Company, Inc.
	BAR E CUE	Haines Company, Inc.
1942	ZINKE RE BOTTOMING SHOE CO INC J D Zinke Pres J W Zinke V pres L W Dwiggins Sec Treas Executive Offices	Los Angeles Directory Co.

N Cahuenga Blvd

1621 N Cahuenga Blvd

Year	Uses	Source
2014	BURGUNDY ROOM	EDR Digital Archive
2010	BURGUNDY ROOM	EDR Digital Archive

N CAHUENGA BLVD

1621 N CAHUENGA BLVD

Year	Uses	Source
2006	BURGUNDY ROOM	Haines Company, Inc.

N Cahuenga Blvd

1623 N Cahuenga Blvd

Year	Uses	Source
2014	HOTEL CAFE	EDR Digital Archive
2010	HOTEL CAFE	EDR Digital Archive

N CAHUENGA BLVD

1623 N CAHUENGA BLVD

Year	Uses	Source
2006	HOTEL CAFE	Haines Company, Inc.

N Cahuenga Blvd

1624 N Cahuenga Blvd

Year	Uses	Source
2014	PANGOLIN LLC	EDR Digital Archive
	OUTPOST RESTARUANT	EDR Digital Archive
2010	BAR DELUX	EDR Digital Archive
	PANGOLIN LLC	EDR Digital Archive

N CAHUENGA BLVD

1624 N CAHUENGA BLVD

Year	Uses	Source
2006	REPRODUCTIONS	Haines Company, Inc.
	SIGNATURE	Haines Company, Inc.
1962	BARKER-ALLEN ELECTRIC	Pacific Telephone
1958	BARKER-ALLEN ELECTRIC	Pacific Telephone

1626 N CAHUENGA BLVD

Year	Uses	Source
2006	ADULT WORLD	Haines Company, Inc.
	/ CASANOVAS	Haines Company, Inc.
	ROOM THE	Haines Company, Inc.
1929	KWIK LUNCH TEAK SHOPS C V Williams	Los Angeles Directory Co.

1628 N CAHUENGA BLVD

Year	Uses	Source
2006	TRUETATTOO	Haines Company, Inc.

Year	Uses	Source
1933	JACOBSON Edgar P sec treas Hollywood Elec Co Ltd	Los Angeles Directory Co.

1635 N CAHUENGA BLVD

Year	Uses	Source
2006	ENTERTAINMENT	Haines Company, Inc.
	GROUP	Haines Company, Inc.
	PRODUCTIONS	Haines Company, Inc.
	INTUITION	Haines Company, Inc.
	ENTERTAINMENT	Haines Company, Inc.
	HEADQUARTER	Haines Company, Inc.
	& MANAGEMENT	Haines Company, Inc.
	EPIDEMIC PICTURES	Haines Company, Inc.
	BUILDING	Haines Company, Inc.
	AZTEC	Haines Company, Inc.
	ENTERTAINMENT	Haines Company, Inc.
	COHEN	Haines Company, Inc.
	ENTERTAINMENT	Haines Company, Inc.
	E 2 MUSICWORKS	Haines Company, Inc.
	EDMONDS	Haines Company, Inc.
	ENTERTAINMENT	Haines Company, Inc.
	EDMONDS	Haines Company, Inc.
	ENTERTAINMENT	Haines Company, Inc.
	EDMONDS	Haines Company, Inc.
	ENTERTAINMENT	Haines Company, Inc.
	UNDERDOG	Haines Company, Inc.

1636 N CAHUENGA BLVD

Year	Uses	Source
2006	ROVENS	Haines Company, Inc.
	MAINTENANCE CO	Haines Company, Inc.
	THOMPSONS	Haines Company, Inc.
	CLEANING SERVICE	Haines Company, Inc.
1942	HUGHES Julien R emp Scriver & Quinn	Los Angeles Directory Co.

1638 N CAHUENGA BLVD

Year	Uses	Source
2006	BEAUTY BAR	Haines Company, Inc.
	BEAUTYBAR	Haines Company, Inc.

FINDINGS

Year	Uses	Source
1981	BENEFICIAL INCOME TAX SERVICE OF CALIFORNIA INC	Pacific Telephone
1980	Hollywood	Pacific Telephone
1975	BENEFICIAL FINANCE CO OF HOLLYWOOD	Pacific Telephone
1970	BENEFICIAL FINANCE CO OF HOLLYWOOD	Pacific Telephone
1965	BENEFICIAL FINANCE CO OF HOLLYWOOD	Pacific Telephone
1962	BENEFICIAL FINANCE CO OF HOLLYWD	Pacific Telephone
	BENEFICIAL FINANCE CO OF HOLLYWOOD	Pacific Telephone

1640 N CAHUENGA BLVD

Year	Uses	Source
2006	BANAYANCONSTR	Haines Company, Inc.
	TOKIO	Haines Company, Inc.
1990	CATALINA BAR & GRILL	Pacific Bell
	B & C CONSTRUCTION	Pacific Bell

1641 N CAHUENGA BLVD

Year	Uses	Source
2006	PANPIPES MGCKL	Haines Company, Inc.
1958	Hollywood Pipe Shop	Pacific Telephone

1642 N CAHUENGA BLVD

Year	Uses	Source
2006	OK HOLLYWD	Haines Company, Inc.
	AACWT	Haines Company, Inc.
	CHARITABLE	Haines Company, Inc.
	SERVICES	Haines Company, Inc.
	AUTOMBL	Haines Company, Inc.
	ROADSIDE	Haines Company, Inc.
	TRACKMYRIDE	Haines Company, Inc.
	TAILORS	Haines Company, Inc.
	RAUL CUSTOM	Haines Company, Inc.
	RAMOSEduardo	Haines Company, Inc.
	MAGAZINE	Haines Company, Inc.
	MARKETING GROUP	Haines Company, Inc.
	FIRSTSECURITY	Haines Company, Inc.
	BORNUNIQORN	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2006	BOMBAMIX	Haines Company, Inc.
	ASSSTNCE INC	Haines Company, Inc.

1643 N CAHUENGA BLVD

Year	Uses	Source
2006	DELI&CHNA BSTRO	Haines Company, Inc.
	ULITTLEHNGKNG	Haines Company, Inc.

1645 N CAHUENGA BLVD

Year	Uses	Source
2006	EFISH AND SHRIMP	Haines Company, Inc.
1975	HOLLYWOOD HEARING AID	Pacific Telephone
	BEREST AL HOLLYWOOD HEARING AID	Pacific Telephone
1965	ZENITH HEARING AID DEALERS	Pacific Telephone
1962	ZENITH HEARING AID CENTERS	Pacific Telephone
1958	Hollywood Hearing Aid Supply Co	Pacific Telephone
	HOLLYwood HEARING AID SUPPLY CO	Pacific Telephone

1647 N CAHUENGA BLVD

Year	Uses	Source
2006	HOLLYWD BARBER	Haines Company, Inc.

1649 N CAHUENGA BLVD

Year	Uses	Source
2006	CA WINGS CAFE	Haines Company, Inc.
1958	Vitale Nicola Vitale Restaurant	Pacific Telephone

SELMA AV HOL

6369 SELMA AV HOL

Year	Uses	Source
1976	Gousman Ronnie	Pacific Telephone
	Calif Book Binding Co	Pacific Telephone
1962	California Bookbinding	Pacific Telephone
	Gousman Irving California Bookbinding	Pacific Telephone
1958	Gousman Irving California Bookbinding	Pacific Telephone
	California Bookbinding	Pacific Telephone

FINDINGS

SELMA AV HOLLYWOOD

6363 SELMA AV HOLLYWOOD

Year	Uses	Source
1933	HANDY PARTS STORES Operated by John H Dielmann Co Inc W D Dalton Pres F A Weller V Pres and Treas E M Barlow Sec Main Store	Los Angeles Directory Co.
1929	DIELMANN JOHN H CO INC W D Dalton Pres F A Weller V Pres and Treas E M Barlow Sec Operating Handy Parts Stores Main Store	Los Angeles Directory Co.

6405 SELMA AV HOLLYWOOD

Year	Uses	Source
1942	SERVEX INCORPORATED Feminine Hygiene Products	Los Angeles Directory Co.

SELMA AVE

6359 SELMA AVE

Year	Uses	Source
2000	XXXX	Haines & Company
1951	Selma Av Donaldson Will studio	Pacific Telephone & Telegraph Co.

6361 SELMA AVE

Year	Uses	Source
1951	Selma Radio Television Life Magazine See TV Radio Life Magazine	Pacific Telephone & Telegraph Co.
	Selma Av Television Radio Life Magazine	Pacific Telephone & Telegraph Co.
	Selma TV Radio Life Magazine	Pacific Telephone & Telegraph Co.
1942	Hollywood Branch	Los Angeles Directory Co.
	Beverly Hills	Los Angeles Directory Co.
1937	Hollywood Branch	Los Angeles Directory Co.
	See Page 2478	Los Angeles Directory Co.

Selma Ave

6363 Selma Ave

Year	Uses	Source
2014	MANTRA ENTERTAINMENT LLC	EDR Digital Archive

FINDINGS

SELMA AVE

6363 SELMA AVE

Year	Uses	Source
1962	Perkins Robt H photogrphy	Pacific Telephone
1958	Perkins Robt H photogrphy	Pacific Telephone
1951	Selma Av Perkins Robt H photogrphy	Pacific Telephone & Telegraph Co.

6365 SELMA AVE

Year	Uses	Source
2000	XXXX	Haines & Company
1976	Di Martino Productions Inc	Pacific Telephone
1951	Selma Av Peary Harold Hollywd Productions	Pacific Telephone & Telegraph Co.
	Selma Av Mills Earl Agcy	Pacific Telephone & Telegraph Co.
	Selma Av Crosby Leigh	Pacific Telephone & Telegraph Co.
	Selma Av Adams Berle Agcy	Pacific Telephone & Telegraph Co.
	Fairway Music Corp	Pacific Telephone & Telegraph Co.
	Seffinger Ben S Heenan Brien S A & Co pub accts	Pacific Telephone & Telegraph Co.
	Heenan Brien S A & Co pub accts	Pacific Telephone & Telegraph Co.
	Selma Av	Pacific Telephone & Telegraph Co.
1942	HOLLYWOOD Mat Syndicate G W Cahill mgr matrices	Los Angeles Directory Co.
1937	Secord Printing Service W E and R E Secord	Los Angeles Directory Co.
1933	Bonomo Joe Ltd Jos Bonomo pres J J Bryan sec sch	Los Angeles Directory Co.

6366 SELMA AVE

Year	Uses	Source
1924	h	Los Angeles Directory Co.

Selma Ave

6367 Selma Ave

Year	Uses	Source
2010	HOLLYWOOD SOUND RECORDERS INC	EDR Digital Archive

FINDINGS

SELMA AVE

6367 SELMA AVE

Year	Uses	Source
2000	HOLLYWD SOUND RCRDR	Haines & Company
	RITE HOUSE ENTERTAINMENT	Haines & Company
1990	OVERBOARD MUSIC	Pacific Bell
	HOLLYWOOD SOUND RECORDERS	Pacific Bell
	FIVE SPOT STUDIO	Pacific Bell
1986	HOLLYWOOD SOUND RECORDERS	Pacific Bell
	TODDHILL MEDIA INC	Pacific Bell
	REDWING MARKETING INC	Pacific Bell
1981	HOLLYWOOD SOUND RECORDERS	Pacific Telephone
1951	Selma Av Bel Aire of Calif	Pacific Telephone & Telegraph Co.
1942	Tint Jos restr	Los Angeles Directory Co.

6369 SELMA AVE

Year	Uses	Source
2000	XXXX	Haines & Company
1951	Selma Av Hol Calif Bookbinding	Pacific Telephone & Telegraph Co.
	Selma Av Hol Gousman Irving Calif Bookbinding	Pacific Telephone & Telegraph Co.
	Selma Av Hol Peterson Bookbindery	Pacific Telephone & Telegraph Co.
1942	PETERSON Knute F Amanda bkbndr	Los Angeles Directory Co.
1933	RED ARROW BONDED MESSENGER CORP R E Haughey Mgr	Los Angeles Directory Co.

6370 SELMA AVE

Year	Uses	Source
1929	Jaussaud John A Jennie J gdnr	Los Angeles Directory Co.
1924	Jesseau John gard h	Los Angeles Directory Co.

Selma Ave

6371 Selma Ave

Year	Uses	Source
2014	ASTERWORKS	EDR Digital Archive
	CAFFE ETC LLC	EDR Digital Archive
2010	CAFFE ETC LLC	EDR Digital Archive

FINDINGS

SELMA AVE

6371 SELMA AVE

Year	Uses	Source
2006	CAFFEETC	Haines Company, Inc.
2000	CONTL CURRENCY SERVICES	Haines & Company
1990	SUPERMAIL INTERNATL	Pacific Bell
	WESTERN UNION CONSUMER SERVICES	Pacific Bell
1929	GREENE Paul V Hilda printer	Los Angeles Directory Co.

6372 SELMA AVE

Year	Uses	Source
1942	Hosohl Buntaro gdnr	Los Angeles Directory Co.
1937	Jaussand Lorraine E dental asst	Los Angeles Directory Co.
	Jaussand John Jennie gdnr	Los Angeles Directory Co.
1933	Jaussaud John A Jonnie gdnr	Los Angeles Directory Co.

6373 SELMA AVE

Year	Uses	Source
2000	XXXX	Haines & Company

6374 SELMA AVE

Year	Uses	Source
1929	Uchida Tamido Sukego gdnr h	Los Angeles Directory Co.

6378 SELMA AVE

Year	Uses	Source
1951	Selma Av Ruffino Glovanni r	Pacific Telephone & Telegraph Co.
1942	Memura Joe K gdnr	Los Angeles Directory Co.
	Okizaki Juichi Misao gdnr	Los Angeles Directory Co.
1937	Okizaki John gdnr	Los Angeles Directory Co.
	Mimura Jos gdnr	Los Angeles Directory Co.
1933	Uchida Roy Sukeyo gdnr	Los Angeles Directory Co.
	Mimora Jos K gdnr	Los Angeles Directory Co.
1929	Kamil Ruth A Mrs	Los Angeles Directory Co.

6380 SELMA AVE

Year	Uses	Source
1937	PETERSON Knute F Amanda P book binder	Los Angeles Directory Co.
1933	CAREY Rolla J Hazel signs	Los Angeles Directory Co.

FINDINGS

6382 SELMA AVE

Year	Uses	Source
2000	XXXX	Haines & Company
1981	AVONERSO AUTO REPAIR	Pacific Telephone
	HOLLYWOOD RADIATOR SERVICE	Pacific Telephone
	JOE S AUTO BODY	Pacific Telephone
1976	Hollywood Radiator Service	Pacific Telephone
	Hollywood Speedometer Service	Pacific Telephone
1951	Selma Le Bahn Harry Automotive Serv	Pacific Telephone & Telegraph Co.
1942	LYTLE & Hoffman H A Lytle G H Hoffman auto reprs	Los Angeles Directory Co.
1929	Crytzer Wm E Marie C gas sta	Los Angeles Directory Co.

6404 SELMA AVE

Year	Uses	Source
1937	Beitch Harry Jennie Indy	Los Angeles Directory Co.

6405 SELMA AVE

Year	Uses	Source
2000	XXXX	Haines & Company
1937	SERVEX INCORPORATED Dr John Vruwink Pres Florence Bishop Sec Chemicals and Drugs Antiseptics and Germicides	Los Angeles Directory Co.
1933	SERVEX LABORATORIES LTD J H Zucker Pres Lawrence Burnham V Pres L L Weldon Sec Chemicals and Drugs	Los Angeles Directory Co.
1929	Ong Zella artist	Los Angeles Directory Co.
	Ong Jessie drsmkr	Los Angeles Directory Co.

6406 SELMA AVE

Year	Uses	Source
1958	Sta Prest Clars	Pacific Telephone
1951	Selma Av Sta Prest Clnrs	Pacific Telephone & Telegraph Co.
1933	PHILLIPS Willard G Flora cubbor stamps	Los Angeles Directory Co.

6407 SELMA AVE

Year	Uses	Source
1951	Selma Castle Photo Lab	Pacific Telephone & Telegraph Co.
1929	Burnham Edw medicine mfr	Los Angeles Directory Co.
	Kosan Co J D Owens pres F C Sparks v pres treas Newton Van Why sec toilet preparations	Los Angeles Directory Co.
	WILLIAMS Boutelle J Irma cosmetic mfr	Los Angeles Directory Co.

FINDINGS

Selma Ave

6408 Selma Ave

Year	Uses	Source
2014	RECORD PARLOUR	EDR Digital Archive
2010	MANTIS DESTROYER LLC	EDR Digital Archive
	KEITH KRISTOFER	EDR Digital Archive
	HOLLYWOOD MODEL MANAGEMENT LLC	EDR Digital Archive

SELMA AVE

6408 SELMA AVE

Year	Uses	Source
1958	Petes Barber Shop	Pacific Telephone
1951	Selma Av Petes Barber Shop	Pacific Telephone & Telegraph Co.
1937	Thorell Peter barber	Los Angeles Directory Co.
1933	Thorell Peter Hilda barbar	Los Angeles Directory Co.

6410 SELMA AVE

Year	Uses	Source
1937	SMITH Lon D restr	Los Angeles Directory Co.

6412 SELMA AVE

Year	Uses	Source
1967	Pomeroy Art Supplies	Pacific Telephone
1962	Pomeroy Art Supplies	Pacific Telephone
1958	Pomeroy Art Supplies	Pacific Telephone
1951	Selma Av Pomeroy Art Supplies	Pacific Telephone & Telegraph Co.
1937	FISHER Herbt R Helen signs	Los Angeles Directory Co.
1933	Stookey Ora L sign pntr	Los Angeles Directory Co.
1929	HOLLYWOOD Sign Shop Selby Lewis Ora Stookey	Los Angeles Directory Co.

6414 SELMA AVE

Year	Uses	Source
1937	Matsumoto Jisuke Tatsue gro	Los Angeles Directory Co.

6415 SELMA AVE

Year	Uses	Source
1933	ELITE GARAGE W F Kaser Twenty four Hour Tow Service Storage Painting and Repairing In Heart of Hollywood	Los Angeles Directory Co.

Year	Uses	Source
1933	ANGELUS Tennis Shop H W Spear J S Highland	Los Angeles Directory Co.
1929	Westbrook Robt B Lula carburetors	Los Angeles Directory Co.
1924	ELITE GARAGE A H Toretsky Prop Washing Polishing Repairing Greasing Storage	Los Angeles Directory Co.

6416 SELMA AVE

Year	Uses	Source
1986	WOLF COLOR LAB	Pacific Bell
	WOLF PHOTO	Pacific Bell
1981	WOLF COLOR LAB	Pacific Telephone
1951	Selma Av Piner J W Times Dlr	Pacific Telephone & Telegraph Co.
	Selma Av Perry John M r	Pacific Telephone & Telegraph Co.
1937	HOLLYWOOD RUBBER STAMP CO G Fred Hiss Mgr Rubber Stamps and Printing Marking Devices	Los Angeles Directory Co.
1933	HOLLYWOOD Motion Picture Epuipment Co Ltd A E Reeves pres	Los Angeles Directory Co.
1929	Crawford Alden B Sadie auto parts	Los Angeles Directory Co.

Selma Ave

6417 Selma Ave

Year	Uses	Source
2014	SPOT SMOKE SHOP INC	EDR Digital Archive
	R-I-P BOUTIQUE	EDR Digital Archive

SELMA AVE

6417 SELMA AVE

Year	Uses	Source
2006	PARKING	Haines Company, Inc.
	UNITDVALET	Haines Company, Inc.
	AVE VAULT	Haines Company, Inc.
	POINT 360 SELMA	Haines Company, Inc.
1981	PACIFIC TITLE ARCHIVES	Pacific Telephone
1951	Selma Bekins Van & Storage Co dist ofcs Selma Av Ofc	Pacific Telephone & Telegraph Co.
1933	Rinner Wm A Floye auto repr	Los Angeles Directory Co.
1924	Toretsky Albt H garage	Los Angeles Directory Co.

FINDINGS

6418 SELMA AVE

Year	Uses	Source
1976	Sta Prest Cleaners	Pacific Telephone
1951	Selma Av Westrn Orthopedic Labs For Drs Only	Pacific Telephone & Telegraph Co.
1937	KAYS KRAVATS C Warren Shay Manfacturers of Exclusive Hand Tallored Neckwear Reslient All Silk	Los Angeles Directory Co.
1933	Matsamoto H H gro	Los Angeles Directory Co.
1929	Matsumoto G J gro	Los Angeles Directory Co.

6420 SELMA AVE

Year	Uses	Source
1976	WESTERN ORTHOPEDIC LABS	Pacific Telephone
1951	Selma Av Schwartz Herman prntng	Pacific Telephone & Telegraph Co.

Selma Ave

6421 Selma Ave

Year	Uses	Source
2014	NETWORK AUTO BODY INC	EDR Digital Archive
2010	NETWORK AUTO BODY INC	EDR Digital Archive

SELMA AVE

6421 SELMA AVE

Year	Uses	Source
2000	HOLLYWD AUTO BODY SHOP	Haines & Company
1990	ALL AUTO BODY CO	Pacific Bell
1981	ALL AUTO BODY CO	Pacific Telephone
1976	All Auto Body Co	Pacific Telephone
1962	Barlow Motor Supply Co	Pacific Telephone
	Barlow Auto Parts	Pacific Telephone
1958	Barlow Motor Supply Co	Pacific Telephone
	Barlow Auto Parts	Pacific Telephone
1951	Selma Av Barlow Auto Parts	Pacific Telephone & Telegraph Co.
	Selma Av Barlow Motor Supply Co	Pacific Telephone & Telegraph Co.
1942	Barlow Motor Supply Co E M Barlow pres	Los Angeles Directory Co.
1937	THOMAS Geo H auto tops	Los Angeles Directory Co.
1933	Beilgard Harvey A Kath mach	Los Angeles Directory Co.

FINDINGS

Selma Ave

6423 Selma Ave

Year	Uses	Source
2014	BUDILICIOUS	EDR Digital Archive
2010	ENGINERING ELECTRONIC DVCS INC	EDR Digital Archive

SELMA AVE

6423 SELMA AVE

Year	Uses	Source
2000	ARROYO MEDIA	Haines & Company
1990	DESIGN ENGRAVING	Pacific Bell
1986	DESIGN ENGRAVING	Pacific Bell
1937	Macy Wm S cafeteria	Los Angeles Directory Co.
1933	Cavin Geo H Betty C restr	Los Angeles Directory Co.
1929	GIBSON A BLAKE CO A Blake Gibson Realtors Specialists in Hollywood Business Properties	Los Angeles Directory Co.
	BRANDT Wm M A Edna bldg contr	Los Angeles Directory Co.

6424 SELMA AVE

Year	Uses	Source
2006	PRECISION AUTO	Haines Company, Inc.
2000	PRECISION AUTO GLSS	Haines & Company
1990	PRECISION AUTO GLASS OF HOLLYWOOD	Pacific Bell
1986	PRECISION AUTO GLASS OF HOLLYWOOD	Pacific Bell
1981	PRECISION AUTO GLASS OF HOLLYWOOD	Pacific Telephone
1951	Selma Av Hollywd Speedometer Serv	Pacific Telephone & Telegraph Co.

6425 SELMA AVE

Year	Uses	Source
2006	COTTON Jay	Haines Company, Inc.
	MASON Nathaniel	Haines Company, Inc.
	FREDERICKSDORF	Haines Company, Inc.
2000	LANGENBURG Tammy	Haines & Company
1990	THE STUDIO	Pacific Bell
1981	TAYLOR RICHARD	Pacific Telephone
1951	Selma Av Simpkins W A r	Pacific Telephone & Telegraph Co.

Year	Uses	Source
1951	Selma Av Barnholt Leroy r	Pacific Telephone & Telegraph Co.
1937	NISBET Robt L Christine M chauf	Los Angeles Directory Co.
	Kittridge Floyd M auto mech Lee Norden	Los Angeles Directory Co.
	HOPKINS Elder restrwkr	Los Angeles Directory Co.
	FOSS Fred D	Los Angeles Directory Co.
1933	Kaser Wm F Elite Garage	Los Angeles Directory Co.
1929	HAAS Fredk G actor	Los Angeles Directory Co.
	Ehrich Ruby asst F A Bricker	Los Angeles Directory Co.
	Ehrich Herman D Ruby slsmn	Los Angeles Directory Co.
	Alt Dehlah Mrs slsldy	Los Angeles Directory Co.
1924	FELDMAN Lewis B student r	Los Angeles Directory Co.
	Feldman Benj produce h	Los Angeles Directory Co.

6426 SELMA AVE

Year	Uses	Source
2000	XXXX	Haines & Company
1981	PLACE FOR PRINT	Pacific Telephone
1967	Zeros Speedometer and Clock Serv	Pacific Telephone
1962	Zeros Speedometer and Clock Serv	Pacific Telephone
1958	Zeros Speedometer and Clock Serv	Pacific Telephone
1951	Selma Av Zeros Speedometer and Clock Serv	Pacific Telephone & Telegraph Co.
1937	MITCHELL Paul P Isabel St C radios	Los Angeles Directory Co.
1929	ANDREWS Harley H vulc	Los Angeles Directory Co.

Selma Ave

6427 Selma Ave

Year	Uses	Source
2014	PLATINUM PRO AUDIO LLC	EDR Digital Archive
2010	PLATINUM PRO AUDIO LLC	EDR Digital Archive

SELMA AVE

6427 SELMA AVE

Year	Uses	Source
2000	M N O GALLERY	Haines & Company
	DIAZ Sarah	Haines & Company
1967	Sharpes Cafeteria	Pacific Telephone
1962	Sharpes Cafeteria	Pacific Telephone

Year	Uses	Source
1958	Sharpes Cafeteria	Pacific Telephone
1951	Selma Av Sharpes Cafeteria	Pacific Telephone & Telegraph Co.

6428 SELMA AVE

Year	Uses	Source
2000	XXXX	Haines & Company
1986	FAST FORWARD RECORDING	Pacific Bell
1981	HOLLYWOOD GROOMERS	Pacific Telephone
1976	Melody Bindrey	Pacific Telephone
1951	Selma Wong Sam Laundry	Pacific Telephone & Telegraph Co.
	Selma Av Weldon Richard C rl est	Pacific Telephone & Telegraph Co.
1942	WONG Sam hd lndy	Los Angeles Directory Co.
1937	ELLIS Wm S Jennie restr	Los Angeles Directory Co.
	LINK Edw restrwkr	Los Angeles Directory Co.
	Wong Sam lndy	Los Angeles Directory Co.
1933	WELLINGTON Glenn T Joy auto parts	Los Angeles Directory Co.
	JOHNSON John S Martha restr	Los Angeles Directory Co.
1929	Pickett John J Bessie S plmbr	Los Angeles Directory Co.
	Melroy Thos M Gertrude piston rings	Los Angeles Directory Co.

Selma Ave

6429 Selma Ave

Year	Uses	Source
2014	6429 SELMA HOSPITALITY LLC	EDR Digital Archive
	PIANO BAR	EDR Digital Archive
2010	PIANO BAR	EDR Digital Archive

SELMA AVE

6429 SELMA AVE

Year	Uses	Source
2006	PIANO BARTHE	Haines Company, Inc.
2000	MOLESKI RECORDING	Haines & Company
1990	WIDE TRACKS	Pacific Bell
1986	WAYNE HENDERSON MUSIC GROUP	Pacific Bell
	WIDE TRACKS	Pacific Bell
1981	POST CAMERA EXCHANGE AL WEXLER S	Pacific Telephone
1976	Golden West Recorders	Pacific Telephone

Year	Uses	Source
1976	GOLDEN WEST SOUND STUDIO INC	Pacific Telephone
	Post Camera Exchange Al Wexlers	Pacific Telephone

Selma Ave

6430 Selma Ave

Year	Uses	Source
2014	HOLLYWOOD WALKIN CLINIC	EDR Digital Archive
	ARIANPOUR MEDICAL INC	EDR Digital Archive
2010	URGENT CARE COMPANY INC	EDR Digital Archive
	BERKELEY CLINIC	EDR Digital Archive

SELMA AVE

6430 SELMA AVE

Year	Uses	Source
2000	XXXX	Haines & Company
1986	BRISTOL GARDENS INC	Pacific Bell
1981	ALLSTAR CUSTOM PHOTO LAB	Pacific Telephone
1976	ALLAN CUSTOM LAB PHOTO FINISHING	Pacific Telephone
	ALANS CUSTOM LAB	Pacific Telephone
1937	WILLIAMS Chas J Kath M osteo	Los Angeles Directory Co.
1933	SCHELLING Lucinda N Mrs	Los Angeles Directory Co.
	SCHELLING Ada C sten LAPD	Los Angeles Directory Co.

6431 SELMA AVE

Year	Uses	Source
1924	WALKER C E r	Los Angeles Directory Co.
	LEONARD Chas W bkpr L A Gas & Elec Corp h	Los Angeles Directory Co.
	LEONARD Stella M steno r	Los Angeles Directory Co.

6432 SELMA AVE

Year	Uses	Source
1951	Selma Av Avery Photography Sid	Pacific Telephone & Telegraph Co.
	Selma Av Avery Sid Photography	Pacific Telephone & Telegraph Co.
1937	RODES Nicholas Gladys real est	Los Angeles Directory Co.
1933	SULLIVAN Charlotte V actor	Los Angeles Directory Co.
	Sullivan Anna L slswn	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1929	Simpson Claude R Janice pharm Methodist Hosp h	Los Angeles Directory Co.

6434 SELMA AVE

Year	Uses	Source
2000	XXXX	Haines & Company
1981	REMARKABLE SALES	Pacific Telephone
	STOPECK & PUCKEY REMARKABLE SALES	Pacific Telephone
1976	Call Bob	Pacific Telephone

6440 SELMA AVE

Year	Uses	Source
2000	XXXX	Haines & Company

6442 SELMA AVE

Year	Uses	Source
1924	MATSUMOTO J gro	Los Angeles Directory Co.

6450 SELMA AVE

Year	Uses	Source
1924	CULVER Martin auto opr r	Los Angeles Directory Co.
	Tanner Automobile Service C C Tanner	Los Angeles Directory Co.

6456 SELMA AVE

Year	Uses	Source
1924	Ellenbeck Wm jr auto accessories	Los Angeles Directory Co.
	ANDREWS Harley H auto tires	Los Angeles Directory Co.
	Pickett John J plumbing	Los Angeles Directory Co.

6460 SELMA AVE

Year	Uses	Source
1924	h	Los Angeles Directory Co.
	Mc Mahill Nellie Mrs designer r	Los Angeles Directory Co.
	Mc Mahill Lillian E steno r	Los Angeles Directory Co.

6425 1/2 SELMA AVE

Year	Uses	Source
1986	PUTNAM DAVID	Pacific Bell

FINDINGS

6429 1/2 SELMA AVE

Year	Uses	Source
1981	GOLDEN WEST RECORDERS	Pacific Telephone
	GOLDEN WEST SOUND STUDIO	Pacific Telephone

6457 1/2 SELMA AVE

Year	Uses	Source
1981	MILLER C A	Pacific Telephone

WILCOX AVE

1594 WILCOX AVE

Year	Uses	Source
1976	Wong King Way	Pacific Telephone

Wilcox Ave

1600 Wilcox Ave

Year	Uses	Source
2014	LITTLEFORK	EDR Digital Archive
2010	OPAH INC	EDR Digital Archive

WILCOX AVE

1600 WILCOX AVE

Year	Uses	Source
2000	ARTISAN SOUND RCRDR	Haines & Company
	STUDIO CAT PRDCTN	Haines & Company
1990	ARTISAN SOUND RECORDERS	Pacific Bell
1986	ARTISAN SOUND RECORDERS	Pacific Bell
1981	ARTISAN SOUND RECORDERS	Pacific Telephone
1976	Artisan Sound Recorders	Pacific Telephone
1951	N Wilcx Anello Michael Texaco Products	Pacific Telephone & Telegraph Co.
1937	RILEY Howard T Anna gas sta	Los Angeles Directory Co.
1933	Deibel Burt C gas sta	Los Angeles Directory Co.
1924	GORDON Lorrie Mrs h	Los Angeles Directory Co.

1602 WILCOX AVE

Year	Uses	Source
1951	Wilcx Golden State Wine & Liquor Co	Pacific Telephone & Telegraph Co.
1937	EVANS Lester B Ethel P printer	Los Angeles Directory Co.

Year	Uses	Source
1924	OSBORNE John slsmn h	Los Angeles Directory Co.
	Henman Oka walter r	Los Angeles Directory Co.
	Rader Sarah E wid H C r	Los Angeles Directory Co.
	PARKER May walter r	Los Angeles Directory Co.

1604 WILCOX AVE

Year	Uses	Source
2000	RAKOOBIAN Carl	Haines & Company
1951	N Wilcx Allegretti & Co mfrs rep	Pacific Telephone & Telegraph Co.
1929	Ellenbeck Wm jr Eliz gas sta	Los Angeles Directory Co.
	SAFETY Corner Inc Wm Ellenbeck pres E J Heidelman sec treas	Los Angeles Directory Co.

1606 WILCOX AVE

Year	Uses	Source
2000	XXXX	Haines & Company
1951	N Wilcx Als Auto Serv	Pacific Telephone & Telegraph Co.
1933	JAMESON Percy A Eda G batteries	Los Angeles Directory Co.
1929	HOLLYWOOD Auto Shade Co J R Smythe E W Mullenneix	Los Angeles Directory Co.

1608 WILCOX AVE

Year	Uses	Source
2000	XXXX	Haines & Company
1990	HUSTON S PIT BAR-B-CUE	Pacific Bell
1986	HUSTONS PIT BAR B CUE	Pacific Bell
1981	MICKEY ROONEY S STAR-B-Q	Pacific Telephone
1976	SOUTH TOWN PIT BAR B CUE	Pacific Telephone
	Lincoln Enterprises Inc	Pacific Telephone
	South Town Pit Bar B Cue	Pacific Telephone
1951	N Wilcx Bryans Pit Barbecue	Pacific Telephone & Telegraph Co.
1937	Argiras Gus P liquors	Los Angeles Directory Co.
1933	JUMBO EQUIPMENT CO Dick Getz Pres Scientific Wheel Allgnment Drum Turning Lubrication Dependdeble Brake Service	Los Angeles Directory Co.
1924	Heimann Gustave A L Helmann & Co h	Los Angeles Directory Co.
	Yates Anna S wid S Y h	Los Angeles Directory Co.

1610 WILCOX AVE

Year	Uses	Source
2000	RAKOOBIAN Carl 00 C	Haines & Company

FINDINGS

Year	Uses	Source
1986	DELLA MANUFACTURING	Pacific Bell
	CALIF COURIER	Pacific Bell
1981	MILITARY MINIATURE REPRODUCTIONS	Pacific Telephone
	PRESTIGE MINIATURES	Pacific Telephone
	VAN KAN HUBERT J ENTERPRISES	Pacific Telephone
1976	Marina Creations Of Calif	Pacific Telephone
1951	Hatt Auto Adjusters	Pacific Telephone & Telegraph Co.
	N Wilcx	Pacific Telephone & Telegraph Co.
	N Wilcx Brain Margaret V secretarial serv	Pacific Telephone & Telegraph Co.
	N Wilcx Hall Carl D rl est	Pacific Telephone & Telegraph Co.
	N Wilcx Av Merckens Ted	Pacific Telephone & Telegraph Co.
	N Wilcx Av Natl Chemical Salvage Co	Pacific Telephone & Telegraph Co.
	N Wilcx Av Wendelken Dick Productions	Pacific Telephone & Telegraph Co.
	N Wilcx Av Wood Peggy publcty	Pacific Telephone & Telegraph Co.
	Brady Owen J atty	Pacific Telephone & Telegraph Co.
	Internatl Assn of Photographers	Pacific Telephone & Telegraph Co.
	Stewart Q marbl contr	Pacific Telephone & Telegraph Co.
	Boggs Bruce CPA	Pacific Telephone & Telegraph Co.
	Schimberg Henry	Pacific Telephone & Telegraph Co.

1612 WILCOX AVE

Year	Uses	Source
2000	XXXX	Haines & Company
1986	HOLLYWOOD WILCOX MEDICAL GROUP	Pacific Bell
1981	HOLLYWOOD WILCOX MEDICAL GROUP	Pacific Telephone
1976	Hollywood Wilcox Medical Group	Pacific Telephone
1951	N Wilcx Gerchik Max Dr	Pacific Telephone & Telegraph Co.
	N Wilcox Av Hollywd Wilcox Medical Center	Pacific Telephone & Telegraph Co.
	N Wilcx Syman Leo W MD	Pacific Telephone & Telegraph Co.
	N Wilcx Arons Leonard M MD	Pacific Telephone & Telegraph Co.
	N Wilcox Av Babcock Industrial Hospitals Hollywood Ofc	Pacific Telephone & Telegraph Co.
	N Wilcx Conn Raymond Dr	Pacific Telephone & Telegraph Co.
	N Wilcx Gans Alex J DDS	Pacific Telephone & Telegraph Co.

FINDINGS

1614 WILCOX AVE

Year	Uses	Source
2000	XXXX	Haines & Company
1990	LINCOLN ENTERPRISES INC	Pacific Bell
1986	LINCOLN ENTERPRISES INC	Pacific Bell
1981	LINCOLN ENTERPRISES INC	Pacific Telephone
1951	N Wilcx Cumbess Bldg Maintenance Co	Pacific Telephone & Telegraph Co.
1937	Brautigan Oscar Frieda T restr	Los Angeles Directory Co.
1924	Firestone Camille steno r	Los Angeles Directory Co.
	r	Los Angeles Directory Co.
	WARD Lura B wid F B h	Los Angeles Directory Co.

1616 WILCOX AVE

Year	Uses	Source
1990	ROBYNS ANNETTE	Pacific Bell
1981	EL SESTEO	Pacific Telephone
1976	El Chalan	Pacific Telephone
1951	Wilcx Av Skippers Parcel Wrapping & Shipping	Pacific Telephone & Telegraph Co.
	N Wilcx George & Marys Cafe	Pacific Telephone & Telegraph Co.

1618 WILCOX AVE

Year	Uses	Source
1924	TAYLOR E Thos police r	Los Angeles Directory Co.

FINDINGS

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched	Address Not Identified in Research Source
6422 Selma	2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched	Address Not Identified in Research Source
1538 N Cahuenga Blvd	2014, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1541 N Cahuenga Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1542 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1542 N Cahuenga Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1544 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1544 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1544 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1544 N Cahuenga Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1546 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1548 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1548 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1548 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1548 N Cahuenga Blvd	2014, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1549 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1550 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1550 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1550 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1550 N Cahuenga Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1551 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1551 N CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1552 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1552 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1552 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1552 N Cahuenga Blvd	2014, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1553 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1992, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1553 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1553 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1553 N Cahuenga Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1554 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1554 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1555 N Cahuenga Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1556 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1556 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1556 N Cahuenga Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1558 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1560 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1562 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1562 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1562 N Cahuenga Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1594 WILCOX AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1600 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1600 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1600 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1600 N Cahuenga Blvd	2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1600 WILCOX AVE	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1600 Wilcox Ave	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1601 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1601 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1601 N Cahuenga Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1602 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1602 COSMO ST	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1602 WILCOX AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1603 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1604 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1604 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1604 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1604 N Cahuenga Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1604 WILCOX AVE	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1605 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1605 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1605 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1605 N Cahuenga Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1606 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1606 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1606 WILCOX AVE	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1607 N Cahuenga Blvd	2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1608 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1608 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1608 COSMO	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1608 COSMO ST	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1608 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1608 N Cahuenga Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1608 WILCOX AVE	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1609 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1609 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1609 COSMO ST	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1609 N CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1610 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1610 N CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1610 N Cahuenga Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1610 WILCOX AVE	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1611 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1611 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1611 COSMO ST	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1611 N CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1612 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1612 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1612 COSMO ST	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1612 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1612 N Cahuenga Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1612 WILCOX AVE	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1613 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1613 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1614 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1614 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1614 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1614 N Cahuenga Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1614 WILCOX AVE	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1615 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1615 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1615 N CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1615 N Cahuenga Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1616 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1616 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1616 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1616 N Cahuenga Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1616 WILCOX AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1617 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1617 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1617 COSMO ST	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1617 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1618 WILCOX AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1620 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1620 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1620 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1620 N Cahuenga Blvd	2014, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1621 1/2 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1621 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1621 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1621 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1621 N Cahuenga Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1623 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1623 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1623 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1623 N Cahuenga Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1624 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1624 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1624 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1624 N Cahuenga Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1625 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1626 1/2 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1626 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1626 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1626 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1628 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1628 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1628 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1629 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1629 COSMO ST	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1630 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1634 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1634 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1635 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1635 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1635 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1636 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1636 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1636 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1638 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1638 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1638 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1976, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1640 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1640 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1640 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1641 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1641 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1641 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1642 1/2 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1642 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1642 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1642 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1643 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1643 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1643 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1645 1/2 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1645 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1645 CAHUENGA BLVD N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1645 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1647 CAHUENGA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1647 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1649 N CAHUENGA BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6359 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
6361 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6363 SELMA AV HOLLYWOOD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6363 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6363 Selma Ave	2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6365 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6366 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
6367 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6367 Selma Ave	2014, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6369 SELMA AV HOL	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6369 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6370 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
6371 SELMA AVE	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6371 Selma Ave	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6372 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6373 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6374 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6378 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6380 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6382 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6404 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6405 SELMA AV HOLLYWOOD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6405 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
6406 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6407 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6408 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6408 Selma Ave	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6410 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6412 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6414 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6415 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
6416 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6417 SELMA AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
6417 Selma Ave	2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
6418 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6420 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6421 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6421 Selma Ave	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6423 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6423 Selma Ave	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6424 SELMA AVE	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6425 1/2 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6425 SELMA AVE	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
6426 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6427 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
6427 Selma Ave	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6428 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6429 1/2 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6429 Selma Ave	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6429 SELMA AVE	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6430 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6430 Selma Ave	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6431 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
6432 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6434 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6440 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
6442 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
6450 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
6456 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
6457 1/2 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6460 SELMA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920

Noland, Carol @ Newbury Park

From: cupaintern1.lafd@lacity.org on behalf of Publicrecords LAFD <lafdpublicrecords@lacity.org>
Sent: Friday, September 07, 2018 7:45 AM
To: Noland, Carol @ Newbury Park
Subject: Re: file request

Good Morning,

Please be certain that the databases were used during this search. If the address could not be located utilizing our databases, we then would have no records for that property. No records were found for this address.

On Thu, Sep 6, 2018 at 8:30 PM, Noland, Carol @ Newbury Park <Carol.Noland@cbre.com> wrote:

> Carol Noland | Environmental Site Assessor
>
> CBRE, Inc. | Assessment & Consulting Services
>
> 2375 Adrian Street | Newbury Park, CA 91320
>
> C 805.574.0048
>
> Carol.Noland@cbre.com | www.cbre.com/assessment

Noland, Carol @ Newbury Park

From: Rodriguez, Francisco <Francisco.Rodriguez@fire.lacounty.gov>
Sent: Thursday, September 13, 2018 8:44 AM
To: Noland, Carol @ Newbury Park
Subject: Re: (6422 SELMA AVE LOS ANGELES 90028)

The Los Angeles County Fire Department, Health Hazardous Materials Division, being the custodian or keeper of records, certify that a thorough search for the records you requested has been carried out.

Re: ***(6422 SELMA AVE LOS ANGELES 90028)***

This search revealed that no records were found for the above noted address(es).

It should be understood that this does not mean that the records you requested do not exist. It is possible that such records may be misfiled; exist under another spelling, another name, or may have been destoyed based on this Department's Record Retention Policy. However, with the information furnished to our office, and to the best of our knowledge, no records were located.

If you have any questions regarding your request, please contact our office at *310-348-1781.*

Los Angeles County Fire Department
Health Hazardous Materials Division
Inspection Section / West District
HHMD Website

Carol Noland

Project Manager, Newbury Park, CA

CBRE



M 805 574 0048
carol.noland@cbre.com

2375 Adrian Street
Newbury Park CA 91320

Experience

Carol Noland is a Project Manager in the Environmental Advisory Service of Valuation & Advisory Services. She has over 27 years of experience as an Environmental Professional performing Phase I Environmental Site Assessments throughout the United States, with primary experience in California and other western States. She has conducted over 3,000 Phase I ESAs on various types of properties, including large-scale industrial and manufacturing sites, as well as commercial, residential, and agricultural properties. She is also experienced in conducting radon sampling, asbestos surveys, lead-based paint testing, and lead-in-water testing.

Ms. Noland's skill and experience in the research, evaluation, and summarizing of various historical **land use sources and regulatory records provide her with the ability to identify and provide practical responses to open environmental issues on due diligence studies.**

Professional Affiliations/Accreditations

- **EPA Certified Asbestos Building Inspector**
- **NRSB Radon Measurement Specialist, # 9SS0048**

Education

- **University of Dayton**
  - **Bachelor of Arts, History**
- **Arizona State University**
  - **Master of Arts, History**

Scott Pritchard

Project Management Director, Southern California



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Scott.pritchard@cbre.com

5780 Fleet Street
Carlsbad, CA 92008

Experience

Mr. Pritchard is an Environmental Professional (EP) with more than 20 years of experience as an environmental consultant. Mr. Pritchard is a Director (Environmental Site Assessment Division) in CBRE's - Assessment & Consulting Services - West Coast Region; more specifically, southern California. He has in depth knowledge of regulatory guidelines and compliance requirements with the USEPA, ASTM and numerous local government agencies throughout the country. He has reviewed/managed over 3,000 Phase I Environmental Site Assessments (ESAs), and performed over 1,000 Phase I ESAs on various types of real estate to include commercial office and retail, multi-family residential, and industrial and light industrial developments. He has also performed Phase I ESAs throughout the continental U.S., Hawaii and Baja Mexico. In addition, he conducts third party reviews, government agency file reviews and asbestos and lead-based paint surveys as well as designs Operations and Maintenance (O&M) programs for same.

Mr. Pritchard's approach focuses on maximizing research and technical resources for early resolution of potential environmental issues before moving into the next phase. He has been responsible for the rapid development of practical alternatives to address open environmental issues on due diligence studies. His environmental skills and training enable him to provide timely recommendations tailored to the specific needs of real estate transactions. He is experienced in dealings with regulatory agencies and multi-party transactions. He has also managed day-to-day office operations and provided quality control along with staff training and mentoring.

In 2016 (winter), Scott was awarded CBRE's Ambassador Award. The award is presented to only a handful of the hundreds of nominees that embody CBRE's RISE values and who demonstrate leadership, show initiative, possess determination and provide superior service.

Professional Affiliations / Accreditations

- AHERA Certified Asbestos Building Inspector (CA)
- New York State Dry Cleaners – Operators Course

Achievements

- 2016 (winter) CBRE's Ambassador Award

Education

- Virginia Tech, B.S., Environmental Science / Minor in Biology



PHASE I
ENVIRONMENTAL SITE ASSESSMENT

1550 North Wilcox Avenue
Los Angeles, California 90028



Prepared for:
Menlo Partners/Hawkins Way Capital, LLC
Santa Monica, California

September 10, 2014
IVI Project No.: PC40812281

IVI Assessment Services, Inc.

THIS REPORT IS THE PROPERTY OF IVI AND MENLO PARTNERS/HAWKINS WAY CAPITAL, LLC AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN IVI AND MENLO PARTNERS/HAWKINS WAY CAPITAL, LLC AND WITHIN THIS REPORT. THERE SHALL BE NO THIRD PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.

PROPERTY CONDITION & ENVIRONMENTAL DUE-DILIGENCE

IVI ASSESSMENT SERVICES, INC.
55 West Red Oak Lane
White Plains, New York 10604
(914) 694-9600 (tel)
(914) 694-1335 (fax)
www.ivi-intl.com

September 10, 2014

Mr. Karan Suri
Menlo Partners/Hawkins Way Capital, LLC
100 Wilshire Boulevard, Suite 1750
Santa Monica, California 90401
karan.suri@menlocap.com

Re: Phase I Environmental Site Assessment
1550 North Wilcox Avenue
Los Angeles, California 90028
IVI Project No.: PC40812281

Dear Mr. Suri:

IVI Assessment Services, Inc. ("IVI") is pleased to submit this copy of our Phase I Environmental Site Assessment on the above-referenced property. This report outlines the findings of IVI's site reconnaissance, historical land use research, review of governmental records, interviews, and our Pre-Survey Questionnaire.

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

Please contact the undersigned at **(914) 694-9600 Extension 1933** or by email at Michael.Kennedy@ivi-intl.com should you have any questions.

Sincerely,

IVI Assessment Services, Inc.

Michael Kennedy
Environmental Professional

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This report documents IVI's findings from our Phase I Environmental Site Assessment on 1550 North Wilcox Avenue, Los Angeles, California (the "Subject"). The property, which is situated in an urban area characterized by residential, retail and institutional land uses, consists of an approximately 0.53-acre parcel improved with two 89-year-old (built in 1925 but currently being gut renovated) buildings including a three-story 25,770 SF hotel building and a single story 9,945 SF detached garage building. Prior to the construction of the existing improvements, the property was occupied by two residential buildings from at least 1907 until 1913 when there were three residential buildings located onsite; four dwellings were located onsite by 1919. The Subject is currently being converted to an extended living facility.

The purpose of this Phase I Environmental Site Assessment was to assess existing site conditions and render an opinion as to the identified or potential presence of recognized environmental conditions in connection with the property within the scope and limitations of ASTM International's Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-13 and the limitations identified herein. Exceptions to or deletions from the scope of work are described in Section 2.0.

This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Subject; however the following item of environmental concern was identified which warrants mention:

Former Onsite Cleaners

Based on historical City Directory information, 1546 North Wilcox Avenue (an alternate site address) was listed as occupied by North Wilcox Avenue Malley Tailors & Cleaners in 1951 and occupied by Elegant Cleaners & Tailors in 1967. IVI conducted historical building permit research at the Los Angeles Department of Building and Safety concerning the former onsite dry cleaner in an effort to determine if dry cleaning was performed on-site or if this was a drop-off only establishment; however, the available historical permits reviewed contained no information regarding this former business. Accordingly, it is unknown whether or not dry cleaning was historically conducted on-site. Furthermore, it should be noted that, according to Mr. Paul Baynton, the onsite general contractor associated with the current renovations, soil from the former onsite cleaners' tenant location was excavated to a depth of 18 inches and removed from the property during grading/renovation activities. Mr. Baynton stated that no stained soils or odors were encountered during excavation. Notwithstanding the foregoing, despite all reasonable research efforts it cannot be determined definitively if dry cleaning was conducted on the site and IVI considers this to be a data gap.

2.1 General

IVI was retained by Menlo Partners/Hawkins Way Capital, LLC ("Client" or "User") to prepare a Phase I Environmental Site Assessment, in conformance with ASTM International's Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-13 on the Subject in accordance with our Agreement dated August 27, 2014.

2.2 Purpose and Scope

2.2.1 Purpose

The purpose of this report is to identify Recognized Environmental Conditions in connection with the property, using the methodology recommended by ASTM International in order for a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser defenses to CERCLA liability and/or to help understand potential environmental conditions that could materially impact the operation of the business associated with the Subject. Specifically, this methodology is referred to as *Standard Practice for Environmental Site Assessments: Phase l Environmental Site Assessment Process* Designation: E 1527-13.

The term Recognized Environmental Conditions is defined by ASTM Standard E 1527-13 as "...the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions."

2.2.2 Scope

In general, the scope of this assessment consisted of reviewing readily available information and environmental data relating to the property; interviewing readily available persons knowledgeable about the site; reviewing readily available maps, aerial photographs and records maintained by federal, state, and local regulatory agencies; and conducting a site visit.

Of importance, the client is advised that federal, state, and local laws may impose environmental assessment obligations beyond the scope of this practice. Client is also notified that there are likely to be other legal obligations with regard to hazardous substances or petroleum products discovered on the Subject that are not addressed in this practice and that may pose risks of civil and/or criminal sanctions for non-compliance.

The specific scope of this assignment included the following:

2.2.2.1 Performing a site reconnaissance to characterize on-site conditions and assess the site's location with respect to surrounding property uses and natural surface features. In addition, IVI conducted a reconnaissance of the surrounding roads and readily accessible adjacent properties to identify obvious potential environmental conditions on neighboring properties. Photographs taken as part of the site reconnaissance are provided in Appendix A.

The site visit was conducted on September 3, 2014, by Mr. Jeff Randle representing IVI. The site was represented by Mr. Mike Foley, Director of Construction Management with Hawkins Way Capital. It was sunny and the temperature was approximately 80° F at the time of our site survey. IVI conducted the site reconnaissance in a systematic manner focusing initially on the exterior, which was surveyed in a grid pattern. IVI also surveyed a representative sampling of the interior spaces in a systematic manner.

2.2.2.2 Interviewing persons familiar with the property to obtain information on present and previous on-site activities potentially resulting in the environmental degradation of the site or adjoining properties. A Pre-Survey Questionnaire to be filled out and returned to IVI was provided to someone knowledgeable about the site. A blank copy of the Pre-Survey Questionnaire is provided in Appendix B.

The following table presents a summary of the individuals contacted or to whom requests for documentation were made as part of this assessment:

Name	Affiliation	Telephone No.
Mr. Mike Foley	Site Contact, Director of Construction Management with Hawkins Way Capital	(208) 720-1009
Ms. Denise Mascoro	Los Angeles County Department of Public Works - Environmental Programs Division	(626) 458-3517
Public Information Representative	Los Angeles Department of Water and Power (LADWP)	(800) 342-5397
Public Information Representative	Los Angeles Department of Building and Safety	(213) 482-6899
Katie Rosas	Los Angeles Fire Department	(213) 482-7115

2.2.2.3 If provided, reviewing of information such as previously prepared appraisals, building plans and specifications, and environmental reports.

2.2.2.4 Reviewing readily available historical documents, such as topographic maps, aerial photographs, city directories, Sanborn Fire Insurance Maps and atlases, to identify previous activities on and in the vicinity of the Subject. Copies of these documents are included in Appendix C.

2.2.2.5 Reviewing readily available environmental databases maintained by federal, state, and local agencies within the approximate minimum search distances as described within the Regulatory Review Section 6.0 of this report. A copy of the Computerized Environmental Report, provided by Environmental Data Resources, Inc. can be referenced in Appendix D.

2.2.2.6 Conducting a "Tier I" (non-intrusive) Vapor Encroachment Screening (VES) on the Subject in accordance with the methodology set forth in ASTM E 2600-10 "*Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*". During the VES, the Area of Concern (AOC) was minimized using the methodology taught in the ASTM Screening for Vapor Encroachment onto Property Involved in Real Estate Transactions Training Course.

2.2.2.7 Conducting a visual survey of readily accessible common areas to identify the presence of the most obvious and common types of suspect asbestos containing materials (ACM). The basis for "suspect" determination is taken from the materials listed in Appendix G of the United States Environmental Protection Agency (USEPA) publication Managing Asbestos in Place (also known as the Green Book). All building materials listed within Appendix G of the Green Book are considered to be suspect ACMs at the Subject. This screening is not intended to be used for demolition, abatement, renovation, or repair work.

THIS LIMITED SURVEY IS NOT TO BE CONSTRUED AS A COMPREHENSIVE ASBESTOS SURVEY, WHICH OFTEN ENTAILS DESTRUCTIVE TESTING OR THE SURVEY OF AREAS BEHIND WALLS, ABOVE CEILINGS, IN TENANT SPACES AND IN OTHER TYPICALLY INACCESSIBLE AREAS. MOREOVER, IVI DOES NOT WARRANT THAT ALL ACMs AT THE SUBJECT HAVE BEEN IDENTIFIED.

2.2.2.8 Reviewing published radon occurrence maps to determine whether the site is located in an area with a propensity for elevated radon concentrations.

2.2.2.9 An analysis of mold and/or mold issues was beyond the scope of this report.

2.2.2.10 Assessing the age of the Subject to determine whether it is predisposed to contain lead-based paint. During our walkthrough survey, IVI noted the condition of the paint observed. Note, a compliance audit for lead paint was not conducted. NOTWITHSTANDING, THIS SCAN FOR LEAD-BASED PAINT SHOULD NOT BE CONSTRUED AS AN IN-DEPTH LEAD-BASED PAINT SURVEY.

2.2.2.11 Testing, if any, was designed solely to meet the requirements of the client's scope of work, not to meet any local, State or Federal regulations and shall not be utilized as such.

2.3 Data Gaps

According to § 3.2.21 of ASTM Standard E 1527-13, a data gap is a lack of or inability to obtain information required by the ASTM Standard despite good faith efforts to gather same. Data gaps may result from incompleteness in any of the activities required by the ASTM Standard. The following data gaps occurred in connection with this report:

Data Gap	Explanation	Significance of Gap
Site History	History not conducted back to a time when the site was undeveloped land (See § 5)	Low - not likely to alter Report's conclusions due to IVI's search of standard historical sources of information such as aerial photographs, historic topographic maps, city directory abstracts, Sanborn Fire Insurance Maps, reviews of previous investigations and interviews with knowledgeable individuals who were familiar with the property.
Site History	Site history not conducted in 5-year intervals (See § 5)	Low - not likely to alter Report's conclusions due to IVI's search of standard historical sources of information such as aerial photographs, historic topographic maps, city directory abstracts, Sanborn Fire Insurance Maps, reviews of previous investigations and interviews with knowledgeable individuals who were familiar with the property.

Data Gap	Explanation	Significance of Gap
User Interview	AAI User Questionnaire not returned to IVI	Low - not likely to alter Report's conclusions
Current Owner or Operator Interview	Pre-survey Questionnaire not returned to IVI	Low - not likely to alter Report's conclusions
Former Owner or Operator Interview	Unable to interview former site owner or operator due to inability to locate	Low - not likely to alter Report's conclusions
Governmental Records	FOIAs not returned (See § 8.6)	Unknown - However, if receipt of FOIAs alters the Report's conclusion, the client will be notified
Former Cleaner	A dry cleaner was identified during our historical review although it could not be determined if the operation was on-site or if it was a drop-off only	Medium - Despite all reasonable research efforts it cannot be determined definitively if dry cleaning was conducted on the site and IVI considers this to be a data gap

Salient Assignment Information	
IVI Project No.:	PC40812281
Street Address:	1550 North Wilcox Avenue
City, State and Zip:	Los Angeles, California 90028
Primary Use:	Hotel/Extended Living and Garage
Year Built and Age of Improvements:	1925; 89 years-old; currently being gut renovated
Site Area:	0.53 Acres
Building Size:	25,770 SFG - Hotel Building (As per Assessor) 9,945 SFG - Garage Building (As per Assessor)
Reported Number of Units:	2; Hotel and Garage
Number of Buildings:	Two

4.1 Property Location

The site is located at 1550 North Wilcox in Los Angeles, Los Angeles County, California and is identified on local tax maps as Parcel No. 5546-013-002. The full address range is 1546-1554 North Wilcox. Please refer to the Site Plan and maps provided within Appendix C.

4.2 Surrounding Land Use

The property is located in a suburban setting characterized by residential, retail and institutional land uses. The following is a tabulation of surrounding property usage:

Direction	Adjacent Properties	Surrounding Properties
North	6430 Selma Avenue - Hollywood Walk-In Clinic and associated asphalt-paved parking lot	Commercial/Retail buildings
South	1520 North Wilcox Avenue – Hornburg Land Rover car dealership/service center	Commercial/Retail buildings
East	6422 Selma Avenue - Concept Art art studio 1541 Cahuenga Boulevard - Silverman Productions television/movie studio	Commercial/Retail buildings
West	6500-6526 Selma Avenue – Vacant building 1545 North Wilcox Avenue – Office building 1541 Hollywood Sound Systems studio building	Residential, Commercial/Retail

4.3 Physical Site Setting

4.3.1 Size and Shape of Parcel

The property is irregular in shape and 0.53-acres in size.

4.3.2 Topography

The site is essentially level and at the same approximate topographic gradient as the surrounding properties. The topography of the area is best described as flat. According to the United States Geological Survey (USGS) *Hollywood, CA* 7.5 Minute Series topographic map, the Subject's topographic elevation is approximately 368' above mean sea level (msl).

4.3.3 Surface Waters and Wetlands

Surface Waters

There are no surface water bodies or streams on or adjacent to the Subject. The closest open surface water to the Subject is the Hollywood Reservoir, which is located approximately 1.25 miles to the north.

Wetlands

IVI reviewed a wetlands map of the subject area prepared using the US Department of the Interior, Fish and Wildlife Service's Internet Wetland Interactive Mapper. The source material used to produce the National Wetlands Inventory digital data for these maps was prepared primarily by stereoscopic analysis of high altitude aerial photographs. Based on this review, IVI did not identify any federally regulated wetlands on the subject property. Additionally, IVI did not observe vegetation characteristic of wetlands on the subject site.

4.3.4 Soils, Geology and Groundwater

Soils

According to the EDR report, which uses information issued by the United States Department of Agriculture, Soil Conservation Service, the soils of the area are referred to as Urban Land complex and Hanford Association. Urban Land complex are those soils in which the soil's original structure and content have been so altered by human activities it has lost its original characteristics and is thus unidentifiable. Hanford soils consist of well drained soils on flood plains and alluvial fans.

Geology

There are no predominant geological surface features such as rock outcroppings on the Subject. The subject property is located within the Hollywood Syncline which is a down warped area between the Santa Monica Mountains to the north and the La Brea Plain to the south. The syncline plunges to the southwest where it may be displaced by the Inglewood Fault. Northeast of Western Avenue the flexure becomes ill-defined and is apparently broken up by unfaulted blocks of the Tertiary bedrock. According to the State of California, Los Angeles Sheet (1962), the site is underlain by Quaternary Alluvium consisting of weakly consolidated clay, silt, sand, and gravel.

Groundwater

Under natural, undisturbed conditions, shallow groundwater flow generally follows the topography of the land surface and on this basis, the topography suggests that groundwater flow across the site is in a southerly direction. However, localized conditions can alter flow direction and thus the presumed flow may not coincide with the actual in the subject area. Shallow groundwater in the vicinity of the site is anticipated to be encountered at a depth of over 20' below ground surface.

4.4 Site Improvements

4.4.1 Utilities

The Subject is served with the following utilities:

Water:	Los Angeles Department of Water & Power
Sanitary Sewer:	City of Los Angeles Public Works Department
Storm Sewer:	City of Los Angeles Public Works Department
Electric:	Los Angeles Department of Water & Power
Natural Gas:	The Gas Company

According to the most recent water quality report published by the Los Angeles Department of Water and Power, the water supplied to the Subject meets federal and state water quality standards.

Sheet runoff flows topographically and discharges to the municipal stormwater management system.

4.4.2 Building Description

The Subject is improved with an 89-year-old, three-story hotel building, which is currently undergoing major renovations to convert the building to an extended living facility. The Subject is also improved with an 89-year-old, one-story garage building, which is currently undergoing major renovations to upgrade the building. The buildings are concrete slab-on-grade construction. The superstructures consist of a combination of CMU and wood and light-gauge metal framing with intermittent steel columns supporting roof structures consisting of wood joist. The sidewall system consists of a combination of painted CMU and stucco. The roofing systems consist of asphalt roofing in a flat design.

Interior finishes include floor coverings of ceramic floor tile, carpet, and concrete floors; walls of painted gypsumboard and painted concrete block and ceilings typically consist of painted gypsumboard.

Heating and cooling is provided via RTUs. The hotel building is provided with one new traction elevator installed in 2014.

4.5 Current Property Use

The Subject is developed with a hotel and garage. The following table summarizes the site's tenants and their activities:

Tenant	Description of Operation
Hotel Building	Undergoing major renovation
Garage Building	Undergoing major renovation

Based on the operations currently conducted at the Subject, significant quantities of hazardous waste are not generated. The current on-site activities are not suspected to have degraded the environmental quality of the subject site.

4.6 Environmental Permits

Based on our research, no environmental permits such as wastewater discharge, National Pollutant Discharge Elimination System (NPDES), air emissions, or petroleum bulk storage (PBS) tank registrations are required at the Subject.

4.7 Plans and Specifications

Neither building drawings nor specifications were provided for our review.

5.1 Historical Summary

Based on historical Sanborn Fire Insurance Map review, the property was occupied by two residential buildings from at least 1907 until 1913 when there were three residential buildings located onsite; four dwellings were located onsite by 1919.

The property was developed to a hotel building and associated garage building that were completed by 1925. Currently, the property is undergoing major renovations including gutting the garage building and changing the hotel building into an extended living facility. Prior onsite land uses for the current buildings include hotel operations, a parking garage, various residential tenants, various beauty shops, a church, a sign manufacturer, two tailor and cleaner businesses, a computer shop, Polytronics Company Electronic Servicing, and a doctor's office

The current renovations are to be completed by the end of September 2014 with an opening date of October 2014.

5.2 Topographic Maps

IVI reviewed historic USGS *Hollywood, CA* 7.5 Minute Series topographic maps of the Subject area provided by EDR. The following maps were provided for our review:

Year Revised	Subject Property	Surrounding Properties
1926	Two small structures were depicted in the northwestern corner of the Subject; the hotel building is depicted in its present location; no garage building is depicted	Small structures are depicted to the north, west, northwest, and south; a large structure is depicted to the northeast; structures are depicted adjacent to Cahuenga Boulevard to the east; Wilcox and Selma Avenues are depicted in their present locations
1953	The Subject is depicted as developed with no specific structures depicted	Wilcox and Selma Avenues are depicted in their present locations; areas to the north, east, south, and west are depicted as developed; a post office building is depicted on the northwest corner of Wilcox and Selma Avenues
1966	Similar to the previous topographic map reviewed	Similar to the previous topographic map reviewed
1972	Similar to the previous topographic map reviewed	Similar to the previous topographic map reviewed
1981	Similar to the previous topographic map reviewed	Similar to the previous topographic map reviewed
1994	Similar to the previous topographic map reviewed	Similar to the previous topographic map reviewed

The topographic maps do not identify industrial facilities, landfills or wetlands on or adjacent to the subject site.

5.3 Historical Maps

Sanborn Fire Insurance Maps (Sanborn Maps)

IVI had a search conducted for Sanborn Maps, which reference the property. The findings of this review are summarized below:

Year	Subject Property	Adjacent and Surrounding Properties
1907	Two dwellings in the southern portion of the Subject and a small unidentified structure in the northern portion (no addresses listed)	North: Vacant land and two small structures followed by Selma Avenue East: Japanese lodging South: Dwellings West: Wilcox Avenue followed by dwellings
1913	Three dwellings (1540, 1542 &1544 Wilcox Avenue)	North: Similar to the previous map reviewed East: Vacant garage South: Similar to the previous map reviewed West: Similar to the previous map reviewed
1919	Four dwellings and a garage (1540-1544 1/2 Wilcox Avenue)	North: Similar to the previous map reviewed East: Hollywood Buick Service and Japanese lodgings South: Similar to the previous map reviewed West: Similar to the previous map reviewed
1950	Hotel, three stores, and a restaurant occupy the building on the western portion of the subject property. A garage occupies the eastern portion of the subject property (1554-1552½ Wilcox Avenue)	North: Stores and auto service East: Machine shop, lodging, and a furniture warehouse South: Dwellings West: Wilcox Avenue followed by a commercial printing structure, the Hollywood Citizen News Building (printing and editorial and composing rooms), the Wilcox Hotel which contains stores, a drug store, and lobby)
1955	No significant changes (1546-1552½ Wilcox Avenue)	North: Stores and auto service East: Similar to the previous map reviewed South: Similar to the previous map reviewed West: Similar to the previous map reviewed
1960	Similar to the previous map reviewed	Similar to the previous map reviewed

Year	Subject Property	Adjacent and Surrounding Properties
1966	Similar to the previous map reviewed	North: Similar to the previous map reviewed East: Furniture warehouse and parking lot South: Similar to the previous map reviewed West: Similar to the previous map reviewed
1970	Similar to the previous map reviewed	Similar to the previous map reviewed

5.4 Aerial Photographs

Aerial photographs frequently provide visual documentation of site conditions at the time of the photographs. Activities such as dumping or industrial use of a site can often be discerned through the examination of aerial photographs. IVI reviewed historic aerial photographs provided by EDR. The following is a synopsis of the aerial photographs reviewed:

Year	Subject Property	Adjacent and Surrounding Properties
1928	Present day hotel and garage buildings are depicted	Commercial and /or residential structures to the north, east, south, and west; Wilcox Avenue is located west of the property.
1938	Similar to present day land uses	Similar to the previous aerial photograph reviewed
1948	Similar to present day land uses	Similar to the previous aerial photograph reviewed
1954	Similar to present day land uses	Similar to the previous aerial photograph reviewed with different commercial structures to the East
1964	Similar to present day land uses	Similar to the previous aerial photograph reviewed
1977	Similar to present day land uses	Similar to the previous aerial photograph reviewed with the addition of a parking lot to the East
1981	Similar to present day land uses	Similar to the previous aerial photograph reviewed with a new commercial structure to the East
1989	Similar to present day land uses	Similar to the previous aerial photograph reviewed
1994	Similar to present day land uses	Similar to present day land uses
2005	Similar to present day land uses	Similar to present day land uses
2010	Similar to present day land uses	Similar to present day land uses
2012	Similar to present day land uses	Similar to present day land uses

5.5 Chain-of-Ownership

A copy of the Subject's Chain-of-Title has not been provided to IVI for review.

5.6 Previous Reports

IVI reviewed a previous environmental assessment prepared on the adjacent property to the east. The information obtained was not verified for accuracy by IVI and a critique of the report was beyond the scope of this assessment. The following documents were provided for review:

- *Phase I Environmental Site Assessment* for "The Gilbert Hotel, 1544-1554 Wilcox Avenue, Los Angeles, Los Angeles County, California, 90028" and dated April 12, 2012, prepared by AEI Consultants (AEI), on behalf of Hawkins Way Capital, LLC. According to the AEI Phase I:

  "AEI's assessment has revealed the following RECs associated with the subject property or nearby properties: Based on a review of historical records, North Wilcox Avenue Malley Tailors & Cleaners and Elegant Cleaners & Tailors occupied the 1546 Wilcox Avenue subject property unit in 1951 and 1967, respectively. No other information was found regarding these businesses other than the city directory search, and as a result, it is not known whether these potential dry cleaners were pickup and drop-off locations, or if dry cleaning was actually performed onsite. Dry cleaning operations typically use chlorinated solvents, particularly tetrachloroethylene (PCE), during the dry cleaning process. These solvents, even when properly stored and handled, can readily migrate into the subsurface as a result of small releases associated with onsite operations. Chlorinated solvents are highly mobile chemicals that can easily accumulate in soil and migrate to groundwater beneath a facility. Based on this information, the presence of a potential dry cleaning facility on the subject property represents evidence of a recognized environmental condition."

  "AEI's assessment has revealed the following BERs associated with the subject property or nearby properties: Due to the age of the subject property buildings, there is a potential that asbestos-containing materials (ACMs) are present. All observed suspect ACMs were in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. In the event that building renovation or demolition activities are planned, an asbestos survey adhering to Asbestos Hazard Emergency Response Act (AHERA) sampling protocol should be performed prior to demolition or renovation activities that may disturb suspect ACMs."

  "Due to the age of the subject property buildings, there is a potential that lead-based paint (LBP) is present. All observed painted surfaces were in good condition and are not expected to pose a health and safety concern to the

occupants of the subject property at this time. Local regulations may apply to lead-based paint in association with building demolition/renovations and worker/occupant protection. Actual material samples would need to be collected or an XRF survey performed in order to determine if LBP is present. It should be noted that construction activities that disturb materials or paints containing any amount of lead may be subject to certain requirements of the Occupational Safety and Health Administration (OSHA) lead standard contained in 29 CFR 1910.1025 and 1926.62."

"AEI recommends a subsurface investigation to determine if the former occupancy of the 1546 Wilcox Avenue subject property unit by potential dry cleaning businesses has resulted in a release to the subsurface."

No historical recognized environmental conditions or de minimis environmental conditions were identified by AEI.

5.7 City Directories

Historical City Directories obtained from EDR were reviewed for the years 1924, 1929, 1933, 1937, 1942, 1950, 1951, 1954, 1956, 1958, 1960, 1962, 1964, 1965, 1966, 1967, 1970, 1971, 1975, 1976, 1980, 1981, 1985, 1986, 1990, 1991, 1995, 2000, 2006, 2008, and 2013. These directories provide site occupant listings by address. This review yielded the following information:

Year	Subject Property	Surrounding Properties
1924	1554 Wilcox Ervin Hawk	Numerous commercial and residential listings
1929	1550 North Wilcox Avenue Fredrick Arvin, Southwestern Load Association Mark Arth Physician Residential listings 1552 Wilcox Dorothy Deutsch Tailor 1554 Wilcox Dale Irene	Numerous commercial and residential listings
1933	1550 North Wilcox Avenue Gilbert Hotel Allen and Mayberry garage Reading Lamp Studios Residential listings 1552 Wilcox Marie Mc Ellroy Beauty Shop Saml Wise cleaner	Numerous commercial and residential listings

Year	Subject Property	Surrounding Properties
	Ramsey Schilling Co. Real Estate 1554 Wilcox Arnold Wellington Glenn T Joy Wellington Auto Parts	
1937	1546 Wilcox Avenue Iler Glenn Restaurant 1550 North Wilcox Avenue Rose Frieda Beauty Shop Jimmy Valentine Editor Hollywood Low Down Ring Geo J slsmn Howard Auto Co. Residential listings 1552 Wilcox Jane Beauty Salon 1554 Wilcox Bronson Louis Esther Tailor	Numerous commercial and residential listings
1942	1550 North Wilcox Avenue Wilcox Hotel Gilbert Hotel Santomauro Chiropractor Residential listings 1552 Wilcox Carl Elma Nelson barber	Numerous commercial and residential listings
1950	No Listings	Numerous commercial and residential listings
1951	1546 Wilcox Avenue **North Wilcox Avenue Malley Tailors & Cleaners** 1550 North Wilcox Avenue Gilbert Hotel Wilcox Kay Lu Beauty Salon Residential listing 1552 Wilcox Nelsons Barber Shop	Numerous commercial and residential listings
1954	No Listings	Numerous commercial and residential listings
1956	No Listings	Numerous commercial and residential listings
1958	1550 North Wilcox Avenue Gilbert Hotel Angeles Associates Publicity Services 1552 Wilcox	Numerous commercial and residential listings

Year	Subject Property	Surrounding Properties
	Residential listing	
1960	No Listings	Numerous commercial and residential listings
1962	1550 North Wilcox Avenue Gilbert Hotel Residential listings	Numerous commercial and residential listings
1964	No Listings	Numerous commercial and residential listings
1965	No Listings	Numerous commercial and residential listings
1966	No Listings	Numerous commercial and residential listings
1967	1546 Wilcox Avenue **Elegant Cleaners & Tailors** 1550 North Wilcox Avenue Residential listing	Numerous commercial and residential listings
1970	No Listings	Numerous commercial and residential listings
1971	1546 Wilcox Avenue Superior Sign Studios 1550 North Wilcox Avenue Gilbert Hotel Residential listings Wesleys Beauty Salon 1552 Wilcox John Gordon Accountant	Numerous commercial and residential listings
1975	No Listings	Numerous commercial and residential listings
1976	1546 Wilcox Avenue Superior Sign Studios 1550 North Wilcox Avenue Gilbert Hotel Citizen News 1554 Wilcox Polytronics Co. Electronic Servicing	Numerous commercial and residential listings
1980	No Listings	Numerous commercial and residential listings
1981	1546 Wilcox Avenue Superior Sign Studios (1546½ Wilcox Avenue) 1550 ½ Wilcox Hollywood USA	Numerous commercial and residential listings

Year	Subject Property	Surrounding Properties
	Citizen News 1552 Wilcox Bingo Car Sales 1554 Wilcox Polytronics Co. Electronic Servicing	
1985	No Listings	Numerous commercial and residential listings
1986	1546 Wilcox Avenue Superior Sign Studios (1546½ Wilcox Avenue) 1550 North Wilcox Avenue Gilbert Hotel Residential listings 1550 ½ Wilcox Celebrity Computer 1554 Wilcox Polytronics Co. Electronic Servicing	Numerous commercial and residential listings
1990	1550 North Wilcox Avenue Gilbert Hotel 1554 Wilcox Polytronics Co. Electronic Servicing	Numerous commercial and residential listings
1991	No Listings	Numerous commercial and residential listings
1995	No Listings	Numerous commercial and residential listings
2000	1546 Wilcox Avenue Lluvias De Gracia 1550 North Wilcox Avenue Gilbert Hotel Residential listings 1552 Wilcox Wilcox Avenue 90286 Continued 1554 Wilcox Polytronics	Numerous commercial and residential listings
2006	1550 North Wilcox Avenue Black and White Beauty Salon Residential listings 1554 Wilcox Polytronics	Numerous commercial and residential listings
2008	1550 North Wilcox Avenue Black and White Beauty Salon	Numerous commercial and residential listings
2013	1550 North Wilcox Avenue Black and White Beauty Salon	Numerous commercial and residential listings

Based on historical City Directory information, 1546 North Wilcox Avenue (an alternate site address) was listed as occupied by North Wilcox Avenue Malley Tailors & Cleaners in 1951 and occupied by Elegant Cleaners & Tailors in 1967. IVI conducted historical building permit research at the Los Angeles Department of Building and Safety concerning the former onsite dry cleaner in an effort to determine if dry cleaning was performed on-site or if this was a drop-off only establishment; however, the available historical permits reviewed contained no information regarding this former business. Accordingly, it is unknown whether or not dry cleaning was historically conducted on-site. Furthermore, it should be noted that, according to Mr. Paul Baynton, the onsite general contractor associated with the current renovations, soil from the former onsite cleaners' tenant location was excavated to a depth of 18 inches and removed from the property during grading/renovation activities. Mr. Baynton stated that no stained soils or odors were encountered during excavation. Notwithstanding the foregoing, despite all reasonable research efforts it cannot be determined definitively if dry cleaning was conducted on the site and IVI considers this to be a data gap.

5.8 Interviews

Site contact Mr. Mike Foley, Director of Construction Management, Hawkins Way Capital, LLC, who has been involved with the property for the past two years, was unaware of any recognized environmental conditions associated with the Subject.

Mr. Paul Baynton, onsite general contractor associated with the current renovations, who has been involved with the property for the past two years, was unaware of any recognized environmental conditions associated with the Subject. According to Mr. Baynton, soil from the former onsite cleaners' tenant location was excavated to a depth of 18 inches and removed from the property during grading/renovation activities. Mr. Baynton stated that no stained soils or odors were encountered during excavation. Mr. Baynton also stated that lead paint abatement concerning door trim paint was performed at the Property and that asbestos containing material abatement concerning hotel building lobby floor tiles also took place onsite.

5.9 Municipal Records

Tax Assessor Records

According to the tax assessor records reviewed, the present Subject buildings were constructed by 1925 on a 0.53-acre parcel. The buildings are slab-on-grade structures which have all public utilities.

Building Department Records

IVI reviewed building permits and records for the Subject at the Los Angeles Building and Safety Department. According to Los Angeles Building Department files, records for the subject were available from 1922 when the property was developed into the present onsite land uses. The subject buildings were originally constructed for hotel and parking garage land uses. Numerous permits have been issued concerning the subject's development. No environmentally related permits or applications of concern were found for current land uses. No building permits were identified concerning the nature of former onsite cleaners at 1546 Wilcox Avenue.

5.10 Internet Search

IVI conducted a cursory internet search for the Subject's name and address using the Google search engine on September 2, 2014.
No environmentally related information was identified on the first page of the Google search results.

A copy of regulatory database information contained within a Computerized Environmental Report (CER) provided by Environmental Data Resources, Inc. (EDR) appears in Appendix D. The CER is a listing of sites identified on select federal and state standard source environmental databases within the approximate minimum search distance specified by ASTM Standard Practice for Environmental Site Assessments E 1527-13. IVI reviewed each environmental database to determine if certain sites identified in the CER are suspected to represent a material negative environmental impact to the Subject. The following table lists the number of sites by regulatory database within the prescribed minimum search distance appearing in the CER.

Databases Reviewed	Approximate Minimum Search Distance (AMSD)	Number of Sites Within AMSD
Federal National Priorities List (NPL) Site List	One-Mile	0
Federal Delisted NPL Site List	One-Half Mile	0
Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	One-Half Mile	0
Federal CERCLIS No Further Remedial Action Planned (NFRAP) Sites	One-Half Mile	0
Federal Resource Conservation and Recovery Information System (RCRIS) Treatment, Storage, and Disposal (TSD) List	One-Half Mile	0
Federal RCRIS Generators List	On-Site and Adjoining Properties	0
Federal Corrective Action Tracking System (CORRACTS)	One-Mile	0
Federal Emergency Response Notification System (ERNS) List	On-Site	0
Federal Institutional/Engineering Control Registries	On-Site	0
California and Tribal Lists of NPL Equivalent Hazardous Waste Sites Identified for Investigation and/or Remediation	One-Mile	17
California and Tribal Lists of CERCLIS Equivalent Hazardous Waste Sites Identified for Investigation and/or Remediation	One-Half Mile	0
California and Tribal Landfills or Solid Waste Facilities List	One-Half Mile	0
California and Tribal Registered Underground Storage Tank (RUST) Facility List	On-Site and Adjoining Properties	1
California and Tribal Leaking UST/Spill List	One-Half Mile	16
California and Tribal Institutional/Engineering Control Registries	On-Site	0
California and Tribal Voluntary Cleanup Sites	One-Half Mile	1
California and Tribal Brownfields Sites	One-Half Mile	0

The CER identified 11 "Orphan Sites". "Orphan Sites" are those sites that could not be mapped or "geocoded" due to inadequate address information. Please refer to the CER for a list of these "Orphan Sites". IVI attempted to locate these sites via a review of street maps, vehicular reconnaissance and/or interviews with people familiar with the area. "Orphan Sites" that were identified in this manner were analyzed in their respective regulatory database below.

A description of the databases reviewed by IVI and an analysis of sites identified within the prescribed search area are presented below.

6.1 Federal Databases

NPL

The NPL database is a listing of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or "Superfund"). A site must be on the NPL to receive money from the Trust Fund for Remedial Action.

Analysis/Comment: The CER did not identify NPL sites within the AMSD.

Delisted NPL Site List

The EPA may delete a final NPL site if it determines that no further response is required to protect human health or the environment, under Section 300.425(e) of the National Contingency Plan (55 FR 8845, March 8, 1990). Sites that have been deleted from the NPL remain eligible for further Superfund-financed remedial action in the unlikely event that conditions in the future warrant such action. Partial deletions can also be conducted at NPL sites.

Analysis/Comment: The CER did not identify Delisted NPL sites within the AMSD.

CERCLIS

CERCLIS is the USEPA's system for tracking potential hazardous-waste sites within the Superfund program. A site's presence on CERCLIS does not imply a level of federal activity or progress at a site, nor does it indicate that hazardous conditions necessarily exist at the location. Within one year of being entered into CERCLIS, the USEPA performs a preliminary assessment of a site. Based upon the results of the preliminary assessment, the USEPA may conduct additional investigation, which could lead to a site being listed on the NPL.

Analysis/Comment: The CER did not identify CERCLA sites within the AMSD.

CERCLIS No Further Remedial Action Planned (NFRAP) Sites

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from the CERCLIS list. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to warrant Federal Superfund Action or NPL consideration.

Analysis/Comment: The CER did not identify CERCLA NFRAP sites within the AMSD.

RCRIS TSD

The RCRIS TSD contains information pertaining to those facilities that treat, store, or dispose of hazardous waste. While these facilities represent some form of hazardous waste activity, they are most significant if determined to be out of compliance or to have violations.

Analysis/Comment: The CER did not identify RCRIS TSD facilities within the AMSD.

RCRIS Generators

IVI reviewed the list of sites, which have filed notification with the USEPA in accordance with RCRA requirements. These sites include generators of hazardous waste regulated under RCRA. Under RCRA, hazardous waste generators are classified by the quantity of hazardous waste generated in a calendar month into the following categories: Large Quantity Generator (LQG), greater than 1,000 kilograms (kg); Small Quantity Generator (SQG), 100 to 1,000 kg; and Conditionally-Exempt Small Quantity Generator (CESQG), less than 100 kg. RCRA Generators, while they represent some form of hazardous waste activity, are most significant if they are determined to have Class I Violations or to be non-compliant.
Analysis/Comment: The CER did not identify RCRIS Generator facilities within the AMSD.

Corrective Action Tracking System (CORRACTS)

CORRACTS is a list of facilities that are found to have had hazardous waste releases and require RCRA corrective action activity, which can range from site investigations to remediation.

Analysis/Comment: The CER did not identify CORRACTS sites within the AMSD.

ERNS

The ERNS is a database of notifications of oil discharges and hazardous substance releases made to the Federal government. These notifications are used by "On-Scene Coordinators" to determine an emergency response and release prevention. When a call is made to the National Response Center or one of the 10 USEPA Regions, a report is created containing all of the release information that the caller provided. This report is transferred to an appropriate agency to evaluate the need for a response and the records are electronically transferred to the ERNS database. As such, if a reported release of oil or a hazardous substance is deemed to require a response, it should also be listed in the appropriate federal or state environmental database such as CERCLIS, state equivalent CERCLIS, or state leaking underground storage tank or spills lists.

Analysis/Comment: The CER did not identify the Subject on the ERNS database.

Federal Institutional Control/Engineering Control Registries

These Federal registries contain listings of those sites which have either engineering and/or institutional controls in place. Engineering controls include various physical control devices such as fences, caps, building slabs, paved areas, liners and treatment methods to eliminate pathways for regulated substances to enter the environment or affect human health. 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 (Activity and Use Limitations) are generally required as part of institutional controls.

Analysis/Comment: The CER did not identify the Subject on the Federal Institutional or Engineering Control registries.

6.2 California Environmental Protection Agency (Cal/EPA) Databases

EnviroStor, HIST Cal-Sites, Response and Tribal NPL Equivalent Hazardous Waste Sites (HWS)

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies 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.

The HIST Cal-Sites database is a list of facilities subject to investigation concerning likely or threatened releases of hazardous substances. These sites are either being actively remediated, or are currently under evaluation for further action, if necessary. This database has been replaced by EnviroStor and is no longer being updated.

The Response database is a list of 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.

Tribal CERCLIS Equivalent HWS list is an inventory of toxic sites listed by Tribal Environmental and Health Authorities. These sites are either under remediation, or are currently under evaluation for further action, if necessary.

Analysis/Comment: The CER identified seventeen EnviroStor sites within the AMSD.

The seventeen properties are all located a sufficient distance (all over 0.43-mile) and hydraulically crossgradient or downgradient from the Subject; and as such, are not be reasonably suspect of having impacted same.

California and Tribal CERCLIS Equivalent Hazardous Waste Sites (HWS)

Analysis/Comment: The CER did not identify any California and/or Tribal CERCLIS Equivalent Hazardous Waste sites within the AMSD.

California and/or Tribal Solid Waste Facilities (SWF) List

The SWF list is an inventory of active, closed and inactive landfills and other sites that manage solid wastes.

Analysis/Comment: The CER did not identify any SWF sites within the AMSD.

California and/or Tribal Registered Underground Storage Tanks (UST), HIST USTs and SWEEPS UST Facility Lists

The UST facility list is an inventory of registered liquid bulk storage tanks. The HIST UST database, aka the Hazardous Substance Storage Container Database, is a historical listing of UST sites. The SWEEPS UST database, aka the Statewide Environmental Evaluation and Planning System, is a list of USTs that was

updated and maintained by a company contacted by the State Regional Water Quality Control Board in the early 1980's. This listing is no longer updated or maintained but has historical significance.

Inclusion of a site on these lists does not necessarily constitute environmental contamination, but instead merely indicates the presence of registered bulk storage tanks.

Analysis/Comment: The CER identified the following Registered Storage Tank sites within the AMSD:

Property Name/ Address	Distance	Direction	Presumed Hydrogeologic Relationship	Regulatory Status
Unknown - 1545 North Wilcox Ave. (listed twice)	70 Feet	West	Cross-gradient	Inactive

This address is currently occupied by an office building. This facility was not cross-referenced on any databases that report releases or spills, such as the LUST, SLIC or SHWS databases. Based on this information, this listing is not suspected to have impacted the Subject.

California and Tribal Leaking Underground Storage Tanks (LUST) List and Spills, Leaks, Investigations and Cleanups (SLIC) Records

The LUST list is an inventory of reported spills and leaks, both active and inactive maintained by the various California Regional Water Quality Control Boards. It includes stationary and non-stationary source spills reported to state and federal agencies, including remediated and contaminated leaking UST sites. SLIC records, which are maintained by the various Regional Water Quality Control Boards, document unauthorized discharges from spills and leaks from sources other than UST and other regulated sites.
Analysis/Comment: The CER identified sixteen LUST/SLIC sites within the AMSD. Of these sixteen sites, fourteen are located over 0.22-mile crossgradient to downgradient from the Subject; and as such, are not suspected to have impacted same. The remaining two sites are discussed below:

Property Name/ Address	Distance (Mile)	Direction	Presumed Hydrogeologic Relationship	Regulatory Status
Sunset Landmark	0.1	South-Southwest	Downgradient	Case Closed
Texaco #0374 (Former)	0.1	Southeast	Downgradient	Case Closed

According to the database, both of the above tabulated listings are identified as located approximately 0.1 mile downgradient from the Subject and are listed as Case Closed. Additionally, from review of the database, it does not appear that contamination from these facilities have impacted the Subject. Based on the above, IVI has no significant concern with regards to these facilities.

California Deed Restriction Listing and Tribal Institutional Control/Engineering Control Registries

The DTSC SMBRP list includes sites remediated under the program's oversight that have active deed restrictions. The DTSC Hazardous Waste Management Program Facility Sites (HWMP) list includes current and former hazardous waste facilities with deed/Land Use Restrictions that have been recorded with the County. The type of land use restrictions includes deed notices, deed restrictions, or a land use restriction that binds current and future owners.

The Tribal Institutional Control/Engineering Control Registries contain listings of those sites which have either engineering and/or institutional controls in place. Engineering controls include various physical control devices such as fences, caps, building slabs, paved areas, liners and treatment methods to eliminate pathways for regulated substances to enter the environment or effect human health. 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 (Activity and Use Limitations) are generally required as part of institutional controls.

Analysis/Comment: The CER did not identify the Subject on the SMBRP, HWMP or Tribal Institutional or Engineering Control registries.

California and Tribal Voluntary Cleanup Program (VCP) Sites

The California VCP properties list includes "low" threat level properties with either confirmed or unconfirmed releases and the project proponents have requested that the DTSC oversee the investigation and cleanup.

Analysis/Comment: The CER identified the following VCP site within the AMSD:

Property Name/ Address	Distance (Mile)	Direction	Presumed Hydrogeologic Relationship	Regulatory Status
Snow White Cleaners – 1246 North Vine Street	0.43	South-southeast	Downgradient	Inactive

According to the database, this site is a former dry cleaning facility with restricted land use and is identified as located a significant distance (approximately 0.43 mile downgradient) from the Subject. Additionally, from a review of the database, it does not appear that contamination from this facility has impacted the Subject. Based on the above, IVI has no significant concern with regards to this facility. This facility is also listed in the DEED database below.

California and Tribal Brownfield Sites

A Brownfield site was defined in the 2002 Small Business Liability Relief and Brownfields Revitalization Act (Brownfields Law) as "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". In connection with the passage of the Brownfields Law, the Environmental Protection Agency grants awards to states and tribes for activities under Section 128 (a).

Analysis/Comment: The CER did not identify any Brownfields sites within the AMSD.

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: A listing of recycling facilities in California.

Analysis/Comment: The CER did not identify any SWRCY sites within the AMSD.

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.

Analysis/Comment: The CER did not identify any Notify 65 sites within the AMSD.

HWP

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Analysis/Comment: The CER did not identify any HWP sites within the AMSD.

Land Use Records; DEED

The use of recorded land use restrictions is one of the methods of DTSC uses to protect the public from unsafe exposures to hazardous substances and wastes.

Analysis/Comment: The CER identified 1 DEED site within the AMSD.

This property is located a sufficient distance (over 43-mile) and hydraulically downgradient from the Subject; and as such, is not be reasonably suspect of having impacted same. This facility is also listed in the VCP database above.

RCRA NonGen / NLR

RCRA NonGen / NLR: RCRA Info 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.

Analysis/Comment: The CER identified 1 RCRA NonGen / NLR site within the AMSD.

This property is located a sufficient distance (over 23-mile) and hydraulically downgradient from the Subject; and as such, is not be reasonably suspect of having impacted same.

6.3 EDR Proprietary Databases

EDR Manufactured Gas Plants

This 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 the 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 wastes. 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.

***Analysis/Comment*:** The CER did not identify the Subject or any adjacent properties on the manufactured gas plant database.

EDR Historic 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.

***Analysis/Comment*:** The CER did not identify the Subject or any adjacent properties on the historic auto stations database.

EDR Historic 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.

***Analysis/Comment*:** The CER did not identify the Subject or any adjacent properties on the historic cleaners database.

7.1 Chemical Storage and Usage

IVI did not observe any significant quantities of hazardous chemicals stored on-site although construction materials were noted. As the property was undergoing major renovations at the time of the site visit, housekeeping was generally considered satisfactory. The chemicals, which are stored in their original containers, do not appear to represent an impact to the environmental quality of the site provided that they are used as intended, properly handled, and the regulations pertaining to their usage are followed.

7.2 Bulk Storage Tanks

Underground Storage Tanks (USTs)

No USTs were identified on the subject property and no common indicators of USTs such as vent pipes, fill ports, manways, pavement cuts, fuel gauges or dispensers were observed. In addition, according to Mr. Paul Baynton, onsite general contractor associated with the current renovations, there are no USTs on-site. Further, there were no regulatory listings for on-site USTs and no USTs have reportedly been closed or abandoned.

Aboveground Storage Tanks (ASTs)

No ASTs were observed and IVI did not identify any equipment, which should require such tanks. Moreover, visual indicators of former site ASTs, such as tank cradles, secondary containment structures, tank pedestals, etc., were not observed. In addition, according to the site contact, there are no ASTs on-site.

7.3 Site Waste and Wastewater

Solid Waste

Non-hazardous solid waste is disposed of in dumpsters and is removed from the Subject on a regular basis by a private carting firm. Potential sources of contamination, such as waste oil or automobile batteries, were not observed in the vicinity of the dumpsters.

Sanitary Sewage

Sanitary sewage disposal is provided by the municipality. IVI did not observe any sources of wastewater or liquid discharge into the sewer other than sanitary sewage.

Hazardous Waste

No hazardous waste was observed or reported to be generated on the Subject. Furthermore, IVI's review of the USEPA's database of sites regulated under RCRA did not identify the Subject as a current generator of hazardous waste.

7.4 Stained Soil, Stained Pavement, or Stressed Vegetation

There was no evidence of significant soil staining, stained pavement, or stressed vegetation observed on-site.

7.5 Liquid Discharges

No visible evidence of liquid discharges, suspected to represent an environmental concern were observed during our survey.

7.6 Pools of Liquid

IVI did not observe significant standing surface water or pools containing liquids likely to be hazardous substances or petroleum products.

7.7 Pits, Ponds, or Lagoons

No pits, ponds or lagoons suspected of containing hazardous substances or petroleum products were identified on-site.

7.8 Wells

IVI did not identify on-site dry wells, irrigation wells, injection wells, observation wells, monitoring wells, potable water wells, recovery wells or abandoned wells.

7.9 On-Site Fill

Based on our observations, other than typical engineered fill used in foundation construction, it does not appear that a significant amount of fill has been imported onto the Subject.

7.10 Drums and Containers for Storing Waste

With the exception of non-hazardous solid waste containers, IVI did not identify containers suspected of storing waste. With respect to the non-hazardous solid waste containers, no significant environmental concerns were noted.

7.11 Floor Drains and Sumps

IVI did not identify any floor drains or sumps that were stained, emitting foul odors, or connected to an on-site sewage disposal system, or located adjacent to chemical storage areas.

7.12 Odors

IVI did not identify strong, pungent, or noxious odors suspected to represent an environmental concern.

7.13 Air Emissions

IVI did not identify processes or equipment that emit noticeable vapors or fumes.

7.14 Polychlorinated Biphenyls (PCBs)

IVI observed one utility-owned, electrical vault transformer on the west side of the hotel building within the courtyard area. According to Mr. Baynton, the vault transformer was recently installed as part of the ongoing renovations. Based on its age, it is unlikely that the transformer, which was not labeled, contains PCBs. In any event, the electrical equipment is presumed to be in excellent condition based on its recent installation.

7.15 Asbestos-Containing Material (ACM)

Based on the ongoing major renovations of the hotel and garage buildings, it is unlikely that appreciable quantities of asbestos containing materials remain. Mr. Baynton stated that asbestos containing material abatement concerning hotel building lobby floor tiles took place onsite. However, it is noted that although unlikely, the newly installed non-friable materials, such as resilient floor finish assemblies, caulking, and mastics, could still contain trace asbestos. These non-friable materials are in good condition and the potential for fiber release is low.

7.16 Lead-in-Drinking Water

Based on our conversations with utility personnel, the water at the Subject is not expected to contain elevated levels of lead.

7.17 Radon

Based on statistical information maintained within the U.S. Department of the Interior and U.S. Geological Survey's *Geologic Radon Potential,* dated 1993, radon concentrations in the Subject's County average 0.7 picocuries per liter (pCi/L), which is below the 4.0 pCi/L action level established by the USEPA and places the Subject in an EPA Radon Zone 3. Based solely on this data, it is unlikely that radon represents an environmental concern at this time.

7.18 Lead-Based Paint (LBP)

It is unlikely that LBP exists in locations and quantities suspected to represent an environmental concern based on the gut renovation activities. Mr. Baynton stated that lead paint abatement concerning door trim paint was performed at the Property.

8.1 Questionnaires

IVI sent a Pre-Survey Questionnaire and an AAI User Questionnaire to the site contact and the User, respectively. The purpose of these questionnaires was to disclose any previous or existing hazardous waste or toxic material conditions, which may not have been apparent at the time of our site reconnaissance and to satisfy the User interview all appropriate inquiry requirements.

As of this writing, neither the site contact nor the User have returned the completed questionnaires.

8.2 User

8.2.1 Title Records

A copy of the Subject's Chain-of-Title has not been provided to IVI for review.

8.2.2 Environmental Clean Up Liens and Activity and Use Limitations (AULs)

The User has not returned the AAI User Questionnaire.

8.2.3 Specialized Knowledge

The User has not returned the AAI User Questionnaire.

8.2.4 Relationship of Purchase Price to Fair Market Value Due to Contamination in Connection with the Subject

The User has not returned the AAI User Questionnaire.

8.2.5 Common Knowledge or Reasonably Ascertainable Information

The User has not returned the AAI User Questionnaire.

8.2.6 Purpose for Conducting the Phase I Environmental Site Assessment

The User has not returned the AAI User Questionnaire.

8.2.7 Proceedings Involving the Property

The User has not returned the AAI User Questionnaire.

8.3 Key Site Manager

8.3.1 Historic Site Use

Site contact Mr. Mike Foley, Director of Construction Management, Hawkins Way Capital, LLC, who has been involved with the property for the past two years, was unaware of land use prior to the construction of the onsite hotel and garage buildings.

8.3.2 Proceedings Involving the Property

Mr. Foley, had no knowledge of pending, threatened, or past litigation, administrative proceedings, or notices from governmental agencies regarding violations of environmental laws regarding hazardous substances or petroleum products.

8.4 Occupants

Onsite tenants were unavailable for interview.

8.5 Past Owners

IVI was unable to locate the site's former owner.

8.6 Local Regulatory Agency Interviews and/or File Reviews

Fire Department

IVI has sent a request to the Los Angeles Fire Department for environmental information pertaining to the subject property. As of this writing, the Fire Department has not responded to our request. Should receipt of a response from the Fire Department change the conclusions of this report, the Client will be notified in writing by IVI.

Health Department

IVI has sent a request to the Los Angeles County Environmental Programs Division for environmental information pertaining to the subject property. As of this writing, the Health Department has not responded to our request. Should receipt of a response from the Health Department change the conclusions of this report, the Client will be notified in writing by IVI.

Tax Assessor

According to the tax assessor records reviewed, the present Subject buildings were constructed by 1925 on a 0.53-acre parcel. The buildings are slab-on-grade structures which have all public utilities.

Building Department Records

IVI reviewed building permits and records for the Subject at the Los Angeles Building and Safety Department. According to Los Angeles Building Department files, records for the subject were available from 1922 when the property was developed into the present onsite land uses. The subject buildings were originally constructed for hotel and parking garage land uses. Numerous permits have been issued concerning the subject's development. No environmentally related permits or applications of concern were found for current land uses. No building permits were identified concerning the nature of former onsite cleaners at 1546 Wilcox Avenue.

IVI conducted a "Tier I" (non-intrusive) Vapor Encroachment Screening (VES) on the Subject in accordance with the methodology set forth in ASTM E 2600-10 "*Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*". During the VES, the Area of Concern (AOC) was minimized using the methodology taught in the ASTM Screening for Vapor Encroachment onto Property Involved in Real Estate Transactions Training Course. The purpose of the Tier I VES is to conduct an initial screen to identify, to the extent feasible, the potential for a vapor encroachment condition (VEC) in connection with the Subject with respect to chemicals of concern that may migrate as vapors into the subsurface of the Subject as a result of contaminated soil and groundwater on or near the property.

This VES utilized readily available data sources previously discussed in this Phase I ESA to include the type of soils, geology and groundwater characteristics of the Subject area (refer to Section 4.3) as well as known or potentially contaminated sites as identified on Federal, State, tribal and local databases. IVI also utilized previously discussed standard historical sources of information to identify potential historical sources of contamination on the Subject and surrounding properties which may be indicative of a VEC. This data collection and analysis was coupled with our site reconnaissance of the Subject and surrounding properties. Based upon the results of our data collection, reconnaissance and analysis, a summary of our Tier I VES findings is presented in the table below:

Potential for Vapor Encroachment to Impact the Subject	
Area of Concern	**Conclusion**
Subject Property Operations or Existing Conditions	None identified (Refer to Sections 4.0 Site Description and 7.0 Site Reconnaissance)
Historical Uses of the Subject Property	Dry cleaner identified (Refer to Section 5.0 Historical Use)
Adjoining Property Operations or Existing Conditions	None identified (Refer to Section 4.2 Surrounding Land Use)
Historical Uses of Adjoining Properties or Nearby Properties	None identified (Refer to Section 5.0 Historical Use)
Regulatory Review of sites identified on Federal, State, tribal and Local Environmental Databases which were located in Approximate Minimum Search Distance (AMSD)	Several Identified (Detailed within Section 6.0 Regulatory Review), but none of concern.

A dry cleaner was identified on-site historically although it could not be determined if the dry cleaning activities were actually conducted on-site or this was a drop-off only facility.

Otherwise, impacted off-site properties were identified in IVI's regulatory database review. However, based upon hydrogeology, groundwater flow direction and the furthest known extents of the contamination, none of these properties are suspected of having petroleum or chemical contaminant plumes that would be identified as a VEC and as such, a VEC can be ruled out.

IVI has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E1527-13 of 1550 North Wilcox Avenue, Los Angeles, California. Any exceptions to, or deletions from, the standard practice are described within Section 2.0 of this report.

This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Subject; however the following item of environmental concern was identified which warrants mention:

Former Onsite Cleaners

Based on historical City Directory information, 1546 North Wilcox Avenue (an alternate site address) was listed as occupied by North Wilcox Avenue Malley Tailors & Cleaners in 1951 and occupied by Elegant Cleaners & Tailors in 1967. IVI conducted historical building permit research at the Los Angeles Department of Building and Safety concerning the former onsite dry cleaner in an effort to determine if dry cleaning was performed on-site or if this was a drop-off only establishment; however, the available historical permits reviewed contained no information regarding this former business. Accordingly, it is unknown whether or not dry cleaning was historically conducted on-site. Furthermore, it should be noted that, according to Mr. Paul Baynton, the onsite general contractor associated with the current renovations, soil from the former onsite cleaners' tenant location was excavated to a depth of 18 inches and removed from the property during grading/renovation activities. Mr. Baynton stated that no stained soils or odors were encountered during excavation. Notwithstanding the foregoing, despite all reasonable research efforts it cannot be determined definitively if dry cleaning was conducted on the site and IVI considers this to be a data gap.

11.1 This report has been prepared in compliance with the ASTM standard entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" E1527-13.

11.2 The observations described in this report were made under the conditions stated herein. The conclusions presented in the report were based solely upon the services described therein, and not on scientific tasks or procedures beyond the scope of described services within the constraints imposed by the client. The work described in this report was carried out in accordance with the Terms and Conditions of the contract.

11.3 In preparing this report, IVI has relied on certain information provided by federal, state, and local officials and other parties referenced therein, and on information contained in the files of governmental agencies, that were readily available to IVI at the time of this assessment. Although there may have been some degree of overlap in the information provided by these various sources, IVI did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this site assessment. Observations were made of the site and of the structures on the site as indicated in this report. Where access to portions of the site or to structures on the site was unavailable or limited, IVI renders no opinion as to the presence of direct or indirect evidence relating to petroleum substances, hazardous substances, or both, in that portion of the site and structure. In addition, IVI renders no opinion as to the presence of indirect evidence relating to hazardous material or oil, where direct observation of the ground surface, interior walls, floors, ceiling or a structure is obstructed by objects or materials, including snow, covering on or over these surfaces.

11.4 As part of this assessment, IVI submitted requests for information via the Freedom of Information Act (FOIA) to various governmental agencies. As of the preparation of this report these requests may not have been fulfilled. The conclusions of this report are subject to change upon receipt of a response from these FOIA requests.

11.5 IVI does not represent that the site referred to herein contains no petroleum or hazardous or toxic substances or other conditions beyond those observed by IVI during the site walkthrough.

11.6 IVI has produced this document under an agreement between IVI and Menlo Partners/Hawkins Way Capital, LLC. All terms and conditions of that agreement are included within this document by reference. Any reliance upon this document, or upon IVI's performance of services in preparing this document, is conditioned upon the relying party's acceptance and acknowledgement of the limitations, qualifications, terms, conditions and indemnities set forth in that agreement, and property ownership/management disclosure limitations, if any. It is not to be relied upon by any party other than Menlo Partners/Hawkins Way Capital, LLC nor used for any purpose other than that specifically stated in our Agreement or within this Report's Introduction section without IVI's advance and express written consent. The Phase I report is only valid if completed within 180 days of an acquisition or the transaction necessitating the report.

11.7 **TIME LIMITATION TO ENACT CLAIM AGAINST IVI** If in the opinion of the client, or any third party claiming reliance on IVI's report or services, that IVI was negligent or in breach of contract, such aforementioned parties shall have one year from the date of IVI's site visit to make a claim.

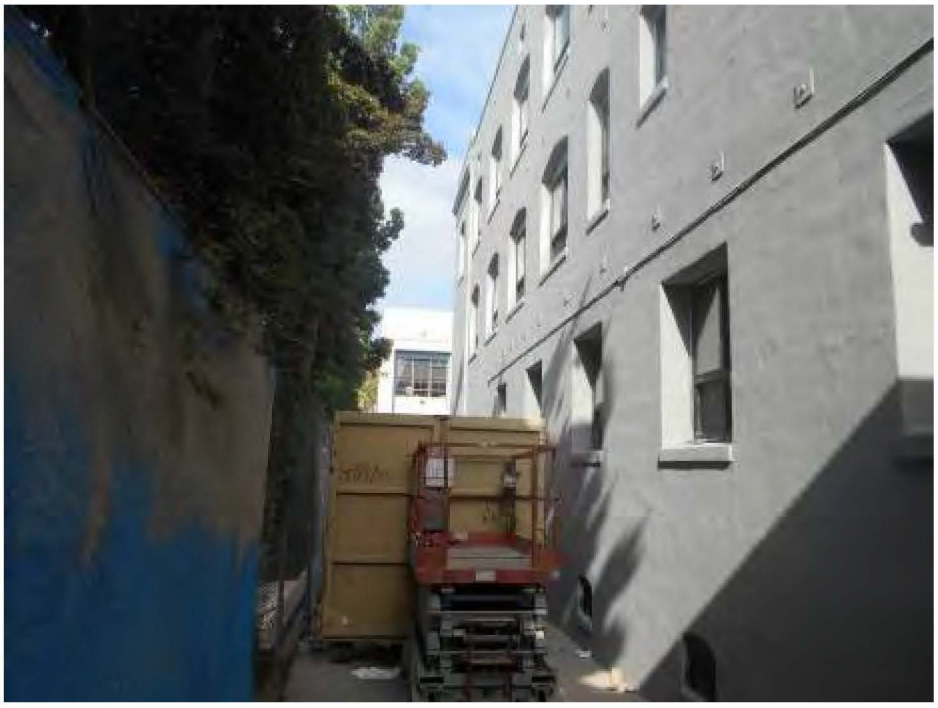
11.8 Unless specifically identified within Section 2, Chinese drywall, indoor air quality and any other non-ASTM scope issues as identified in ASTM E1527-13, Section 13.1.5, are excluded from the scope of this assessment.

1

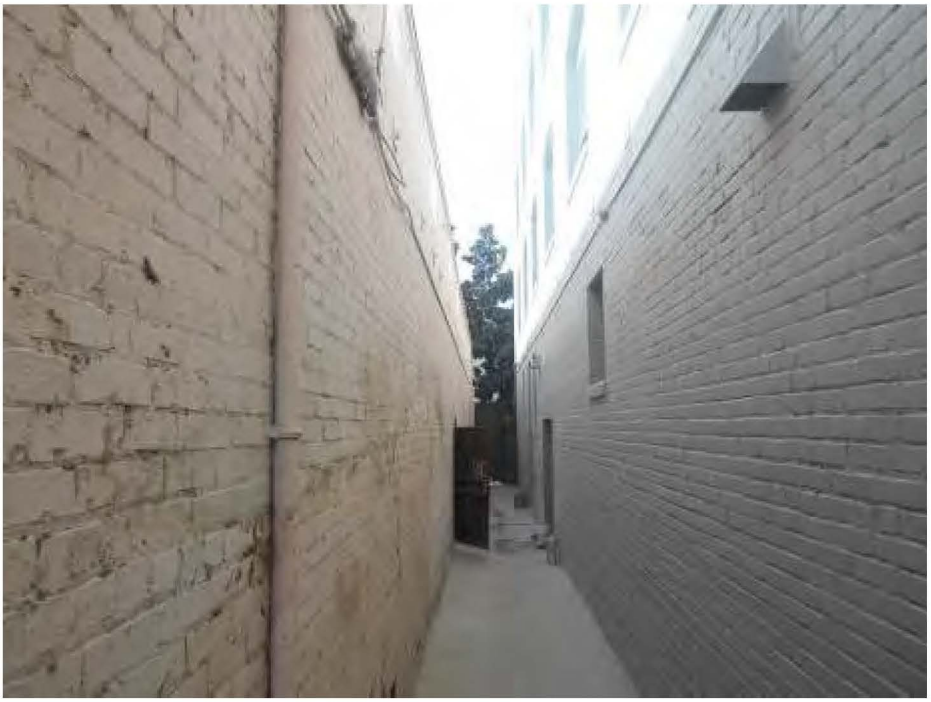


North Elevation of Subject, 1550 N. Wilcox Avenue

2



South Elevation of Subject, 1550 N. Wilcox Avenue



3

East Elevation of Hotel Building, 1550 N. Wilcox Ave/West Elevation of Garage Building, 1546-1554 N. Wilcox Ave



4

West Elevation of Subject, 1550 N. Wilcox Avenue



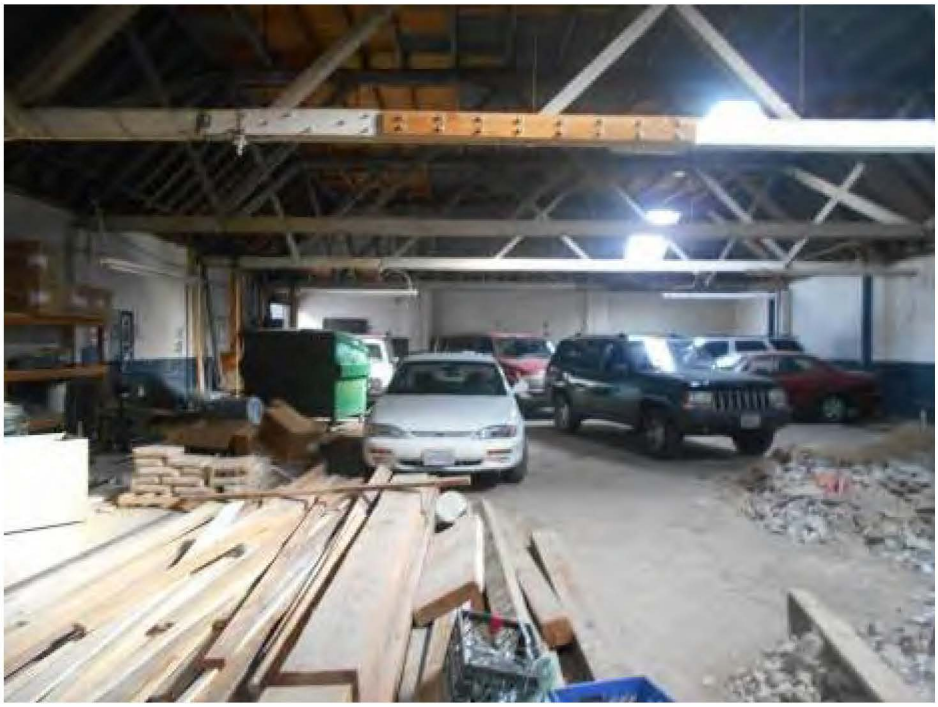
5

Ground Floor Lobby Area, 1550 N. Wilcox Avenue



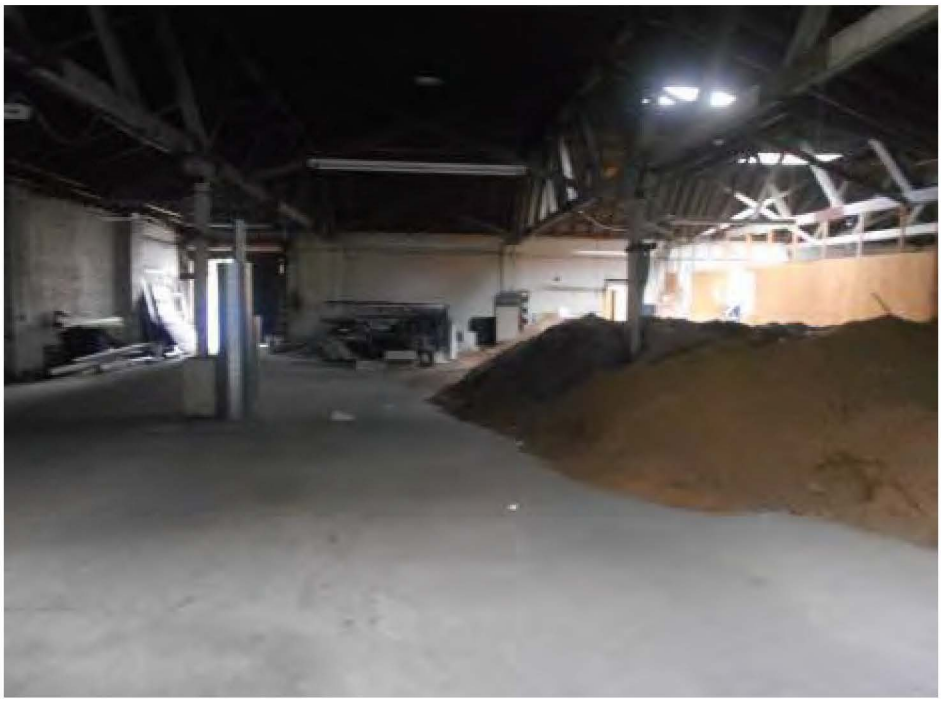
6

Typical Room, 1550 N. Wilcox Avenue



7

Northern Portion of Garage Building, 1546-1554 North Wilcox Avenue



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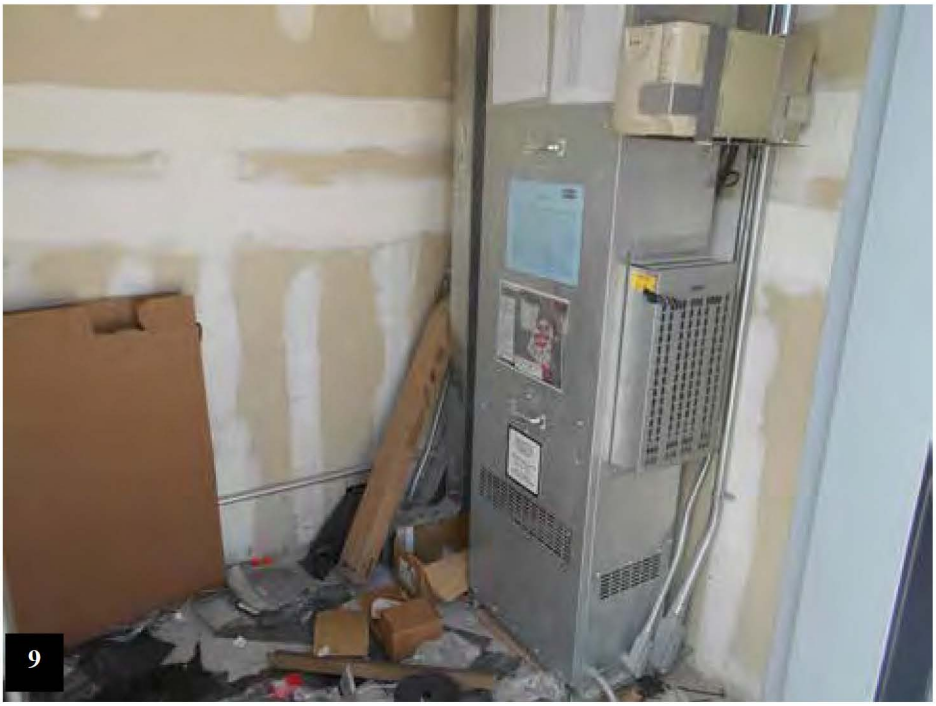
Southern Portion of Garage Building, 1546-1554 North Wilcox Avenue



9

Elevator Room, 1550 North Wilcox Avenue



10

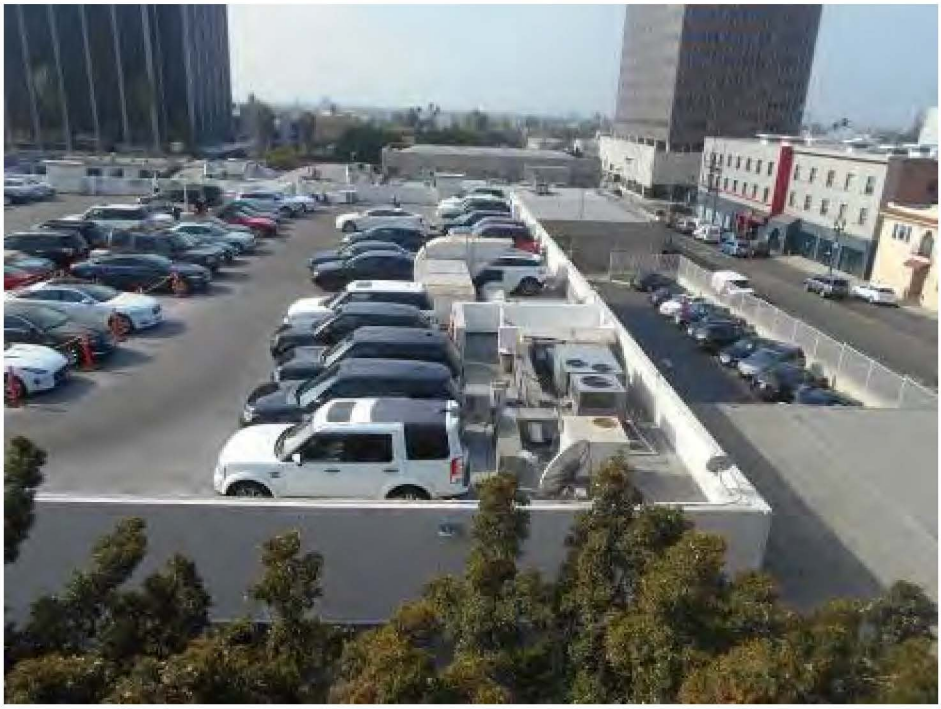
Surrounding Property to West

11

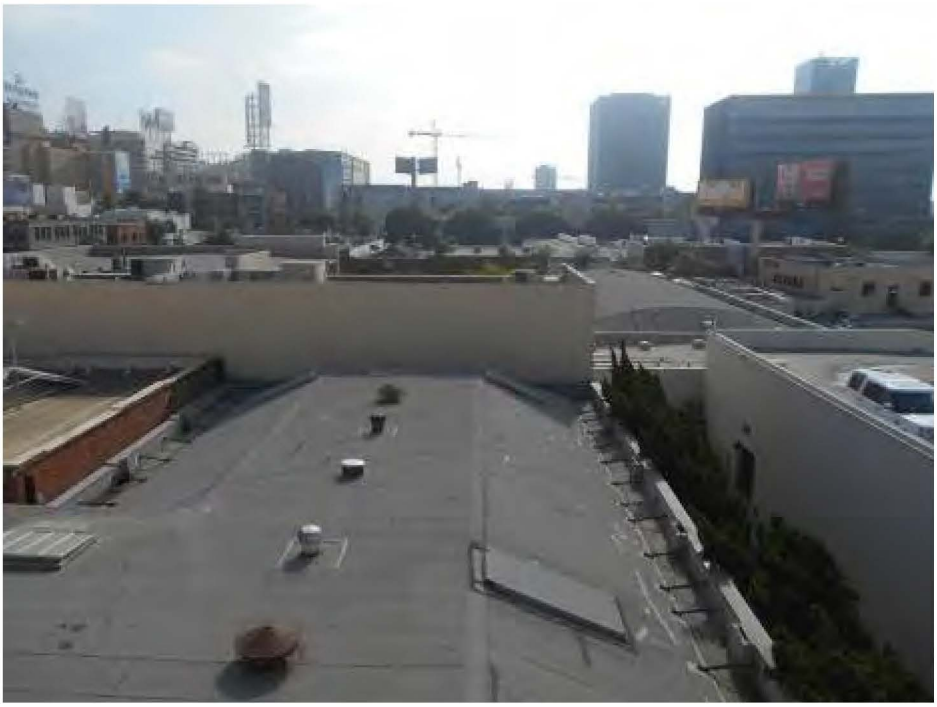


Surrounding Property to North

12



Surrounding Property to South



13

Subject Garage Building Roof and Surrounding Property to East

PROPERTY CONDITION & ENVIRONMENTAL DUE-DILIGENCE

IVI ASSESSMENT SERVICES, INC.
55 West Red Oak Lane
White Plains, New York 10604
(914) 694-9600 (tel)
(914) 694-1335 (fax)
www.ivi-intl.com

August 27, 2014

Re: Phase I Site Assessment
Retail Building
1550 Wilcox
Los Angeles, California
IVI Project No. PC40812281

Dear Property Manager

On behalf of Menlo Partners / Hawkins Way Capital, LLC, IVI has been retained to conduct a Phase I Site Assessment of the above referenced property.

Attached is our Pre-Survey Questionnaire, which we are requesting that someone knowledgeable with the property complete and return by fax to our office. Your quick response to provide this information will facilitate both the commencement of our survey and the completion of our report. Furthermore, these documents, along with your responses, will appear as exhibits in our report.

Sincerely,

IVI ASSESSMENT SERVICES, INC.

Michael Kennedy
Senior Project Manager
ver 010311
enclosures

IVI Assessment Services, Inc.

PROPERTY CONDITION & ENVIRONMENTAL DUE-DILIGENCE
55 West Red Oak Lane
White Plains, New York 10604
914.694.1900 (tel)
914.694.8549 (fax)

Phase I Environmental Site Assessment
Pre-Survey Questionnaire

Someone familiar with the site should complete this questionnaire prior to our site visit. For those questions that are not applicable, please respond "N/A", and "U/K" for those questions in which the answer is not known. If you have any questions about how to answer any of the questions, please call IVI. If additional pages for responses are necessary, please attach hereto and reference it to the appropriate question number. Upon completing this form, please fax it to the above fax number. This document and your written response will be included as an exhibit in the final report.

Subject Name: 1550 Wilcox

Project Manager: Jeff Randle

Street: 1550 Wilcox

IVI Project No.: PC40812281

City/State: Los Angeles, California

Date: August 27, 2014

Key Site Contact:
Telephone:
Fax:

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A. GENERAL

PREPARER

1. Name, title and telephone number of person completing this questionnaire:

_____
Name

_____
Title

_____
Signature

_____
Telephone Number

2. How long has the preparer been familiar with the site or facility?
If less than five years, who held the position prior?

3. Property Owner/Occupant Information

_____
Owner's Name

_____
Owner's Address

_____
Occupant's Name

_____
Occupant's Address

VALUATION REDUCTION

Was/is the purchase price of the Subject property significantly less than the purchase price of comparable properties due to environmental conditions? Yes ☐ No ☐ U/K ☐

If yes, please explain below.

B. Property Description

1. Land

a. Size of Parcel? _____ Acres

b. Shape of Parcel? ☐ Rectangular ☐ Irregular ☐ Other

c. Are there any surface waters or wetlands on the site? Yes ☐ No ☐ U/K ☐

d. Is there a well on the site? Yes ☐ No ☐ U/K ☐

If so, what type of well is it?:

Drinking Water	☐
Irrigation	☐
Monitoring	☐
Dry Well	☐

Have contaminants in excess of governmental guidelines been identified in the water? Yes ☐ No ☐

e. Was or is there a septic system on the property? Yes ☐ No ☐ U/K ☐

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If so, is the septic system currently in use? Yes ☐ No ☐

f. Has fill been imported onto the Subject? Yes ☐ No ☐ U/K ☐

g. Are there currently or has there previously been waste treatment or disposal pits, ponds, or lagoons on the site? Yes ☐ No ☐ U/K ☐

h. Where is the site's stormwater discharged to? _____

B. PROPERTY DESCRIPTION – continued

2. Site Improvements This includes all buildings ☐ N/A

a. Describe the size (square foot) of the existing building(s).

b. How old is the building(s)?

c. Describe the heating and cooling system.

d. Who provides the following utilities?

Water: _____

Sanitary Sewer: _____

Storm Drainage: _____

Natural Gas: _____

Electric: _____

e. Are there any floor drains on the site? Yes ☐ No ☐ U/K ☐

If so, where do they discharge to?

3. Site History

a. Were there any buildings or other improvements on the property prior to the existing improvements? Yes ☐ No ☐ U/K ☐

If so, what were they?

b. Is or has the property been used for industrial or agricultural purposes, or as a gasoline station, auto repair, dry cleaner, junkyard, or landfill? Yes ☐ No ☐ U/K ☐

If so, please describe.

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B. PROPERTY DESCRIPTION – continued

4. Site Operations

To the best of your knowledge, do any of the following operations take place on the Subject or have ever taken place on the Subject:

- Dry Cleaning: Yes ☐ No ☐
- Battery Storage/Sales: Yes ☐ No ☐
- Paint Storage/Sales: Yes ☐ No ☐
- Petroleum Storage/Sales: Yes ☐ No ☐
- Photo or X-Ray Finishing: Yes ☐ No ☐
- Electronic Equipment Assembly or Manufacturing: Yes ☐ No ☐
- Solvent Storage or Sales: Yes ☐ No ☐
- Chemical Manufacturing/Sales: Yes ☐ No ☐
- Automobile Storage, Repair, or Disposal: Yes ☐ No ☐
- Agriculture: Yes ☐ No ☐
- Medical or Dental Offices: Yes ☐ No ☐

5. Previous Studies/Documentation

a. Do you have any knowledge of previously prepared Environmental Site Assessment Reports, asbestos surveys, lead-based paint studies or testing (soil, groundwater, tank tightness testing, lead-based paint testing, asbestos testing, indoor air quality, mold (bacteria and fungi testing), etc.) conducted on the site? If so, please either provide copies of the reports or list the title, date, preparer and recipient of such report(s) below:

☐ I have no knowledge of any environmental related studies or reports prepared on the Subject.

b. Are you in possession of a title report, site drawings, building drawings and specifications and/or a survey for the site? Yes ☐ No ☐

If so, please provide copies of same.

Please provide all available environmental information from yours or your Client's records including, but not limited to, documentation in connection with any pending or threatened public or private proceedings or litigation with respect to environmental liability, environmental permits and permit applications, underground and above ground tank registration and information (including removal and testing of such tanks), environmental reports, asbestos, lead-based paint or indoor air quality studies, spill information and compliance information and programs.

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C. SURROUNDING PROPERTIES

1. Has any adjoining properties been used for industrial purposes, or as a gasoline station, auto repair shop, junkyard, dry cleaner or landfill? Yes ☐ No ☐ U/K ☐

If so, please explain.

2. Are you aware of any contamination conditions on adjoining or nearby properties? Yes ☐ No ☐ U/K ☐

3. Are there any open surface waters or wetlands adjacent to the site? Yes ☐ No ☐ U/K ☐

4. Are you aware of any active or former waste treatment or disposal pits, ponds, or lagoons on adjacent or nearby sites? Yes ☐ No ☐ U/K ☐

5. Is any neighboring property engaged in the storing, transporting or disposal of hazardous waste, or chemicals? Yes ☐ No ☐ U/K ☐

D. REGULATORY

1. Are you aware of any pending, threatened, or past litigation relevant to *hazardous substances* or *petroleum products* in, on, or from the *property*? Yes ☐ No ☐ U/K ☐

If so, please explain.

2. Are you aware of any pending, threatened, or past administrative proceedings relevant to *hazardous substances* or *petroleum products* in, on, or from the *property*? Yes ☐ No ☐ U/K ☐

If so, please state the circumstances.

3. Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to *hazardous substances* or *petroleum products*? Yes ☐ No ☐ U/K ☐

If so, please explain.

E. ASBESTOS

1. Do you have knowledge of any materials or substances on the site that are known or suspected to contain asbestos? Yes ☐ No ☐ U/K ☐

If so, what materials and where are they located?

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E. ASBESTOS – continued

2. Has an inspection for asbestos ever been conducted on the Subject? Yes ☐ No ☐ U/K ☐

3. Has asbestos been removed from the Subject? Yes ☐ No ☐ U/K ☐

4. Does the building have:

- Spray-on or troweled-on fireproofing, insulation or finishes? Yes ☐ No ☐ U/K ☐
- Insulation on piping, boilers, tanks, chillers, or other mechanical equipment? Yes ☐ No ☐ U/K ☐
- Transite used in cooling towers, exterior walls, ceilings fascia panels, etc.? Yes ☐ No ☐ U/K ☐
- Resilient floor tile? Yes ☐ No ☐ U/K ☐
- Suspended acoustical ceiling tiles? Yes ☐ No ☐ U/K ☐
- A built-up or rolled roofing system? Yes ☐ No ☐ U/K ☐

F. PCBs

1. Are there any on-site electrical transformers? Yes ☐ No ☐ U/K ☐

If so, do any of the transformers contain PCBs? Yes ☐ No ☐ U/K ☐

Who owns the transformers and where are they located?

2. Did any on-site transformers formerly contain PCBs, but later had the dielectric fluid replaced? Yes ☐ No ☐ U/K ☐

3. Is there any hydraulic equipment such as elevators or automotive lifts on-site? Yes ☐ No ☐ U/K ☐

If so, who services the equipment?

Are you aware of any hydraulic fluid leaks or evidence of leakage such as unexplained fluid loss in connection with the hydraulic equipment? Yes ☐ No ☐ U/K ☐

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F. Storage Tanks

1. Are there any (active or inactive) Underground Storage Tanks (UST) or Aboveground Storage Tanks (AST) on the site? Yes ☐ No ☐ U/K ☐

If so, please fill out the following schedule:

Active or Inactive Tanks

Location of Tank	Size of Tank (Gallons)	AST or UST	Tank Contents	Age of Tank (Years)	Does the Tank Have Corrosion Protection? (Yes/No)	Does the Tank Have Leak Detection? (Yes/No)	Is the Tank In-Use? (Yes/No)

Have any of the tanks been tightness tested? Yes ☐ No ☐ U/K ☐

1. Do you have any knowledge of tanks that were either removed or closed in-place at the site? Yes ☐ No ☐ U/K ☐

If so, please fill out the following schedule:

Tanks Removed or Closed In-Place

Location of Former Tank	Size of Tank (Gallons)	AST or UST	Tank Contents	Tank Removal Company	Year Tank Was Removed

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H. LEAD

1. Are you aware of any lead-based paint (LBP) applications on the site? Yes ☐ No ☐ U/K ☐

2. Has LBP testing been conducted? Yes ☐ No ☐ U/K ☐

3. Have there been any reported incidences of children with elevated blood lead levels residing at the site? Yes ☐ No ☐ U/K ☐

4. Are there any children younger than 7 years old residing at the site or frequenting the site on a daily basis? Yes ☐ No ☐ U/K ☐

5. Have any LBP abatements been conducted? Yes ☐ No ☐ U/K ☐

6. Has the water been tested for lead? Yes ☐ No ☐ U/K ☐

If so, please provide a copy of the results

I. HAZARDOUS MATERIALS

1. Are hazardous materials or chemicals stored or used on-site? Yes ☐ No ☐ U/K ☐

If so, please fill out the following schedule (attach separate page if more room is required):

Schedule of Hazardous or Toxic Substances Stored On-Site

Material Type	Quantity (Gallons)	Location

2. Are there any hazardous or medical waste or fluids generated or used that employ an outside service for their periodic supply and removal? Yes ☐ No ☐ U/K ☐

If so, please provide the name, address, & telephone number of the disposal company and the facility generating the waste.

J. INDOOR AIR QUALITY

1. Have strong mold odors and/or mold staining been observed onsite? Yes ☐ No ☐ U/K ☐

2. Has there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns? Yes ☐ No ☐ U/K ☐

3. Are you aware of elevated radon gas concentrations on-site? Yes ☐ No ☐ U/K ☐

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K. AAI USER QUESTIONNAIRE

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfield's Revitalization Act of 2001 (the "*Brownfield's Amendments*"), the user must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30 and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The *user* should provide the following information to the *environmental professional*. Failure to conduct these inquiries could result in a determination that "*all appropriate inquiries*" is not complete.

1. Did a search of recorded land title records (or judicial records where

Appropriate, See Note 1 below) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law? **Yes** ☐ **No** ☐ **NA** ☐

Note 1 – In certain jurisdictions, federal, tribal, state or local statutes, or regulations specify that environmental liens and Activity and Use Limitations (AULs) be filed in judicial records rather than in land title records. In such cases, judicial records must be searched for environmental liens and AULs.

2. Did a search of recorded land title records (or judicial records where appropriate, see Note 1 above) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law? **Yes** ☐ **No** ☐ **NA** ☐

3. Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? **Yes** ☐ **No** ☐ **NA** ☐

4. Does the purchase price paid for this property reasonably reflect the fair market value of the property? **Yes** ☐ **No** ☐ **NA** ☐

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? **Yes** ☐ **No** ☐ **NA** ☐

5. Are you aware of commonly known or reasonably ascertainable information about the properly that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:

(a.) Do you know the past uses of the property? **Yes** ☐ **No** ☐ **NA** ☐

(b.) Do you know of specific chemicals that are present or once were present at the property? **Yes** ☐ **No** ☐ **NA** ☐

(c.) Do you know of spills or other chemical releases that have taken place at the property? **Yes** ☐ **No** ☐ **NA** ☐

(d.) Do you know of any environmental cleanups that have taken place at the property? **Yes** ☐ **No** ☐ **NA** ☐

6. Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property? **Yes** ☐ **No** ☐ **NA** ☐

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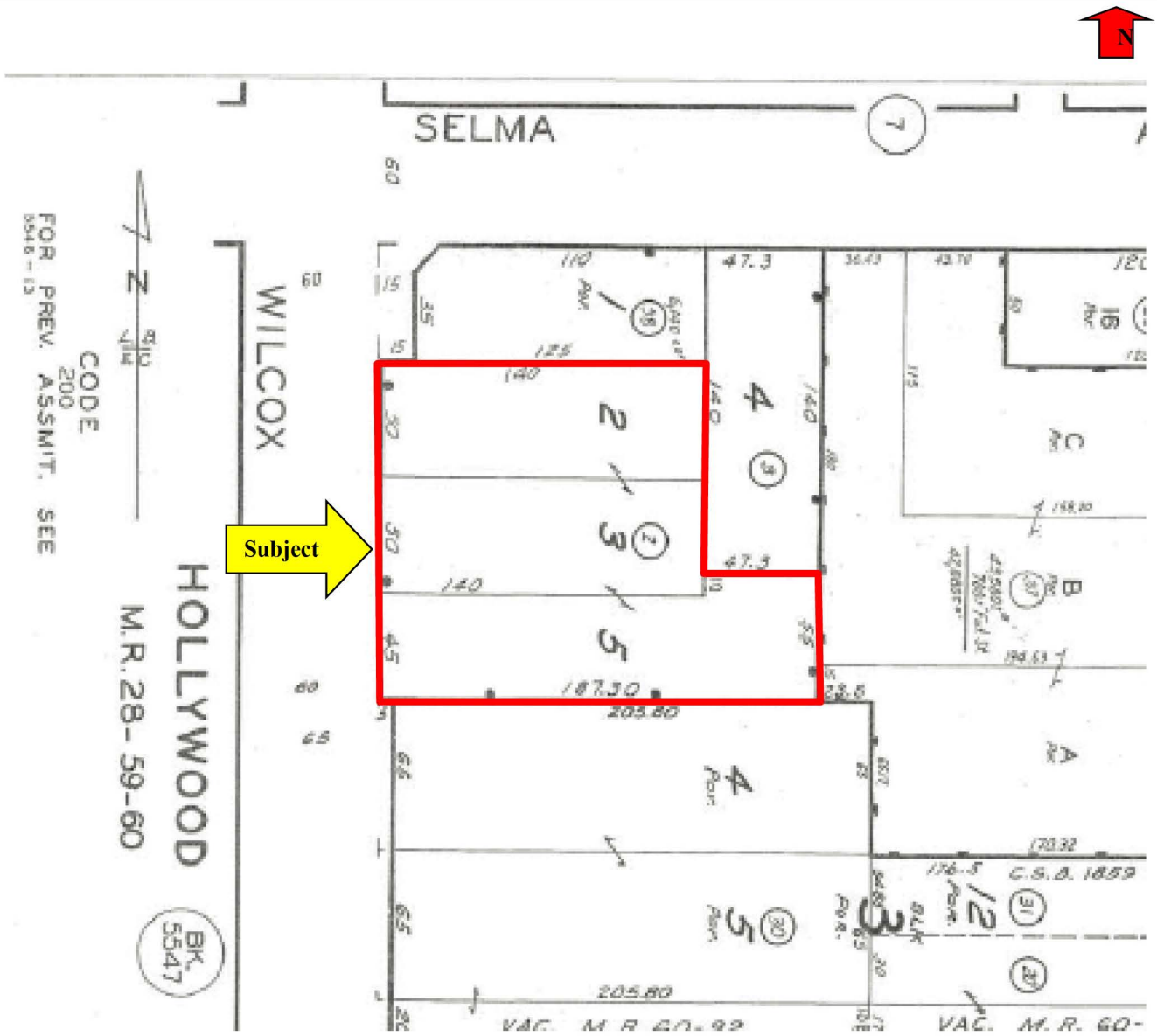
SITE PLAN

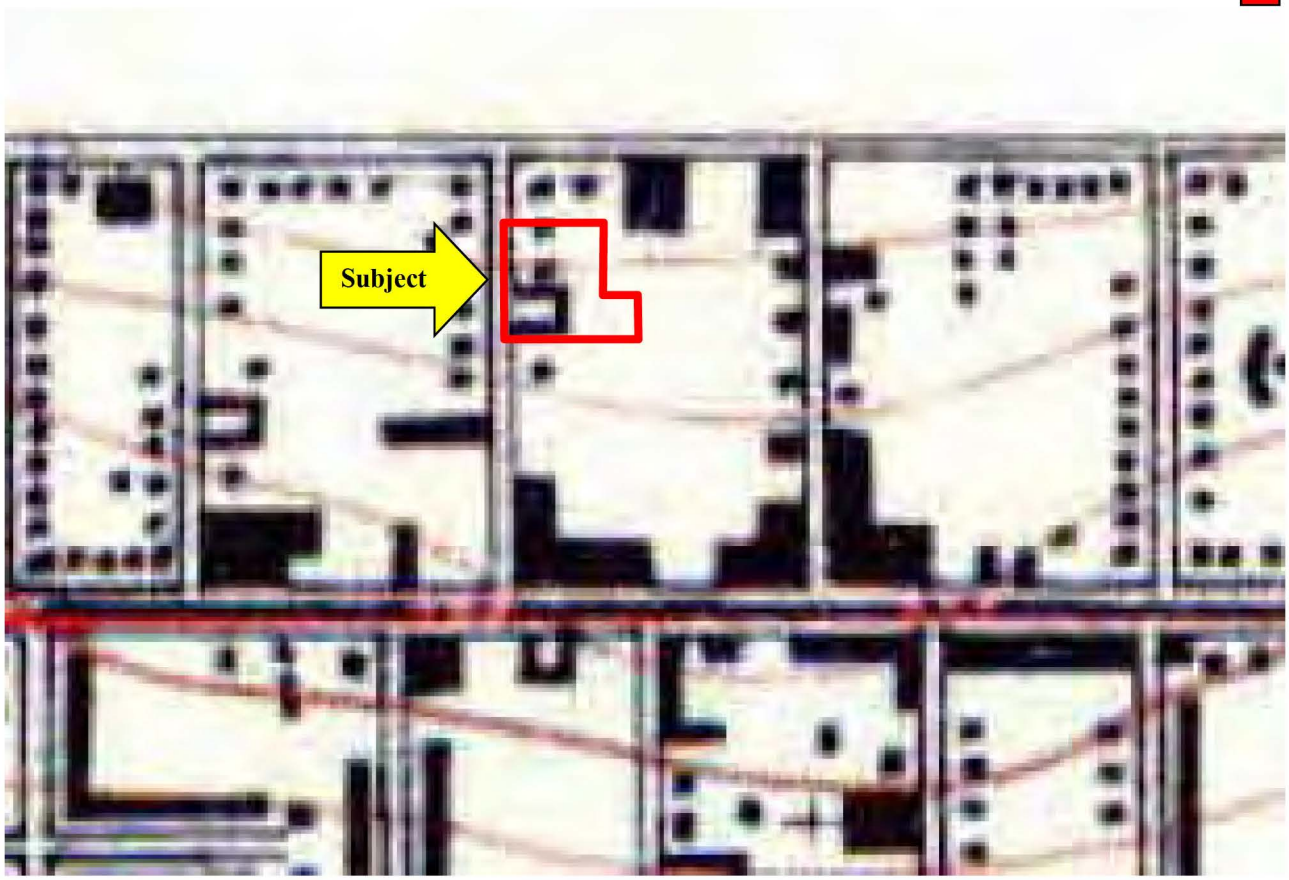
1550 Wilcox 1546-1554 Wilcox Avenue Los Angeles, California	IVI ASSESSMENT SERVICES, INC. 55 WEST RED OAK LANE WHITE PLAINS, NY 10604 (914) 694-9600 (TEL) (914) 694-8549 (FAX)	Project No: PC40812281 Boundaries are approximate. Not to scale.



Tax Map

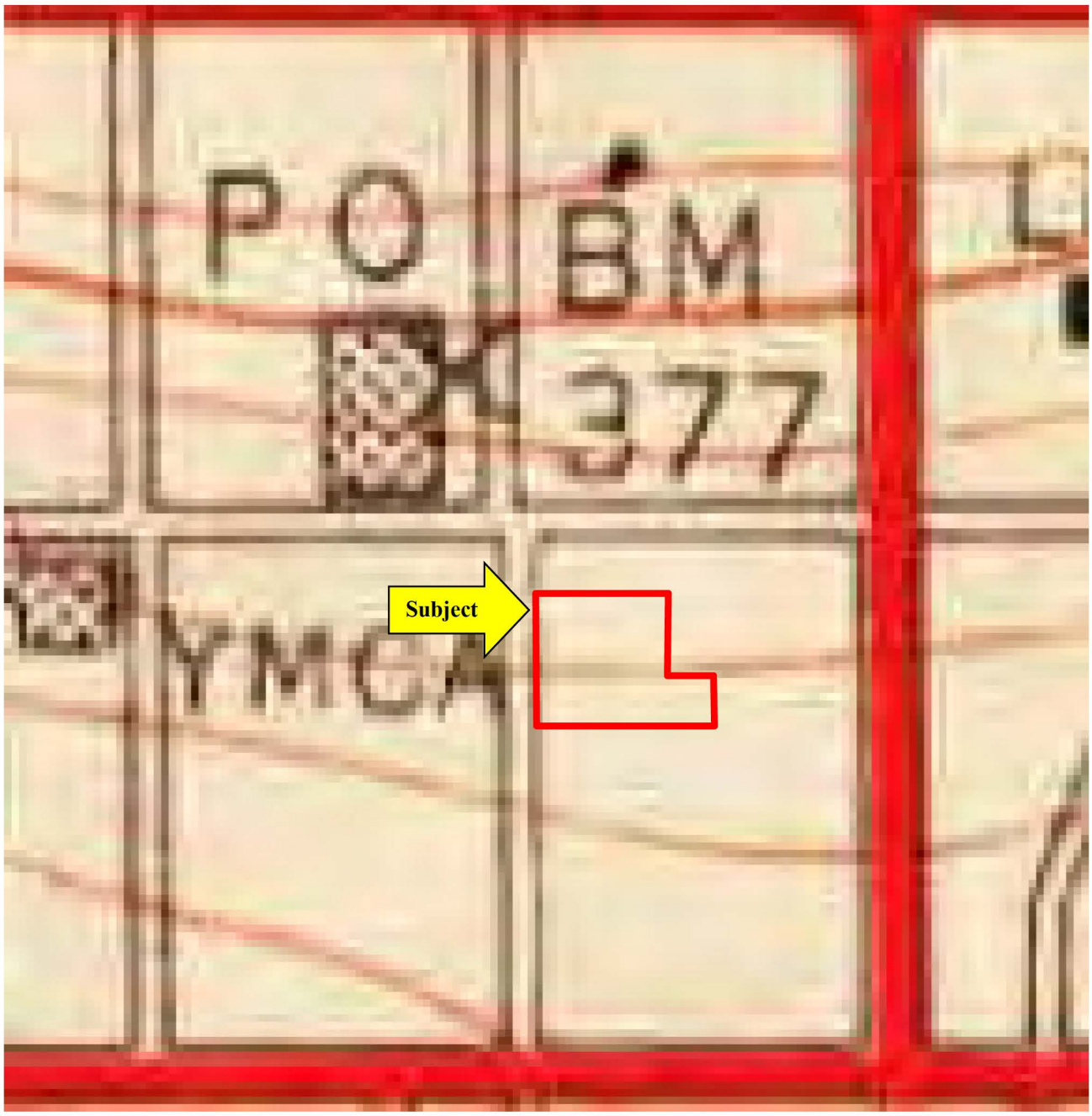
Source: Tax Assessor

Project Name: 1550 Wilcox
Los Angeles, California
Project Number: PC40812281



Historic USGS Topographic Map

Source: USGS Quadrangle *Hollywood, CA* Year Revised: 1926	Project Name: 1550 Wilcox Los Angeles, California Project Number: PC40812281



Historic USGS Topographic Map

Source: USGS Quadrangle *Hollywood, CA* Year Revised: 1953	Project Name: 1550 Wilcox Los Angeles, California Project Number: PC40812281

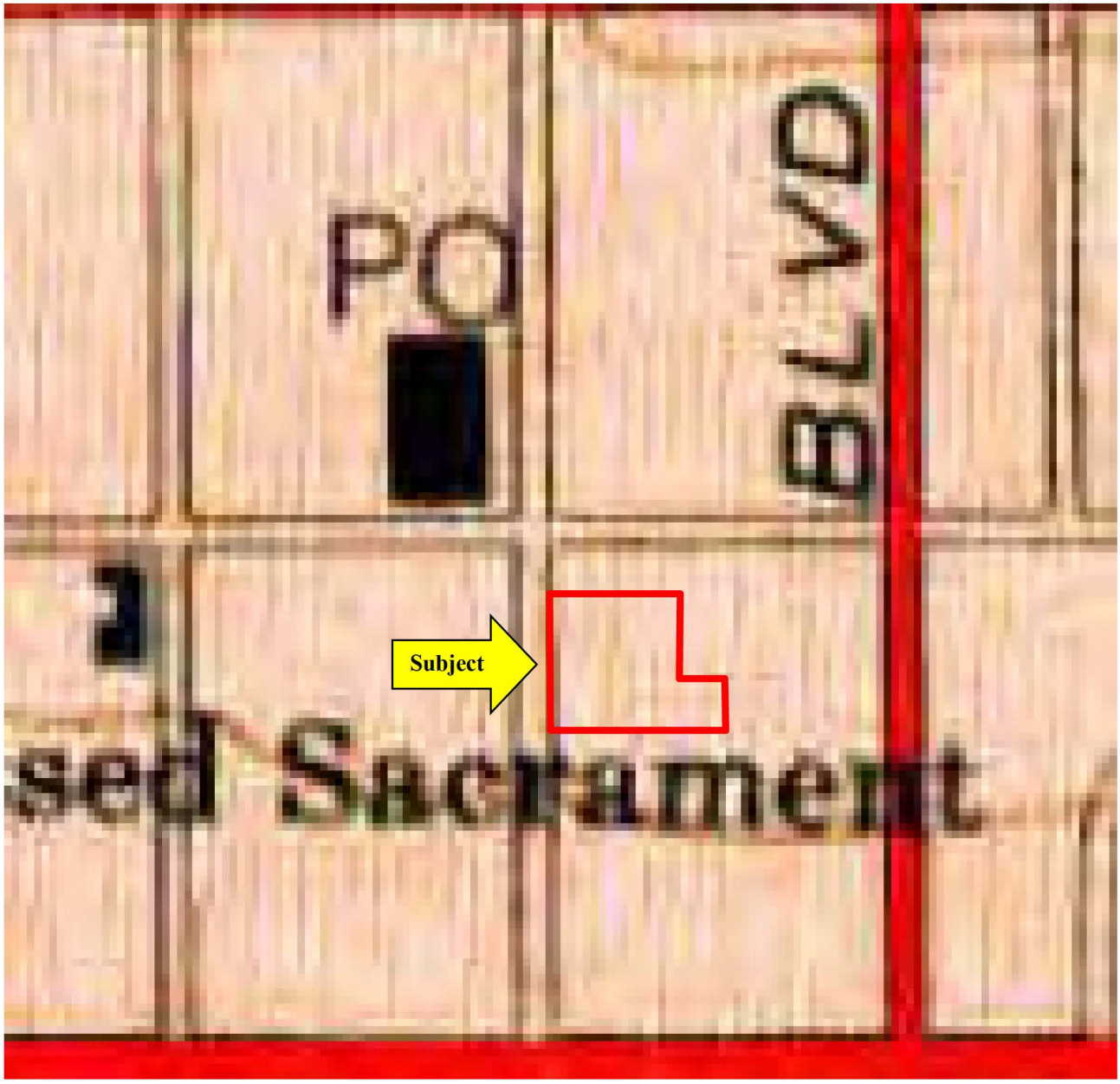
IVI



Historic USGS Topographic Map

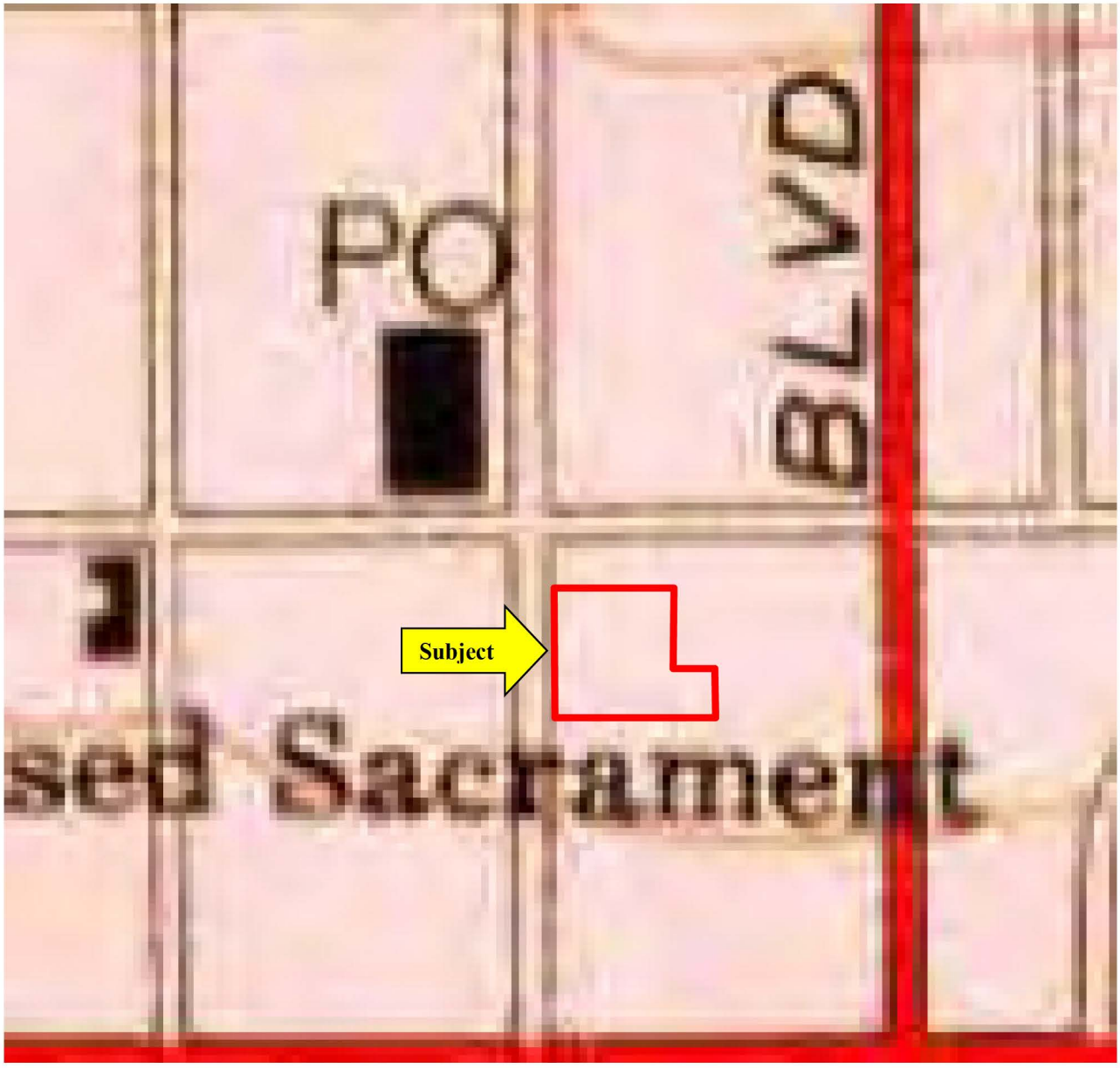
Source: USGS Quadrangle *Hollywood, CA* Year Revised: 1966	Project Name: 1550 Wilcox Los Angeles, California Project Number: PC40812281

IVI



Historic USGS Topographic Map

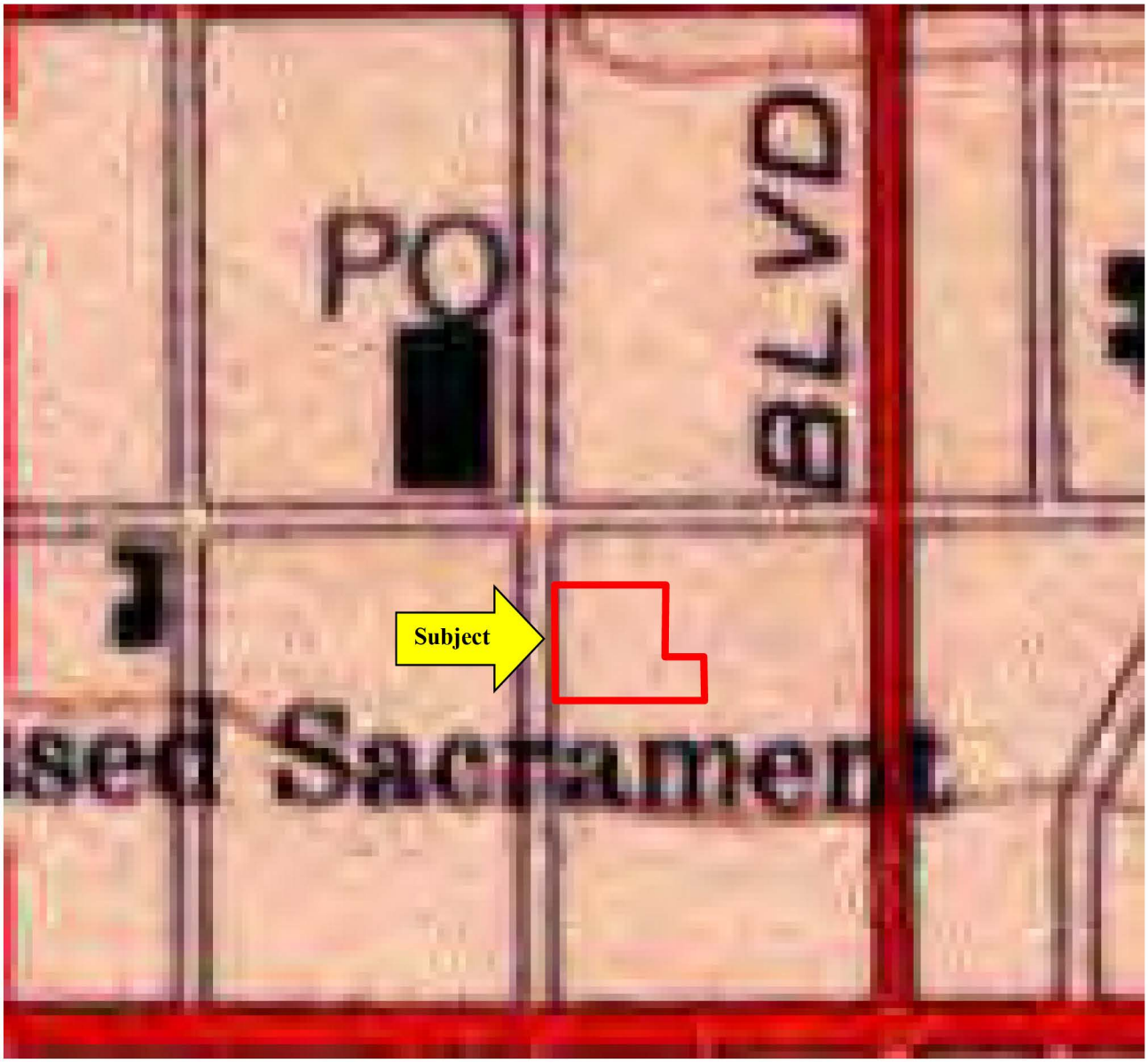
Source: USGS Quadrangle *Hollywood, CA* Year Revised: 1972	Project Name: 1550 Wilcox Los Angeles, California Project Number: PC40812281



Historic USGS Topographic Map

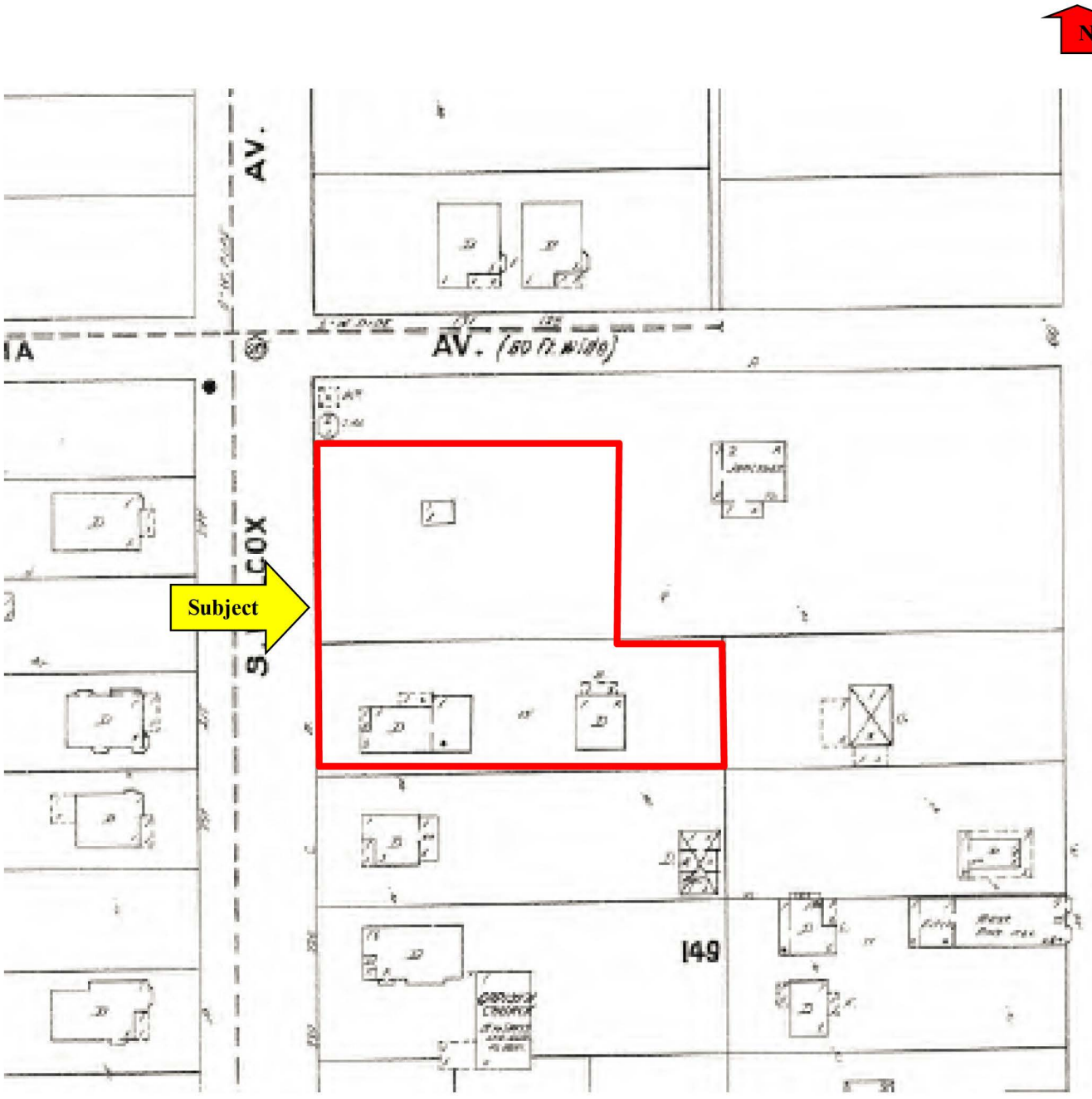
Source: USGS Quadrangle *Hollywood, CA* Year Revised: 1981	Project Name: 1550 Wilcox Los Angeles, California Project Number: PC40812281

IVI



USGS Topographic Map

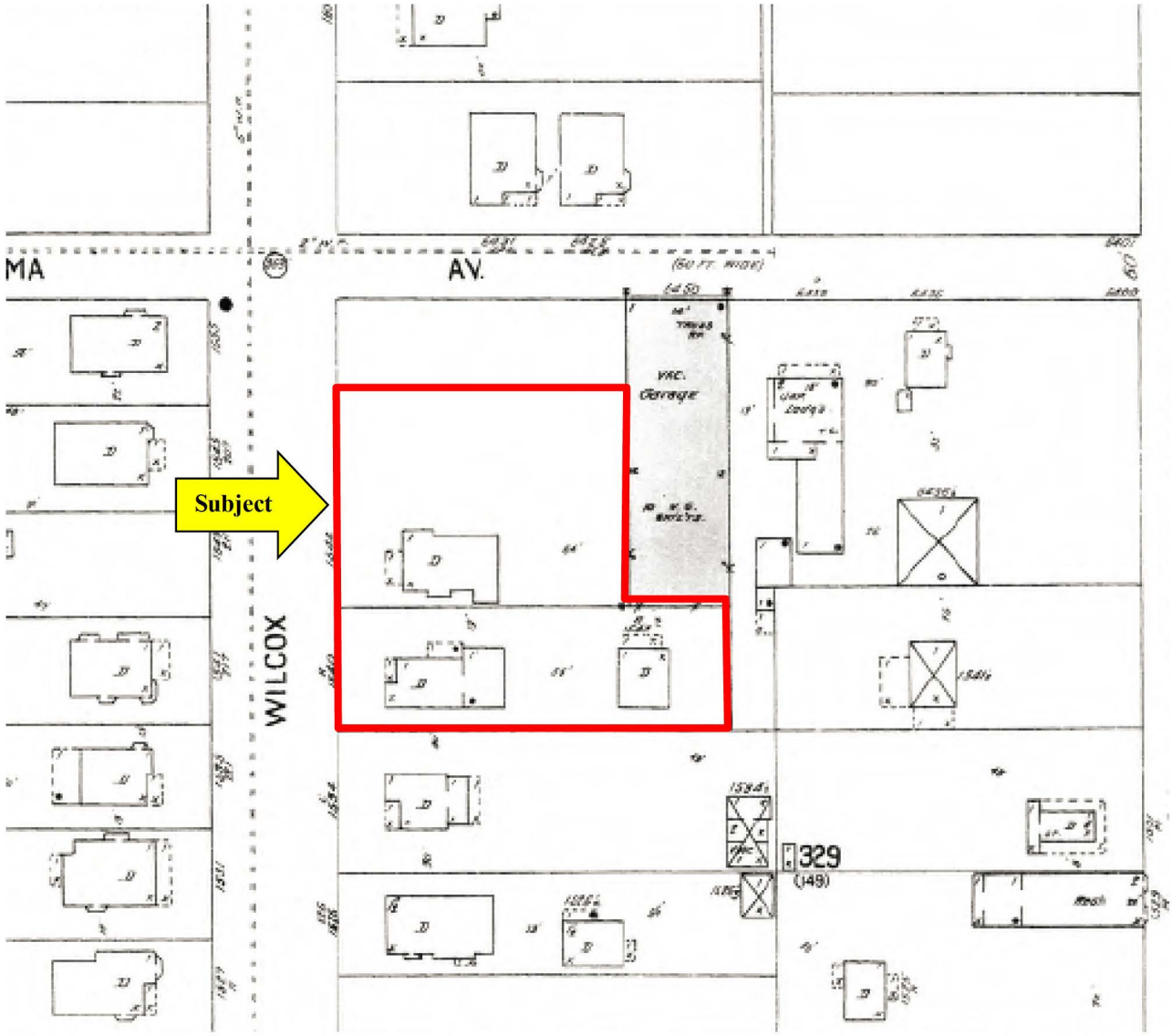
Source: 7.5' USGS Quadrangle *Hollywood, CA* Year Revised: 1994	Project Name: 1550 Wilcox Los Angeles, California Project Number: PC40812281



Sanborn Map

1907

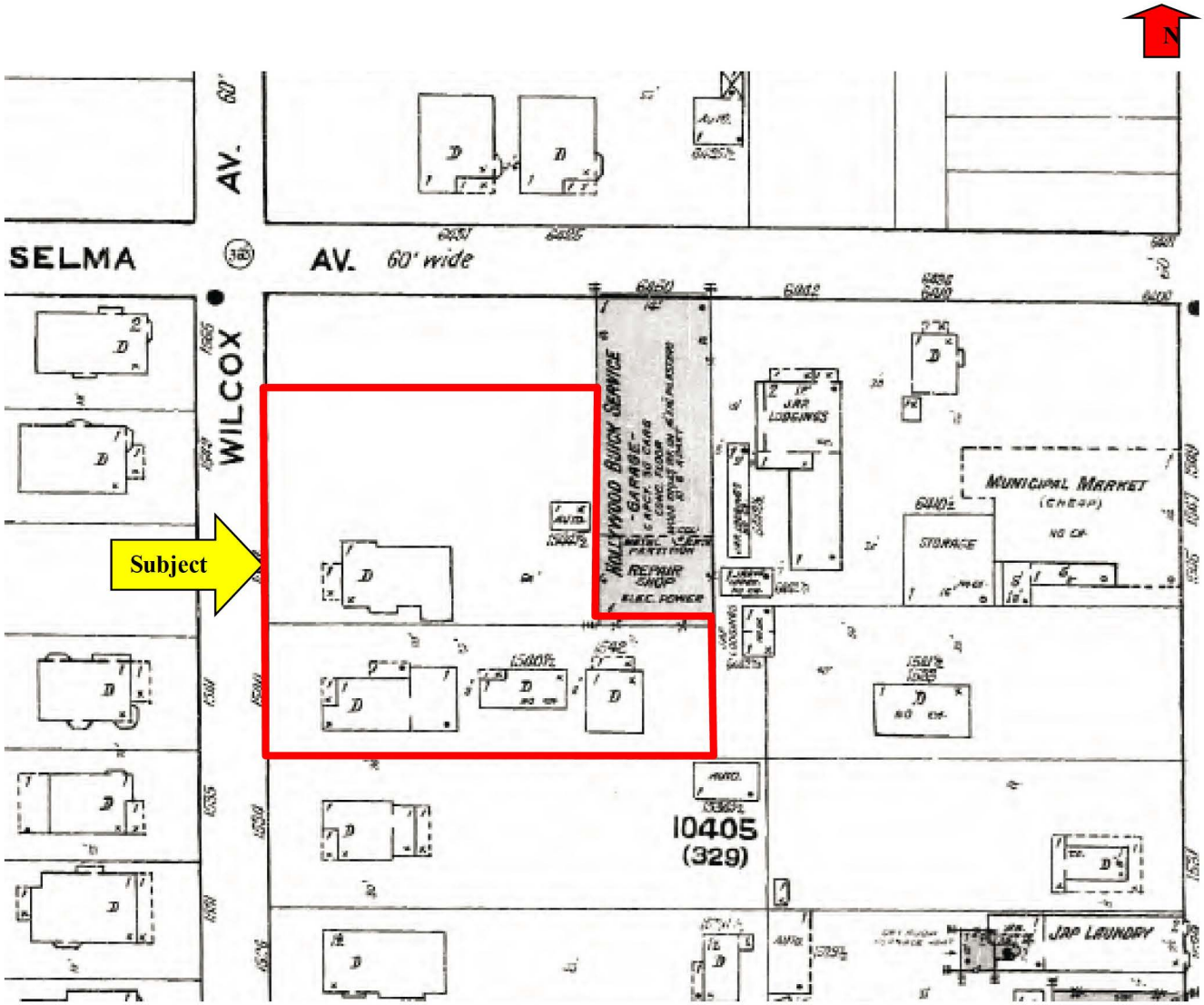
Source: EDR	Project Name: 1550 Wilcox Los Angeles, California Project Number: PC40812281



Sanborn Map

1913

Project Number: PC40812281	Project Name: 1550 Wilcox Los Angeles, California

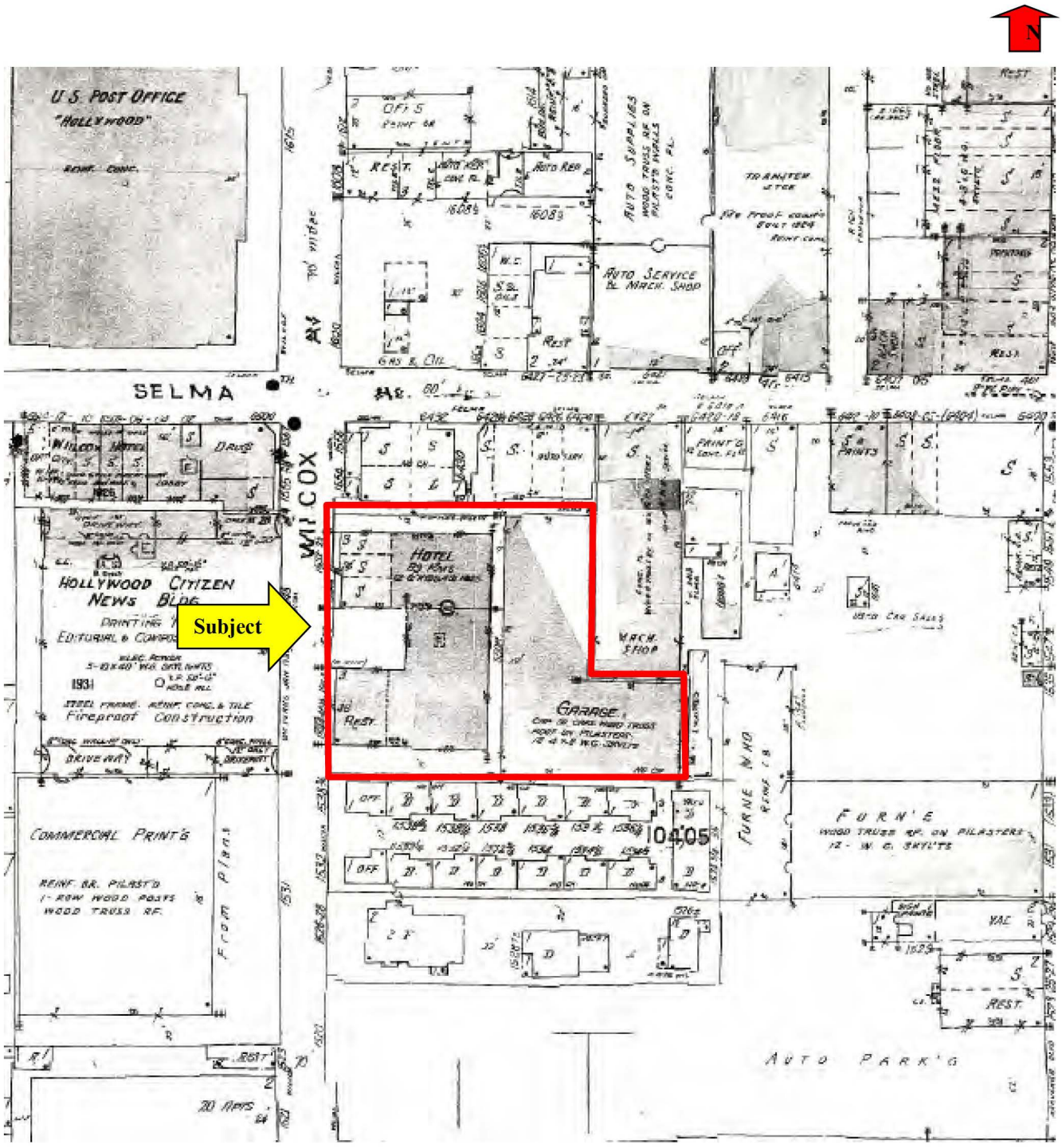


Sanborn Map

1919

Source: EDR

Project Name: 1550 Wilcox
Los Angeles, California
Project Number: PC40812281

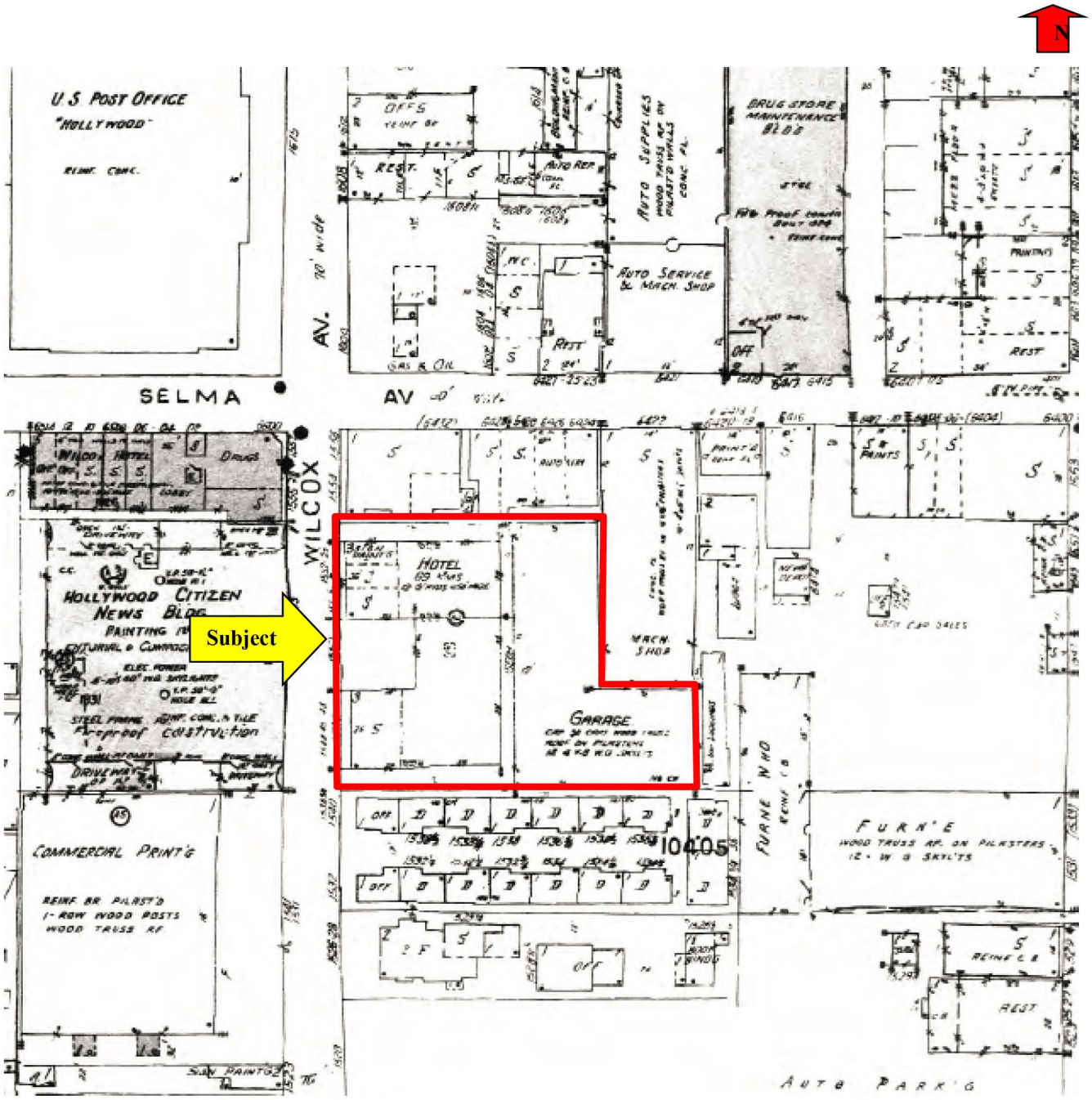


Sanborn Map

1950

Source: EDR

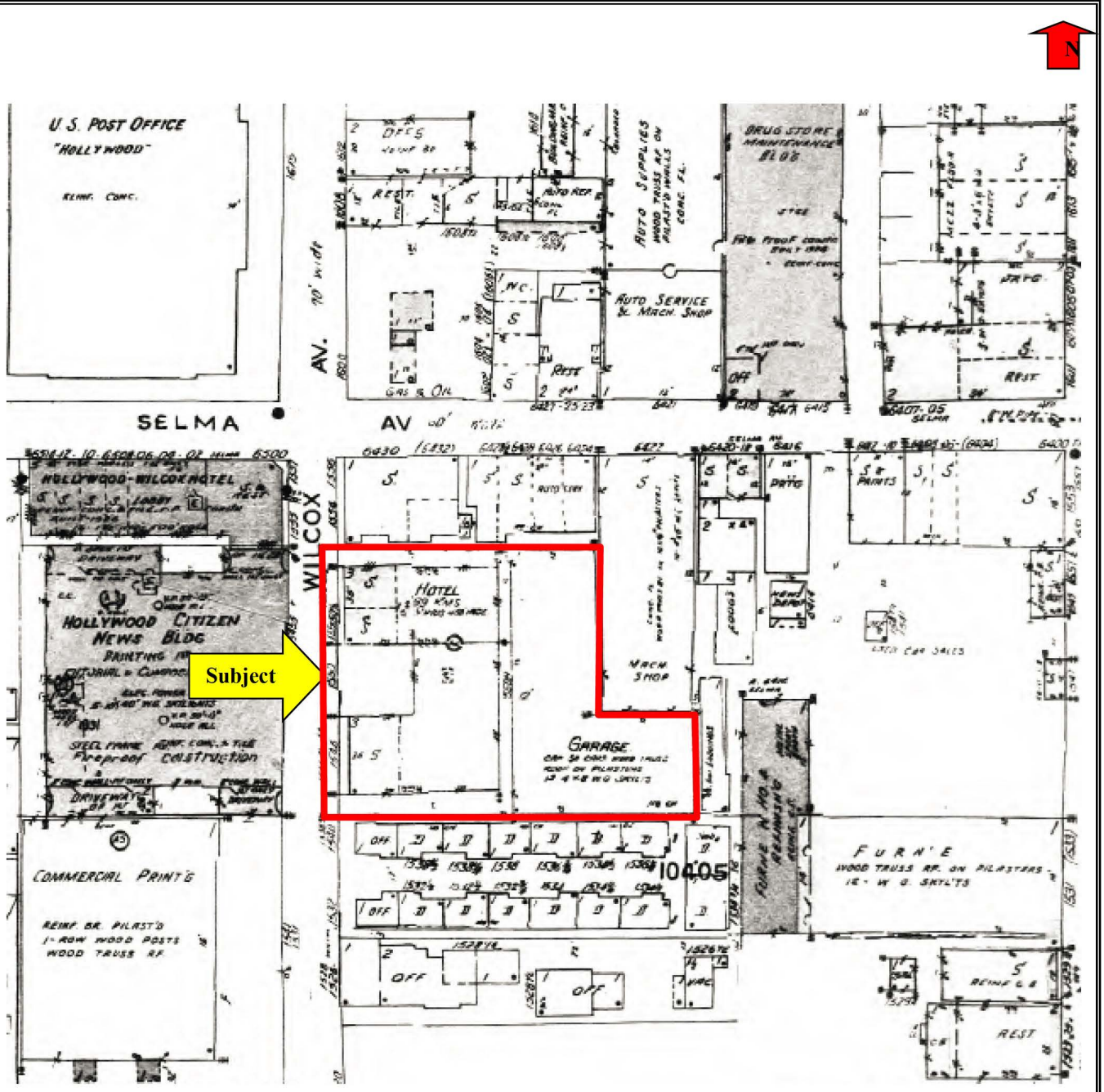
Project Name: 1550 Wilcox
Los Angeles, California
Project Number: PC40812281



Sanborn Map

1955

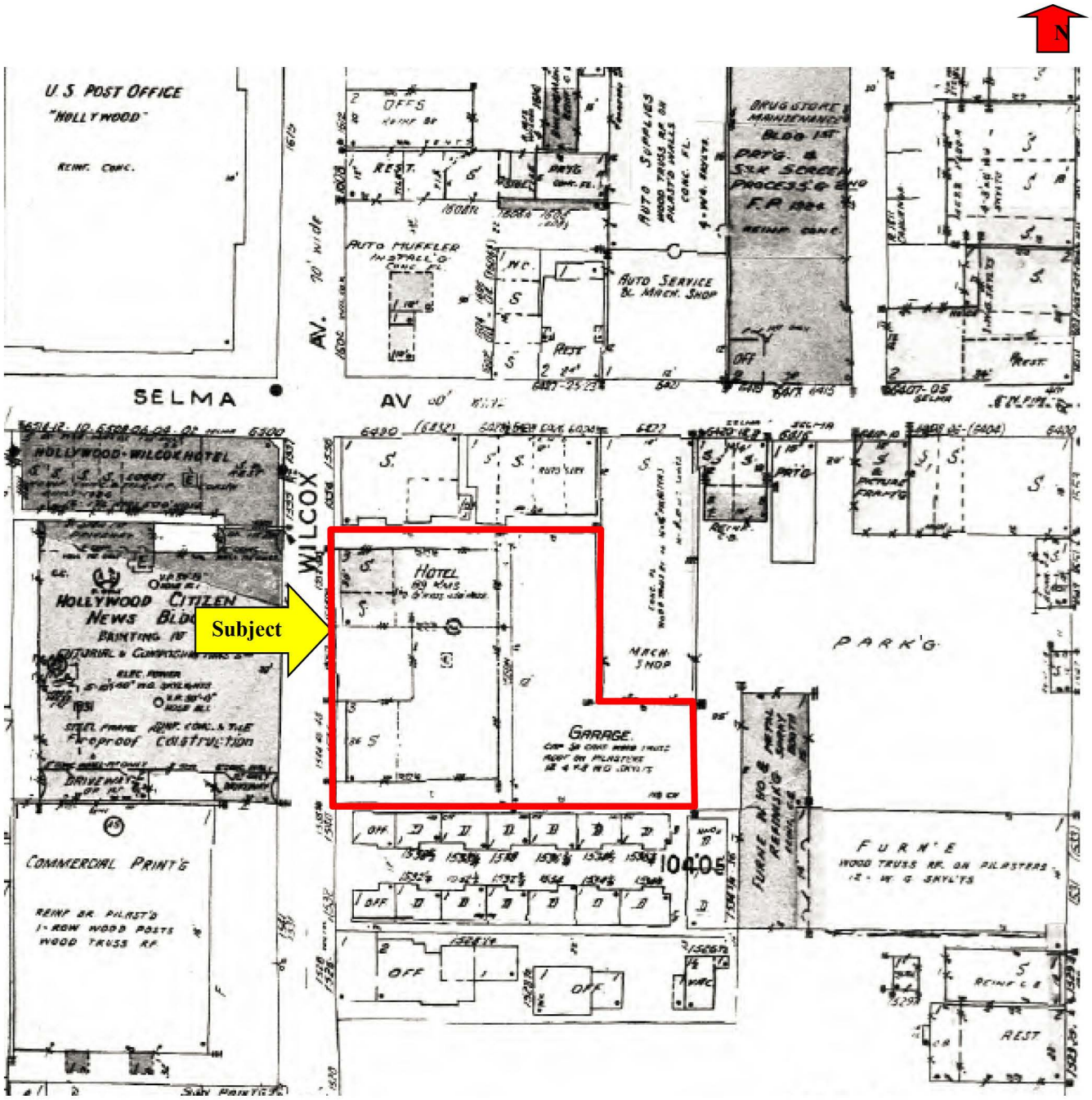
Source: EDR	Project Name: 1550 Wilcox Los Angeles, California Project Number: PC40812281



Sanborn Map

1960

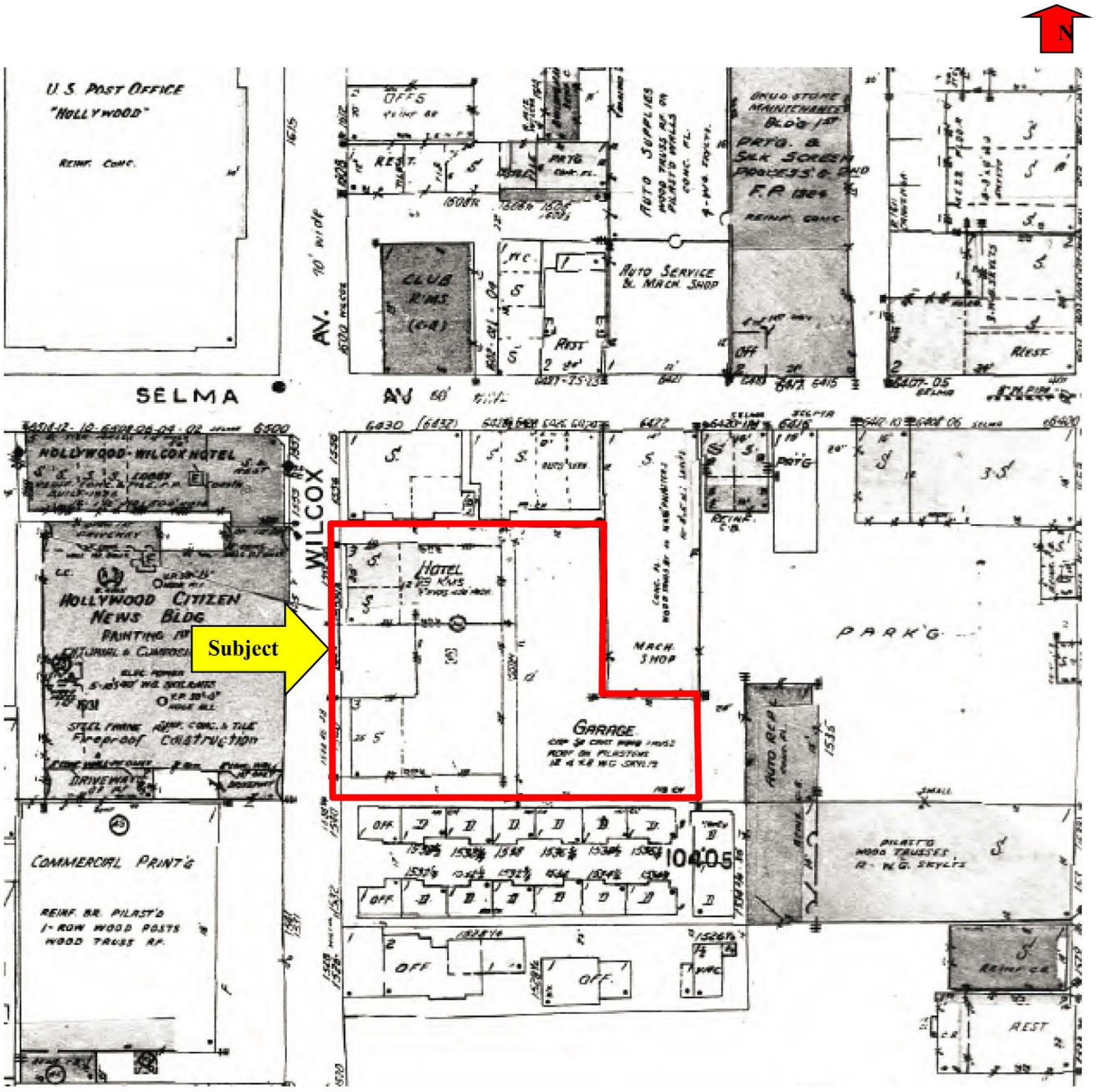
Source: EDR	Project Name: 1550 Wilcox Los Angeles, California Project Number: PC40812281



Sanborn Map

1966

Project Name: 1550 Wilcox Los Angeles, California Project Number: PC40812281	Project Name: 1550 Wilcox Los Angeles, California Project Number: PC40812281



Sanborn Map

1970

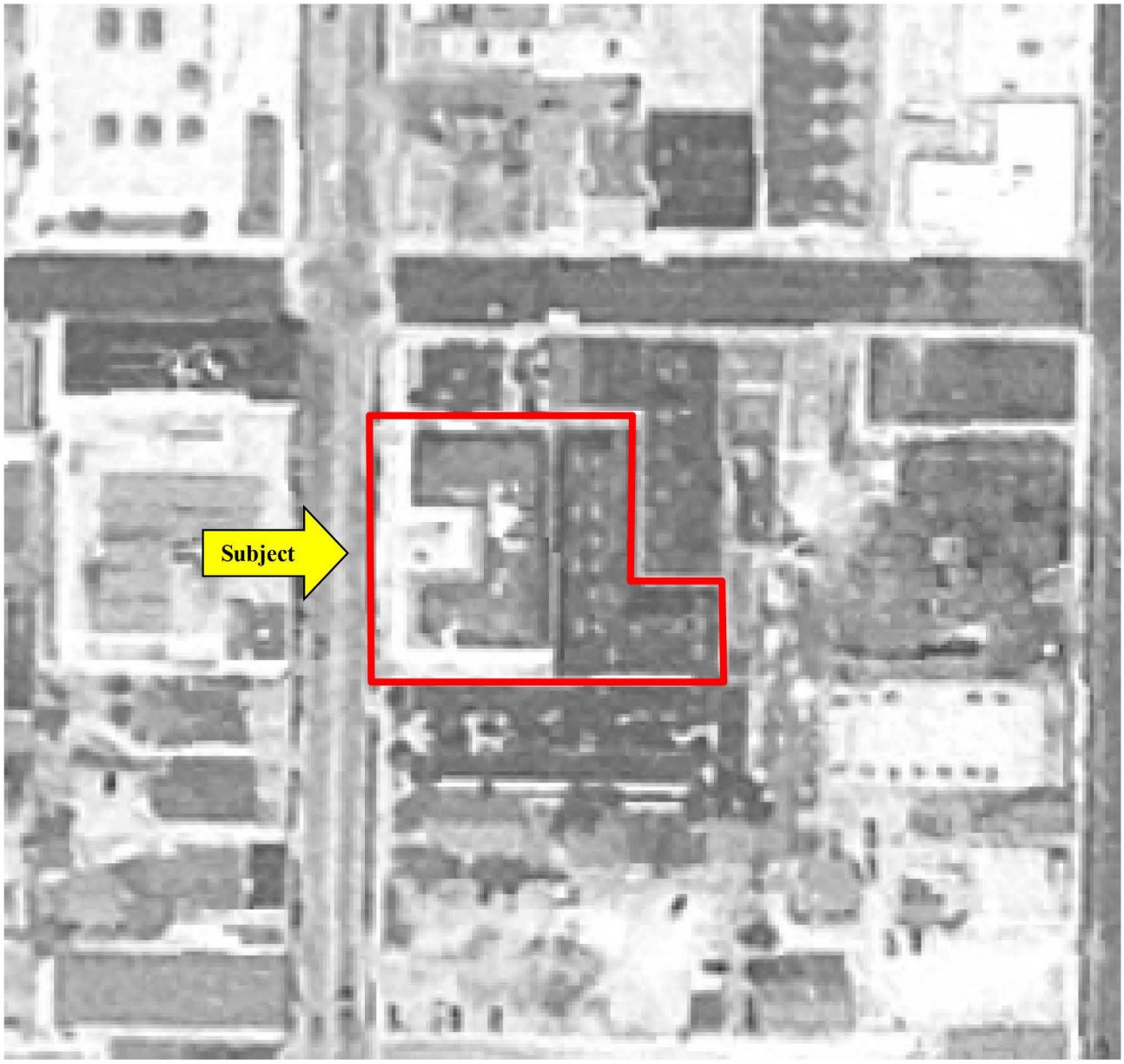
Project Name: 1550 Wilcox Los Angeles, California Project Number: PC40812281	Project Name: 1550 Wilcox Los Angeles, California Project Number: PC40812281



Historical Aerial Photograph

1928

Project Number: PC40812281	Project Name: 1550 Wilcox Los Angeles, California

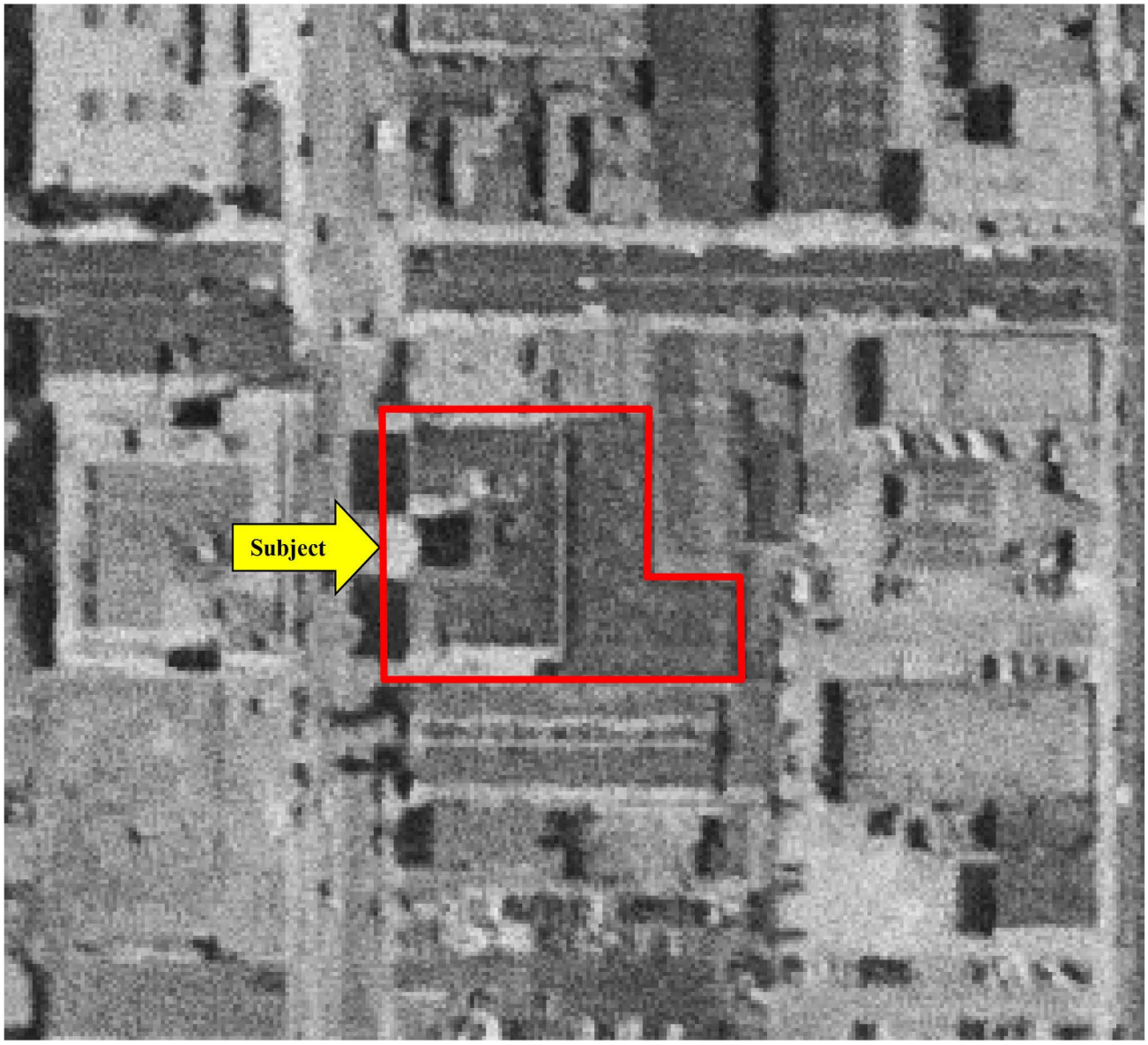


Historical Aerial Photograph

1938

Project Number: PC40812281	Project Name: 1550 Wilcox Los Angeles, California

IVI



Historical Aerial Photograph

1948

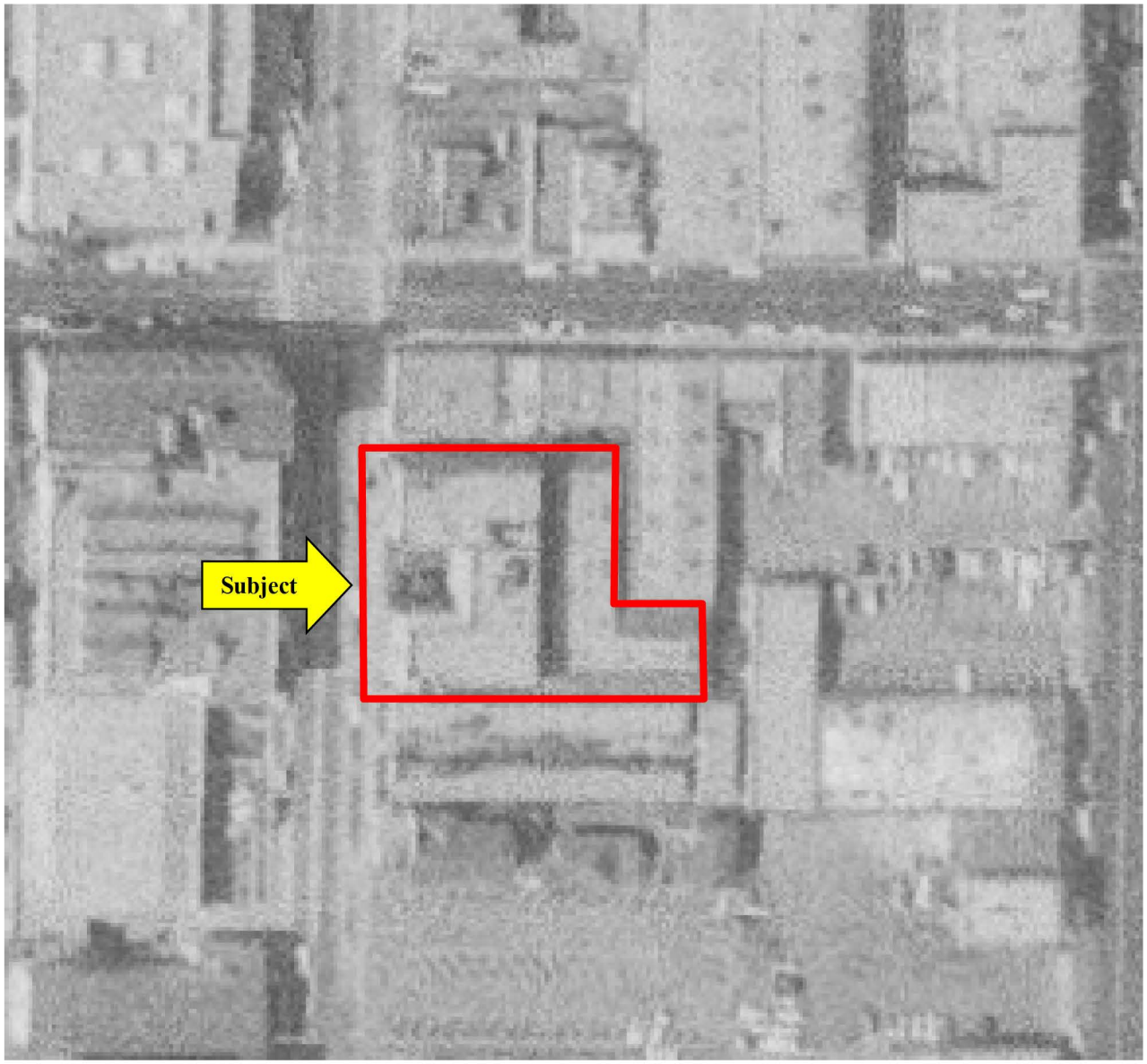
Project Number: PC40812281	Project Name: 1550 Wilcox Los Angeles, California



Historical Aerial Photograph

1954

Project Number: PC40812281	Project Name: 1550 Wilcox Los Angeles, California



Historical Aerial Photograph

1964

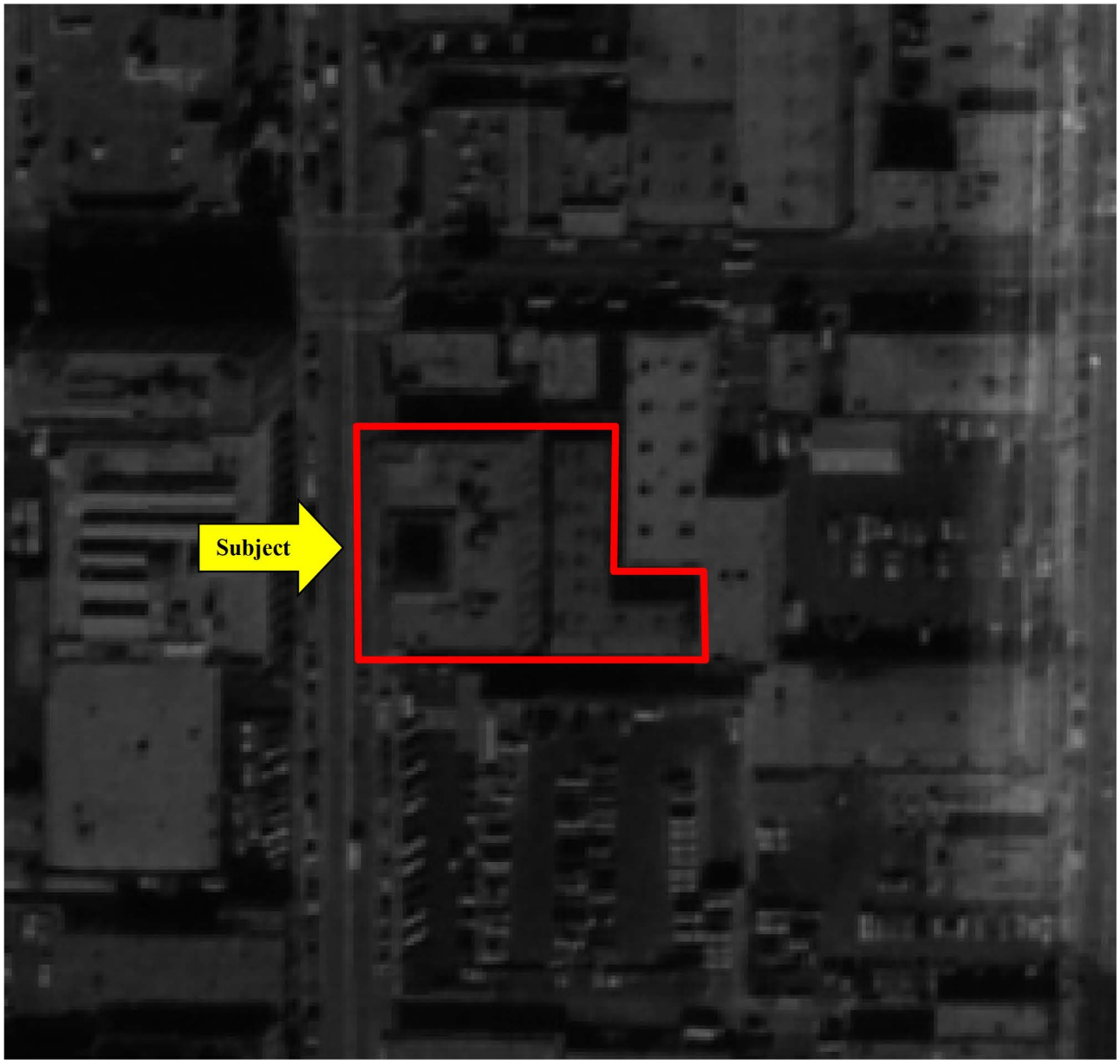
Project Number: PC40812281	Project Name: 1550 Wilcox Los Angeles, California



Historical Aerial Photograph

1977

Project Number: PC40812281	Project Name: 1550 Wilcox Los Angeles, California



Historical Aerial Photograph

1981

Project Number: PC40812281	Project Name: 1550 Wilcox Los Angeles, California

IVI



Historical Aerial Photograph

1989

Project Number: PC40812281	Project Name: 1550 Wilcox Los Angeles, California

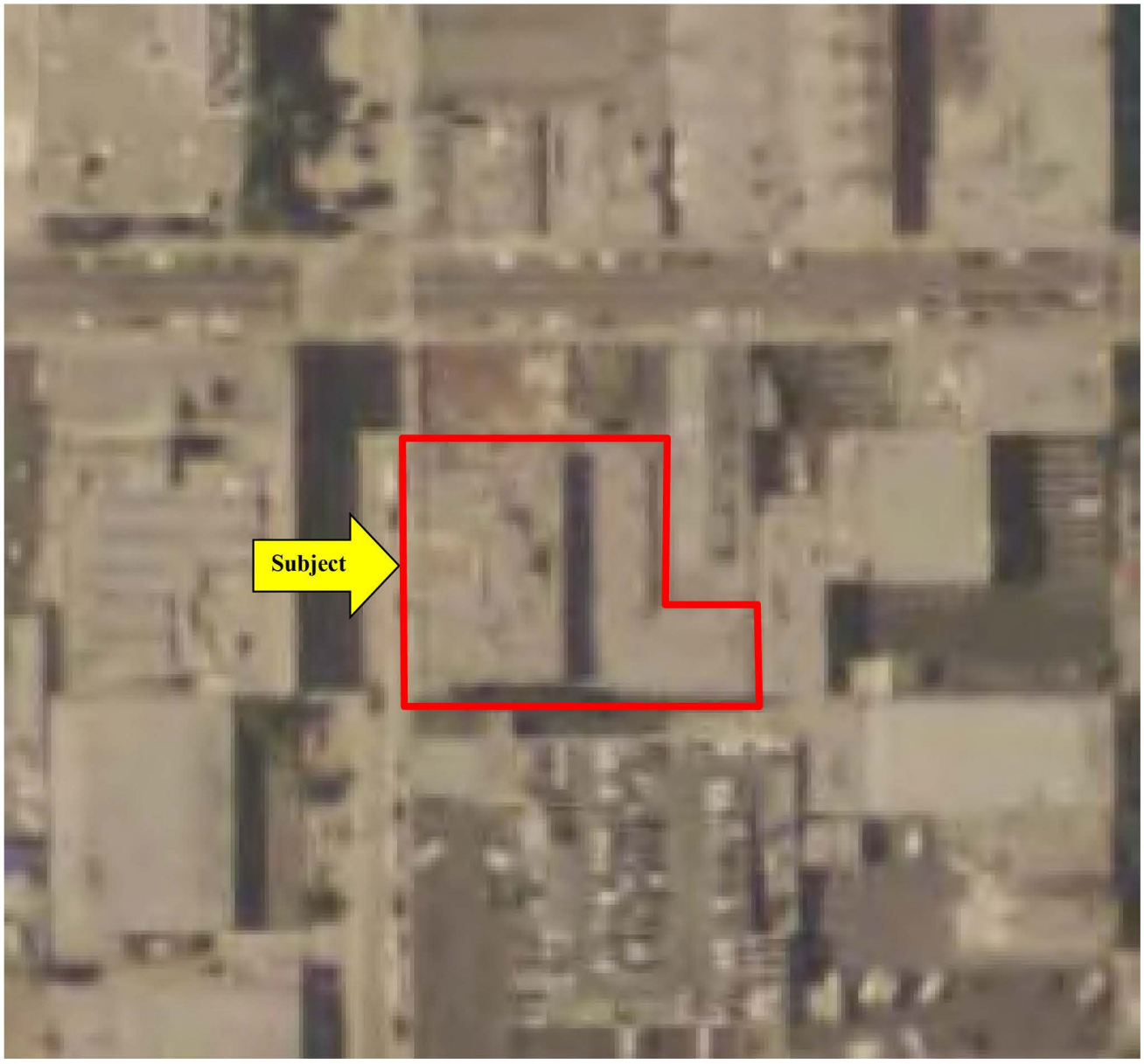
IVI



Historical Aerial Photograph

1994

Project Number: PC40812281	Project Name: 1550 Wilcox Los Angeles, California



Historical Aerial Photograph

2005

Project Number: PC40812281	Project Name: 1550 Wilcox Los Angeles, California

IVI



Historical Aerial Photograph

2010

Project Number: PC40812281	Project Name: 1550 Wilcox Los Angeles, California

IVI



Historical Aerial Photograph

2012

Project Number: PC40812281	Project Name: 1550 Wilcox Los Angeles, California

IVI

1550 Wilcox
1550 Wilcox
Los Angeles, CA 90028

Inquiry Number: 04050624.2r
August 28, 2014

The EDR Radius Map™ Report with GeoCheck®

EDR® Environmental Data Resources Inc

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) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

1550 WILCOX
LOS ANGELES, CA 90028

COORDINATES

Latitude (North):	34.0995000 - 34° 5' 58.20''
Longitude (West):	118.3307000 - 118° 19' 50.52''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	377249.3
UTM Y (Meters):	3773793.0
Elevation:	367 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	34118-A3 HOLLYWOOD, CA
Most Recent Revision:	1994

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20120505, 20120428
Source:	USDA

TARGET PROPERTY SEARCH RESULTS

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

DATABASES WITH NO MAPPED SITES

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

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL---------- National Priority List

EXECUTIVE SUMMARY

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

Federal Delisted NPL site list

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

Federal CERCLIS list

CERCLIS---------- Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY---------- Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

CERC-NFRAP---------- CERCLIS No Further Remedial Action Planned

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-CESQG---------- RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

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

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

State and tribal registered storage tank lists

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

State and tribal voluntary cleanup sites

INDIAN VCP ---- Voluntary Cleanup Priority Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

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

Local Lists of Hazardous waste / Contaminated Sites

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

Local Land Records

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

DOT OPS ---- Incident and Accident Data
DOD ---- Department of Defense Sites
FUDS ---- Formerly Used Defense Sites
CONSENT ---- Superfund (CERCLA) Consent Decrees
ROD ---- Records Of Decision
UMTRA ---- Uranium Mill Tailings Sites
US MINES ---- Mines Master Index File
TRIS ---- Toxic Chemical Release Inventory System
TSCA ---- Toxic Substances Control Act

FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS	Section 7 Tracking Systems
ICIS	Integrated Compliance Information System
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
RADINFO	Radiation Information Database
FINDS	Facility Index System/Facility Registry System
RAATS	RCRA Administrative Action Tracking System
RMP	Risk Management Plans
CA BOND EXP. PLAN	Bond Expenditure Plan
NPDES	NPDES Permits Listing
UIC	UIC Listing
Cortese	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings	CUPA Resources List
Notify 65	Proposition 65 Records
LA Co. Site Mitigation	Site Mitigation List
DRYCLEANERS	Cleaner Facilities
WIP	Well Investigation Program Case List
LOS ANGELES CO. HMS	HMS: Street Number List
ENF	Enforcement Action Listing
HAZNET	Facility and Manifest Data
EMI	Emissions Inventory Data
INDIAN RESERV	Indian Reservations
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
LEAD SMELTERS	Lead Smelter Sites
2020 COR ACTION	2020 Corrective Action Program List
US AIRS	Aerometric Information Retrieval System Facility Subsystem
WDS	Waste Discharge System
PRP	Potentially Responsible Parties
US FIN ASSUR	Financial Assurance Information
PROC	Certified Processors Database
Financial Assurance	Financial Assurance Information Listing
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
MWMP	Medical Waste Management Program Listing
COAL ASH DOE	Steam-Electric Plant Operation Data
HWT	Registered Hazardous Waste Transporter Database
HWP	EnviroStor Permitted Facilities Listing
EPA WATCH LIST	EPA WATCH LIST

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	EDR Proprietary Manufactured Gas Plants

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	Recovered Government Archive Solid Waste Facilities List

EXECUTIVE SUMMARY

RGA LUST---------- Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

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

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

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

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

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

A review of the RCRA-LQG list, as provided by EDR, and dated 03/11/2014 has revealed that there are 3 RCRA-LQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CVS PHARMACY NO 9624	***1747 N CAHUENGA BLVD***	***NNE 1/8 - 1/4 (0.214 mi.)***	***V105***	***65***
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
SELMA AVE ELEMENTARY SCHOOL	6611 SELMA AVE	W 1/8 - 1/4 (0.179 mi.)	S84	54
SUNSET AND VINE TOWER	***1480 VINE ST***	***ESE 1/8 - 1/4 (0.247 mi.)***	***U144***	***88***

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 03/11/2014 has revealed that there are 13 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PRESTIGE AUTO BODY	***6567 SELMA AVE***	***W 0 - 1/8 (0.089 mi.)***	***G41***	***31***
LA HOLLYWOOD REGIONAL LIBRARY	***1623 IVAR AVE***	***ENE 1/8 - 1/4 (0.141 mi.)***	***L63***	***46***
BOB SMITH	***1750 N CAHUENGA***	***NNE 1/8 - 1/4 (0.220 mi.)***	***V112***	***69***
COPYMAT	***6301 SUNSET BLVD STE 10***	***ENE 1/8 - 1/4 (0.237 mi.)***	***133***	***81***
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
COPY MASTER	***1553 N CALAENGA BLVD***	***ESE 0 - 1/8 (0.060 mi.)***	***D17***	***14***

Lower Elevation	Address	Direction / Distance	Map ID	Page
HOLLYWOOD MERCEDES BENZ	***6465 SUNSET BLVD***	***S 0 - 1/8 (0.081 mi.)***	***E28***	***21***
CERTIFIED PRINTERS	***1525 CAHUENGA BLVD***	***SE 0 - 1/8 (0.081 mi.)***	***D29***	***23***
GRAPHICS HILLSIDE	***6464 W SUNSET BLVD SUIT***	***SSW 0 - 1/8 (0.082 mi.)***	***E33***	***27***
LA HOLLYWOOD POLICE STATION GA	1414 N HUDSON AVE	SSW 1/8 - 1/4 (0.177 mi.)	R83	53
HOLLYWOOD PRINTWORKS	***6613 SUNSET BLVD***	***WSW 1/8 - 1/4 (0.180 mi.)***	***P85***	***56***
LA JUVENILE BUILDING	***1401 N WILCOX AVE***	***S 1/8 - 1/4 (0.207 mi.)***	***R102***	***63***
MOSES BODY SHOP	***1610 CHEROKEE AVE***	***W 1/8 - 1/4 (0.233 mi.)***	***S127***	***75***
RAGING FINGERS	***6301 SUNSET BLVD #102***	***ESE 1/8 - 1/4 (0.233 mi.)***	***U128***	***76***

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 06/05/2014 has revealed that there are 17 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BOBS CLEANERS	***5823 FRANKLIN AVE***	***ENE 1/2 - 1 (0.901 mi.)***	***170***	***147***
Status: Refer: 1248 Local Agency				

Lower Elevation	Address	Direction / Distance	Map ID	Page
SNOW WHITE CLEANERS	***1246 NORTH VINE STREET,***	***SSE 1/4 - 1/2 (0.438 mi.)***	***AB152***	***99***
Status: Certified O&M - Land Use Restrictions Only				
DUPLICATE PHOTO	1522 N. HIGHLAND AVENUE	W 1/4 - 1/2 (0.444 mi.)	153	106
Status: Refer: Other Agency				
BOYLES-SNYDER CO., INC.	***6610 LEXINGTON AVENUE***	***SSW 1/4 - 1/2 (0.477 mi.)***	***159***	***113***
Status: Refer: Other Agency				
SANTA MONICA/VINE PRIMARY SITE	***FOUNTAIN AVENUE/LA MIRA***	***SE 1/2 - 1 (0.520 mi.)***	***162***	***126***
Status: Inactive - Withdrawn				
LA PIETRE	***6648, 6650 W. LEXINGTON***	***SSW 1/2 - 1 (0.623 mi.)***	***AF163***	***129***
Status: Inactive - Action Required				
PRODUCERS & QUANTITY PHOTO'S,	6660 SANTA MONICA BOULE	SSW 1/2 - 1 (0.632 mi.)	AF164	134
Status: Refer: Other Agency				
SANTA MONICA HOLDINGS	***6150 SANTA MONICA BL.***	***SE 1/2 - 1 (0.706 mi.)***	***165***	***135***
Status: Refer: 1248 Local Agency				
SANTA MONICA/VINE PRIMARY SITE	***GORDON ST/LEXINGTON AVE***	***SE 1/2 - 1 (0.753 mi.)***	***166***	***136***
Status: Inactive - Withdrawn				
SANTA MONICA/VINE PRIMARY SITE	***GORDON ST/LEXINGTON AVE***	***SE 1/2 - 1 (0.798 mi.)***	***167***	***139***
Status: Inactive - Withdrawn				

Lower Elevation	Address	Direction / Distance	Map ID	Page
CENTRAL LOS ANGELES HS #1 AKA Status: Certified	***SUNSET/VAN NESS AVENUE***	***E 1/2 - 1 (0.846 mi.)***	***168***	***141***
HIGHLAND PLATING CO., INC. Status: Refer: Other Agency	1001 N. ORANGE DRIVE	SW 1/2 - 1 (0.888 mi.)	AG169	146
PHYLRICH INTL Status: Refer: Other Agency	***1000 N ORANGE DR***	***SW 1/2 - 1 (0.930 mi.)***	***AG171***	***152***
SANTA MONICA/VINE PRIMARY SITE Status: Inactive - Withdrawn	***FOUNTAIN AVE/VAN NESS A***	***ESE 1/2 - 1 (0.954 mi.)***	***172***	***157***
ESSEX MONARCH SITE Status: Active	***7113 & 7119 SANTA MONIC***	***SW 1/2 - 1 (0.956 mi.)***	***173***	***159***
VEILING PLATING Status: Certified O&M - Land Use Restrictions Only	***755 SEWARD STREET/ASSOCS***	***1/2 - 1 (0.979 mi.)***	***AH174***	***162***
VELING PLATING CO., INC. Status: Refer: Other Agency	***763 N. SEWARD STREET***	***S 1/2 - 1 (0.979 mi.)***	***AH175***	***169***

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 07/30/2014 has revealed that there are 9 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNOCAL #0823 Status: Completed - Case Closed	***1803 CAHUENGA BLVD N***	***N 1/4 - 1/2 (0.304 mi.)***	***147***	***91***
CHEVRON #9-0458 Status: Completed - Case Closed	***1934 CAHUENGA BLVD***	***N 1/4 - 1/2 (0.454 mi.)***	***AC154***	***107***
CHEVRON #9-0458	1934 CAHUENGA BLVD	N 1/4 - 1/2 (0.454 mi.)	AC155	108
HOSEP BAJAKAJIAN Status: Completed - Case Closed	***6230 FRANKLIN AVE***	***NE 1/4 - 1/2 (0.489 mi.)***	***AE160***	***114***
MOBIL STATION 18-HXW	6230 FRANKLIN STREET	NE 1/4 - 1/2 (0.489 mi.)	AE161	125

Lower Elevation	Address	Direction / Distance	Map ID	Page
SUNSET LANDMARK Status: Completed - Case Closed	6525 SUNSET BLVD.	SSW 0 - 1/8 (0.096 mi.)	I44	35
TEXACO #0374 (FORMER) Status: Completed - Case Closed	***6409 SUNSET BLVD***	***SE 0 - 1/8 (0.100 mi.)***	***D47***	***37***
FIRE STATION #27 Status: Completed - Case Closed	***1355 CAHUENGA BLVD N***	***SSE 1/8 - 1/4 (0.237 mi.)***	***Z134***	***82***
CHEVRON #9-9377 Status: Completed - Case Closed	***1459 HIGHLAND AVE***	***WSW 1/4 - 1/2 (0.456 mi.)***	***156***	***109***

SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the SLIC list, as provided by EDR, and dated 07/30/2014 has revealed that there are 7 SLIC sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BOB SMITH	***1750 N CAHUENGA***	***NNE 1/8 - 1/4 (0.220 mi.)***	***V112***	***69***
Facility Status: Completed - Case Closed				
LIDO CLEANERS	***1901 WILCOX***	***N 1/4 - 1/2 (0.382 mi.)***	***AA148***	***94***
LIDO CLEANERS	1901-1907 NORTH WILCOX	N 1/4 - 1/2 (0.382 mi.)	AA149	97
Facility Status: Open - Site Assessment				
TRIZEC HAHN HOLLYWOOD LLC	6800 HOLLYWOOD	WNW 1/4 - 1/2 (0.461 mi.)	AD157	112
TRIZECHAHN HOLLYWOOD LLC	6800 HOLLYWOOD BLVD & H	WNW 1/4 - 1/2 (0.461 mi.)	AD158	112
Facility Status: Completed - Case Closed				

Lower Elevation	Address	Direction / Distance	Map ID	Page
PARAGON CLEANERS	1310 VINE STREET	SE 1/4 - 1/2 (0.382 mi.)	150	98
Facility Status: Open - Site Assessment				
FOUNTAIN-VINE PLAZA	1253 NORTH VINE STREET	SSE 1/4 - 1/2 (0.433 mi.)	AB151	98
Facility Status: Open - Site Assessment				

State and tribal registered storage tank lists

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

A review of the UST list, as provided by EDR, and dated 07/30/2014 has revealed that there are 3 UST sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
MERCEDES-BENZ HOLLYWOOD	***6353 W SUNSET BLVD***	***SE 1/8 - 1/4 (0.162 mi.)***	***M73***	***50***
HOLLYWOOD DIV. VEHICLE MAINT.	1401 WILCOX AVE	S 1/8 - 1/4 (0.203 mi.)	R98	61
LIROL CORPORATION	6350 DE LONGPRE AVE	SSE 1/8 - 1/4 (0.248 mi.)	145	91

State and tribal voluntary cleanup sites

VCP: 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.

A review of the VCP list, as provided by EDR, and dated 06/05/2014 has revealed that there is 1 VCP site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
SNOW WHITE CLEANERS	***1246 NORTH VINE STREET,***	***SSE 1/4 - 1/2 (0.438 mi.)***	***AB152***	***99***

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage Tanks

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

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 11 CA FID UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PRESTIGE AUTO BODY	***6567 SELMA AVE***	***W 0 - 1/8 (0.089 mi.)***	***G41***	***31***
JAMES HOUSE SQUARE LTD	***6541 HOLLYWOOD BLVD***	***NNW 1/8 - 1/4 (0.184 mi.)***	***Q88***	***58***
BOB SMITH MITSUBISHI	***1751 N CAHUENGA BLVD***	***NNE 1/8 - 1/4 (0.220 mi.)***	***V110***	***68***
BOB SMITH BMW	***1750 CAHUENGA BLVD***	***NNE 1/8 - 1/4 (0.220 mi.)***	***V111***	***69***

Lower Elevation	Address	Direction / Distance	Map ID	Page
UNK	***1545 N WILCOX AVE***	***SSW 0 - 1/8 (0.026 mi.)***	***B6***	***10***
MERCEDES BENZ HOLLYWOOD INC	***6465 W SUNSET BLVD***	***S 0 - 1/8 (0.080 mi.)***	***E27***	***18***
CHEVRON USA	***6450 W SUNSET BLVD***	***S 0 - 1/8 (0.081 mi.)***	***E31***	***25***
TEXACO STATION	***6407 W SUNSET BLVD***	***SE 0 - 1/8 (0.120 mi.)***	***H57***	***43***
CITY OF LOS ANGELES	***1414 N HUDSON AVE***	***SSW 1/8 - 1/4 (0.177 mi.)***	***R82***	***52***
LAUSD	***6631 SELMA AVE***	***W 1/8 - 1/4 (0.207 mi.)***	***S101***	***62***
FIRE STATION #27	***1355 CAHUENGA BLVD N***	***SSE 1/8 - 1/4 (0.237 mi.)***	***Z134***	***82***

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 7 HIST UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BOB SMITH PORSCHE AUDI	1751 N CAHUENGA BLVD	NNE 1/8 - 1/4 (0.220 mi.)	V109	67
BOB SMITH VOLKSWAGEN	1750 N CAHUENGA BLVD	NNE 1/8 - 1/4 (0.220 mi.)	V113	71

Lower Elevation	Address	Direction / Distance	Map ID	Page
HOLLYWOOD POLICE STATION GARAG	1538 WILCOX AVE	SSW 0 - 1/8 (0.032 mi.)	B8	11
MERCEDES BENZ HOLLYWOOD INC	***6465 W SUNSET BLVD***	***S 0 - 1/8 (0.080 mi.)***	***E27***	***18***
99625	6450 W SUNSET BLVD	S 0 - 1/8 (0.081 mi.)	E30	24
TEXACO	6407 W SUNSET BLVD	SE 0 - 1/8 (0.120 mi.)	H56	41
FIRE STATION 27	1355 N CAHUENGA BLVD	SSE 1/8 - 1/4 (0.236 mi.)	Z132	80

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

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 14 SWEEPS UST sites within approximately 0.25 miles of the target property.

EXECUTIVE SUMMARY

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PRESTIGE AUTO BODY	*6567 SELMA AVE*	*W 0 - 1/8 (0.089 mi.)*	*G41*	*31*
JAMES HOUSE SQUARE LTD	*6541 HOLLYWOOD BLVD*	*NNW 1/8 - 1/4 (0.184 mi.)*	*Q88*	*58*
BOB SMITH MITSUBISHI	*1751 N CAHUENGA BLVD*	*NNE 1/8 - 1/4 (0.220 mi.)*	*V110*	*68*
BOB SMITH BMW	*1750 CAHUENGA BLVD*	*NNE 1/8 - 1/4 (0.220 mi.)*	*V111*	*69*

Lower Elevation	Address	Direction / Distance	Map ID	Page
UNK	*1545 N WILCOX AVE*	*SSW 0 - 1/8 (0.026 mi.)*	*B6*	*10*
AIR BOURNE FREIGHT	1520 N WILCOX AVE	SSW 0 - 1/8 (0.054 mi.)	B14	13
MERCEDES BENZ HOLLYWOOD INC	*6465 W SUNSET BLVD*	*S 0 - 1/8 (0.080 mi.)*	*E27*	*18*
CHEVRON USA	*6450 W SUNSET BLVD*	*S 0 - 1/8 (0.081 mi.)*	*E31*	*25*
TEXACO STATION	*6407 W SUNSET BLVD*	*SE 0 - 1/8 (0.120 mi.)*	*H57*	*43*
MERCEDES-BENZ HOLLYWOOD	*6353 W SUNSET BLVD*	*SE 1/8 - 1/4 (0.162 mi.)*	*M73*	*50*
CITY OF LOS ANGELES	*1414 N HUDSON AVE*	*SSW 1/8 - 1/4 (0.177 mi.)*	*R82*	*52*
HOLLYWOOD DIV. VEHICLE MAINT./	1401 N WILCOX AVE	S 1/8 - 1/4 (0.203 mi.)	R99	61
LAUSD	*6631 SELMA AVE*	*W 1/8 - 1/4 (0.207 mi.)*	*S101*	*62*
FIRE STATION #27	*1355 CAHUENGA BLVD N*	*SSE 1/8 - 1/4 (0.237 mi.)*	*Z134*	*82*

Local Land Records

DEED: The use of recorded land use restrictions is one of the methods the DTSC uses to protect the public from unsafe exposures to hazardous substances and wastes .

A review of the DEED list, as provided by EDR, and dated 06/09/2014 has revealed that there is 1 DEED site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
SNOW WHITE CLEANERS	*1246 NORTH VINE STREET,*	*SSE 1/4 - 1/2 (0.438 mi.)*	*AB152*	*99*

Other Ascertainable Records

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

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 03/11/2014 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
HOLLYWOOD MAIN NO 2562	*1500 VINE ST*	*ESE 1/8 - 1/4 (0.236 mi.)*	*U130*	*78*

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 5 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNOCAL #0823	*1803 CAHUENGA BLVD N*	*N 1/4 - 1/2 (0.304 mi.)*	*147*	*91*
CHEVRON #9-0458	*1934 CAHUENGA BLVD*	*N 1/4 - 1/2 (0.454 mi.)*	*AC154*	*107*
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
TEXACO #0374 (FORMER)	*6409 SUNSET BLVD*	*SE 0 - 1/8 (0.100 mi.)*	*D47*	*37*
FIRE STATION #27	*1355 CAHUENGA BLVD N*	*SSE 1/8 - 1/4 (0.237 mi.)*	*Z134*	*82*
CHEVRON #9-9377	*1459 HIGHLAND AVE*	*WSW 1/4 - 1/2 (0.456 mi.)*	*156*	*109*

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR US Hist Auto Stat: 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 US Hist Auto Stat list, as provided by EDR, has revealed that there are 60 EDR US Hist Auto Stat sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DEIBAL B C	1600 WILCOX AVE	NNE 0 - 1/8 (0.013 mi.)	A1	8
Not reported	6421 SELMA AVE	NNE 0 - 1/8 (0.013 mi.)	A2	8
ELLENBECK WM	1604 WILCOX AVE	NNW 0 - 1/8 (0.013 mi.)	A4	9
JUMBO EQUIPMENT CO	1608 WILCOX AVE	NNW 0 - 1/8 (0.018 mi.)	A5	9
RINNER W A	6417 SELMA AVE	ENE 0 - 1/8 (0.027 mi.)	A7	10
Not reported	1626 WILCOX AVE	NNW 0 - 1/8 (0.040 mi.)	A10	12
NEWCOMB R E	6410 SELMA AVE	ENE 0 - 1/8 (0.048 mi.)	A11	12
CRYTZER W E	1600 CAHUENGA BLVD	ENE 0 - 1/8 (0.059 mi.)	C16	13
Not reported	1608 N CAHUENGA BLVD	ENE 0 - 1/8 (0.062 mi.)	C21	16
LYTLE HOFFMAN	6382 SELMA AVE	ENE 0 - 1/8 (0.073 mi.)	C24	17
Not reported	1642 N CAHUENGA BLVD	NE 0 - 1/8 (0.083 mi.)	F35	30
PARKER F D	1600 N HUDSON AVE	W 0 - 1/8 (0.100 mi.)	G46	37
HUGHES HUEHIE	1633 N HUDSON AVE	NW 0 - 1/8 (0.116 mi.)	J52	40
GRIEWE RALPH	1654 N HUDSON AVE	NW 1/8 - 1/4 (0.127 mi.)	J59	45
BLANKS J L	1609 IVAR AVE	ENE 1/8 - 1/4 (0.138 mi.)	L62	46
LONGWORTH MONAGHAN	1709 CAHUENGA BLVD	NNE 1/8 - 1/4 (0.154 mi.)	N66	48
HEINS THEO	1722 N HUDSON AVE	NNW 1/8 - 1/4 (0.171 mi.)	K78	51
CAMPBELL L S	1723 CAHUENGA BLVD	NNE 1/8 - 1/4 (0.175 mi.)	N81	52
JANES R D	6541 HOLLYWOOD BLVD	NNW 1/8 - 1/4 (0.184 mi.)	Q87	57

EXECUTIVE SUMMARY

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WRIGHT L R	1728 CAHUENGA BLVD	NNE 1/8 - 1/4 (0.185 mi.)	N91	59
HIKES J H JR	1731 CAHUENGA BLVD	NNE 1/8 - 1/4 (0.188 mi.)	N93	59
BUSHEY J S SYSTEM	1601 VINE WY	E 1/8 - 1/4 (0.193 mi.)	T94	60
Not reported	1747 N HUDSON AVE	NNW 1/8 - 1/4 (0.199 mi.)	96	60
LOUD C G	1723 IVAR AVE	NE 1/8 - 1/4 (0.217 mi.)	W107	67
BREDELL E B	1762 CAHUENGA BLVD	NNE 1/8 - 1/4 (0.239 mi.)	V138	86
SHEATS LAVERTY	1647 CHEROKEE AVE	WNW 1/8 - 1/4 (0.241 mi.)	Y139	87
MULLER GEO	1767 CAHUENGA BLVD	NNE 1/8 - 1/4 (0.245 mi.)	V143	88
PIERCE BRUTINEL	1768 CAHUENGA BLVD	NNE 1/8 - 1/4 (0.249 mi.)	V146	91

Lower Elevation	Address	Direction / Distance	Map ID	Page
CAYTZER WM	1556 CAHUENGA BLVD	ESE 0 - 1/8 (0.059 mi.)	C15	13
ALMS VERN SUPER SERVICE STATIO	1550 CAHUENGA BLVD	ESE 0 - 1/8 (0.062 mi.)	D20	16
CHESTER W D	1534 CAHUENGA BLVD	SE 0 - 1/8 (0.073 mi.)	D23	16
MC BRYDE LUBRICATING SERVICE	1531 CAHUENGA BLVD	SE 0 - 1/8 (0.076 mi.)	D25	17
BOWMANS AUTO WORKS	1517 CAHUENGA BLVD	SE 0 - 1/8 (0.087 mi.)	D40	31
JONES J M	6424 S SUNSET BLVD	SSE 0 - 1/8 (0.097 mi.)	E45	37
HOLLYWOOD MACHINE AUTO REPAI	6418 S SUNSET BLVD	SSE 0 - 1/8 (0.102 mi.)	H48	39
MALETTE L B	1525 IVAR AVE	ESE 0 - 1/8 (0.113 mi.)	D50	40
KIRCHER H J	1524 IVAR AVE	ESE 0 - 1/8 (0.115 mi.)	H51	40
HANSEN H A	1522 IVAR AVE	ESE 0 - 1/8 (0.116 mi.)	H53	41
DE BRAY G L	1520 IVAR AVE	SE 0 - 1/8 (0.117 mi.)	H54	41
SHAEFERS BATTERY IGNITION	6550 S SUNSET BLVD	SW 1/8 - 1/4 (0.127 mi.)	I60	45
MULLER BROS	6380 S SUNSET BLVD	SE 1/8 - 1/4 (0.154 mi.)	M67	48
STALL C C	1450 CAHUENGA BLVD	SSE 1/8 - 1/4 (0.156 mi.)	O68	49
CHESBRO M V	6376 S SUNSET BLVD	SE 1/8 - 1/4 (0.159 mi.)	M70	49
Not reported	6606 W SUNSET BLVD	WSW 1/8 - 1/4 (0.167 mi.)	P76	51
WARD J C	1458 IVAR AVE	SE 1/8 - 1/4 (0.167 mi.)	O77	51
WARD H F INC	1451 IVAR AVE	SSE 1/8 - 1/4 (0.174 mi.)	O80	52
KING L W	6356 S SUNSET BLVD	ESE 1/8 - 1/4 (0.183 mi.)	M86	57
Not reported	1425 N CAHUENGA BLVD	SSE 1/8 - 1/4 (0.184 mi.)	O89	58
STANNARD B F	6354 S SUNSET BLVD	ESE 1/8 - 1/4 (0.184 mi.)	M90	59
GEILER P R	6352 S SUNSET BLVD	ESE 1/8 - 1/4 (0.187 mi.)	M92	59
RICKERSHAUSER C E	6326 S SUNSET BLVD	ESE 1/8 - 1/4 (0.211 mi.)	U103	64
MURPHY PATK	6324 S SUNSET BLVD	ESE 1/8 - 1/4 (0.213 mi.)	U104	64
LEIGHTON RICHARDSON	1600 VINE WY	E 1/8 - 1/4 (0.218 mi.)	T108	67
GUZIEL ALEX	1553 VINE WY	E 1/8 - 1/4 (0.220 mi.)	114	72
MAYHEW C E	1533 VINE WY	ESE 1/8 - 1/4 (0.225 mi.)	U118	73
FOSS LLOYD	1527 VINE WY	ESE 1/8 - 1/4 (0.227 mi.)	U122	74
HADLEY J R	1518 VINE WY	ESE 1/8 - 1/4 (0.229 mi.)	U126	75
MEAD E P	1616 CHEROKEE AVE	W 1/8 - 1/4 (0.234 mi.)	Y129	78
Not reported	1350 N CAHUENGA BLVD	SSE 1/8 - 1/4 (0.236 mi.)	Z131	80
Not reported	1349 IVAR AVE	SSE 1/8 - 1/4 (0.238 mi.)	Z135	85

EDR US Hist 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.

A review of the EDR US Hist Cleaners list, as provided by EDR, has revealed that there are 46 EDR US

EXECUTIVE SUMMARY

Hist Cleaners sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SHAPIRO HYMAN	6508 SELMA AVE	WNW 0 - 1/8 (0.013 mi.)	A3	9
WONG SAM	6428 SELMA AVE	ENE 0 - 1/8 (0.033 mi.)	A9	12
BEITCH HARRY	6406 SELMA AVE	ENE 0 - 1/8 (0.051 mi.)	C13	13
BERNARD HARRY	1604 CAHUENGA BLVD	ENE 0 - 1/8 (0.060 mi.)	C18	15
BECQUER ROSE MRS	1609 CAHUENGA BLVD	ENE 0 - 1/8 (0.061 mi.)	C19	15
GARABEDIAN A N	1647 WILCOX AVE	NNW 0 - 1/8 (0.064 mi.)	22	16
WHITE HYMAN	1645 N CAHUENGA BLVD	NE 0 - 1/8 (0.084 mi.)	F36	30
NECKTIE SERVICE CO	1650 CAHUENGA BLVD	NE 0 - 1/8 (0.090 mi.)	F42	34
Not reported	1617 COSMO ST	ENE 0 - 1/8 (0.104 mi.)	C49	40
BRATT LOUIE	1643 HUDSON AVE	NW 0 - 1/8 (0.120 mi.)	J55	41
GROSS LOUIS	1643 N HUDSON AVE	NW 0 - 1/8 (0.121 mi.)	J58	45
GOLDMAN MORRIS	6515 HOLLYWOOD BLVD	NNW 1/8 - 1/4 (0.135 mi.)	K61	46
BRANCHES	6529 HOLLYWOOD BLVD	NNW 1/8 - 1/4 (0.144 mi.)	K64	47
ROTH S J	1720 CAHUENGA BLVD	NNE 1/8 - 1/4 (0.157 mi.)	N69	49
TENNES HARRY	1718 WILCOX AVE	N 1/8 - 1/4 (0.163 mi.)	K74	50
BERNARD HARRY	6559 HOLLYWOOD BLVD	NW 1/8 - 1/4 (0.164 mi.)	Q75	51
STONE BENJ	1737 CAHUENGA BLVD	NNE 1/8 - 1/4 (0.197 mi.)	N95	60
DUBARRY E P	1709 WHITLEY AVE	NW 1/8 - 1/4 (0.200 mi.)	Q97	61
MEYER GEO	1710 WHITLEY AVE	NW 1/8 - 1/4 (0.204 mi.)	Q100	62
Not reported	1723 IVAR AVE	NE 1/8 - 1/4 (0.217 mi.)	W106	67
GOLDEN POPPY CLEANERS DYERS	6617 HOLLYWOOD BLVD	NW 1/8 - 1/4 (0.221 mi.)	X115	72
GOLDRING CHAS	1623 VINE WY	ENE 1/8 - 1/4 (0.226 mi.)	T119	73
CONSOLIDATED CLEANERS DYERS	1755 CAHUENGA BLVD	NNE 1/8 - 1/4 (0.226 mi.)	V120	73
Not reported	1760 WILCOX AVE	N 1/8 - 1/4 (0.228 mi.)	123	74
AMERICAN DYE WORKS	6621 HOLLYWOOD BLVD	NW 1/8 - 1/4 (0.229 mi.)	X124	74
FISHMAN HYMAN	1763 CAHUENGA BLVD	NNE 1/8 - 1/4 (0.239 mi.)	V136	86
SYCAMORE DYE WORKS	1762 CAHUENGA BLVD	NNE 1/8 - 1/4 (0.239 mi.)	V137	86
HAFFNER AMIE J	1651 CHEROKEE AVE	WNW 1/8 - 1/4 (0.242 mi.)	Y140	87
FISHMAN HYMAN	1765 CAHUENGA BLVD	NNE 1/8 - 1/4 (0.242 mi.)	V141	87
SOCIETY CLEANERS	1654 CHEROKEE AVE	WNW 1/8 - 1/4 (0.243 mi.)	Y142	87

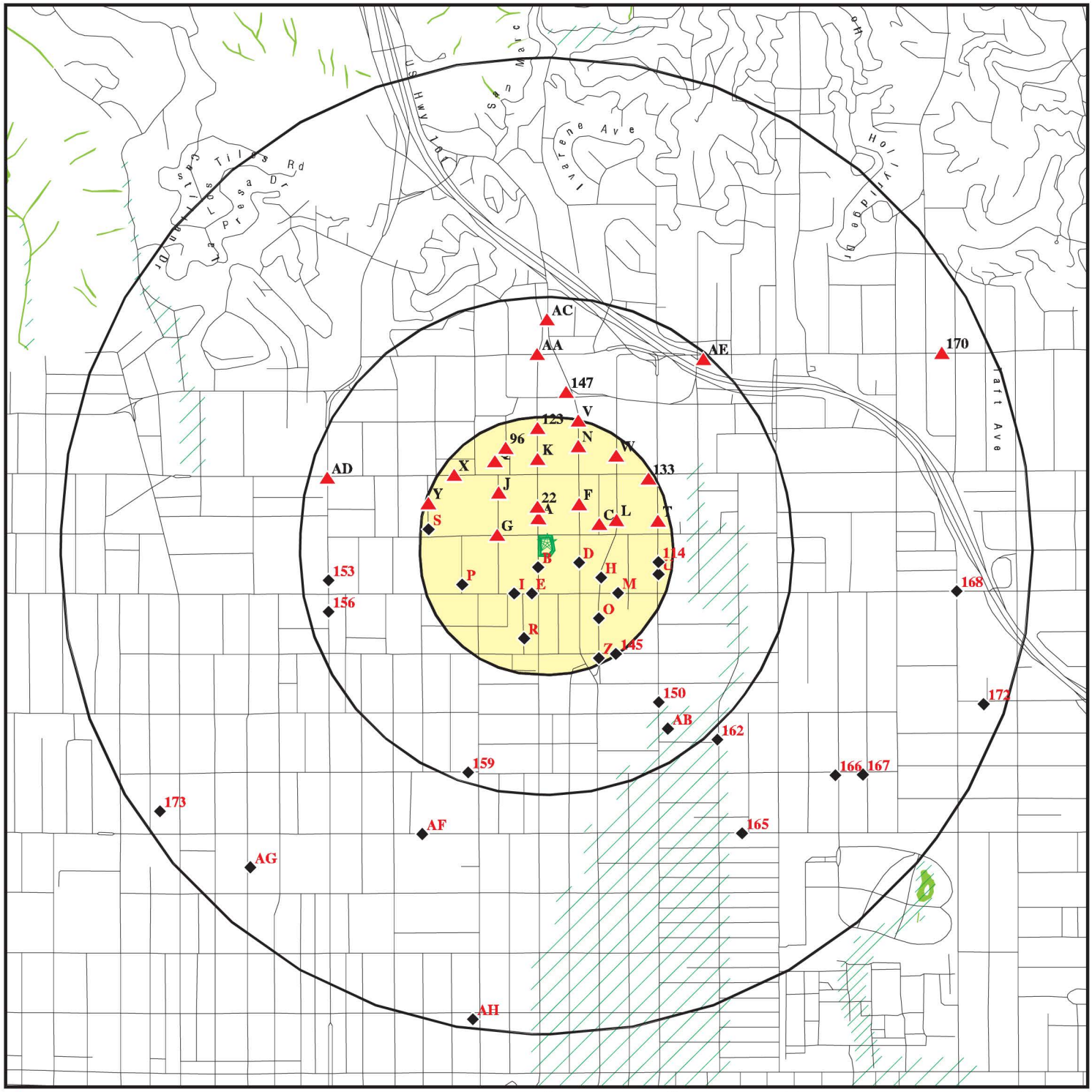
Lower Elevation	Address	Direction / Distance	Map ID	Page
ROACH F A	1525 WILCOX AVE	SSW 0 - 1/8 (0.049 mi.)	B12	12
UNION HAND LAUNDRY	1529 CAHUENGA BLVD	SE 0 - 1/8 (0.078 mi.)	D26	17
Not reported	6505 W SUNSET BLVD	SSW 0 - 1/8 (0.081 mi.)	E32	27
DEGUCHI GEO	1523 CAHUENGA BLVD	SE 0 - 1/8 (0.082 mi.)	D34	29
HOLLYWOOD LAUNDRY A DRY CLEANI	1520 N CAHUENGA	SE 0 - 1/8 (0.084 mi.)	D37	30
HOLLYWOOD LAUNDRY	1520 CAHUENGA BLVD	SE 0 - 1/8 (0.084 mi.)	D38	31
HOLLYWOOD LAUNDRY SERVICE INC	1502 1520 CAHUENGA BLVD	ESE 0 - 1/8 (0.085 mi.)	D39	31
HOLLYWOOD CLEANING PRESSING	1508 CAHUENGA BLVD	SE 0 - 1/8 (0.095 mi.)	H43	35
MATLOFF SAML JR	6367 S SUNSET BLVD	SE 1/8 - 1/4 (0.154 mi.)	M65	48
MIYOS HOME LAUNDRY REAR	1446 CAHUENGA BLVD	SSE 1/8 - 1/4 (0.160 mi.)	O71	49
HOROWITZ MORRIS	6604 S SUNSET BLVD	SW 1/8 - 1/4 (0.160 mi.)	P72	50
Not reported	1514 CASSIL PL	WSW 1/8 - 1/4 (0.173 mi.)	P79	51
Not reported	1600 VINE ST	E 1/8 - 1/4 (0.221 mi.)	T116	72
KRAJCHAK ARPAD	6312 S SUNSET BLVD	ESE 1/8 - 1/4 (0.225 mi.)	U117	72
EAST R D	1527 VINE WY	ESE 1/8 - 1/4 (0.227 mi.)	U121	73
NATIONAL RENOVATING CO	6308 S SUNSET BLVD	ESE 1/8 - 1/4 (0.229 mi.)	U125	74

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 11 records.

Site Name	Database(s)
WILCOX MACHINE CO.	RGA LUST
MOBIL STATION #10-KDQ	HIST CORTESE, WMUDS/SWAT
LIDO CLEANERS	DRYCLEANERS
WARD'S DUMP	SWF/LF
LEDGER #2	SWF/LF
PENMAR GOLF COURSE	SWF/LF
S.F. & BRAZIL	SWF/LF
TEXACO	LUST
1X ROBERT HALEY	LUST, HAZNET
HIGHLAND APARTMENTS	LUST
UNOCAL #1919	LUST

overview MAP - 04050624.2r



- 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
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- 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: 1550 Wilcox	CLIENT: IVI Assessment Services, Inc.
ADDRESS: 1550 Wilcox Los Angeles CA 90028	CONTACT: Sandy Smith
LAT/LONG: 34.0995 / 118.3307	INQUIRY #: 04050624.2r DATE: August 28, 2014 12:29 pm

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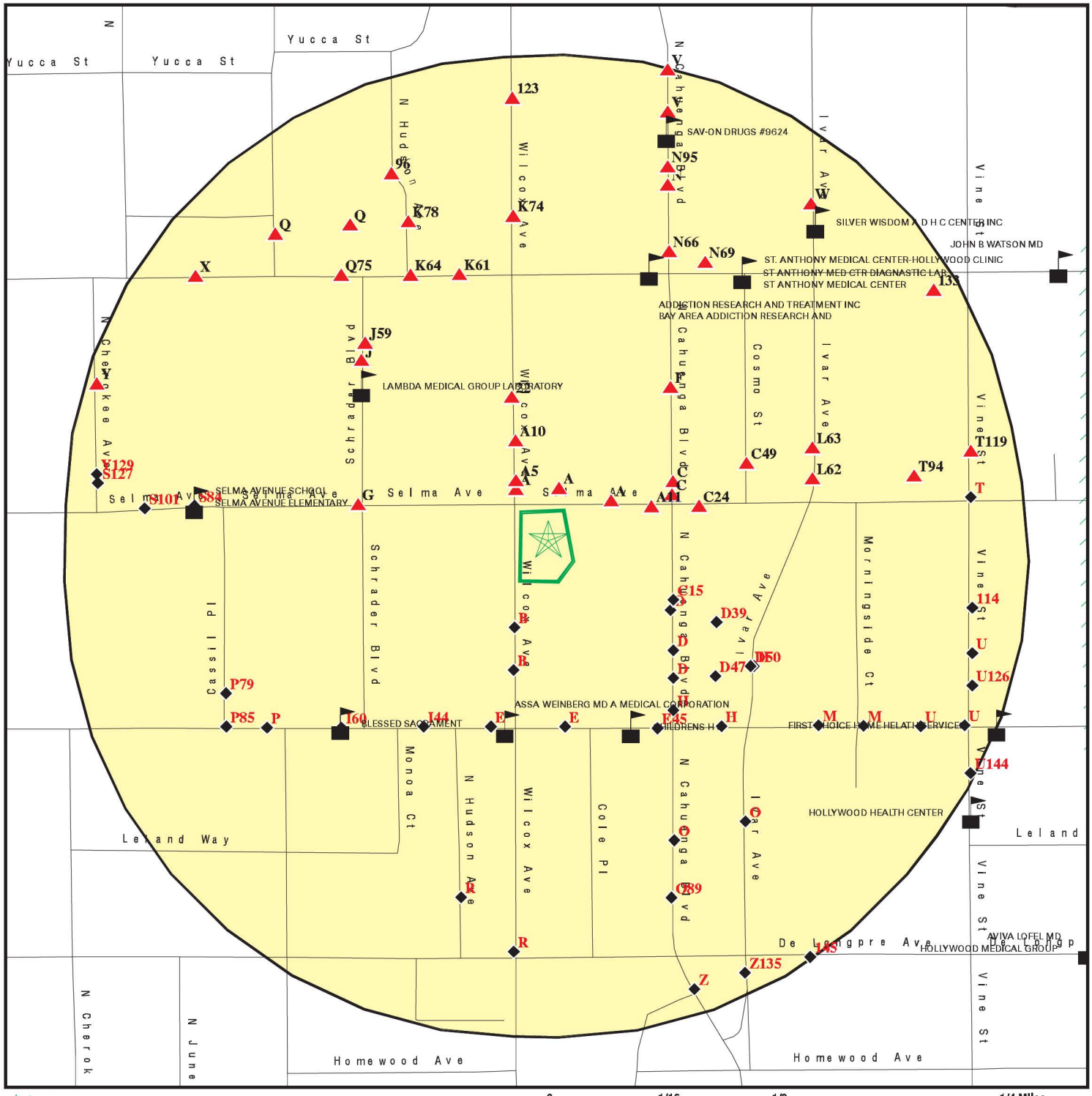
detail MAP - 04050624.2r



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: 1550 Wilcox ADDRESS: 1550 Wilcox Los Angeles CA 90028 LAT/LONG: 34.0995 / 118.3307	CLIENT: IVI Assessment Services, Inc. CONTACT: Sandy Smith INQUIRY #: 04050624.2r DATE: August 28, 2014 12:33 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site List								
CERC-NFRAP	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	3	NR	NR	NR	3
RCRA-SQG	0.250		5	8	NR	NR	NR	13
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	3	14	NR	17
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		2	1	6	NR	NR	9

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
SLIC	0.500		0	1	6	NR	NR	7
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
UST	0.250		0	3	NR	NR	NR	3
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	1	NR	NR	1
INDIAN VCP	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								
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL	TP		NR	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
Toxic Pits	1.000		0	0	0	0	NR	0
AOCONCERN	1.000		0	0	0	0	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
CA FID UST	0.250		5	6	NR	NR	NR	11
HIST UST	0.250		4	3	NR	NR	NR	7
SWEEPS UST	0.250		6	8	NR	NR	NR	14
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
LIENS	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	1	NR	NR	1
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	1	NR	NR	NR	1
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
Cortese	0.500		0	0	0	NR	NR	0
HIST CORTESE	0.500		1	1	3	NR	NR	5
CUPA Listings	0.250		0	0	NR	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
LA Co. Site Mitigation	TP		NR	NR	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
LOS ANGELES CO. HMS	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
HAZNET	TP		NR	NR	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0

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
MWMP	0.250		0	0	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
HWT	0.250		0	0	NR	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		24	36	NR	NR	NR	60
EDR US Hist Cleaners	0.250		19	27	NR	NR	NR	46
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1
NNE
< 1/8
0.013 mi.
66 ft.

DEIBAL B C — **EDR US Hist Auto Stat** — **1009079920**
1600 WILCOX AVE — **N/A**
LOS ANGELES, CA

Site 1 of 9 in cluster A

Relative: Higher

Actual: 370 ft.

EDR Historical Auto Stations:

Name:	DEIBAL B C
Year:	1933
Type:	GASOLINE AND OIL SERVICE STATIONS
Name:	RILEY H T
Year:	1937
Type:	GASOLINE AND OIL SERVICE STATIONS

A2
NNE
< 1/8
0.013 mi.
66 ft.

EDR US Hist Auto Stat — **1015588405**
N/A

6421 SELMA AVE
LOS ANGELES, CA 90028

Site 2 of 9 in cluster A

Relative: Higher

Actual: 370 ft.

EDR Historical Auto Stations:

Name:	HOLLYWOOD AUTO BODY SHOP
Year:	1999
Address:	6421 SELMA AVE
Name:	HOLLYWOOD AUTO BODY
Year:	2001
Address:	6421 SELMA AVE
Name:	HOLLYWOOD AUTO BODY
Year:	2002
Address:	6421 SELMA AVE
Name:	HOLLYWOOD AUTO BODY
Year:	2003
Address:	6421 SELMA AVE
Name:	HOLLYWOOD AUTO BODY SHOP
Year:	2004
Address:	6421 SELMA AVE
Name:	HOLLYWOOD AUTO BODY SHOP
Year:	2005
Address:	6421 SELMA AVE
Name:	NETWORK AUTO BODY
Year:	2007
Address:	6421 SELMA AVE
Name:	NETWORK AUTO BODY INC
Year:	2008
Address:	6421 SELMA AVE
Name:	NETWORK AUTO BODY INC
Year:	2009
Address:	6421 SELMA AVE
Name:	NETWORK AUTO BODY INC
Year:	2010

(Continued) **1015588405**

Address: 6421 SELMA AVE

Name: NETWORK AUTO BODY INC
Year: 2011
Address: 6421 SELMA AVE

Name: NETWORK AUTO BODY INC
Year: 2012
Address: 6421 SELMA AVE

A3 **SHAPIRO HYMAN** **EDR US Hist Cleaners** **1009185214**
WNW **6508 SELMA AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.013 mi.
68 ft. **Site 3 of 9 in cluster A**

Relative:
Higher

Actual:
368 ft.

EDR Historical Cleaners:
Name: DEUTSCH ARMIN
Year: 1929
Type: CLOTHES PRESSERS CLEANERS AND REPAIRERS

Name: SHAPIRO HYMAN
Year: 1937
Type: CLOTHES PRESSERS AND CLEANERS

A4 **ELLENBECK WM** **EDR US Hist Auto Stat** **1009078943**
NNW **1604 WILCOX AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.013 mi.
69 ft. **Site 4 of 9 in cluster A**

Relative:
Higher

Actual:
370 ft.

EDR Historical Auto Stations:
Name: SAFETY CORNER INC
Year: 1929
Type: GASOLINE AND OIL SERVICE STATION

Name: ELLENBECK WM
Year: 1929
Type: GASOLINE AND OIL SERVICE STATION

A5 **JUMBO EQUIPMENT CO** **EDR US Hist Auto Stat** **1009080911**
NNW **1608 WILCOX AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.018 mi.
95 ft. **Site 5 of 9 in cluster A**

Relative:
Higher

Actual:
370 ft.

EDR Historical Auto Stations:
Name: JUMBO EQUIPMENT CO
Year: 1933
Type: AUTOMOBILE REPAIRING

B6
SSW
< 1/8
0.026 mi.
136 ft.

Relative:
Lower

Actual:
362 ft.

UNK
1545 N WILCOX AVE
HOLLYWOOD, CA 90028

CA FID UST **S101586323**
SWEEPS UST **N/A**

Site 1 of 4 in cluster B

CA FID UST:

Facility ID:	19044932
Regulated By:	UTNKI
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2130000000
Mail To:	Not reported
Mailing Address:	1545 N WILCOX AVE
Mailing Address 2:	Not reported
Mailing City,St,Zip:	HOLLYWOOD 900280000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Inactive

SWEEPS UST:

Status:	Not reported
Comp Number:	7679
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

A7
ENE
< 1/8
0.027 mi.
141 ft.

Relative:
Higher

Actual:
370 ft.

RINNER W A
6417 SELMA AVE
LOS ANGELES, CA

EDR US Hist Auto Stat **1009080469**
N/A

Site 6 of 9 in cluster A

EDR Historical Auto Stations:

Name:	RINNER W A
Year:	1933
Type:	AUTOMOBILE REPAIRING

B8
SSW
< 1/8
0.032 mi.
171 ft.

HOLLYWOOD POLICE STATION GARAG
1538 WILCOX AVE
LOS ANGELES, CA 90028

HIST UST **U001561223**
N/A

Site 2 of 4 in cluster B

Relative:
Lower

Actual:
361 ft.

HIST UST:

Region:	STATE
Facility ID:	00000047109
Facility Type:	Gas Station
Other Type:	LAPD
Total Tanks:	0004
Contact Name:	MORI SHIBATA
Telephone:	2134854308
Owner Name:	CITY OF LOS ANGELES, LAPD OPER
Owner Address:	200 N. SPRING ST.
Owner City,St,Zip:	LOS ANGELES, CA 90012

Tank Num:	001
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00006000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Tank Construction:	1/4 inches
Leak Detection:	Stock Inventor

Tank Num:	002
Container Num:	2
Year Installed:	Not reported
Tank Capacity:	00006000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Tank Construction:	1/4 inches
Leak Detection:	Stock Inventor

Tank Num:	003
Container Num:	3
Year Installed:	Not reported
Tank Capacity:	00000500
Tank Used for:	PRODUCT
Type of Fuel:	WASTE OIL
Tank Construction:	1/4 inches
Leak Detection:	Stock Inventor

Tank Num:	004
Container Num:	4
Year Installed:	Not reported
Tank Capacity:	00000000
Tank Used for:	WASTE
Type of Fuel:	06
Tank Construction:	6 inches
Leak Detection:	None

A9 **WONG SAM** **EDR US Hist Cleaners** **1009191423**
ENE **6428 SELMA AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.033 mi.
176 ft. **Site 7 of 9 in cluster A**

Relative: EDR Historical Cleaners:
Higher Name: WONG SAM
Year: 1937
Actual: Type: LAUNDRIES CHINESE
369 ft.

Name: WONG SAM
Year: 1942
Type: LAUNDRIES ORIENTAL

A10 **EDR US Hist Auto Stat** **1015257505**
NNW **1626 WILCOX AVE** **N/A**
< 1/8 **LOS ANGELES, CA 90028**
0.040 mi.
209 ft. **Site 8 of 9 in cluster A**

Relative: EDR Historical Auto Stations:
Higher Name: A AUTO GLASS
Year: 2010
Actual: Address: 1626 WILCOX AVE
373 ft.

A11 **NEWCOMB R E** **EDR US Hist Auto Stat** **1009079820**
ENE **6410 SELMA AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.048 mi.
253 ft. **Site 9 of 9 in cluster A**

Relative: EDR Historical Auto Stations:
Higher Name: NEWCOMB R E
Year: 1933
Actual: Type: AUTOMOBILE REPAIRING
369 ft.

B12 **ROACH F A** **EDR US Hist Cleaners** **1009190495**
SSW **1525 WILCOX AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.049 mi.
259 ft. **Site 3 of 4 in cluster B**

Relative: EDR Historical Cleaners:
Lower Name: ROACH F A
Year: 1933
Actual: Type: LAUNDRIES HAND
359 ft.

C13
ENE
< 1/8
0.051 mi.
270 ft.

BEITCH HARRY
6406 SELMA AVE
LOS ANGELES, CA

EDR US Hist Cleaners **1009192716**
N/A

Site 1 of 8 in cluster C

Relative:
Higher

Actual:
369 ft.

EDR Historical Cleaners:

Name:	BEITCH HARRY
Year:	1937
Type:	LAUNDRIES HAND

B14
SSW
< 1/8
0.054 mi.
283 ft.

AIR BOURNE FREIGHT
1520 N WILCOX AVE
LOS ANGELES, CA 90028

SWEEPS UST **S106922463**
N/A

Site 4 of 4 in cluster B

Relative:
Lower

Actual:
358 ft.

SWEEPS UST:

Status:	Not reported
Comp Number:	8162
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

C15
ESE
< 1/8
0.059 mi.
311 ft.

CAYTZER WM
1556 CAHUENGA BLVD
LOS ANGELES, CA

EDR US Hist Auto Stat **1009078576**
N/A

Site 2 of 8 in cluster C

Relative:
Lower

Actual:
364 ft.

EDR Historical Auto Stations:

Name:	CAYTZER WM
Year:	1929
Type:	GASOLINE AND OIL SERVICE STATION

C16
ENE
< 1/8
0.059 mi.
312 ft.

CRYTZER W E
1600 CAHUENGA BLVD
LOS ANGELES, CA

EDR US Hist Auto Stat **1009079352**
N/A

Site 3 of 8 in cluster C

Relative:
Higher

Actual:
369 ft.

EDR Historical Auto Stations:

Name:	CRYTZER W E
Year:	1924
Type:	AUTOMOBILE SERVICE STATIONS

D17
ESE
< 1/8
0.060 mi.
315 ft.

COPY MASTER
1553 N CALAENGA BLVD
HOLLYWOOD, CA 90028

Site 1 of 13 in cluster D

RCRA-SQG
FINDS

1000440226
CAD982475980

Relative:
Lower

Actual:
364 ft.

RCRA-SQG:

Date form received by agency:	09/01/1996
Facility name:	COPY MASTER
Facility address:	1553 N CALAENGA BLVD HOLLYWOOD, CA 90028
EPA ID:	CAD982475980
Mailing address:	N CALAENGA BLVD HOLLYWOOD, CA 90028
Contact:	Not reported
Contact address:	Not reported Not reported
Contact country:	Not reported
Contact telephone:	Not reported
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	COPYMASTER CORP
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No

COPY MASTER (Continued) **1000440226**

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: 110002822759

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

C18 **BERNARD HARRY** **EDR US Hist Cleaners** **1009188905**
ENE **1604 CAHUENGA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.060 mi.
317 ft. **Site 4 of 8 in cluster C**

Relative:
Higher

Actual:
370 ft.

EDR Historical Cleaners:
Name: BERNARD HARRY
Year: 1929
Type: CLOTHES PRESSERS CLEANERS AND REPAIRERS

Name: BERNARD HARRY
Year: 1937
Type: CLOTHES PRESSERS AND CLEANERS

C19 **BECQUER ROSE MRS** **EDR US Hist Cleaners** **1009190501**
ENE **1609 CAHUENGA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.061 mi.
322 ft. **Site 5 of 8 in cluster C**

Relative:
Higher

Actual:
370 ft.

EDR Historical Cleaners:
Name: BECQUER ROSE MRS
Year: 1929
Type: LAUNDRIES HAND

Name: SHIFFNER A J
Year: 1933
Type: LAUNDRIES HAND

Name: MARGULIES SAML
Year: 1937
Type: LAUNDRIES HAND

D20
ESE
< 1/8
0.062 mi.
328 ft.

ALMS VERN SUPER SERVICE STATION
1550 CAHUENGA BLVD
LOS ANGELES, CA

Site 2 of 13 in cluster D

Relative:
Lower

Actual:
363 ft.

EDR US Hist Auto Stat **1009081661**
N/A

EDR Historical Auto Stations:

Name:	ALMS VERN SUPER SERVICE STATION
Year:	1933
Type:	GASOLINE AND OIL SERVICE STATIONS
Name:	ALM VERN SUPER SERVICE STATION
Year:	1937
Type:	GASOLINE AND OIL SERVICE STATIONS

C21
ENE
< 1/8
0.062 mi.
328 ft.

1608 N CAHUENGA BLVD
LOS ANGELES, CA 90028

Site 6 of 8 in cluster C

Relative:
Higher

Actual:
371 ft.

EDR US Hist Auto Stat **1015254269**
N/A

EDR Historical Auto Stations:

Name:	A AUTO GLASS
Year:	2010
Address:	1608 N CAHUENGA BLVD

22
NNW
< 1/8
0.064 mi.
336 ft.

GARABEDIAN A N
1647 WILCOX AVE
LOS ANGELES, CA

Relative:
Higher

Actual:
375 ft.

EDR US Hist Cleaners **1009191017**
N/A

EDR Historical Cleaners:

Name:	GARABEDIAN A N
Year:	1933
Type:	LAUNDRIES HAND

D23
SE
< 1/8
0.073 mi.
387 ft.

CHESTER W D
1534 CAHUENGA BLVD
LOS ANGELES, CA

Site 3 of 13 in cluster D

Relative:
Lower

Actual:
361 ft.

EDR US Hist Auto Stat **1009080786**
N/A

EDR Historical Auto Stations:

Name:	CHESTER W D
Year:	1937
Type:	AUTOMOBILE REPAIRING

C24
ENE
< 1/8
0.073 mi.
388 ft.

LYTLE HOFFMAN
6382 SELMA AVE
LOS ANGELES, CA

Site 7 of 8 in cluster C

EDR US Hist Auto Stat **1009082061**
N/A

Relative:
Higher

Actual:
369 ft.

EDR Historical Auto Stations:

Name:	LYTLE HOFFMAN
Year:	1942
Type:	AUTOMOBILE REPAIRING

D25
SE
< 1/8
0.076 mi.
403 ft.

MC BRYDE LUBRICATING SERVICE
1531 CAHUENGA BLVD
LOS ANGELES, CA

Site 4 of 13 in cluster D

EDR US Hist Auto Stat **1009078024**
N/A

Relative:
Lower

Actual:
360 ft.

EDR Historical Auto Stations:

Name:	MC BRYDE LUBRICATING SERVICE
Year:	1929
Type:	GASOLINE AND OIL SERVICE STATION
Name:	MC BRYDE LUBRICATING SERVICE
Year:	1933
Type:	GASOLINE AND OIL SERVICE STATIONS
Name:	PETERMAN W B
Year:	1933
Type:	AUTOMOBILE REPAIRING
Name:	JONES HARSH INC
Year:	1937
Type:	AUTOMOBILE REPAIRING

D26
SE
< 1/8
0.078 mi.
411 ft.

UNION HAND LAUNDRY
1529 CAHUENGA BLVD
LOS ANGELES, CA

Site 5 of 13 in cluster D

EDR US Hist Cleaners **1009189659**
N/A

Relative:
Lower

Actual:
360 ft.

EDR Historical Cleaners:

Name:	NAKASHIMA HARRY
Year:	1924
Type:	LAUNDRIES ORIENTAL
Name:	UNION HAND LAUNDRY
Year:	1929
Type:	LAUNDRIES HAND
Name:	UNION HAND LAUNDRY
Year:	1933
Type:	LAUNDRIES HAND
Name:	UNION HAND LAUNDRY
Year:	1937
Type:	LAUNDRIES HAND
Name:	UNION HAND LAUNDRY

UNION HAND LAUNDRY (Continued) **1009189659**

Year: 1942
Type: LAUNDRIES HAND

E27
South
< 1/8
0.080 mi.
421 ft.

MERCEDES BENZ HOLLYWOOD INC — **CA FID UST** **1000168687**
6465 W SUNSET BLVD — **HIST UST** **N/A**
HOLLYWOOD, CA 90028 — **SWEEPS UST**

Site 1 of 7 in cluster E

Relative:
Lower

Actual:
355 ft.

CA FID UST:

Facility ID:	19018519
Regulated By:	UTNKA
Regulated ID:	00029490
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2134663141
Mail To:	Not reported
Mailing Address:	1575 CROSSROADS OF THE WO
Mailing Address 2:	Not reported
Mailing City,St,Zip:	HOLLYWOOD 900280000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

Facility ID:	19019820
Regulated By:	UTNKI
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2134663141
Mail To:	Not reported
Mailing Address:	1 MERCEDES DR
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900280000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Inactive

HIST UST:

Region:	STATE
Facility ID:	00000029490
Facility Type:	Not reported
Other Type:	AUTO DEALERSHIP
Total Tanks:	0006
Contact Name:	K. KIRCHGESSNER
Telephone:	2134663141
Owner Name:	MORTON AND ROSALIE LA KRETZ
Owner Address:	1575 CROSS ROADS OF THE WORLD
Owner City,St,Zip:	LOS ANGELES, CA 90028

MERCEDES BENZ HOLLYWOOD INC (Continued) **1000168687**

Tank Num: 001
Container Num: W001
Year Installed: 1970
Tank Capacity: 00002000
Tank Used for: PRODUCT
Type of Fuel: WASTE OIL
Tank Construction: Not reported
Leak Detection: None

Tank Num: 002
Container Num: W1002
Year Installed: 1970
Tank Capacity: 00000000
Tank Used for: WASTE
Type of Fuel: Not reported
Tank Construction: Not reported
Leak Detection: None

Tank Num: 003
Container Num: W1005
Year Installed: Not reported
Tank Capacity: 00000200
Tank Used for: WASTE
Type of Fuel: Not reported
Tank Construction: Not reported
Leak Detection: Not reported

Tank Num: 004
Container Num: W1004
Year Installed: Not reported
Tank Capacity: 00000100
Tank Used for: WASTE
Type of Fuel: Not reported
Tank Construction: Not reported
Leak Detection: Not reported

Tank Num: 005
Container Num: W1003
Year Installed: 1970
Tank Capacity: 00000000
Tank Used for: WASTE
Type of Fuel: Not reported
Tank Construction: Not reported
Leak Detection: None

Tank Num: 006
Container Num: W1006
Year Installed: 1970
Tank Capacity: 00000250
Tank Used for: WASTE
Type of Fuel: Not reported
Tank Construction: Not reported
Leak Detection: Groundwater Monitoring Well

SWEEPS UST:
Status: Not reported
Comp Number: 1808

MERCEDES BENZ HOLLYWOOD INC (Continued) **1000168687**

Number: Not reported
Board Of Equalization: 44-011980
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001808-000001
Tank Status: Not reported
Capacity: 2000
Active Date: Not reported
Tank Use: OIL
STG: WASTE
Content: WASTE OIL
Number Of Tanks: 1

Status: Active
Comp Number: 1808
Number: 1
Board Of Equalization: 44-011980
Referral Date: 07-06-93
Action Date: 03-18-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001808-000003
Tank Status: A
Capacity: 200
Active Date: 04-20-88
Tank Use: CHEMICAL
STG: P
Content: UNKNOWN
Number Of Tanks: 3

Status: Active
Comp Number: 1808
Number: 1
Board Of Equalization: 44-011980
Referral Date: 07-06-93
Action Date: 03-18-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001808-000004
Tank Status: A
Capacity: 100
Active Date: 04-20-88
Tank Use: CHEMICAL
STG: P
Content: UNKNOWN
Number Of Tanks: Not reported

Status: Active
Comp Number: 1808
Number: 1
Board Of Equalization: 44-011980
Referral Date: 07-06-93
Action Date: 03-18-94
Created Date: 02-29-88
Owner Tank Id: Not reported

MERCEDES BENZ HOLLYWOOD INC (Continued) **1000168687**

SWRCB Tank Id:	19-050-001808-000006
Tank Status:	A
Capacity:	250
Active Date:	04-20-88
Tank Use:	CHEMICAL
STG:	P
Content:	UNKNOWN
Number Of Tanks:	Not reported

E28 **HOLLYWOOD MERCEDES BENZ** **RCRA-SQG** **1000293840**
South **6465 SUNSET BLVD** **FINDS** **CAD981689003**
< 1/8 **HOLLYWOOD, CA 90028** **HAZNET**
0.081 mi.
426 ft. **Site 2 of 7 in cluster E**

Relative:
Lower

Actual:
355 ft.

RCRA-SQG:

Date form received by agency:	09/01/1996
Facility name:	HOLLYWOOD MERCEDES BENZ
Facility address:	6465 SUNSET BLVD HOLLYWOOD, CA 90028
EPA ID:	CAD981689003
Mailing address:	SUNSET BLVD HOLLYWOOD, CA 90028
Contact:	Not reported
Contact address:	Not reported Not reported
Contact country:	Not reported
Contact telephone:	Not reported
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	BNA INC
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

HOLLYWOOD MERCEDES BENZ (Continued) **1000293840**

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

Violation Status: No violations found

FINDS:

Registry ID: 110002753529

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

HAZNET:
Year: 1995
Gepaid: CAD981689003
Contact: Not reported
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 6465 SUNSET BLVD
Mailing City,St,Zip: HOLLYWOOD, CA 900280000
Gen County: Not reported
TSD EPA ID: CAD093459485
TSD County: Not reported
Waste Category: Unspecified solvent mixture
Disposal Method: Not reported
Tons: .0166
Facility County: Los Angeles

Year: 1995
Gepaid: CAD981689003
Contact: Not reported
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 6465 SUNSET BLVD
Mailing City,St,Zip: HOLLYWOOD, CA 900280000
Gen County: Not reported
TSD EPA ID: CAD093459485

HOLLYWOOD MERCEDES BENZ (Continued) **1000293840**

TSD County: Not reported
Waste Category: Unspecified solvent mixture
Disposal Method: Transfer Station
Tons: .0332
Facility County: Los Angeles

D29 **CERTIFIED PRINTERS** **RCRA-SQG 1000905593**
SE **1525 CAHUENGA BLVD** **FINDS CA0000877191**
< 1/8 **HOLLYWOOD, CA 90028**
0.081 mi.
428 ft. **Site 6 of 13 in cluster D**

Relative:
Lower

Actual:
359 ft.

RCRA-SQG:
Date form received by agency: 10/08/1994
Facility name: CERTIFIED PRINTERS
Facility address: 1525 CAHUENGA BLVD
HOLLYWOOD, CA 90028
EPA ID: CA0000877191
Mailing address: CAHUENGA BLVD
HOLLYWOOD, CA 90028
Contact: MICHAEL DRUMEN
Contact address: 1525 CAHUENGA BLVD
HOLLYWOOD, CA 90028
Contact country: US
Contact telephone: (213) 465-5411
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: CERTIFIED PRINTERS
Owner/operator address: 1525 CAHUENGA BLVD
HOLLYWOOD, CA 90028
Owner/operator country: Not reported
Owner/operator telephone: (213) 465-5411
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

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

CERTIFIED PRINTERS (Continued) **1000905593**

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: 110002620673

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.

E30 **99625** **HIST UST** **U001561206**
South **6450 W SUNSET BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90028**
0.081 mi.
430 ft. **Site 3 of 7 in cluster E**

Relative:
Lower

Actual:
355 ft.

HIST UST:
Region: STATE
Facility ID: 00000063225
Facility Type: Gas Station
Other Type: Not reported
Total Tanks: 0005
Contact Name: MAEDA,HERBERT H
Telephone: 2134668656
Owner Name: CHEVRON U.S.A. INC.
Owner Address: 575 MARKET
Owner City,St,Zip: SAN FRANCISCO, CA 94105

Tank Num: 001
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: Not reported
Tank Construction: 0000250 unknown
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: 2
Year Installed: Not reported
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: Not reported

99625 (Continued) **U001561206**

Tank Construction: 0000250 unknown
Leak Detection: Stock Inventor

Tank Num: 003
Container Num: 3
Year Installed: Not reported
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: Not reported
Tank Construction: 0000250 unknown
Leak Detection: Stock Inventor

Tank Num: 004
Container Num: 4
Year Installed: Not reported
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: Not reported
Tank Construction: 0000250 unknown
Leak Detection: Stock Inventor

Tank Num: 005
Container Num: 5
Year Installed: Not reported
Tank Capacity: 00001000
Tank Used for: WASTE
Type of Fuel: Not reported
Tank Construction: 0000250 unknown
Leak Detection: Stock Inventor

E31 **CHEVRON USA** **CA FID UST** **S101584605**
South **6450 W SUNSET BLVD** **SWEEPS UST** **N/A**
< 1/8 **LOS ANGELES, CA 90028**
0.081 mi.
430 ft. **Site 4 of 7 in cluster E**

Relative:
Lower

Actual:
355 ft.

CA FID UST:
Facility ID: 19013299
Regulated By: UTNKI
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2134668656
Mail To: Not reported
Mailing Address: 6450 W SUNSET BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900280000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

SWEEPS UST:
Status: Not reported

CHEVRON USA (Continued) **S101584605**

Comp Number:	3792
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:	19-050-003792-000001
Tank Status:	Not reported
Capacity:	10000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	4

Status:	Not reported
Comp Number:	3792
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:	19-050-003792-000002
Tank Status:	Not reported
Capacity:	10000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Status:	Not reported
Comp Number:	3792
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:	19-050-003792-000003
Tank Status:	Not reported
Capacity:	10000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Status:	Not reported
Comp Number:	3792
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported

CHEVRON USA (Continued) **S101584605**

Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-003792-000004
Tank Status:	Not reported
Capacity:	10000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	DIESEL
Number Of Tanks:	Not reported

E32
SSW
< 1/8
0.081 mi.
430 ft.

6505 W SUNSET BLVD **EDR US Hist Cleaners** **1015084861**
LOS ANGELES, CA 90028 **N/A**

Site 5 of 7 in cluster E

Relative:
Lower

Actual:
355 ft.

EDR Historical Cleaners:

Name:	ABES DRY CLEANERSLEATHER
Year:	2010
Address:	6505 W SUNSET BLVD

E33
SSW
< 1/8
0.082 mi.
433 ft.

GRAPHICS HILLSIDE **RCRA-SQG** **1000347186**
6464 W SUNSET BLVD SUITE 940 **FINDS** **CAD981974058**
LOS ANGELES, CA 90028 **HAZNET**

Site 6 of 7 in cluster E

Relative:
Lower

Actual:
355 ft.

RCRA-SQG:

Date form received by agency:	05/07/1987
Facility name:	GRAPHICS HILLSIDE
Facility address:	6464 W SUNSET BLVD SUITE 940 LOS ANGELES, CA 90028
EPA ID:	CAD981974058
Contact:	ENVIRONMENTAL MANAGER
Contact address:	6464 W SUNSET BLVD SUITE 940 LOS ANGELES, CA 90028
Contact country:	US
Contact telephone:	(213) 469-1269
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:	STAN D ELRICH
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported

GRAPHICS HILLSIDE (Continued) **1000347186**

Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

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

Violation Status: No violations found

FINDS:

Registry ID: 110002761342

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

HAZNET:
Year: 1995
Gepaid: CAD981974058
Contact: Not reported
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 6464 W SUNSET BLVD SUITE 940
Mailing City,St,Zip: CA 900280000
Gen County: Not reported
TSD EPA ID: CAD108040858
TSD County: Not reported
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler

GRAPHICS HILLSIDE (Continued) **1000347186**

Tons: .1042
Facility County: Los Angeles

Year: 1994
Gepaid: CAD981974058
Contact: Not reported
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 6464 W SUNSET BLVD SUITE 940
Mailing City,St,Zip: CA 900280000
Gen County: Not reported
TSD EPA ID: CAD108040858
TSD County: Not reported
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler
Tons: .1042
Facility County: Los Angeles

Year: 1993
Gepaid: CAD981974058
Contact: Not reported
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 6464 W SUNSET BLVD SUITE 940
Mailing City,St,Zip: CA 900280000
Gen County: Not reported
TSD EPA ID: CAD108040858
TSD County: Not reported
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler
Tons: 0.29189999999
Facility County: Los Angeles

D34 **DEGUCHI GEO** **EDR US Hist Cleaners** **1009190856**
SE **1523 CAHUENGA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.082 mi.
435 ft. **Site 7 of 13 in cluster D**

Relative:
Lower

Actual:
359 ft.

EDR Historical Cleaners:
Name: DEGUCHI G M
Year: 1933
Type: CLOTHES PRESSERS AND CLEANERS

Name: DEGUCHI GEO
Year: 1937
Type: CLOTHES PRESSERS AND CLEANERS

F35
NE
< 1/8
0.083 mi.
439 ft.

Relative:
Higher

Actual:
376 ft.

1642 N CAHUENGA BLVD
LOS ANGELES, CA 90028

Site 1 of 3 in cluster F

EDR US Hist Auto Stat **1015259538**
N/A

EDR Historical Auto Stations:

Name:	AUTOMOBILE ROADSIDE ASSISTANCE
Year:	2003
Address:	1642 N CAHUENGA BLVD
Name:	AUTOMOBILE ROADSIDE ASSISTANCE INC
Year:	2006
Address:	1642 N CAHUENGA BLVD
Name:	AUTOMOBILE ROADSIDE ASSISTANCE INC
Year:	2007
Address:	1642 N CAHUENGA BLVD
Name:	AUTOMOBILE ROADSIDE ASSISTANCE INC
Year:	2008
Address:	1642 N CAHUENGA BLVD
Name:	AUTOMOBILE ROADSIDE ASSISTANCE INC
Year:	2009
Address:	1642 N CAHUENGA BLVD

F36
NE
< 1/8
0.084 mi.
441 ft.

Relative:
Higher

Actual:
376 ft.

WHITE HYMAN
1645 N CAHUENGA BLVD
LOS ANGELES, CA

Site 2 of 3 in cluster F

EDR US Hist Cleaners **1009191672**
N/A

EDR Historical Cleaners:

Name:	WHITE HYMAN
Year:	1929
Type:	CLOTHES PRESSERS CLEANERS AND REPAIRERS

D37
SE
< 1/8
0.084 mi.
444 ft.

Relative:
Lower

Actual:
359 ft.

HOLLYWOOD LAUNDRY A DRY CLEANING CO
1520 N CAHUENGA
BEVERLY HILLS, CA

Site 8 of 13 in cluster D

EDR US Hist Cleaners **1009142859**
N/A

EDR Historical Cleaners:

Name:	HOLLYWOOD LAUNDRY A DRY CLEANING CO
Year:	1939
Type:	CLEANERS AND DYERS

D38
SE
< 1/8
0.084 mi.
444 ft.

HOLLYWOOD LAUNDRY
1520 CAHUENGA BLVD
LOS ANGELES, CA

Site 9 of 13 in cluster D

Relative:
Lower

Actual:
359 ft.

EDR US Hist Cleaners **1009190532**
N/A

EDR Historical Cleaners:
Name: HOLLYWOOD LAUNDRY
Year: 1942
Type: LAUNDRIES STEAM

D39
ESE
< 1/8
0.085 mi.
451 ft.

HOLLYWOOD LAUNDRY SERVICE INC
1502 1520 CAHUENGA BLVD
LOS ANGELES, CA

Site 10 of 13 in cluster D

Relative:
Lower

Actual:
362 ft.

EDR US Hist Cleaners **1009187406**
N/A

EDR Historical Cleaners:
Name: HOLLYWOOD LAUNDRY SERVICE INC
Year: 1924
Type: LAUNDRIES

D40
SE
< 1/8
0.087 mi.
462 ft.

BOWMANS AUTO WORKS
1517 CAHUENGA BLVD
LOS ANGELES, CA

Site 11 of 13 in cluster D

Relative:
Lower

Actual:
358 ft.

EDR US Hist Auto Stat **1009079199**
N/A

EDR Historical Auto Stations:
Name: TRASK F J
Year: 1929
Type: AUTOMOBILE REPAIRING AND SERVICE STATIONS

Name: TRASK F J
Year: 1933
Type: AUTOMOBILE REPAIRING

Name: BOWMANS AUTO WORKS
Year: 1937
Type: AUTOMOBILE REPAIRING

G41
West
< 1/8
0.089 mi.
472 ft.

PRESTIGE AUTO BODY
6567 SELMA AVE
LOS ANGELES, CA 90028

Site 1 of 2 in cluster G

Relative:
Higher

Actual:
367 ft.

RCRA-SQG **1000388910**
FINDS **CAD982005035**
CA FID UST
SWEEPS UST
HAZNET
EMI

RCRA-SQG:
Date form received by agency: 09/01/1996
Facility name: PRESTIGE AUTO BODY
Facility address: 6567 SELMA AVE
LOS ANGELES, CA 90028
EPA ID: CAD982005035
Mailing address: SELMA AVE
LOS ANGELES, CA 90028
Contact: Not reported

PRESTIGE AUTO BODY (Continued) **1000388910**

Contact address:	Not reported
	Not reported
Contact country:	Not reported
Contact telephone:	Not reported
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	JOHN ZARBA
Owner/operator address:	NOT REQUIRED
	NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED
	NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

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

Violation Status: No violations found

FINDS:

Registry ID: 110002773767

PRESTIGE AUTO BODY (Continued) **1000388910**

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

CA FID UST:

Facility ID:	19030539
Regulated By:	UTNKI
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2130000000
Mail To:	Not reported
Mailing Address:	6567 SELMA AVE
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900280000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Inactive

SWEEPS UST:

Status:	Not reported
Comp Number:	7544
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

HAZNET:

Year:	1993
Gepaid:	CAD982005035
Contact:	Not reported
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	6567 SELMA AVE
Mailing City,St,Zip:	LOS ANGELES, CA 900280000
Gen County:	Not reported
TSD EPA ID:	CAD008302903

PRESTIGE AUTO BODY (Continued) **1000388910**

TSD County: Not reported
Waste Category: Paint sludge
Disposal Method: Recycler
Tons: 0.18759999999
Facility County: Los Angeles

EMI:

Year:	1987
County Code:	19
Air Basin:	SC
Facility ID:	22015
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:	2
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 & Smllr Tons/Yr:	0

Year:	1990
County Code:	19
Air Basin:	SC
Facility ID:	22015
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:	1
Reactive Organic Gases Tons/Yr:	1
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 & Smllr Tons/Yr:	0

F42 **NECKTIE SERVICE CO** **EDR US Hist Cleaners** **1009191495**
NE **1650 CAHUENGA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.090 mi.
473 ft. **Site 3 of 3 in cluster F**

Relative:
Higher

Actual:
377 ft.

EDR Historical Cleaners:

Name:	NECKTIE SERVICE CO
Year:	1937
Type:	CLOTHES PRESSERS AND CLEANERS

H43
SE
< 1/8
0.095 mi.
500 ft.

HOLLYWOOD CLEANING PRESSING CO INC — **EDR US Hist Cleaners** — **1009187275**
1508 CAHUENGA BLVD — **N/A**
LOS ANGELES, CA

Site 1 of 7 in cluster H

Relative:
Lower

Actual:
357 ft.

EDR Historical Cleaners:

Name:	HOLLYWOOD CLEANING PRESSING CO INC
Year:	1924
Type:	CLOTHES CLEANERS PRESSERS AND DYERS

I44
SSW
< 1/8
0.096 mi.
506 ft.

SUNSET LANDMARK — **LUST** — **S109117735**
6525 SUNSET BLVD. — **N/A**
LOS ANGELES, CA 90028

Site 1 of 2 in cluster I

Relative:
Lower

Actual:
354 ft.

LUST:

Region:	STATE
Global Id:	T0603757351
Latitude:	34.098386
Longitude:	-118.331994
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	01/16/2009
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Worker:	MT
Local Agency:	LOS ANGELES, CITY OF
RB Case Number:	900280170
LOC Case Number:	4691
File Location:	Regional Board
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Waste Oil / Motor / Hydraulic / Lubricating
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0603757351
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:	T0603757351
Contact Type:	Regional Board Caseworker
Contact Name:	MARYAM TAIDY
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W. 4TH ST., SUITE 200
City:	LOS ANGELES
Email:	mtaidy@waterboards.ca.gov
Phone Number:	2135766741

Status History:

Global Id:	T0603757351
Status:	Open - Site Assessment
Status Date:	04/22/2008

SUNSET LANDMARK (Continued) **S109117735**

Global Id: T0603757351
Status: Open - Case Begin Date
Status Date: 10/29/2006

Global Id: T0603757351
Status: Completed - Case Closed
Status Date: 01/16/2009

Regulatory Activities:
Global Id: T0603757351
Action Type: RESPONSE
Date: 07/24/2008
Action: Other Report / Document

Global Id: T0603757351
Action Type: Other
Date: 01/01/1950
Action: Leak Discovery

Global Id: T0603757351
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

Global Id: T0603757351
Action Type: REMEDIATION
Date: 01/01/1950
Action: Excavation

Global Id: T0603757351
Action Type: ENFORCEMENT
Date: 09/16/2008
Action: Notice to Comply

Global Id: T0603757351
Action Type: ENFORCEMENT
Date: 01/16/2009
Action: Closure/No Further Action Letter

Global Id: T0603757351
Action Type: ENFORCEMENT
Date: 06/24/2008
Action: 13267 Requirement

Global Id: T0603757351
Action Type: RESPONSE
Date: 12/03/2008
Action: Electronic Reporting Submittal Due

E45
SSE
< 1/8
0.097 mi.
514 ft.

JONES J M
6424 S SUNSET BLVD
LOS ANGELES, CA

EDR US Hist Auto Stat

1009081884
N/A

Site 7 of 7 in cluster E

Relative:
Lower

Actual:
356 ft.

EDR Historical Auto Stations:
Name: JONES J M
Year: 1942
Type: GASOLINE AND OIL SERVICE STATIONS

G46
West
< 1/8
0.100 mi.
526 ft.

PARKER F D
1600 N HUDSON AVE
LOS ANGELES, CA

EDR US Hist Auto Stat

1009082980
N/A

Site 2 of 2 in cluster G

Relative:
Higher

Actual:
367 ft.

EDR Historical Auto Stations:
Name: PARKER F D
Year: 1942
Type: GASOLINE AND OIL SERVICE STATIONS

D47
SE
< 1/8
0.100 mi.
529 ft.

TEXACO #0374 (FORMER)
6409 SUNSET BLVD
HOLLYWOOD, CA 90028

HIST CORTESE
LUST

S102438644
N/A

Site 12 of 13 in cluster D

Relative:
Lower

Actual:
359 ft.

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900280016

LUST:
Region: STATE
Global Id: T0603700751
Latitude: 34.0980372
Longitude: -118.3290581
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 10/28/1996
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: YR
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 900280016
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:
Global Id: T0603700751
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG

TEXACO #0374 (FORMER) (Continued) **S102438644**

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

Global Id: T0603700751
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

Status History:
Global Id: T0603700751
Status: Open - Verification Monitoring
Status Date: 10/01/1991

Global Id: T0603700751
Status: Completed - Case Closed
Status Date: 10/28/1996

Global Id: T0603700751
Status: Open - Remediation
Status Date: 01/07/1988

Global Id: T0603700751
Status: Open - Case Begin Date
Status Date: 10/02/1985

Regulatory Activities:
Global Id: T0603700751
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900280016
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: ITVS
Global ID: T0603700751
W Global ID: Not reported
Staff: UNK
Local Agency: 19050
Cross Street: CAHUENGA
Enforcement Type: Not reported

TEXACO #0374 (FORMER) (Continued) **S102438644**

Date Leak Discovered:	Not reported	
Date Leak First Reported:		10/2/1985
Date Leak Record Entered:	12/31/1986	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		9/6/1991
Date the Case was Closed:		10/28/1996
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	Tank	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		12309.14729896477048370831451
Source of Cleanup Funding:		Tank
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		Not reported
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		1/7/1988
Post Remedial Action Monitoring Began:		10/1/1991
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Yes
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	TEXACO REFINING & MARKETING	
RP Address:	10 UNIVERSAL CITY PLAZA, UNIVERSAL CITY CA 91608	
Program:	LUST	
Lat/Long:	34.0980372 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	REVISED WDR ADOPTED 08/24/87. G/W TREATMENT SYSTEM IS OPERATIONAL. TANK REMOVED. SOIL VENTING FOR SOIL CLEANUP IN SITU DEGRATION FOR GROUND WATER CLEANUP	

H48 **HOLLYWOOD MACHINE AUTO REPAIR SHOP** **EDR US Hist Auto Stat** **1009078190**
SSE **6418 S SUNSET BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.102 mi.
541 ft. **Site 2 of 7 in cluster H**

Relative:
Lower

EDR Historical Auto Stations:

Name:	HOLLYWOOD MACHINE AUTO REPAIR SHOP
Year:	1929
Type:	AUTOMOBILE REPAIRING AND SERVICE STATIONS

Actual:
355 ft.

C49 **EDR US Hist Cleaners** **1015000830**
ENE **1617 COSMO ST** **N/A**
< 1/8 **LOS ANGELES, CA 90028**
0.104 mi.
548 ft. **Site 8 of 8 in cluster C**

Relative:
Higher

Actual:
372 ft.

EDR Historical Cleaners:
Name: LAUNDRY DESIGN LLC
Year: 2008
Address: 1617 COSMO ST

D50 **MALETTE L B** **EDR US Hist Auto Stat** **1009082063**
ESE **1525 IVAR AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.113 mi.
597 ft. **Site 13 of 13 in cluster D**

Relative:
Lower

Actual:
360 ft.

EDR Historical Auto Stations:
Name: MALETTE L B
Year: 1937
Type: AUTOMOBILE REPAIRING

Name: MALETTE L B
Year: 1942
Type: AUTOMOBILE REPAIRING

H51 **KIRCHER H J** **EDR US Hist Auto Stat** **1009080694**
ESE **1524 IVAR AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.115 mi.
605 ft. **Site 3 of 7 in cluster H**

Relative:
Lower

Actual:
360 ft.

EDR Historical Auto Stations:
Name: KIRCHER H J
Year: 1933
Type: AUTOMOBILE REPAIRING

J52 **HUGHES HUEHIE** **EDR US Hist Auto Stat** **1009082039**
NW **1633 N HUDSON AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.116 mi.
612 ft. **Site 1 of 4 in cluster J**

Relative:
Higher

Actual:
374 ft.

EDR Historical Auto Stations:
Name: HUGHES HUGH
Year: 1937
Type: AUTOMOBILE REPAIRING

Name: HUGHES HUEHIE
Year: 1942
Type: AUTOMOBILE REPAIRING

H53
ESE
< 1/8
0.116 mi.
612 ft.

HANSEN H A
1522 IVAR AVE
LOS ANGELES, CA

EDR US Hist Auto Stat **1009080054**
N/A

Site 4 of 7 in cluster H

Relative:
Lower

Actual:
359 ft.

EDR Historical Auto Stations:
Name: HANSEN H A
Year: 1933
Type: AUTOMOBILE REPAIRING

H54
SE
< 1/8
0.117 mi.
619 ft.

DE BRAY G L
1520 IVAR AVE
LOS ANGELES, CA

EDR US Hist Auto Stat **1009080108**
N/A

Site 5 of 7 in cluster H

Relative:
Lower

Actual:
359 ft.

EDR Historical Auto Stations:
Name: DE BRAY G L
Year: 1937
Type: AUTOMOBILE REPAIRING

J55
NW
< 1/8
0.120 mi.
631 ft.

BRATT LOUIE
1643 HUDSON AVE
LOS ANGELES, CA

EDR US Hist Cleaners **1009187456**
N/A

Site 2 of 4 in cluster J

Relative:
Higher

Actual:
375 ft.

EDR Historical Cleaners:
Name: BRATT LOUIE
Year: 1924
Type: CLOTHES CLEANERS PRESSERS AND DYERS

H56
SE
< 1/8
0.120 mi.
633 ft.

TEXACO
6407 W SUNSET BLVD
LOS ANGELES, CA 90028

HIST UST **U001561234**
N/A

Site 6 of 7 in cluster H

Relative:
Lower

Actual:
356 ft.

HIST UST:
Region: STATE
Facility ID: 00000017393
Facility Type: Gas Station
Other Type: Not reported
Total Tanks: 0006
Contact Name: HAROLD HASERJIAN
Telephone: 2134647119
Owner Name: TEXACO U.S.A.
Owner Address: P.O. BOX 3756
Owner City,St,Zip: LOS ANGELES, CA 90010

Tank Num: 001
Container Num: 1
Year Installed: 1961
Tank Capacity: 00000550
Tank Used for: WASTE
Type of Fuel: WASTE OIL

TEXACO (Continued) **U001561234**

Tank Construction: Not reported
Leak Detection: None

Tank Num: 002
Container Num: 2
Year Installed: 1961
Tank Capacity: 00004000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Tank Construction: Not reported
Leak Detection: 10

Tank Num: 003
Container Num: 3
Year Installed: 1961
Tank Capacity: 00004000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Tank Construction: Not reported
Leak Detection: Stock Inventor, 10

Tank Num: 004
Container Num: 4
Year Installed: 1961
Tank Capacity: 00004000
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Tank Construction: Not reported
Leak Detection: Stock Inventor, 10

Tank Num: 005
Container Num: 5
Year Installed: 1961
Tank Capacity: 00004000
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Tank Construction: Not reported
Leak Detection: Stock Inventor, 10

Tank Num: 006
Container Num: 6
Year Installed: 1971
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: PREMIUM
Tank Construction: Not reported
Leak Detection: Stock Inventor, 10

H57
SE
< 1/8
0.120 mi.
633 ft.

TEXACO STATION
6407 W SUNSET BLVD
LOS ANGELES, CA 90028

Site 7 of 7 in cluster H

CA FID UST **S101586228**
SWEEPS UST **N/A**

Relative:
Lower

Actual:
356 ft.

CA FID UST:

Facility ID:	19041778
Regulated By:	UTNKI
Regulated ID:	00017393
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2134647119
Mail To:	Not reported
Mailing Address:	P O BOX
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900280000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Inactive

SWEEPS UST:

Status:	Not reported
Comp Number:	1202
Number:	Not reported
Board Of Equalization:	44-000217
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-001202-000001
Tank Status:	Not reported
Capacity:	550
Active Date:	Not reported
Tank Use:	OIL
STG:	WASTE
Content:	WASTE OIL
Number Of Tanks:	6

Status:	Not reported
Comp Number:	1202
Number:	Not reported
Board Of Equalization:	44-000217
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-001202-000002
Tank Status:	Not reported
Capacity:	4000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	Not reported

TEXACO STATION (Continued) **S101586228**

Status: Not reported
Comp Number: 1202
Number: Not reported
Board Of Equalization: 44-000217
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001202-000003
Tank Status: Not reported
Capacity: 4000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 1202
Number: Not reported
Board Of Equalization: 44-000217
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001202-000004
Tank Status: Not reported
Capacity: 4000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 1202
Number: Not reported
Board Of Equalization: 44-000217
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001202-000005
Tank Status: Not reported
Capacity: 4000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 1202
Number: Not reported
Board Of Equalization: 44-000217
Referral Date: Not reported
Action Date: Not reported

TEXACO STATION (Continued) **S101586228**

Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-001202-000006
Tank Status:	Not reported
Capacity:	10000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	Not reported

J58
NW
< 1/8
0.121 mi.
640 ft.

GROSS LOUIS **EDR US Hist Cleaners** **1009187971**
1643 N HUDSON AVE **N/A**
LOS ANGELES, CA

Site 3 of 4 in cluster J

Relative:
Higher

Actual:
375 ft.

EDR Historical Cleaners:

Name:	GROSS LOUIS
Year:	1929
Type:	CLOTHES PRESSERS CLEANERS AND REPAIRERS

J59
NW
1/8-1/4
0.127 mi.
668 ft.

GRIEWE RALPH **EDR US Hist Auto Stat** **1009080965**
1654 N HUDSON AVE **N/A**
LOS ANGELES, CA

Site 4 of 4 in cluster J

Relative:
Higher

Actual:
376 ft.

EDR Historical Auto Stations:

Name:	GRIEWE RALPH
Year:	1942
Type:	AUTOMOBILE REPAIRING

I60
SW
1/8-1/4
0.127 mi.
669 ft.

SHAEFERS BATTERY IGNITION **EDR US Hist Auto Stat** **1009082823**
6550 S SUNSET BLVD **N/A**
LOS ANGELES, CA

Site 2 of 2 in cluster I

Relative:
Lower

Actual:
352 ft.

EDR Historical Auto Stations:

Name:	SHAEFERS BATTERY IGNITION
Year:	1942
Type:	AUTOMOBILE REPAIRING

K61
NNW
1/8-1/4
0.135 mi.
713 ft.

GOLDMAN MORRIS
6515 HOLLYWOOD BLVD
LOS ANGELES, CA

Site 1 of 4 in cluster K

EDR US Hist Cleaners **1009188271**
N/A

Relative:
Higher

Actual:
381 ft.

EDR Historical Cleaners:
Name: GOLDMAN MORRIS
Year: 1924
Type: CLOTHES CLEANERS PRESSERS AND DYERS

L62
ENE
1/8-1/4
0.138 mi.
726 ft.

BLANKS J L
1609 IVAR AVE
LOS ANGELES, CA

Site 1 of 2 in cluster L

EDR US Hist Auto Stat **1009080841**
N/A

Relative:
Higher

Actual:
370 ft.

EDR Historical Auto Stations:
Name: BLANKS J L
Year: 1937
Type: AUTOMOBILE REPAIRING

L63
ENE
1/8-1/4
0.141 mi.
744 ft.

LA HOLLYWOOD REGIONAL LIBRARY
1623 IVAR AVE
HOLLYWOOD, CA 90028

Site 2 of 2 in cluster L

RCRA-SQG **1000243398**
FINDS **CAD981986599**

Relative:
Higher

Actual:
372 ft.

RCRA-SQG:
Date form received by agency: 03/25/1987
Facility name: LA HOLLYWOOD REGIONAL LIBRARY
Facility address: 1623 IVAR AVE
HOLLYWOOD, CA 90028
EPA ID: CAD981986599
Mailing address: 200 N MAIN RM EIGHTH HUNDREDCH
LOS ANGELES, CA 90012
Contact: ENVIRONMENTAL MANAGER
Contact address: 1623 IVAR AVE
HOLLYWOOD, CA 90028
Contact country: US
Contact telephone: (213) 485-7527
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: CITY OF LOS ANGELES
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Municipal
Owner/Operator Type: Owner

LA HOLLYWOOD REGIONAL LIBRARY (Continued) **1000243398**

Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Municipal
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

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

Violation Status: No violations found

FINDS:

Registry ID: 110002765909

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

K64 **BRANCHES** **EDR US Hist Cleaners** **1009190316**
NNW **6529 HOLLYWOOD BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.144 mi.
759 ft. **Site 2 of 4 in cluster K**

Relative:
Higher

Actual:
381 ft.

EDR Historical Cleaners:
Name: BRANCHES
Year: 1924
Type: CLOTHES CLEANERS PRESSERS AND DYERS

Name: BRANCHES
Year: 1929

BRANCHES (Continued) **1009190316**

Type: CLEANERS AND DYERS

M65 **MATLOFF SAML JR** **EDR US Hist Cleaners** **1009189588**
SE **6367 S SUNSET BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.154 mi.
811 ft. **Site 1 of 7 in cluster M**

Relative:
Lower

Actual:
355 ft.

EDR Historical Cleaners:
Name: MATLOFF SAML JR
Year: 1933
Type: CLOTHES PRESSERS AND CLEANERS

N66 **LONGWORTH MONAGHAN** **EDR US Hist Auto Stat** **1009079601**
NNE **1709 CAHUENGA BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.154 mi.
812 ft. **Site 1 of 6 in cluster N**

Relative:
Higher

Actual:
386 ft.

EDR Historical Auto Stations:
Name: LONGWORTH MONAGHAN
Year: 1924
Type: AUTOMOBILE REPAIRING

M67 **MULLER BROS** **EDR US Hist Auto Stat** **1009080917**
SE **6380 S SUNSET BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.154 mi.
814 ft. **Site 2 of 7 in cluster M**

Relative:
Lower

Actual:
355 ft.

EDR Historical Auto Stations:
Name: MULLER BROS
Year: 1929
Type: GASOLINE AND OIL SERVICE STATION

Name: MULLER BROS
Year: 1933
Type: GASOLINE AND OIL SERVICE STATIONS

Name: MULLER BROS
Year: 1937
Type: GASOLINE AND OIL SERVICE STATIONS

Name: MULLER BROS
Year: 1942
Type: GASOLINE AND OIL SERVICE STATIONS

O68 **STALL C C** **EDR US Hist Auto Stat** **1009079699**
SSE **1450 CAHUENGA BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.156 mi.
822 ft. **Site 1 of 5 in cluster O**

Relative: EDR Historical Auto Stations:
Lower Name: STALL C C
Year: 1924
Actual: Type: AUTOMOBILE REPAIRING
347 ft.

N69 **ROTH S J** **EDR US Hist Cleaners** **1009192089**
NNE **1720 CAHUENGA BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.157 mi.
829 ft. **Site 2 of 6 in cluster N**

Relative: EDR Historical Cleaners:
Higher Name: ROTH S J
Year: 1933
Actual: Type: CLOTHES PRESSERS AND CLEANERS
385 ft.

Name: ROTH D M
Year: 1937
Type: CLOTHES PRESSERS AND CLEANERS

M70 **CHESBRO M V** **EDR US Hist Auto Stat** **1009080248**
SE **6376 S SUNSET BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.159 mi.
842 ft. **Site 3 of 7 in cluster M**

Relative: EDR Historical Auto Stations:
Lower Name: CHESBRO M V
Year: 1929
Actual: Type: AUTOMOBILE REPAIRING AND SERVICE STATIONS
355 ft.

O71 **MIYOS HOME LAUNDRY REAR** **EDR US Hist Cleaners** **1009190640**
SSE **1446 CAHUENGA BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.160 mi.
845 ft. **Site 2 of 5 in cluster O**

Relative: EDR Historical Cleaners:
Lower Name: HOME HAND LAUNDRY
Year: 1929
Actual: Type: LAUNDRIES ORIENTAL
346 ft.

Name: MIYOS HOME LAUNDRY REAR
Year: 1929
Type: LAUNDRIES ORIENTAL

P72
SW
1/8-1/4
0.160 mi.
847 ft.

HOROWITZ MORRIS
6604 S SUNSET BLVD
LOS ANGELES, CA

Site 1 of 4 in cluster P

Relative:
Lower

Actual:
351 ft.

EDR US Hist Cleaners **1009191240**
N/A

EDR Historical Cleaners:

Name:	HOROWITZ MORRIS
Year:	1937
Type:	CLOTHES PRESSERS AND CLEANERS

M73
SE
1/8-1/4
0.162 mi.
855 ft.

MERCEDES-BENZ HOLLYWOOD
6353 W SUNSET BLVD
LOS ANGELES, CA 90028

Site 4 of 7 in cluster M

Relative:
Lower

Actual:
355 ft.

UST **U003780496**
SWEEPS UST **N/A**

UST:

Facility ID:	24060
Latitude:	34.10029
Longitude:	-118.326706
Permitting Agency:	LOS ANGELES, CITY OF

SWEEPS UST:

Status:	Active
Comp Number:	5693
Number:	9
Board Of Equalization:	Not reported
Referral Date:	09-21-93
Action Date:	09-21-93
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

K74
North
1/8-1/4
0.163 mi.
860 ft.

TENNES HARRY
1718 WILCOX AVE
LOS ANGELES, CA

Site 3 of 4 in cluster K

Relative:
Higher

Actual:
386 ft.

EDR US Hist Cleaners **1009189621**
N/A

EDR Historical Cleaners:

Name:	TENNES HARRY
Year:	1933
Type:	CLOTHES PRESSERS AND CLEANERS

Q75
NW
1/8-1/4
0.164 mi.
864 ft.

BERNARD HARRY — **EDR US Hist Cleaners** — **1009188886**
6559 HOLLYWOOD BLVD — **N/A**
LOS ANGELES, CA

Site 1 of 5 in cluster Q

Relative:
Higher

Actual:
381 ft.

EDR Historical Cleaners:

Name:	BERNARD HARRY
Year:	1924
Type:	CLOTHES CLEANERS PRESSERS AND DYERS

P76
WSW
1/8-1/4
0.167 mi.
881 ft.

EDR US Hist Auto Stat — **1015593895**
N/A

6606 W SUNSET BLVD
LOS ANGELES, CA 90028

Site 2 of 4 in cluster P

Relative:
Lower

Actual:
351 ft.

EDR Historical Auto Stations:

Name:	ULTRAMAR
Year:	2009
Address:	6606 W SUNSET BLVD

O77
SE
1/8-1/4
0.167 mi.
882 ft.

WARD J C — **EDR US Hist Auto Stat** — **1009084268**
1458 IVAR AVE — **N/A**
LOS ANGELES, CA

Site 3 of 5 in cluster O

Relative:
Lower

Actual:
348 ft.

EDR Historical Auto Stations:

Name:	WARD J C
Year:	1942
Type:	AUTOMOBILE REPAIRING

K78
NNW
1/8-1/4
0.171 mi.
905 ft.

HEINS THEO — **EDR US Hist Auto Stat** — **1009080978**
1722 N HUDSON AVE — **N/A**
LOS ANGELES, CA

Site 4 of 4 in cluster K

Relative:
Higher

Actual:
385 ft.

EDR Historical Auto Stations:

Name:	HEINS THEO
Year:	1942
Type:	AUTOMOBILE REPAIRING

P79
WSW
1/8-1/4
0.173 mi.
912 ft.

EDR US Hist Cleaners — **1014996997**
N/A

1514 CASSIL PL
LOS ANGELES, CA 90028

Site 3 of 4 in cluster P

Relative:
Lower

Actual:
353 ft.

EDR Historical Cleaners:

Name:	VIRGINIA WASH LAUNDRY
Year:	2006
Address:	1514 CASSIL PL

(Continued) **1014996997**

Name: VIRGINIA WASH LAUNDRY
Year: 2007
Address: 1514 CASSIL PL

Name: VIRGINIA WASH LAUNDRY
Year: 2008
Address: 1514 CASSIL PL

Name: VIRGINIA WASH LAUNDRY
Year: 2009
Address: 1514 CASSIL PL

O80 **WARD H F INC** **EDR US Hist Auto Stat** **1009081269**
SSE **1451 IVAR AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.174 mi.
917 ft. **Site 4 of 5 in cluster O**

Relative:
Lower

Actual:
347 ft.

EDR Historical Auto Stations:
Name: JONES HARSH
Year: 1933
Type: AUTOMOBILE REPAIRING

Name: WARD H F INC
Year: 1937
Type: AUTOMOBILE REPAIRING

N81 **CAMPBELL L S** **EDR US Hist Auto Stat** **1009078379**
NNE **1723 CAHUENGA BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.175 mi.
925 ft. **Site 3 of 6 in cluster N**

Relative:
Higher

Actual:
389 ft.

EDR Historical Auto Stations:
Name: CAMPBELL L S
Year: 1933
Type: GASOLINE AND OIL SERVICE STATIONS

Name: CAMPBELL L S
Year: 1937
Type: GASOLINE AND OIL SERVICE STATIONS

R82 **CITY OF LOS ANGELES** **CA FID UST** **S101585433**
SSW **1414 N HUDSON AVE** **SWEEPS UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90028**
0.177 mi.
932 ft. **Site 1 of 5 in cluster R**

Relative:
Lower

Actual:
341 ft.

CA FID UST:
Facility ID: 19023505
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2134852357

CITY OF LOS ANGELES (Continued) **S101585433**

Mail To:	Not reported
Mailing Address:	200 N MAIN ST
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900280000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

SWEEPS UST:

Status:	Active
Comp Number:	4393
Number:	4
Board Of Equalization:	Not reported
Referral Date:	01-08-93
Action Date:	01-08-93
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

R83 **LA HOLLYWOOD POLICE STATION GARAGE** **RCRA-SQG** **1000243401**
SSW **1414 N HUDSON AVE** **CAD981988637**
1/8-1/4 **LOS ANGELES, CA 90028**
0.177 mi.
932 ft. **Site 2 of 5 in cluster R**

Relative:
Lower

Actual:
341 ft.

RCRA-SQG:

Date form received by agency:	03/25/1987
Facility name:	LA HOLLYWOOD POLICE STATION GARAGE
Facility address:	1414 N HUDSON AVE LOS ANGELES, CA 90028
EPA ID:	CAD981988637
Mailing address:	200 N MAIN RM EIGHTH HUNDREDCH LOS ANGELES, CA 90012
Contact:	ENVIRONMENTAL MANAGER
Contact address:	1414 N HUDSON AVE HOLLYWOOD, CA 90004
Contact country:	US
Contact telephone:	(213) 485-7527
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

LA HOLLYWOOD POLICE STATION GARAGE (Continued) **1000243401**

Owner/Operator Summary:
- Owner/operator name: CITY OF LOS ANGELES
- Owner/operator address: NOT REQUIRED
  NOT REQUIRED, ME 99999
- Owner/operator country: Not reported
- Owner/operator telephone: (415) 555-1212
- Legal status: Municipal
- Owner/Operator Type: Owner
- Owner/Op start date: Not reported
- Owner/Op end date: Not reported

- Owner/operator name: NOT REQUIRED
- Owner/operator address: NOT REQUIRED
  NOT REQUIRED, ME 99999
- Owner/operator country: Not reported
- Owner/operator telephone: (415) 555-1212
- Legal status: Municipal
- Owner/Operator Type: Operator
- Owner/Op start date: Not reported
- Owner/Op end date: Not reported

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

Violation Status: No violations found

S84 **SELMA AVE ELEMENTARY SCHOOL** **RCRA-LQG** **1012175913**
West **6611 SELMA AVE** **CAR000197244**
1/8-1/4 **LOS ANGELES, CA 90028**
0.179 mi.
947 ft. **Site 1 of 3 in cluster S**

Relative:
Lower

Actual:
365 ft.

RCRA-LQG:
- Date form received by agency: 12/11/2008
- Facility name: SELMA AVE ELEMENTARY SCHOOL
- Facility address: 6611 SELMA AVE
  LOS ANGELES, CA 90028
- EPA ID: CAR000197244
- Mailing address: 333 S BEAUDRY AVE
  20TH FL LAUSD OEHS
  LOS ANGELES, CA 90017
- Contact: SOE AUNG
- Contact address: 333 S BEAUDRY AVE 20TH FL LAUSD OEHS
  LOS ANGELES, CA 90017

SELMA AVE ELEMENTARY SCHOOL (Continued) **1012175913**

Contact country: US
Contact telephone: 213-241-3904
Contact email: SOE.AUNG@LAUSD.NET
EPA Region: 09
Classification: Large Quantity Generator
Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name: LAUSD
Owner/operator address: 333 S BEAUDRY AVE
LOS ANGELES, CA 90017
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: District
Owner/Operator Type: Owner
Owner/Op start date: 11/14/1989
Owner/Op end date: Not reported

Owner/operator name: SELMA AVE ELEMENTARY SCHOOL
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Legal status: District
Owner/Operator Type: Operator
Owner/Op start date: 11/14/1989
Owner/Op end date: Not reported

Handler Activities Summary:

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

SELMA AVE ELEMENTARY SCHOOL (Continued) **1012175913**

Hazardous Waste Summary:
Waste code: D008
Waste name: LEAD

Violation Status: No violations found

P85 **HOLLYWOOD PRINTWORKS** **RCRA-SQG 1000117174**
WSW **6613 SUNSET BLVD** **FINDS CAD982348229**
1/8-1/4 **LOS ANGELES, CA 90028**
0.180 mi.
950 ft. **Site 4 of 4 in cluster P**

Relative:
Lower

Actual:
351 ft.

RCRA-SQG:
Date form received by agency: 12/02/1996
Facility name: HOLLYWOOD PRINTWORKS
Facility address: 6613 SUNSET BLVD
LOS ANGELES, CA 90028
EPA ID: CAD982348229
Contact: BRUCE FISHER
Contact address: 6613 SUNSET BLVD
LOS ANGELES, CA 90028
Contact country: US
Contact telephone: (213) 465-4144
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: FISHER AND ASSOCIATES INC
Owner/operator address: 6613 SUNSET BLVD
LOS ANGELES, CA 90028
Owner/operator country: Not reported
Owner/operator telephone: (213) 465-4144
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No

HOLLYWOOD PRINTWORKS (Continued) **1000117174**

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: 110002798321

Environmental Interest/Information System

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

M86 **KING L W** **EDR US Hist Auto Stat** **1009081887**
ESE **6356 S SUNSET BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.183 mi.
967 ft. **Site 5 of 7 in cluster M**

Relative:
Lower

Actual:
354 ft.

EDR Historical Auto Stations:

Name:	KING L W
Year:	1942
Type:	AUTOMOBILE REPAIRING

Q87 **JANES R D** **EDR US Hist Auto Stat** **1009080639**
NNW **6541 HOLLYWOOD BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.184 mi.
971 ft. **Site 2 of 5 in cluster Q**

Relative:
Higher

Actual:
384 ft.

EDR Historical Auto Stations:

Name:	JANES R D
Year:	1933
Type:	GASOLINE AND OIL SERVICE STATIONS
Name:	JANES R D
Year:	1937
Type:	GASOLINE AND OIL SERVICE STATIONS
Name:	STARLINE AUTO REPAIR
Year:	2005
Address:	6541 HOLLYWOOD BLVD

Q88
NNW
1/8-1/4
0.184 mi.
971 ft.

JAMES HOUSE SQUARE LTD
6541 HOLLYWOOD BLVD
LOS ANGELES, CA 90028

Site 3 of 5 in cluster Q

CA FID UST **S101586864**
SWEEPS UST **N/A**

Relative:
Higher

Actual:
384 ft.

CA FID UST:

Facility ID:	19054549
Regulated By:	UTNKI
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2130000000
Mail To:	Not reported
Mailing Address:	6541 HOLLYWOOD BLVD
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900280000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Inactive

SWEEPS UST:

Status:	Not reported
Comp Number:	6860
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

O89
SSE
1/8-1/4
0.184 mi.
973 ft.

1425 N CAHUENGA BLVD
LOS ANGELES, CA 90028

Site 5 of 5 in cluster O

EDR US Hist Auto Stat **1015226371**
N/A

Relative:
Lower

Actual:
343 ft.

EDR Historical Auto Stations:

Name:	STEPAN AUTOMOTIVE
Year:	1999
Address:	1425 N CAHUENGA BLVD
Name:	STEPANS AUTOMOTIVE
Year:	2011
Address:	1425 N CAHUENGA BLVD
Name:	STEPANS AUTOMOTIVE

(Continued) **1015226371**

Year: 2012
Address: 1425 N CAHUENGA BLVD

M90 **STANNARD B F** **EDR US Hist Auto Stat** **1009080006**
ESE **6354 S SUNSET BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.184 mi.
974 ft. **Site 6 of 7 in cluster M**

Relative: EDR Historical Auto Stations:
Lower
Name: STANNARD B F
Year: 1929
Actual: Type: AUTOMOBILE REPAIRING AND SERVICE STATIONS
354 ft.

N91 **WRIGHT L R** **EDR US Hist Auto Stat** **1009079207**
NNE **1728 CAHUENGA BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.185 mi.
975 ft. **Site 4 of 6 in cluster N**

Relative: EDR Historical Auto Stations:
Higher
Name: WRIGHT L R
Year: 1924
Actual: Type: AUTOMOBILE REPAIRING
390 ft.

M92 **GEILER P R** **EDR US Hist Auto Stat** **1009076561**
ESE **6352 S SUNSET BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.187 mi.
985 ft. **Site 7 of 7 in cluster M**

Relative: EDR Historical Auto Stations:
Lower
Name: GEILER P R
Year: 1929
Actual: Type: AUTOMOBILE REPAIRING AND SERVICE STATIONS
354 ft.

N93 **HIKES J H JR** **EDR US Hist Auto Stat** **1009080929**
NNE **1731 CAHUENGA BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.188 mi.
992 ft. **Site 5 of 6 in cluster N**

Relative: EDR Historical Auto Stations:
Higher
Name: HIKES J H JR
Year: 1933
Actual: Type: AUTOMOBILE REPAIRING
390 ft.

Name: HOLLYWOOD PACKARD MAINTENANCE
Year: 1937
Type: AUTOMOBILE REPAIRING

Name: MILLEMAN A L
Year: 1942

HIKES J H JR (Continued) **1009080929**

Type: AUTOMOBILE REPAIRING

T94 **BUSHEY J S SYSTEM** **EDR US Hist Auto Stat** **1009080987**
East **1601 VINE WY** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.193 mi.
1017 ft. **Site 1 of 4 in cluster T**

Relative:
Higher

EDR Historical Auto Stations:

Actual:
369 ft.

Name: SUPERFINE AUTO SERVICE
Year: 1933
Type: GASOLINE AND OIL SERVICE STATIONS

Name: BUSHEY J S SYSTEM
Year: 1933
Type: AUTOMOBILE REPAIRING

N95 **STONE BENJ** **EDR US Hist Cleaners** **1009190370**
NNE **1737 CAHUENGA BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.197 mi.
1042 ft. **Site 6 of 6 in cluster N**

Relative:
Higher

EDR Historical Cleaners:

Actual:
392 ft.

Name: STONE BENJ
Year: 1933
Type: CLOTHES PRESSERS AND CLEANERS

---

96 **EDR US Hist Auto Stat** **1015272477**
NNW **1747 N HUDSON AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90028**
0.199 mi.
1052 ft.

Relative:
Higher

EDR Historical Auto Stations:

Actual:
388 ft.

Name: ADVANCED CAR REPAIR
Year: 2003
Address: 1747 N HUDSON AVE

Name: ADVANCED CAR REPAIR
Year: 2007
Address: 1747 N HUDSON AVE

Name: ADVANCED CAR REPAIR
Year: 2008
Address: 1747 N HUDSON AVE

Name: ADVANCED CAR REPAIR
Year: 2009
Address: 1747 N HUDSON AVE

Q97
NW
1/8-1/4
0.200 mi.
1057 ft.

DUBARRY E P — **EDR US Hist Cleaners** — **1009190863**
1709 WHITLEY AVE — **N/A**
LOS ANGELES, CA

Site 4 of 5 in cluster Q

Relative:
Higher

Actual:
381 ft.

EDR Historical Cleaners:

Name:	DUBARRY E P
Year:	1929
Type:	CLOTHES PRESSERS CLEANERS AND REPAIRERS
Name:	DE SOSA B V SON
Year:	1933
Type:	CLOTHES PRESSERS AND CLEANERS
Name:	DE SOSA B S MRS
Year:	1937
Type:	CLOTHES PRESSERS AND CLEANERS

R98
South
1/8-1/4
0.203 mi.
1074 ft.

HOLLYWOOD DIV. VEHICLE MAINT. — **UST** — **U003781263**
1401 WILCOX AVE — **N/A**
LOS ANGELES, CA 90028

Site 3 of 5 in cluster R

Relative:
Lower

Actual:
338 ft.

UST:

Facility ID:	24939
Latitude:	34.0976004
Longitude:	-118.3297923
Permitting Agency:	LOS ANGELES, CITY OF

R99
South
1/8-1/4
0.203 mi.
1074 ft.

HOLLYWOOD DIV. VEHICLE MAINT./GENERAL SERVICES CITY OF LA — **SWEEPS UST** — **S106927341**
1401 N WILCOX AVE — **N/A**
LOS ANGELES, CA 90028

Site 4 of 5 in cluster R

Relative:
Lower

Actual:
338 ft.

SWEEPS UST:

Status:	Active
Comp Number:	8161
Number:	4
Board Of Equalization:	Not reported
Referral Date:	06-16-93
Action Date:	06-16-93
Created Date:	04-10-93
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

Q100 **MEYER GEO** **EDR US Hist Cleaners** **1009188812**
NW **1710 WHITLEY AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.204 mi.
1077 ft. **Site 5 of 5 in cluster Q**

Relative:
Higher

Actual:
382 ft.

EDR Historical Cleaners:

Name:	MEYER GEO
Year:	1933
Type:	CLOTHES PRESSERS AND CLEANERS

S101 **LAUSD** **CA FID UST** **S101586507**
West **6631 SELMA AVE** **SWEEPS UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90015**
0.207 mi.
1091 ft. **Site 2 of 3 in cluster S**

Relative:
Lower

Actual:
365 ft.

CA FID UST:

Facility ID:	19052670
Regulated By:	UTNKI
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2130000000
Mail To:	Not reported
Mailing Address:	1425 S SAN PEDRO
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900150000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Inactive

SWEEPS UST:

Status:	Not reported
Comp Number:	7843
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

R102
South
1/8-1/4
0.207 mi.
1092 ft.

LA JUVENILE BUILDING
1401 N WILCOX AVE
HOLLYWOOD, CA 90028

Site 5 of 5 in cluster R

RCRA-SQG
FINDS

1000265742
CAD981989296

Relative:
Lower

Actual:
338 ft.

RCRA-SQG:

Date form received by agency:	03/25/1987
Facility name:	LA JUVENILE BUILDING
Facility address:	1401 N WILCOX AVE HOLLYWOOD, CA 90028
EPA ID:	CAD981989296
Mailing address:	200 N MAIN RM EIGHTH HUNDREDCH LOS ANGELES, CA 90012
Contact:	ENVIRONMENTAL MANAGER
Contact address:	1401 N WILCOX AVE HOLLYWOOD, CA 90028
Contact country:	US
Contact telephone:	(213) 485-7527
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:	CITY OF LOS ANGELES
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Municipal
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Municipal
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No

LA JUVENILE BUILDING (Continued) **1000265742**

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: 110002767836

Environmental Interest/Information System
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U103 **RICKERSHAUSER C E** **EDR US Hist Auto Stat** **1009080173**
ESE **6326 S SUNSET BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.211 mi.
1115 ft. **Site 1 of 11 in cluster U**

Relative:
Lower

Actual:
354 ft.

EDR Historical Auto Stations:
Name: GAUSTI GUILI INC
Year: 1929
Type: GASOLINE AND OIL SERVICE STATION

Name: GUASTI GIULII INC
Year: 1933
Type: GASOLINE AND OIL SERVICE STATIONS

Name: RICKERSHAUSER C E
Year: 1937
Type: GASOLINE AND OIL SERVICE STATIONS

U104 **MURPHY PATK** **EDR US Hist Auto Stat** **1009078326**
ESE **6324 S SUNSET BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.213 mi.
1126 ft. **Site 2 of 11 in cluster U**

Relative:
Lower

Actual:
354 ft.

EDR Historical Auto Stations:
Name: MURPHY PATK
Year: 1929
Type: AUTOMOBILE REPAIRING AND SERVICE STATIONS

V105 **CVS PHARMACY NO 9624** **RCRA-LQG** **1016140153**
NNE **1747 N CAHUENGA BLVD** **FINDS** **CAR000237693**
1/8-1/4 **HOLLYWOOD, CA 90028**
0.214 mi.
1129 ft. **Site 1 of 13 in cluster V**

Relative:
Higher

Actual:
394 ft.

RCRA-LQG:

Date form received by agency:	03/27/2013
Facility name:	CVS PHARMACY NO 9624
Facility address:	1747 N CAHUENGA BLVD HOLLYWOOD, CA 90028
EPA ID:	CAR000237693
Mailing address:	ONE CVS DR WOONSOCKET, RI 02895
Contact:	WENDY L BRANT
Contact address:	ONE CVS DR WOONSOCKET, RI 02895
Contact country:	US
Contact telephone:	401-765-1500
Contact email:	WENDY.BRANT@CVSCAREMARK.COM
EPA Region:	09
Classification:	Large Quantity Generator
Description:	Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name:	GARFIELD BEACH CVS LLC
Owner/operator address:	Not reported Not reported
Owner/operator country:	US
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	06/02/2006
Owner/Op end date:	Not reported
Owner/operator name:	GARFIELD BEACH CVS LLC
Owner/operator address:	ONE CVS DR WOONSOCKET, RI 02895
Owner/operator country:	US
Owner/operator telephone:	401-765-1500
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	11/15/2006
Owner/Op end date:	Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No

CVS PHARMACY NO 9624 (Continued) **1016140153**

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

Hazardous Waste Summary:

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D002
Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Waste code: D009
Waste name: MERCURY

Waste code: P001
Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

Waste code: P042
Waste name: 1,2-BENZENEDIOL, 4-[1-HYDROXY-2-(METHYLAMINO)ETHYL]-, (R)-

Waste code: P075
Waste name: NICOTINE, & SALTS

Waste code: P081
Waste name: NITROGLYCERINE (R)

Violation Status: No violations found

FINDS:

Registry ID: 110055439066

Environmental Interest/Information System

W106
NE
1/8-1/4
0.217 mi.
1144 ft.

EDR US Hist Cleaners **1015004429**
N/A

1723 IVAR AVE
LOS ANGELES, CA 90028

Site 1 of 2 in cluster W

Relative:
Higher

Actual:
386 ft.

EDR Historical Cleaners:

Name:	CASA BLANCA CLEANERS
Year:	2003
Address:	1723 IVAR AVE
Name:	CASABLANCA CLEANERS
Year:	2004
Address:	1723 IVAR AVE
Name:	CASABLANCA CLEANERS
Year:	2005
Address:	1723 IVAR AVE

W107
NE
1/8-1/4
0.217 mi.
1144 ft.

LOUD C G **EDR US Hist Auto Stat** **1009077901**
1723 IVAR AVE **N/A**
LOS ANGELES, CA

Site 2 of 2 in cluster W

Relative:
Higher

Actual:
386 ft.

EDR Historical Auto Stations:

Name:	LOUD C G
Year:	1933
Type:	AUTOMOBILE REPAIRING

T108
East
1/8-1/4
0.218 mi.
1153 ft.

LEIGHTON RICHARDSON **EDR US Hist Auto Stat** **1009079131**
1600 VINE WY **N/A**
LOS ANGELES, CA

Site 2 of 4 in cluster T

Relative:
Lower

Actual:
366 ft.

EDR Historical Auto Stations:

Name:	LEIGHTON RICHARDSON
Year:	1929
Type:	GASOLINE AND OIL SERVICE STATION

V109
NNE
1/8-1/4
0.220 mi.
1161 ft.

BOB SMITH PORSCHE AUDI **HIST UST** **U001561211**
1751 N CAHUENGA BLVD **N/A**
LOS ANGELES, CA 90028

Site 2 of 13 in cluster V

Relative:
Higher

Actual:
395 ft.

HIST UST:

Region:	STATE
Facility ID:	00000050915
Facility Type:	Other
Other Type:	NEW CAR DEALER
Total Tanks:	0001
Contact Name:	DENNIS A. JACKSON
Telephone:	2134613144
Owner Name:	ROBERT A. SMITH
Owner Address:	1750 N. CAHUENGA BLVD.

BOB SMITH PORSCHE AUDI (Continued) **U001561211**

Owner City,St,Zip: HOLLYWOOD, CA 90028

Tank Num: 001
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00000000
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Tank Construction: Not reported
Leak Detection: None

V110 **BOB SMITH MITSUBISHI** **CA FID UST** **S101617313**
NNE **1751 N CAHUENGA BLVD** **SWEEPS UST** **N/A**
1/8-1/4 **HOLLYWOOD, CA 90028**
0.220 mi.
1161 ft. **Site 3 of 13 in cluster V**

Relative:
Higher

Actual:
395 ft.

CA FID UST:
Facility ID: 19006454
Regulated By: UTNKI
Regulated ID: 00050915
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2134613144
Mail To: Not reported
Mailing Address: 1750 N CAHUENGA BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: HOLLYWOOD 900280000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

SWEEPS UST:
Status: Not reported
Comp Number: 2847
Number: Not reported
Board Of Equalization: 44-012582
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002847-000001
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: OIL
STG: WASTE
Content: WASTE OIL
Number Of Tanks: 1

V111 **BOB SMITH BMW** **CA FID UST** **S101583813**
NNE **1750 CAHUENGA BLVD** **SWEEPS UST** **N/A**
1/8-1/4 **HOLLYWOOD, CA 90028**
0.220 mi.
1161 ft. **Site 4 of 13 in cluster V**

Relative:
Higher

Actual:
395 ft.

CA FID UST:

Facility ID:	19006453
Regulated By:	UTNKI
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	8183463144
Mail To:	Not reported
Mailing Address:	1750 CAHUENGA BLVD
Mailing Address 2:	Not reported
Mailing City,St,Zip:	HOLLYWOOD 900280000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Inactive

SWEEPS UST:

Status:	Not reported
Comp Number:	5913
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

V112 **BOB SMITH** **RCRA-SQG** **1000219335**
NNE **1750 N CAHUENGA** **FINDS** **CAD981993363**
1/8-1/4 **HOLLYWOOD, CA 90028** **SLIC**
0.220 mi.
1161 ft. **Site 5 of 13 in cluster V**

Relative:
Higher

Actual:
395 ft.

RCRA-SQG:

Date form received by agency:	02/23/1987
Facility name:	BOB SMITH
Facility address:	1750 N CAHUENGA HOLLYWOOD, CA 90028
EPA ID:	CAD981993363
Contact:	PHIL RUSSELL
Contact address:	1750 N CAHUENGA HOLLYWOOD, CA 90028
Contact country:	US

BOB SMITH (Continued) **1000219335**

Contact telephone: (213) 466-3211
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: BOB SMITH
Owner/operator address: 1750 N CAHUENGA BLVD
HOLLYWOOD, CA 90028
Owner/operator country: Not reported
Owner/operator telephone: (213) 466-3211
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

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

Violation Status: No violations found

FINDS:

Registry ID: 110002769834

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of

BOB SMITH (Continued) **1000219335**

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.

SLIC:

Region:	STATE
Facility Status:	**Completed - Case Closed**
Status Date:	08/01/2003
Global Id:	SL204CC2367
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number:	Not reported
Latitude:	34.0928720571429
Longitude:	-118.330346028571
Case Type:	Cleanup Program Site
Case Worker:	Not reported
Local Agency:	Not reported
RB Case Number:	0963
File Location:	Not reported
Potential Media Affected:	Not reported
Potential Contaminants of Concern:	Not reported
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

SLIC REG 4:

Region:	4
Facility Status:	No further action required
SLIC:	0963
Substance:	TPH
Staff:	DBR

V113 **BOB SMITH VOLKSWAGEN** **HIST UST** **U001561212**
NNE **1750 N CAHUENGA BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA 90028**
0.220 mi.
1163 ft. **Site 6 of 13 in cluster V**

Relative:
Higher

Actual:
395 ft.

HIST UST:

Region:	STATE
Facility ID:	00000029610
Facility Type:	Other
Other Type:	NEW CAR AUTO DLR
Total Tanks:	0001
Contact Name:	PHILLIP RUSSELL
Telephone:	2134663211
Owner Name:	ROBERT A SMITH INC
Owner Address:	1750 N CAHUENGA BL
Owner City,St,Zip:	HOLLYWOOD, CA 90028
Tank Num:	001
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00000250
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL

BOB SMITH VOLKSWAGEN (Continued) **U001561212**

Tank Construction: Not reported
Leak Detection: Visual

114
East
1/8-1/4
0.220 mi.
1164 ft.

GUZIEL ALEX **EDR US Hist Auto Stat** **1009080752**
1553 VINE WY **N/A**
LOS ANGELES, CA

Relative:
Lower

Actual:
360 ft.

EDR Historical Auto Stations:
Name: GUZIEL ALEX
Year: 1933
Type: GASOLINE AND OIL SERVICE STATIONS

X115
NW
1/8-1/4
0.221 mi.
1166 ft.

GOLDEN POPPY CLEANERS DYERS **EDR US Hist Cleaners** **1009188269**
6617 HOLLYWOOD BLVD **N/A**
LOS ANGELES, CA

Site 1 of 2 in cluster X

Relative:
Higher

Actual:
378 ft.

EDR Historical Cleaners:
Name: GOLDEN POPPY CLEANERS DYERS
Year: 1924
Type: CLOTHES CLEANERS PRESSERS AND DYERS

T116
East
1/8-1/4
0.221 mi.
1168 ft.

EDR US Hist Cleaners **1014999990**
1600 VINE ST **N/A**
LOS ANGELES, CA 90028

Site 3 of 4 in cluster T

Relative:
Lower

Actual:
366 ft.

EDR Historical Cleaners:
Name: BUBBLES DRY CLEANERS
Year: 2011
Address: 1600 VINE ST

Name: BUBBLES DRY CLEANERS
Year: 2012
Address: 1600 VINE ST

U117
ESE
1/8-1/4
0.225 mi.
1186 ft.

KRAJCHAK ARPAD **EDR US Hist Cleaners** **1009185743**
6312 S SUNSET BLVD **N/A**
LOS ANGELES, CA

Site 3 of 11 in cluster U

Relative:
Lower

Actual:
353 ft.

EDR Historical Cleaners:
Name: KRAJCHAK ARPAD
Year: 1929
Type: CLOTHES PRESSERS CLEANERS AND REPAIRERS

Name: KRAJCHAK ARPAD
Year: 1937

KRAJCHAK ARPAD (Continued) **1009185743**

Type: CLOTHES PRESSERS AND CLEANERS

U118 **MAYHEW C E** **EDR US Hist Auto Stat** **1009083274**
ESE **1533 VINE WY** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.225 mi.
1187 ft. **Site 4 of 11 in cluster U**

Relative: EDR Historical Auto Stations:
Lower Name: MAYHEW C E
Year: 1937
Actual: Type: GASOLINE AND OIL SERVICE STATIONS
357 ft.

T119 **GOLDRING CHAS** **EDR US Hist Cleaners** **1009189443**
ENE **1623 VINE WY** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.226 mi.
1192 ft. **Site 4 of 4 in cluster T**

Relative: EDR Historical Cleaners:
Higher Name: GOLDRING CHAS
Year: 1933
Actual: Type: CLOTHES PRESSERS AND CLEANERS
369 ft.

V120 **CONSOLIDATED CLEANERS DYERS** **EDR US Hist Cleaners** **1009190575**
NNE **1755 CAHUENGA BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.226 mi.
1195 ft. **Site 7 of 13 in cluster V**

Relative: EDR Historical Cleaners:
Higher Name: CONSOLIDATED CLEANERS DYERS
Year: 1929
Actual: Type: CLEANERS AND DYERS
396 ft.

U121 **EAST R D** **EDR US Hist Cleaners** **1009188392**
ESE **1527 VINE WY** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.227 mi.
1197 ft. **Site 5 of 11 in cluster U**

Relative: EDR Historical Cleaners:
Lower Name: BRONNENBERG H J
Year: 1929
Actual: Type: CLOTHES PRESSERS CLEANERS AND REPAIRERS
356 ft.

Name: EAST R D
Year: 1933
Type: CLOTHES PRESSERS AND CLEANERS

Name: EAST R D
Year: 1937
Type: CLOTHES PRESSERS AND CLEANERS

U122
ESE
1/8-1/4
0.227 mi.
1197 ft.

FOSS LLOYD
1527 VINE WY
LOS ANGELES, CA

Site 6 of 11 in cluster U

EDR US Hist Auto Stat **1009076492**
N/A

Relative:
Lower

Actual:
356 ft.

EDR Historical Auto Stations:
Name: FOSS LLOYD
Year: 1929
Type: AUTOMOBILE REPAIRING AND SERVICE STATIONS

123
North
1/8-1/4
0.228 mi.
1202 ft.

1760 WILCOX AVE
LOS ANGELES, CA 90028

EDR US Hist Cleaners **1015005460**
N/A

Relative:
Higher

Actual:
397 ft.

EDR Historical Cleaners:
Name: TERRY & SON CLEANING
Year: 2005
Address: 1760 WILCOX AVE

Name: TERRY & SON CLEANING CARPET RESTORAT
Year: 2006
Address: 1760 WILCOX AVE

Name: TERRY & SON CLEANING CARPET RESTORAT
Year: 2007
Address: 1760 WILCOX AVE

X124
NW
1/8-1/4
0.229 mi.
1209 ft.

AMERICAN DYE WORKS
6621 HOLLYWOOD BLVD
LOS ANGELES, CA

Site 2 of 2 in cluster X

EDR US Hist Cleaners **1009188742**
N/A

Relative:
Higher

Actual:
378 ft.

EDR Historical Cleaners:
Name: AMERICAN DYE WORKS
Year: 1924
Type: CLOTHES CLEANERS PRESSERS AND DYERS

U125
ESE
1/8-1/4
0.229 mi.
1209 ft.

NATIONAL RENOVATING CO
6308 S SUNSET BLVD
LOS ANGELES, CA

Site 7 of 11 in cluster U

EDR US Hist Cleaners **1009190917**
N/A

Relative:
Lower

Actual:
353 ft.

EDR Historical Cleaners:
Name: NATIONAL RENOVATING CO
Year: 1933
Type: CLOTHES PRESSERS AND CLEANERS

U126
ESE
1/8-1/4
0.229 mi.
1211 ft.

HADLEY J R
1518 VINE WY
LOS ANGELES, CA

EDR US Hist Auto Stat **1009079960**
N/A

Site 8 of 11 in cluster U

Relative:
Lower

Actual:
355 ft.

EDR Historical Auto Stations:
Name: HADLEY J R
Year: 1933
Type: AUTOMOBILE REPAIRING

S127
West
1/8-1/4
0.233 mi.
1229 ft.

MOSES BODY SHOP
1610 CHEROKEE AVE
LOS ANGELES, CA 90028

RCRA-SQG **1000220507**
FINDS **CAD982015406**

Site 3 of 3 in cluster S

Relative:
Lower

Actual:
365 ft.

RCRA-SQG:
Date form received by agency: 07/22/1987
Facility name: MOSES BODY SHOP
Facility address: 1610 CHEROKEE AVE
LOS ANGELES, CA 90028
EPA ID: CAD982015406
Mailing address: CHEROKEE AVE
LOS ANGELES, CA 90028
Contact: ENVIRONMENTAL MANAGER
Contact address: 1610 CHEROKEE AVE
LOS ANGELES, CA 90028
Contact country: US
Contact telephone: (213) 646-6573
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: MIKAILIAN MOSES
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

MOSES BODY SHOP (Continued) **1000220507**

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

Violation Status: No violations found

FINDS:

Registry ID: 110002776933

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

U128 **RAGING FINGERS** **RCRA-SQG 1000257046**
ESE **6301 SUNSET BLVD #102** **FINDS CAD982401689**
1/8-1/4 **LOS ANGELES, CA 90028**
0.233 mi.
1230 ft. **Site 9 of 11 in cluster U**

Relative:
Lower

Actual:
353 ft.

RCRA-SQG:
Date form received by agency: 09/01/1996
Facility name: RAGING FINGERS
Facility address: 6301 SUNSET BLVD #102
LOS ANGELES, CA 90028
EPA ID: CAD982401689
Mailing address: SUNSET BLVD #102
LOS ANGELES, CA 90028
Contact: Not reported
Contact address: Not reported
Not reported
Contact country: Not reported
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of

RAGING FINGERS (Continued) **1000257046**

hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: DEBORAH KENT
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

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

Violation Status: No violations found

FINDS:

Registry ID: 110002804467

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

Y129 **MEAD E P** **EDR US Hist Auto Stat** **1009083201**
West **1616 CHEROKEE AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.234 mi.
1234 ft. **Site 1 of 4 in cluster Y**

Relative:
Lower

Actual:
365 ft.

EDR Historical Auto Stations:
Name: MEAD E P
Year: 1937
Type: GASOLINE AND OIL SERVICE STATIONS

U130 **HOLLYWOOD MAIN NO 2562** **RCRA NonGen / NLR** **1008372001**
ESE **1500 VINE ST** **HAZNET** **CAP000163964**
1/8-1/4 **HOLLYWOOD, CA 90028**
0.236 mi.
1244 ft. **Site 10 of 11 in cluster U**

Relative:
Lower

Actual:
353 ft.

RCRA NonGen / NLR:
Date form received by agency: 07/22/2005
Facility name: HOLLYWOOD MAIN NO 2562
Facility address: 1500 VINE ST
HOLLYWOOD, CA 90028-7305
EPA ID: CAP000163964
Mailing address: 533 ANTON BLVD
COSTA MESA, CA 92626
Contact: LARRY D HARTMAN
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: 714-428-4805
Contact email: LARRY.HARTMAN@WAMU.NET
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: WASHINGTON MUTUAL
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 09/01/1998
Owner/Op end date: Not reported

Owner/operator name: WASHINGTON MUTUAL
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 09/01/1998
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No

HOLLYWOOD MAIN NO 2562 (Continued) **1008372001**

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

Hazardous Waste Summary:

Waste code:	D008
Waste name:	LEAD
Waste code:	D009
Waste name:	MERCURY
Violation Status:	No violations found

HAZNET:

Year:	2005
Gepaid:	CAP000163964
Contact:	LARRY D HARTMAN
Telephone:	7144284805
Mailing Name:	Not reported
Mailing Address:	533 ANTON BLVD
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Not reported
TSD EPA ID:	AZC950823111
TSD County:	Not reported
Waste Category:	Asbestos containing waste
Disposal Method:	Disposal, Land Fill
Tons:	10.11
Facility County:	Los Angeles
Year:	2005
Gepaid:	CAP000163964
Contact:	LARRY D HARTMAN
Telephone:	7144284805
Mailing Name:	Not reported
Mailing Address:	533 ANTON BLVD
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Not reported
TSD EPA ID:	NVT330010000
TSD County:	Not reported
Waste Category:	Other inorganic solid waste
Disposal Method:	Disposal, Land Fill
Tons:	21.1
Facility County:	Los Angeles
Year:	2005
Gepaid:	CAP000163964
Contact:	LARRY D HARTMAN

HOLLYWOOD MAIN NO 2562 (Continued) **1008372001**

Telephone: 7144284805
Mailing Name: Not reported
Mailing Address: 533 ANTON BLVD
Mailing City,St,Zip: COSTA MESA, CA 926260000
Gen County: Not reported
TSD EPA ID: CAD009007626
TSD County: Not reported
Waste Category: Asbestos containing waste
Disposal Method: Disposal, Land Fill
Tons: 0.5
Facility County: Los Angeles

Year: 2005
Gepaid: CAP000163964
Contact: LARRY D HARTMAN
Telephone: 7144284805
Mailing Name: Not reported
Mailing Address: 533 ANTON BLVD
Mailing City,St,Zip: COSTA MESA, CA 926260000
Gen County: Not reported
TSD EPA ID: AZR000005454
TSD County: Not reported
Waste Category: Polychlorinated biphenyls and material containing PCBs
Disposal Method: Recycler
Tons: 0.29
Facility County: Los Angeles

Z131 **EDR US Hist Auto Stat** **1015212603**
SSE **1350 N CAHUENGA BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA 90028**
0.236 mi.
1245 ft. **Site 1 of 4 in cluster Z**

Relative:
Lower

Actual:
337 ft.

EDR Historical Auto Stations:
Name: ARMANS AUTO REPAIR
Year: 2005
Address: 1350 N CAHUENGA BLVD

Z132 **FIRE STATION 27** **HIST UST** **U001561218**
SSE **1355 N CAHUENGA BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA 90028**
0.236 mi.
1245 ft. **Site 2 of 4 in cluster Z**

Relative:
Lower

Actual:
337 ft.

HIST UST:
Region: STATE
Facility ID: 00000047434
Facility Type: Other
Other Type: FIRE STATION
Total Tanks: 0002
Contact Name: Not reported
Telephone: 2134856227
Owner Name: CITY OF LOS ANGELES
Owner Address: 200 N. MAIN ST
Owner City,St,Zip: LOS ANGELES, CA 90012

FIRE STATION 27 (Continued) **U001561218**

Tank Num: 001
Container Num: F527-1
Year Installed: Not reported
Tank Capacity: 00000550
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Tank Construction: Not reported
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: F527-2
Year Installed: Not reported
Tank Capacity: 00002000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Tank Construction: Not reported
Leak Detection: Stock Inventor

133
ENE
1/8-1/4
0.237 mi.
1249 ft.

COPYMAT **RCRA-SQG 1000441701**
6301 SUNSET BLVD STE 101 **FINDS CAD982488686**
HOLLYWOOD, CA 90028

Relative:
Higher

Actual:
377 ft.

RCRA-SQG:
Date form received by agency: 03/22/1990
Facility name: COPYMAT
Facility address: 6301 SUNSET BLVD STE 101
HOLLYWOOD, CA 90028
EPA ID: CAD982488686
Contact: ENVIRONMENTAL MANAGER
Contact address: 6301 SUNSET BLVD STE 101
HOLLYWOOD, CA 90028
Contact country: US
Contact telephone: (213) 461-1222
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: C P I CORP
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED

COPYMAT (Continued) **1000441701**

NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

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

Violation Status: No violations found

FINDS:

Registry ID: 110002828780

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

Z134 **FIRE STATION #27** **HIST CORTESE** **S101582937**
SSE **1355 CAHUENGA BLVD N** **LUST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012** **CA FID UST**
0.237 mi. **SWEEPS UST**
1252 ft. **Site 3 of 4 in cluster Z**

Relative:
Lower

Actual:
337 ft.

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900120098

LUST:
Region: STATE
Global Id: T0603700508
Latitude: 34.0954743
Longitude: -118.3291961

FIRE STATION #27 (Continued) **S101582937**

Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	06/13/1997
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Worker:	YR
Local Agency:	LOS ANGELES, CITY OF
RB Case Number:	900120098
LOC Case Number:	Not reported
File Location:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0603700508
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

Global Id:	T0603700508
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

Status History:

Global Id:	T0603700508
Status:	Open - Verification Monitoring
Status Date:	01/07/1997

Global Id:	T0603700508
Status:	Completed - Case Closed
Status Date:	06/13/1997

Global Id:	T0603700508
Status:	Open - Site Assessment
Status Date:	02/09/1989

Global Id:	T0603700508
Status:	Open - Case Begin Date
Status Date:	08/25/1988

Regulatory Activities:

Global Id:	T0603700508
Action Type:	Other
Date:	01/01/1950
Action:	Leak Reported

FIRE STATION #27 (Continued) **S101582937**

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900120098	
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:	T0603700508	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	Not reported	
Enforcement Type:	Not reported	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		8/25/1988
Date Leak Record Entered:	Not reported	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		7/25/1997
Date the Case was Closed:		6/13/1997
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		11578.996127541595838756321511
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		2/9/1989
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		1/7/1997
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:	CITY OF LOS ANGELES, DPW	
RP Address:	650 S. SPRING ST., SUITE 200, LOS ANGELES CA 90014-1911	
Program:	LUST	
Lat/Long:	34.0954743 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	

FIRE STATION #27 (Continued) **S101582937**

Assigned Name: Not reported
Summary: 5/1/97 - G.W. MONITORING REPORT RECEIVED
CONTAMINANTS INCLUDE BENZENE AND DERIVATIVES. TPH MAXIMUM 3400 PPM

CA FID UST:
Facility ID: 19001909
Regulated By: UTNKI
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2134855846
Mail To: Not reported
Mailing Address: 200 N MAIN ST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900280000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

SWEEPS UST:
Status: Not reported
Comp Number: 6179
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

Z135 **EDR US Hist Auto Stat** **1015211950**
SSE **1349 IVAR AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90028**
0.238 mi.
1256 ft. **Site 4 of 4 in cluster Z**

Relative:
Lower

Actual:
338 ft.

EDR Historical Auto Stations:
Name: ARMANS AUTO REPAIR
Year: 2007
Address: 1349 IVAR AVE

Name: ARMANS AUTO REPAIR
Year: 2009
Address: 1349 IVAR AVE

Name: ARMANS AUTO REPAIR

(Continued) **1015211950**

Year: 2010
Address: 1349 IVAR AVE

Name: ARMANS AUTO REPAIR
Year: 2011
Address: 1349 IVAR AVE

Name: ARMANS AUTO REPAIR
Year: 2012
Address: 1349 IVAR AVE

V136 **FISHMAN HYMAN** **EDR US Hist Cleaners** **1009190144**
NNE **1763 CAHUENGA BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.239 mi.
1262 ft. **Site 8 of 13 in cluster V**

Relative:
Higher

Actual:
398 ft.

EDR Historical Cleaners:
Name: FISHMAN HYMAN
Year: 1933
Type: LAUNDRIES HAND

V137 **SYCAMORE DYE WORKS** **EDR US Hist Cleaners** **1009191035**
NNE **1762 CAHUENGA BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.239 mi.
1262 ft. **Site 9 of 13 in cluster V**

Relative:
Higher

Actual:
398 ft.

EDR Historical Cleaners:
Name: SYCAMORE DYE WORKS
Year: 1929
Type: CLEANERS AND DYERS

Name: DAVIS THEO
Year: 1937
Type: CLOTHES PRESSERS AND CLEANERS

V138 **BREDELL E B** **EDR US Hist Auto Stat** **1009077558**
NNE **1762 CAHUENGA BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.239 mi.
1262 ft. **Site 10 of 13 in cluster V**

Relative:
Higher

Actual:
398 ft.

EDR Historical Auto Stations:
Name: BREDELL E B
Year: 1924
Type: AUTOMOBILE SERVICE STATIONS

Y139 **SHEATS LAVERTY** **EDR US Hist Auto Stat** **1009079686**
WNW **1647 CHEROKEE AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.241 mi.
1270 ft. **Site 2 of 4 in cluster Y**

Relative:
Higher

Actual:
369 ft.

EDR Historical Auto Stations:
Name: SHEATS LAVERTY
Year: 1924
Type: AUTOMOBILE REPAIRING

Y140 **HAFFNER AMIE J** **EDR US Hist Cleaners** **1009189817**
WNW **1651 CHEROKEE AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.242 mi.
1277 ft. **Site 3 of 4 in cluster Y**

Relative:
Higher

Actual:
370 ft.

EDR Historical Cleaners:
Name: HAFFNER AMIE J
Year: 1929
Type: CLEANERS AND DYERS

V141 **FISHMAN HYMAN** **EDR US Hist Cleaners** **1009191749**
NNE **1765 CAHUENGA BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.242 mi.
1279 ft. **Site 11 of 13 in cluster V**

Relative:
Higher

Actual:
398 ft.

EDR Historical Cleaners:
Name: FISHMAN HYMAN
Year: 1937
Type: CLOTHES PRESSERS AND CLEANERS

Name: FISHMAN HYMAN
Year: 1937
Type: LAUNDRIES HAND

Y142 **SOCIETY CLEANERS** **EDR US Hist Cleaners** **1009191102**
WNW **1654 CHEROKEE AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.243 mi.
1285 ft. **Site 4 of 4 in cluster Y**

Relative:
Higher

Actual:
371 ft.

EDR Historical Cleaners:
Name: SOCIETY CLEANERS
Year: 1929
Type: CLOTHES PRESSERS CLEANERS AND REPAIRERS

V143
NNE
1/8-1/4
0.245 mi.
1296 ft.

MULLER GEO
1767 CAHUENGA BLVD
LOS ANGELES, CA

EDR US Hist Auto Stat **1009080204**
N/A

Site 12 of 13 in cluster V

Relative:
Higher

Actual:
399 ft.

EDR Historical Auto Stations:

Name:	YARDLEY MC GARGLE
Year:	1929
Type:	AUTOMOBILE REPAIRING AND SERVICE STATIONS
Name:	MULLER GEO
Year:	1942
Type:	AUTOMOBILE REPAIRING

U144
ESE
1/8-1/4
0.247 mi.
1305 ft.

SUNSET AND VINE TOWER
1480 VINE ST
HOLLYWOOD, CA 90028

RCRA-LQG **1010562053**
HAZNET **CAR000186205**

Site 11 of 11 in cluster U

Relative:
Lower

Actual:
350 ft.

RCRA-LQG:

Date form received by agency:	07/31/2007
Facility name:	SUNSET AND VINE TOWER
Facility address:	1480 VINE ST HOLLYWOOD, CA 90028
EPA ID:	CAR000186205
Mailing address:	6922 HOLLYWOOD BLVD NO 900 HOLLYWOOD, CA 90028
Contact:	RYAN S HARTER
Contact address:	6922 HOLLYWOOD BLVD NO 900 HOLLYWOOD, CA 90028
Contact country:	US
Contact telephone:	323-860-4933
Contact email:	RHARTER@CIMGROUP.COM
EPA Region:	09
Classification:	Large Quantity Generator
Description:	Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name:	CIM SUNSET AND VINE LP
Owner/operator address:	6922 HOLLYWOOD BLVD NO 900 HOLLYWOOD, CA 90028
Owner/operator country:	US
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner

SUNSET AND VINE TOWER (Continued) **1010562053**

Owner/Op start date: 08/15/2006
Owner/Op end date: Not reported

Owner/operator name: CIM GROUP
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 08/15/2006
Owner/Op end date: Not reported

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

Hazardous Waste Summary:
Waste code: D008
Waste name: LEAD

Violation Status: No violations found

HAZNET:
Year: 2008
Gepaid: CAR000186205
Contact: RYAN S HARTER
Telephone: 3238604933
Mailing Name: Not reported
Mailing Address: 6922 HOLLYWOOD BLVD NO 900
Mailing City,St,Zip: HOLLYWOOD, CA 900280000
Gen County: Not reported
TSD EPA ID: CAD009007626
TSD County: Not reported
Waste Category: Asbestos containing waste
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 0.8
Facility County: Los Angeles

Year: 2008
Gepaid: CAR000186205
Contact: RYAN S HARTER
Telephone: 3238604933

SUNSET AND VINE TOWER (Continued) **1010562053**

Mailing Name: Not reported
Mailing Address: 6922 HOLLYWOOD BLVD NO 900
Mailing City,St,Zip: HOLLYWOOD, CA 900280000
Gen County: Not reported
TSD EPA ID: CAD028409019
TSD County: Not reported
Waste Category: Other organic solids
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 1.925
Facility County: Los Angeles

Year: 2008
Gepaid: CAR000186205
Contact: RYAN S HARTER
Telephone: 3238604933
Mailing Name: Not reported
Mailing Address: 6922 HOLLYWOOD BLVD NO 900
Mailing City,St,Zip: HOLLYWOOD, CA 900280000
Gen County: Not reported
TSD EPA ID: NVT330010000
TSD County: Not reported
Waste Category: Other organic solids
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 5.0568
Facility County: Los Angeles

Year: 2008
Gepaid: CAR000186205
Contact: RYAN S HARTER
Telephone: 3238604933
Mailing Name: Not reported
Mailing Address: 6922 HOLLYWOOD BLVD NO 900
Mailing City,St,Zip: HOLLYWOOD, CA 900280000
Gen County: Not reported
TSD EPA ID: CAD097030993
TSD County: Not reported
Waste Category: Other organic solids
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.5
Facility County: Los Angeles

Year: 2008
Gepaid: CAR000186205
Contact: RYAN S HARTER
Telephone: 3238604933
Mailing Name: Not reported
Mailing Address: 6922 HOLLYWOOD BLVD NO 900
Mailing City,St,Zip: HOLLYWOOD, CA 900280000
Gen County: Not reported
TSD EPA ID: CAD097030993
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)

SUNSET AND VINE TOWER (Continued) **1010562053**

Tons: 0.5
Facility County: Los Angeles

Click this hyperlink while viewing on your computer to access
3 additional CA_HAZNET: record(s) in the EDR Site Report.

145
SSE
1/8-1/4
0.248 mi.
1310 ft.

LIROL CORPORATION **UST** **U003780434**
6350 DE LONGPRE AVE **N/A**
LOS ANGELES, CA 90028

Relative:
Lower

Actual:
339 ft.

UST:
Facility ID: 23977
Latitude: 34.097261
Longitude: -118.326478
Permitting Agency: LOS ANGELES, CITY OF

V146
NNE
1/8-1/4
0.249 mi.
1314 ft.

PIERCE BRUTINEL **EDR US Hist Auto Stat** **1009078536**
1768 CAHUENGA BLVD **N/A**
LOS ANGELES, CA

Site 13 of 13 in cluster V

Relative:
Higher

Actual:
399 ft.

EDR Historical Auto Stations:
Name: PIERCE BRUTINEL
Year: 1929
Type: GASOLINE AND OIL SERVICE STATION

Name: ADAMANKO NICHOLAS
Year: 1942
Type: AUTOMOBILE REPAIRING

147
North
1/4-1/2
0.304 mi.
1603 ft.

UNOCAL #0823 **HIST CORTESE** **S105024091**
1803 CAHUENGA BLVD N **LUST** **N/A**
HOLLYWOOD, CA 90028

Relative:
Higher

Actual:
407 ft.

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900280061

LUST:
Region: STATE
Global Id: T0603700756
Latitude: 34.1039269
Longitude: -118.3298902
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 10/20/1997
Lead Agency: LOS ANGELES RWQCB (REGION 4)

UNOCAL #0823 (Continued) **S105024091**

Case Worker:	Not reported
Local Agency:	LOS ANGELES, CITY OF
RB Case Number:	900280061
LOC Case Number:	Not reported
File Location:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0603700756
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

Status History:

Global Id:	T0603700756
Status:	Open - Site Assessment
Status Date:	03/18/1988
Global Id:	T0603700756
Status:	Completed - Case Closed
Status Date:	10/20/1997
Global Id:	T0603700756
Status:	Open - Case Begin Date
Status Date:	10/12/1983

Regulatory Activities:

Global Id:	T0603700756
Action Type:	Other
Date:	01/01/1950
Action:	Leak Reported

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900280061	
Status:	Case Closed	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Soil	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603700756	
W Global ID:	Not reported	
Staff:	MSH	
Local Agency:	19050	

UNOCAL #0823 (Continued) **S105024091**

Cross Street:	YUCCA	
Enforcement Type:	Not reported	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		10/12/1983
Date Leak Record Entered:	3/10/1988	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		12/23/1998
Date the Case was Closed:		10/20/1997
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		14252.79175882284950996967691
Source of Cleanup Funding:		Not reported
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		3/18/1988
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:	UNOCAL CORPORATION	
RP Address:	376 S. VALENCIA AVE, BREA, CA 92823	
Program:	LUST	
Lat/Long:	34.1039269 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	CASE REPORTED DUE TO PRODUCT LEAK INCIDENT. PROPERTY NO LONGER OWNED BY UNOCAL. CASE REFERRED TO BRIAN KELLY TO SEARCH FOR INFORMATION. CURRENTLY, THE SITE IS A STRIP MALL.UNOCAL CEASED OPERATION IN 1982 & DEMOLISHED	

AA148 **LIDO CLEANERS** **SLIC S103427344**
North **1901 WILCOX** **ENF N/A**
1/4-1/2 **LOS ANGELES, CA 90068**
0.382 mi.
2017 ft. **Site 1 of 2 in cluster AA**

Relative:
Higher

Actual:
417 ft.

SLIC REG 4:

Region:	4
Facility Status:	Remediation
SLIC:	0793
Substance:	VOCs
Staff:	GJH

ENF:

Region:	4
Facility Id:	238300
Agency Name:	Morris Construction
Place Type:	Facility
Place Subtype:	Not reported
Facility Type:	All other facilities
Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	Not reported
Place Longitude:	Not reported
SIC Code 1:	Not reported
SIC Desc 1:	Not reported
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	Not reported
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	SLIC
Program Category1:	TANKS
Program Category2:	TANKS
# Of Programs:	1
WDID:	4SLIC793
Reg Measure Id:	173358
Reg Measure Type:	Unregulated
Region:	4
Order #:	SLIC Case 793
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported

LIDO CLEANERS (Continued) **S103427344**

Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Never Active
Status Date:	02/20/2013
Effective Date:	Not reported
Expiration/Review Date:	Not reported
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	320637
Region:	4
Order / Resolution Number:	NOV
Enforcement Action Type:	Notice of Violation
Effective Date:	11/15/2006
Adoption/Issuance Date:	11/15/2006
Achieve Date:	Not reported
Termination Date:	11/15/2006
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	NOV sent 11/15/06 for 10 overdue remediation progress reports.
Description:	NOV sent 11/15/06 for 10 overdue remediation progress reports.
Program:	SLIC
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0

Region:	4
Facility Id:	238300
Agency Name:	Morris Construction
Place Type:	Facility
Place Subtype:	Not reported
Facility Type:	All other facilities
Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	Not reported
Place Longitude:	Not reported
SIC Code 1:	Not reported
SIC Desc 1:	Not reported
SIC Code 2:	Not reported
SIC Desc 2:	Not reported

LIDO CLEANERS (Continued) **S103427344**

SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	Not reported
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	SLIC
Program Category1:	TANKS
Program Category2:	TANKS
# Of Programs:	1
WDID:	4SLIC793
Reg Measure Id:	173358
Reg Measure Type:	Unregulated
Region:	4
Order #:	SLIC Case 793
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Never Active
Status Date:	02/20/2013
Effective Date:	Not reported
Expiration/Review Date:	Not reported
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	251448
Region:	4
Order / Resolution Number:	13267 Letter
Enforcement Action Type:	13267 Letter
Effective Date:	02/11/2004
Adoption/Issuance Date:	02/11/2004
Achieve Date:	Not reported
Termination Date:	02/11/2004

LIDO CLEANERS (Continued) **S103427344**

ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	13267 Letter sent 2/11/04 for 6 overdue remediation progress reports.
Description:	13267 Letter sent 2/11/04 for 6 overdue remediation progress reports.
Program:	SLIC
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0

AA149 **LIDO CLEANERS** **SLIC S106483941**
North **1901-1907 NORTH WILCOX AVE** **N/A**
1/4-1/2 **LOS ANGELES, CA 90068**
0.382 mi.
2017 ft. **Site 2 of 2 in cluster AA**

Relative:
Higher

Actual:
417 ft.

SLIC:

Region:	STATE
Facility Status:	**Open - Site Assessment**
Status Date:	06/11/2008
Global Id:	SL2044N1597
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number:	Not reported
Latitude:	34.106255
Longitude:	-118.32997
Case Type:	Cleanup Program Site
Case Worker:	GJH
Local Agency:	Not reported
RB Case Number:	0793
File Location:	Regional Board
Potential Media Affected:	Aquifer used for drinking water supply, Soil, Soil Vapor
Potential Contaminants of Concern:	Other Chlorinated Hydrocarbons, Tetrachloroethylene (PCE)
Site History:	The current building structure that houses Lido Cleaners was constructed prior to 1928. Lido Cleaners, a dry cleaning business has occupied the site since 1943. The 3,400 square-foot building contains a dry cleaning machine in the rear of the building. Based on the information submitted, the subsurface soil and groundwater at the site have been mainly impacted with volatile organic compounds (VOCs). Depth to groundwater was encountered in December 2007 between 22 and 25 feet below ground surface. Perchloroethylene (PCE), trichloroethene (TCE) 1,2dichloroethene (1,2-DCE) and 1,3-dichloropropene (1,3-DCP) were detected in soil matrix and underlying groundwater. The peak concentration of the main contaminant, PCE, in groundwater was 9,400 micrograms per liter (a%g/L) on December 26, 2007. The releases of chemicals from dry cleaning operations at the site have degraded the groundwater quality and beneficial uses of the State's waters

Click here to access the California GeoTracker records for this facility:

150
SE
1/4-1/2
0.382 mi.
2019 ft.

PARAGON CLEANERS
1310 VINE STREET
HOLLYWOOD, CA 90028

SLIC **S107473167**
N/A

Relative:
Lower

Actual:
324 ft.

SLIC:

Region:	STATE
Facility Status:	**Open - Site Assessment**
Status Date:	07/22/2014
Global Id:	SL0603766574
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number:	Not reported
Latitude:	34.0946610731753
Longitude:	-118.326382935047
Case Type:	Cleanup Program Site
Case Worker:	JB
Local Agency:	Not reported
RB Case Number:	1186
File Location:	Regional Board
Potential Media Affected:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Tetrachloroethylene (PCE)
Site History:	Paragon cleaners is located on the northeast corner of the intersection of Vine Street and Fountain Avenue. Ground water has been impacted by the contaminant PCE due to operations at the dry cleaners. The dry cleaner has been in operation since 1961, and in 2006, switched to "green" chemicals. The site owner has filed for financial hardship status and is requesting financial assistance from the state for assessment and cleanup.

Click here to access the California GeoTracker records for this facility:

AB151
SSE
1/4-1/2
0.433 mi.
2288 ft.

FOUNTAIN-VINE PLAZA
1253 NORTH VINE STREET
HOLLYWOOD, CA 90038

Site 1 of 2 in cluster AB

SLIC **S107619977**
N/A

Relative:
Lower

Actual:
319 ft.

SLIC:

Region:	STATE
Facility Status:	**Open - Site Assessment**
Status Date:	01/20/2009
Global Id:	SL0603734628
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number:	Not reported
Latitude:	34.0941657505915
Longitude:	-118.327099084854
Case Type:	Cleanup Program Site
Case Worker:	KL
Local Agency:	Not reported
RB Case Number:	1196
File Location:	Regional Board
Potential Media Affected:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Tetrachloroethylene (PCE), Trichloroethylene (TCE), Gasoline
Site History:	The southwest corner of the intersection of Fountain Ave and Vine Street contained a former dry cleaning facility and a former gasoline station. Both have been removed for the present day Fountain-Vine Plaza.

FOUNTAIN-VINE PLAZA (Continued) **S107619977**

Click here to access the California GeoTracker records for this facility:

AB152 **SNOW WHITE CLEANERS** **DEED** **S109348548**
SSE **1246 NORTH VINE STREET, LOS ANGELES, CA** **VCP** **N/A**
1/4-1/2 **LOS ANGELES, CA 90038** **ENVIROSTOR**
0.438 mi.
2314 ft. **Site 2 of 2 in cluster AB**

Relative:
Lower

Actual:
319 ft.

DEED:

Area:	PROJECT WIDE
Sub Area:	Not reported
Site Type:	VOLUNTARY CLEANUP
Status:	CERTIFIED O&M - LAND USE RESTRICTIONS ONLY
Agency:	Not reported
Covenant Uploaded:	Not reported
Deed Date(s):	08/01/2013
EDR Link ID:	60000967

VCP:

Facility ID:	60000967
Site Type:	Voluntary Cleanup
Site Type Detail:	Voluntary Cleanup
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	1.49
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Manjul Bose
Supervisor:	Javier Hinojosa
Division Branch:	Cleanup Chatsworth
Site Code:	301397
Assembly:	50
Senate:	26
Special Programs Code:	Voluntary Cleanup Program
Status:	Certified O&M - Land Use Restrictions Only
Status Date:	08/07/2013
Restricted Use:	YES
Funding:	Responsible Party
Lat/Long:	34.09369 / -118.3265
APN:	5534-001-400, 5534001400
Past Use:	DRY CLEANING
Potential COC:	30022
Confirmed COC:	30022
Potential Description:	IA, SOIL, SV
Alias Name:	5534-001-400
Alias Type:	APN
Alias Name:	5534001400
Alias Type:	APN
Alias Name:	301397
Alias Type:	Project Code (Site Code)
Alias Name:	60000967
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported

SNOW WHITE CLEANERS (Continued) **S109348548**

Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 05/15/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 06/22/2009
Comments: Fieldwork completed. Preliminary results received.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 07/22/2009
Comments: ESA workplan approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 02/25/2010
Comments: No more revisions on SCR, GW monitoring well installation workplan approved as of 2/25/2010.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Correspondence - Received
Completed Date: 09/16/2009
Comments: Sent out DTSC response.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Installation Workplan
Completed Date: 02/25/2010
Comments: No More Revisions on document. Workplan approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 07/31/2010
Comments: GW wells have been installed and sampled by RP. DTSC was not present at sampling event.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Correspondence - Received
Completed Date: 08/10/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 10/14/2010
Comments: Completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report

SNOW WHITE CLEANERS (Continued) **S109348548**

Completed Date: 02/15/2011
Comments: Comments Issued on November 2010 GWMR

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/17/2011
Comments: Groundwater monitoring report received. NO comments issued. Single comment verbally mentioned to RP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/17/2011
Comments: Groundwater monitoring approved with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 01/20/2012
Comments: Approved after meeting with RP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 09/25/2012
Comments: Site determined for NFA approval, to be issued.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Risk Assessment Report
Completed Date: 09/25/2012
Comments: Pre-NFA Letter issued.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/25/2012
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: No Further Action Letter
Completed Date: 08/07/2013
Comments: NFA Letter Issued

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 02/21/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight/Voluntary Cleanup Agreement
Completed Date: 09/17/2008
Comments: VCA Agreement was signed off by Tedd Yargeau.

SNOW WHITE CLEANERS (Continued) **S109348548**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/07/2013
Comments:	CRU Memo Completed

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Letter - Demand
Completed Date:	07/20/2012
Comments:	1st demand letter sent out

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Land Use Restriction
Completed Date:	08/01/2013
Comments:	LUC Filed with County on 7/25/2013, received by DTSC 8/1/2013

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Correspondence
Completed Date:	02/04/2010
Comments:	Letter sent with billing package.

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

ENVIROSTOR:

Facility ID:	60000967
Status:	Certified O&M - Land Use Restrictions Only
Status Date:	08/07/2013
Site Code:	301397
Site Type:	Voluntary Cleanup
Site Type Detailed:	Voluntary Cleanup
Acres:	1.49
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Manjul Bose
Supervisor:	Javier Hinojosa
Division Branch:	Cleanup Chatsworth
Assembly:	50
Senate:	26
Special Program:	Voluntary Cleanup Program
Restricted Use:	YES
Site Mgmt Req:	NONE SPECIFIED
Funding:	Responsible Party
Latitude:	34.09369
Longitude:	-118.3265
APN:	5534-001-400, 5534001400

SNOW WHITE CLEANERS (Continued) **S109348548**

Past Use: DRY CLEANING
Potential COC: Tetrachloroethylene (PCE
Confirmed COC: Tetrachloroethylene (PCE
Potential Description: IA, SOIL, SV
Alias Name: 5534-001-400
Alias Type: APN
Alias Name: 5534001400
Alias Type: APN
Alias Name: 301397
Alias Type: Project Code (Site Code)
Alias Name: 60000967
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 05/15/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 06/22/2009
Comments: Fieldwork completed. Preliminary results received.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 07/22/2009
Comments: ESA workplan approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 02/25/2010
Comments: No more revisions on SCR, GW monitoring well installation workplan approved as of 2/25/2010.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Correspondence - Received
Completed Date: 09/16/2009
Comments: Sent out DTSC response.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Installation Workplan
Completed Date: 02/25/2010
Comments: No More Revisions on document. Workplan approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 07/31/2010
Comments: GW wells have been installed and sampled by RP. DTSC was not present at sampling event.

SNOW WHITE CLEANERS (Continued) **S109348548**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Correspondence - Received
Completed Date: 08/10/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 10/14/2010
Comments: Completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 02/15/2011
Comments: Comments Issued on November 2010 GWMR

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/17/2011
Comments: Groundwater monitoring report received. NO comments issued. Single comment verbally mentioned to RP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/17/2011
Comments: Groundwater monitoring approved with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 01/20/2012
Comments: Approved after meeting with RP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 09/25/2012
Comments: Site determined for NFA approval, to be issued.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Risk Assessment Report
Completed Date: 09/25/2012
Comments: Pre-NFA Letter issued.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/25/2012
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

SNOW WHITE CLEANERS (Continued) **S109348548**

Completed Document Type: No Further Action Letter
Completed Date: 08/07/2013
Comments: NFA Letter Issued

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 02/21/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight/Voluntary Cleanup Agreement
Completed Date: 09/17/2008
Comments: VCA Agreement was signed off by Tedd Yargeau.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/07/2013
Comments: CRU Memo Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Demand
Completed Date: 07/20/2012
Comments: 1st demand letter sent out

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 08/01/2013
Comments: LUC Filed with County on 7/25/2013, received by DTSC 8/1/2013

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 02/04/2010
Comments: Letter sent with billing package.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

153
West
1/4-1/2
0.444 mi.
2342 ft.

DUPLICATE PHOTO
1522 N. HIGHLAND AVENUE
LOS ANGELES, CA 90028

ENVIROSTOR **S110493795**
N/A

Relative:
Lower

Actual:
350 ft.

ENVIROSTOR:

Facility ID:	71003403
Status:	Refer: Other Agency
Status Date:	Not reported
Site Code:	Not reported
Site Type:	Tiered Permit
Site Type Detailed:	Tiered Permit
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	Not reported
Division Branch:	Cleanup Chatsworth
Assembly:	50
Senate:	26
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not reported
Latitude:	34.09874
Longitude:	-118.3385
APN:	NONE SPECIFIED
Past Use:	NONE SPECIFIED
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	CAL920234442
Alias Type:	EPA Identification Number
Alias Name:	71003403
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	Not reported
Completed Sub Area Name:	Not reported
Completed Document Type:	Not reported
Completed Date:	Not reported
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

AC154 **CHEVRON #9-0458** **HIST CORTESE** **S103955787**
North **1934 CAHUENGA BLVD** **LUST** **N/A**
1/4-1/2 **LOS ANGELES, CA 90068**
0.454 mi.
2395 ft. **Site 1 of 2 in cluster AC**

Relative:
Higher

Actual:
428 ft.

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900680034

LUST:

Region:	STATE
Global Id:	T0603701217
Latitude:	34.106263
Longitude:	-118.33033
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	01/15/1997
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Worker:	YR
Local Agency:	LOS ANGELES, CITY OF
RB Case Number:	900680034
LOC Case Number:	Not reported
File Location:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0603701217
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

Global Id:	T0603701217
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

Status History:

Global Id:	T0603701217
Status:	Completed - Case Closed
Status Date:	01/15/1997

Global Id:	T0603701217
Status:	Open - Site Assessment
Status Date:	03/08/1991

CHEVRON #9-0458 (Continued) **S103955787**

Global Id: T0603701217
Status: Open - Case Begin Date
Status Date: 03/08/1988

Regulatory Activities:
Global Id: T0603701217
Action Type: Other
Date: 01/01/1950
Action: Leak Discovery

Global Id: T0603701217
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

Global Id: T0603701217
Action Type: Other
Date: 01/01/1950
Action: Leak Stopped

AC155 **CHEVRON #9-0458** **LUST** **S102427082**
North **1934 CAHUENGA BLVD** **N/A**
1/4-1/2 **LOS ANGELES, CA 90068**
0.454 mi.
2395 ft. **Site 2 of 2 in cluster AC**

Relative:
Higher

Actual:
428 ft.

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900680034	
Status:	Case Closed	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		Excavate and Dispose
Global ID:	T0603701217	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	DIX	
Enforcement Type:	Not reported	
Date Leak Discovered:	3/8/1988	
Date Leak First Reported:		3/11/1988
Date Leak Record Entered:	3/31/1988	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	3/8/1988	
Date Case Last Changed on Database:		6/4/1997
Date the Case was Closed:		1/15/1997
How Leak Discovered:	Tank Test	
How Leak Stopped:	Not reported	
Cause of Leak:	Corrosion	
Leak Source:	Not reported	
Operator:	RODRIGUEZ, JORGE	
Water System:	Not reported	

CHEVRON #9-0458 (Continued) **S102427082**

Well Name:	Not reported
Approx. Dist To Production Well (ft):	15077.986306357350718932961628
Source of Cleanup Funding:	Not reported
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	3/8/1991
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	CHEVRON PRODUCTS USA
RP Address:	1300 S BEACH BLVD, LA HABRA CA 90632
Program:	LUST
Lat/Long:	34.1062078 / -1
Local Agency Staff:	PEJ
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	FAILED ISOLATION TEST. DUE TO BE ABANDONED DECEMBER 1990. OLD CASE #003003 01/02/97 REQUEST FOR CLOSURE 12/18/96 4TH QUARTER G/W MONITORING REPORT

156
WSW
1/4-1/2
0.456 mi.
2407 ft.

CHEVRON #9-9377 **HIST CORTESE** **S104532727**
1459 HIGHLAND AVE **LUST** **N/A**
HOLLYWOOD, CA 90028

Relative:
Lower

Actual:
342 ft.

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900280025

LUST:

Region:	STATE
Global Id:	T0603700752
Latitude:	34.0973871
Longitude:	-118.3388064
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	12/30/1994
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Worker:	YR
Local Agency:	LOS ANGELES, CITY OF
RB Case Number:	900280025

CHEVRON #9-9377 (Continued) **S104532727**

LOC Case Number:	Not reported
File Location:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0603700752
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

Global Id:	T0603700752
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

Status History:

Global Id:	T0603700752
Status:	Open - Site Assessment
Status Date:	02/24/1989

Global Id:	T0603700752
Status:	Open - Remediation
Status Date:	07/02/1990

Global Id:	T0603700752
Status:	Open - Remediation
Status Date:	01/30/1992

Global Id:	T0603700752
Status:	Completed - Case Closed
Status Date:	12/30/1994

Global Id:	T0603700752
Status:	Open - Case Begin Date
Status Date:	09/01/1988

Regulatory Activities:

Global Id:	T0603700752
Action Type:	Other
Date:	01/01/1950
Action:	Leak Discovery

Global Id:	T0603700752
Action Type:	Other
Date:	01/01/1950

CHEVRON #9-9377 (Continued) **S104532727**

Action: Leak Reported

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900280025	
Status:	Case Closed	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		VE
Global ID:	T0603700752	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	SUNSET	
Enforcement Type:	Not reported	
Date Leak Discovered:	9/1/1988	
Date Leak First Reported:		2/24/1989
Date Leak Record Entered:	Not reported	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		12/30/1994
Date the Case was Closed:		12/30/1994
How Leak Discovered:	Subsurface Monitoring	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		14024.854517211398950250376333
Source of Cleanup Funding:		Not reported
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		2/24/1989
Remediation Plan Submitted:		7/2/1990
Remedial Action Underway:		1/30/1992
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:	CHEVRON USA INC.	
RP Address:	1300 S BEACH BLVD, LA HABRA, CA 90632	
Program:	LUST	
Lat/Long:	34.0973871 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	

CHEVRON #9-9377 (Continued) **S104532727**

Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: SOIL TPH (MAX-1800 MG/KG). WATER TPH (MAX 5200 UG/L) TOLUENEAND ETHYLBENZENE PRINCIPAL CONTAMINANTS.

AD157 **TRIZEC HAHN HOLLYWOOD LLC** **SLIC** **S104404842**
WNW **6800 HOLLYWOOD** **N/A**
1/4-1/2 **LOS ANGELES, CA 90004**
0.461 mi.
2432 ft. **Site 1 of 2 in cluster AD**

Relative:
Higher

Actual:
377 ft.

SLIC REG 4:
Region: 4
Facility Status: No further action required
SLIC: 0860
Substance: TPH
Staff: JTL

AD158 **TRIZECHAHN HOLLYWOOD LLC** **SLIC** **S106483970**
WNW **6800 HOLLYWOOD BLVD & HIGHLAND BLVD** **N/A**
1/4-1/2 **LOS ANGELES, CA**
0.461 mi.
2432 ft. **Site 2 of 2 in cluster AD**

Relative:
Higher

Actual:
377 ft.

SLIC:
Region: STATE
Facility Status: **Completed - Case Closed**
Status Date: 04/06/2001
Global Id: SL2046G1648
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 0
Longitude: 0
Case Type: Cleanup Program Site
Case Worker: Not reported
Local Agency: Not reported
RB Case Number: 0860
File Location: Not reported
Potential Media Affected: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

159
SSW
1/4-1/2
0.477 mi.
2521 ft.

BOYLES-SNYDER CO., INC.
6610 LEXINGTON AVENUE
LOS ANGELES, CA 90038

LA Co. Site Mitigation **S103959168**
ENVIROSTOR **N/A**

Relative:
Lower

Actual:
311 ft.

LA Co. Site Mitigation:

Facility ID:	Not reported
Site ID:	SD0000474
Jurisdiction:	State
Case ID:	RO0001474
Abated:	Yes
Assigned To:	Shahin Nourishad
Entered Date:	10/13/2011

ENVIROSTOR:

Facility ID:	71002430
Status:	Refer: Other Agency
Status Date:	Not reported
Site Code:	Not reported
Site Type:	Tiered Permit
Site Type Detailed:	Tiered Permit
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	Not reported
Division Branch:	Cleanup Chatsworth
Assembly:	50
Senate:	26
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not reported
Latitude:	34.09255
Longitude:	-118.3335
APN:	NONE SPECIFIED
Past Use:	NONE SPECIFIED
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	CAD049363591
Alias Type:	EPA Identification Number
Alias Name:	110002647672
Alias Type:	EPA (FRS #)
Alias Name:	71002430
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	Not reported
Completed Sub Area Name:	Not reported
Completed Document Type:	Not reported
Completed Date:	Not reported
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported

BOYLES-SNYDER CO., INC. (Continued) **S103959168**

Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

AE160 **HOSEP BAJAKAJIAN** **LUST** **U001561225**
NE **6230 FRANKLIN AVE** **HIST UST** **N/A**
1/4-1/2 **LOS ANGELES, CA 90028** **CHMIRS**
0.489 mi.
2581 ft. **Site 1 of 2 in cluster AE**

Relative:
Higher

Actual:
434 ft.

LUST:

Region:	STATE
Global Id:	T0603787074
Latitude:	34.105049
Longitude:	-118.324841
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	07/03/2012
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Worker:	DMB
Local Agency:	LOS ANGELES, CITY OF
RB Case Number:	900280161
LOC Case Number:	21946-9276
File Location:	Regional Board
Potential Media Affect:	Under Investigation
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0603787074
Contact Type:	Local Agency Caseworker
Contact Name:	TBD
Organization Name:	LOS ANGELES, CITY OF
Address:	200 N. MAIN ST. RM. 970
City:	LOS ANGELES
Email:	Not reported
Phone Number:	2134826528

Global Id:	T0603787074
Contact Type:	Regional Board Caseworker
Contact Name:	DAVID M. BJOSTAD
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W. 4th Street, Suite 200
City:	Los Angeles
Email:	dbjostad@waterboards.ca.gov
Phone Number:	Not reported

Status History:

Global Id:	T0603787074
Status:	Open - Site Assessment
Status Date:	05/12/2003

Global Id:	T0603787074

HOSEP BAJAKAJIAN (Continued) **U001561225**

Status: Open - Site Assessment
Status Date: 05/19/2004

Global Id: T0603787074
Status: Open - Case Begin Date
Status Date: 08/16/2000

Global Id: T0603787074
Status: Open - Verification Monitoring
Status Date: 01/09/2007

Global Id: T0603787074
Status: Open - Remediation
Status Date: 11/02/2006

Global Id: T0603787074
Status: Completed - Case Closed
Status Date: 07/03/2012

Regulatory Activities:
Global Id: T0603787074
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: ENFORCEMENT
Date: 12/20/2010
Action: Staff Letter

Global Id: T0603787074
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603787074
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE
Date: 03/17/2011
Action: Request for Closure

Global Id: T0603787074
Action Type: RESPONSE
Date: 11/14/2003
Action: Other Report / Document

Global Id: T0603787074
Action Type: RESPONSE

HOSEP BAJAKAJIAN (Continued) **U001561225**

Date: 10/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: Other
Date: 01/01/1950
Action: Leak Discovery

Global Id: T0603787074
Action Type: RESPONSE
Date: 06/15/2004
Action: Well Installation Report

Global Id: T0603787074
Action Type: RESPONSE
Date: 10/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: ENFORCEMENT
Date: 05/13/2011
Action: Preparation of Record for Appeal/Referral/Petition

Global Id: T0603787074
Action Type: RESPONSE
Date: 11/14/2003
Action: Other Report / Document

Global Id: T0603787074
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE
Date: 01/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: ENFORCEMENT
Date: 09/25/2003
Action: Staff Letter

Global Id: T0603787074
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603787074
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

HOSEP BAJAKAJIAN (Continued) **U001561225**

Global Id: T0603787074
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE
Date: 07/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603787074
Action Type: RESPONSE
Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE
Date: 03/11/2008
Action: Interim Remedial Action Plan

Global Id: T0603787074
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: REMEDIATION
Date: 01/01/1950
Action: Other (Use Description Field)

Global Id: T0603787074
Action Type: RESPONSE
Date: 08/02/2010
Action: Well Installation Report

Global Id: T0603787074
Action Type: RESPONSE
Date: 07/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603787074
Action Type: RESPONSE
Date: 01/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603787074
Action Type: RESPONSE

HOSEP BAJAKAJIAN (Continued) **U001561225**

Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE
Date: 10/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: ENFORCEMENT
Date: 07/03/2012
Action: Closure/No Further Action Letter

Global Id: T0603787074
Action Type: RESPONSE
Date: 09/10/2009
Action: Well Installation Workplan

Global Id: T0603787074
Action Type: ENFORCEMENT
Date: 10/29/2003
Action: * Verbal Communication

Global Id: T0603787074
Action Type: ENFORCEMENT
Date: 03/15/2004
Action: Staff Letter

Global Id: T0603787074
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

Global Id: T0603787074
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: ENFORCEMENT
Date: 05/17/2011
Action: Staff Letter

Global Id: T0603787074
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE
Date: 10/15/2010
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE
Date: 12/01/2010
Action: Request for Closure

HOSEP BAJAKAJIAN (Continued) **U001561225**

Global Id: T0603787074
Action Type: RESPONSE
Date: 01/16/2008
Action: Well Installation Report

Global Id: T0603787074
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603787074
Action Type: RESPONSE
Date: 09/17/2007
Action: Soil and Water Investigation Workplan

Global Id: T0603787074
Action Type: ENFORCEMENT
Date: 07/03/2012
Action: Closure/No Further Action Letter

Global Id: T0603787074
Action Type: RESPONSE
Date: 01/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603787074
Action Type: RESPONSE
Date: 11/29/2010
Action: Other Report / Document

Global Id: T0603787074
Action Type: ENFORCEMENT
Date: 12/22/2003
Action: Staff Letter

Global Id: T0603787074
Action Type: Other
Date: 01/01/1950
Action: Leak Stopped

Global Id: T0603787074
Action Type: RESPONSE
Date: 10/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE

HOSEP BAJAKAJIAN (Continued) **U001561225**

Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: ENFORCEMENT
Date: 01/21/2011
Action: Petition Submitted for Review

Global Id: T0603787074
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603787074
Action Type: RESPONSE
Date: 01/30/2004
Action: Soil and Water Investigation Workplan

HIST UST:
Region: STATE
Facility ID: 00000039960
Facility Type: Gas Station
Other Type: Not reported
Total Tanks: 0004
Contact Name: SAME
Telephone: 2134661464
Owner Name: MOBIL OIL CORP
Owner Address: 612 S. FLOWER ST
Owner City,St,Zip: LOS ANGELES, CA 90017

Tank Num: 001
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00000280
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Tank Construction: Not reported
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: 4
Year Installed: Not reported
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: PREMIUM
Tank Construction: Not reported
Leak Detection: Stock Inventor

Tank Num: 003
Container Num: 3
Year Installed: 1967
Tank Capacity: 00008000
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Tank Construction: Not reported
Leak Detection: Stock Inventor

HOSEP BAJAKAJIAN (Continued) **U001561225**

Tank Num: 004
Container Num: 2
Year Installed: 1971
Tank Capacity: 00006000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Tank Construction: Not reported
Leak Detection: Stock Inventor

CHMIRS:
OES Incident Number: 11-4581
OES notification: 08/02/2011
OES Date: Not reported
OES Time: Not reported
Incident Date: Not reported
Date Completed: Not reported
Property Use: Not reported
Agency Id Number: Not reported
Agency Incident Number: Not reported
Time Notified: Not reported
Time Completed: Not reported
Surrounding Area: Not reported
Estimated Temperature: Not reported
Property Management: Not reported
Special Studies 1: Not reported
Special Studies 2: Not reported
Special Studies 3: Not reported
Special Studies 4: Not reported
Special Studies 5: Not reported
Special Studies 6: Not reported
More Than Two Substances Involved?: Not reported
Resp Agncy Personel # Of Decontaminated: Not reported
Responding Agency Personel # Of Injuries: Not reported
Responding Agency Personel # Of Fatalities: Not reported
Others Number Of Decontaminated: Not reported
Others Number Of Injuries: Not reported
Others Number Of Fatalities: Not reported
Vehicle Make/year: Not reported
Vehicle License Number: Not reported
Vehicle State: Not reported
Vehicle Id Number: Not reported
CA/DOT/PUC/ICC Number: Not reported
Company Name: Not reported
Reporting Officer Name/ID: Not reported
Report Date: Not reported
Comments: Not reported
Facility Telephone: Not reported
Waterway Involved: No
Waterway: Not reported
Spill Site: Service Station
Cleanup By: Responsible Party
Containment: Not reported
What Happened: Not reported
Type: Not reported
Measure: N/A
Other: Not reported
Date/Time: 1400

HOSEP BAJAKAJIAN (Continued) **U001561225**

Year:	2011
Agency:	Vedeer Root
Incident Date:	8/2/2011
Admin Agency:	Los Angeles City Fire Department
Amount:	Not reported
Contained:	Yes
Site Type:	Not reported
E Date:	Not reported
Substance:	Unleaded Gasoline
Quantity Released:	N/A
BBLS:	Not reported
Cups:	Not reported
CUFT:	Not reported
Gallons:	Not reported
Grams:	Not reported
Pounds:	Not reported
Liters:	Not reported
Ounces:	Not reported
Pints:	Not reported
Quarts:	Not reported
Sheen:	Not reported
Tons:	Not reported
Unknown:	Not reported
Evacuations:	Not reported
Number of Injuries:	Not reported
Number of Fatalities:	Not reported
Description:	Caller states a few drops of gasoline released from the dispenser nozzle onto the ground.
OES Incident Number:	98-5049
OES notification:	11/10/1998
OES Date:	Not reported
OES Time:	Not reported
Incident Date:	Not reported
Date Completed:	**Not reported**
Property Use:	Not reported
Agency Id Number:	Not reported
Agency Incident Number:	Not reported
Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
Special Studies 1:	Not reported
Special Studies 2:	Not reported
Special Studies 3:	Not reported
Special Studies 4:	Not reported
Special Studies 5:	Not reported
Special Studies 6:	Not reported
More Than Two Substances Involved?:	Not reported
Resp Agncy Personel # Of Decontaminated:	Not reported
Responding Agency Personel # Of Injuries:	Not reported
Responding Agency Personel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported

HOSEP BAJAKAJIAN (Continued) **U001561225**

Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA/DOT/PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Comments:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	Unknown
Waterway:	Not reported
Spill Site:	Not reported
Cleanup By:	Unknown
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Date/Time:	Not reported
Year:	1998
Agency:	Tanknology
Incident Date:	11/10/199812:00:00 AM
Admin Agency:	Los Angeles City Fire Department
Amount:	Not reported
Contained:	Yes
Site Type:	Service Station
E Date:	Not reported
Substance:	Gasoline
Quantity Released:	Not reported
BBLS:	0
Cups:	0
CUFT:	0
Gallons:	0.000000
Grams:	0
Pounds:	0
Liters:	0
Ounces:	0
Pints:	0
Quarts:	0
Sheen:	0
Tons:	0
Unknown:	0
Evacuations:	0
Number of Injuries:	0
Number of Fatalities:	0
Description:	Soil assessment showed soil and ground water contaminated with hydrocarbons
OES Incident Number:	02-1981
OES notification:	04/11/2002
OES Date:	Not reported
OES Time:	Not reported
Incident Date:	Not reported
Date Completed:	**Not reported**
Property Use:	Not reported
Agency Id Number:	Not reported
Agency Incident Number:	Not reported

HOSEP BAJAKAJIAN (Continued) **U001561225**

Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
Special Studies 1:	Not reported
Special Studies 2:	Not reported
Special Studies 3:	Not reported
Special Studies 4:	Not reported
Special Studies 5:	Not reported
Special Studies 6:	Not reported
More Than Two Substances Involved?:	Not reported
Resp Agncy Personel # Of Decontaminated:	Not reported
Responding Agency Personel # Of Injuries:	Not reported
Responding Agency Personel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA/DOT/PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Comments:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	No
Waterway:	Not reported
Spill Site:	Not reported
Cleanup By:	Responsible Party
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Date/Time:	Not reported
Year:	2002
Agency:	Veeder Root
Incident Date:	4/11/200212:00:00 AM
Admin Agency:	Not reported
Amount:	Not reported
Contained:	Yes
Site Type:	Service Station
E Date:	Not reported
Substance:	Gasoline
Quantity Released:	Not reported
BBLS:	0
Cups:	0
CUFT:	0
Gallons:	0.000000
Grams:	0
Pounds:	0
Liters:	0
Ounces:	0
Pints:	0

HOSEP BAJAKAJIAN (Continued) **U001561225**

Quarts:	0
Sheen:	0
Tons:	0
Unknown:	0
Evacuations:	0
Number of Injuries:	0
Number of Fatalities:	0
Description:	Per caller, a leaking dispencer caused the release.

AE161 **MOBIL STATION 18-HXW** **LUST** **S106116232**
NE **6230 FRANKLIN STREET** **N/A**
1/4-1/2 **LOS ANGELES, CA 90028**
0.489 mi.
2581 ft. **Site 2 of 2 in cluster AE**

Relative:
Higher

Actual:
434 ft.

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900280161	
Status:	Post remedial action monitoring	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	21946-9276	
Case Type:	Undefined	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603787074	
W Global ID:	Not reported	
Staff:	WXT	
Local Agency:	19050	
Cross Street:	ARGYLE AVE.	
Enforcement Type:	DLSEL	
Date Leak Discovered:	8/16/2000	
Date Leak First Reported:		8/8/2003
Date Leak Record Entered:	Not reported	
Date Confirmation Began:	5/12/2003	
Date Leak Stopped:	8/16/2000	
Date Case Last Changed on Database:		Not reported
Date the Case was Closed:		Not reported
How Leak Discovered:	SAS	
How Leak Stopped:	NPP	
Cause of Leak:	UNK	
Leak Source:	D	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		Not reported
Source of Cleanup Funding:		D
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		5/19/2004
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		5/19/2004
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

MOBIL STATION 18-HXW (Continued) **S106116232**

Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	MS. MARLA GUENSLER
RP Address:	3700 W. 190TH ST., TPT2, TORRANCE, CA 90509-2929
Program:	LUST
Lat/Long:	0 / 0
Local Agency Staff:	Not reported
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	Not reported

162
SE
1/2-1
0.520 mi.
2747 ft.

SANTA MONICA/VINE PRIMARY SITE NO. 9 **SCH** **S107737287**
FOUNTAIN AVENUE/LA MIRADA AVENUE **ENVIROSTOR** **N/A**
LOS ANGELES, CA 90038

Relative:
Lower

Actual:
320 ft.

SCH:

Facility ID:	19880062
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	2.7
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Mark Malinowski
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304128
Assembly:	50
Senate:	26
Special Program Status:	Not reported
Status:	Inactive - Withdrawn
Status Date:	08/20/2002
Restricted Use:	NO
Funding:	School District
Latitude:	34.09357
Longitude:	-118.3245
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #9/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #9/VCA
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name

SANTA MONICA/VINE PRIMARY SITE NO. 9 (Continued) **S107737287**

Alias Name: SANTA MONICA/VINE PRIMARY SITE #9
Alias Type: Alternate Name
Alias Name: 304052
Alias Type: Project Code (Site Code)
Alias Name: 304128
Alias Type: Project Code (Site Code)
Alias Name: 19880062
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

ENVIROSTOR:
Facility ID: 19880062
Status: Inactive - Withdrawn
Status Date: 08/20/2002
Site Code: 304128
Site Type: School Investigation
Site Type Detailed: School
Acres: 2.7
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 50
Senate: 26
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED

SANTA MONICA/VINE PRIMARY SITE NO. 9 (Continued) **S107737287**

Funding: School District
Latitude: 34.09357
Longitude: -118.3245
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #9/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #9/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: SANTA MONICA/VINE PRIMARY SITE #9
Alias Type: Alternate Name
Alias Name: 304052
Alias Type: Project Code (Site Code)
Alias Name: 304128
Alias Type: Project Code (Site Code)
Alias Name: 19880062
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

AF163 **LA PIETRE** **LIENS** **S108195925**
SSW **6648, 6650 W. LEXINGTON AVENUE - 6649, 6665 W. SANTA MONICA** **VCP** **N/A**
1/2-1 **LOS ANGELES, CA 90038** **ENVIROSTOR**
0.623 mi.
3291 ft. **Site 1 of 2 in cluster AF**

Relative:
Lower

Actual:
301 ft.

LIENS:

Envirostor Id:	60000422
Latitude:	34.090777
Longitude:	-118.33477
Project Mgr:	MANJUL BOSE
Project Code:	301295
If Satisfied:	Not reported
Date Satisfied:	Not reported
Site Status:	Active
Site Type:	VOLUNT
Completed:	Not reported
Description:	The La Pietre Site is located at 6648, 6650 West Lexington Avenue, and 6649, 6665 W. Santa Monica Blvd, in West Hollywood, LA County. The Site is approximately 3.9 acres in size, and is located in a commercial/residential area. The Site was operated by the Union Ice Company from approximately 1919 until the mid-1980's. A portion of the Site was used as a lumber yard. Small quantities of waste oil, solvents, and pressurized gas cylinders were stored onsite. Vehicle maintenance/repair occurred onsite. Also, unpermitted USTs containing fuels were located onsite. The present condition of these USTs is unknown, but Union Ice personnel thought they had been removed prior to vacating the Site. The Site is currently occupied by a dance club, a warehouse, and commercial parking. A Phase I/II were completed in mid-2005 to assess soil, soil vapor, and groundwater. Low concentrations of VOC's, namely TCE and PCE, were detected in soil, soil vapor, and groundwater, with VOC concentrations increasing with depth in the soil column. Two groundwater samples reported 3.8 ppb of TCE, 19 ppb of PCE, and 2.2 ppb of cis 1,2-DCE in an upgradient location, while a downgradient location reported 8.2 ppb of TCE, 48 ppb of PCE, 6.3 ppb of cis 1,2-DCE, and 0.66 ppb of Freon 12.The Original VCA included 3.9 acres of parcels 553-202-2024, 553-202-2025, 553-202-2010,and 553-202-2008. APN: 553-202-2019 was not part of the original VCA however investigations were conducted at this parcel too and considered part of the original site. In November 2012, a VCA was signed to remove the "Kodak Parcel" from the La Pietra Site. DTSC reviewed the documents submitted and in December 2012, DTSC issued a No Further Action towards 553-202-2008 and 553-202-2010 known as 6677 Santa Monica Boulevard & 1120 North Las Palmas Avenue. The remaining parcels require further investigation.

VCP:

Facility ID:	60000422
Site Type:	Voluntary Cleanup
Site Type Detail:	Voluntary Cleanup
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	3.9
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Manjul Bose
Supervisor:	Javier Hinojosa
Division Branch:	Cleanup Chatsworth

LA PIETRE (Continued) **S108195925**

Site Code:	301295
Assembly:	50
Senate:	26
Special Programs Code:	Voluntary Cleanup Program
Status:	Inactive - Action Required
Status Date:	11/22/2013
Restricted Use:	NO
Funding:	Responsible Party
Lat/Long:	34.09077 / -118.3347
APN:	553-202-2008, 553-202-2010, 553-202-2019, 553-202-2024, 553-202-2025
Past Use:	FUEL - VEHICLE STORAGE/ REFUELING, MANUFACTURING - LUMBER/WOOD PRODUCTS, MANUFACTURING - OTHER, VEHICLE MAINTENANCE, TRANSPORTATION - WAREHOUSING
Potential COC:	40001, 30013, 30022
Confirmed COC:	40001-NO,30022,30013-NO
Potential Description:	IA, OTH, SOIL, SV
Alias Name:	553-202-2008
Alias Type:	APN
Alias Name:	553-202-2010
Alias Type:	APN
Alias Name:	553-202-2019
Alias Type:	APN
Alias Name:	553-202-2024
Alias Type:	APN
Alias Name:	553-202-2025
Alias Type:	APN
Alias Name:	110033607461
Alias Type:	EPA (FRS #)
Alias Name:	301295
Alias Type:	Project Code (Site Code)
Alias Name:	60000422
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Voluntary Cleanup Agreement
Completed Date:	02/15/2007
Comments:	VCA Executed
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	07/16/2007
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Characterization Report
Completed Date:	07/16/2007
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Fieldwork
Completed Date:	06/12/2008
Comments:	Fieldwork for the Soil Gas and Ground water monitoring well installation has started. Estimated to be completed in 2 weeks.

LA PIETRE (Continued) **S108195925**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Characterization Workplan
Completed Date:	03/06/2008
Comments:	On March 6, 2008, the Department of Toxic Substances Control (DTSC) reviewed the document titled "Supplemental Assessments for Impacts in Soil Vapor, Soil and Ground Water" (California Environmental, January 2008) for La Pietre Site. DTSC comments were to be addressed in the field activities and implementation report.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Voluntary Cleanup Agreement Termination Notification
Completed Date:	08/16/2010
Comments:	VCA Terminated.
Completed Area Name:	OU - Kodak Parcel
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	12/05/2012
Comments:	No Further Action Issued towards the "Kodak Parcel" by DTSC. Rest of the parcel's require investigation.
Completed Area Name:	OU - Kodak Parcel
Completed Sub Area Name:	Not reported
Completed Document Type:	Voluntary Cleanup Agreement
Completed Date:	11/13/2012
Comments:	VCA signed on 11/9/2012, uploaded 11/13/2012
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Correspondence
Completed Date:	03/03/2010
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Letter - Demand
Completed Date:	09/07/2012
Comments:	Demand letter sent out
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Correspondence
Completed Date:	09/10/2009
Comments:	Signed and dated as of 9/10/2009
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Letter - Demand
Completed Date:	07/15/2010
Comments:	Sent 3rd collection letter to RP's of La Pietra Project.
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported

LA PIETRE (Continued) **S108195925**

Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Form 1479 - Site and Collections Summary
Schedule Due Date: 03/31/2014
Schedule Revised Date: Not reported

ENVIROSTOR:
Facility ID: 60000422
Status: Inactive - Action Required
Status Date: 11/22/2013
Site Code: 301295
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 3.9
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Manjul Bose
Supervisor: Javier Hinojosa
Division Branch: Cleanup Chatsworth
Assembly: 50
Senate: 26
Special Program: Voluntary Cleanup Program
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.09077
Longitude: -118.3347
APN: 553-202-2008, 553-202-2010, 553-202-2019, 553-202-2024, 553-202-2025
Past Use: FUEL - VEHICLE STORAGE/ REFUELING, MANUFACTURING - LUMBER/WOOD PRODUCTS, MANUFACTURING - OTHER, VEHICLE MAINTENANCE, TRANSPORTATION - WAREHOUSING
Potential COC: Asbestos Containing Materials (ACM Lead Tetrachloroethylene (PCE
Confirmed COC: 40001-NO Tetrachloroethylene (PCE 30013-NO
Potential Description: IA, OTH, SOIL, SV
Alias Name: 553-202-2008
Alias Type: APN
Alias Name: 553-202-2010
Alias Type: APN
Alias Name: 553-202-2019
Alias Type: APN
Alias Name: 553-202-2024
Alias Type: APN
Alias Name: 553-202-2025
Alias Type: APN
Alias Name: 110033607461
Alias Type: EPA (FRS #)
Alias Name: 301295
Alias Type: Project Code (Site Code)
Alias Name: 60000422
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 02/15/2007

LA PIETRE (Continued) **S108195925**

Comments:	VCA Executed
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	07/16/2007
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Characterization Report
Completed Date:	07/16/2007
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Fieldwork
Completed Date:	06/12/2008
Comments:	Fieldwork for the Soil Gas and Ground water monitoring well installation has started. Estimated to be completed in 2 weeks.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Characterization Workplan
Completed Date:	03/06/2008
Comments:	On March 6, 2008, the Department of Toxic Substances Control (DTSC) reviewed the document titled "Supplemental Assessments for Impacts in Soil Vapor, Soil and Ground Water" (California Environmental, January 2008) for La Pietre Site. DTSC comments were to be addressed in the field activities and implementation report.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Voluntary Cleanup Agreement Termination Notification
Completed Date:	08/16/2010
Comments:	VCA Terminated.
Completed Area Name:	OU - Kodak Parcel
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	12/05/2012
Comments:	No Further Action Issued towards the "Kodak Parcel" by DTSC. Rest of the parcel's require investigation.
Completed Area Name:	OU - Kodak Parcel
Completed Sub Area Name:	Not reported
Completed Document Type:	Voluntary Cleanup Agreement
Completed Date:	11/13/2012
Comments:	VCA signed on 11/9/2012, uploaded 11/13/2012
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Correspondence
Completed Date:	03/03/2010
Comments:	Not reported
Completed Area Name:	PROJECT WIDE

LA PIETRE (Continued) **S108195925**

Completed Sub Area Name:	Not reported
Completed Document Type:	Letter - Demand
Completed Date:	09/07/2012
Comments:	Demand letter sent out
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Correspondence
Completed Date:	09/10/2009
Comments:	Signed and dated as of 9/10/2009
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Letter - Demand
Completed Date:	07/15/2010
Comments:	Sent 3rd collection letter to RP's of La Pietra Project.
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Form 1479 - Site and Collections Summary
Schedule Due Date:	03/31/2014
Schedule Revised Date:	Not reported

AF164
SSW
1/2-1
0.632 mi.
3335 ft.

PRODUCERS & QUANTITY PHOTO'S, INC.
6660 SANTA MONICA BOULEVARD
HOLLYWOOD, CA 90038

ENVIROSTOR **S110494207**
N/A

Site 2 of 2 in cluster AF

Relative:
Lower

Actual:
301 ft.

ENVIROSTOR:

Facility ID:	71003285
Status:	Refer: Other Agency
Status Date:	Not reported
Site Code:	Not reported
Site Type:	Tiered Permit
Site Type Detailed:	Tiered Permit
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	Not reported
Division Branch:	Cleanup Chatsworth
Assembly:	50
Senate:	26
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not reported
Latitude:	34.09042
Longitude:	-118.3351
APN:	NONE SPECIFIED
Past Use:	NONE SPECIFIED
Potential COC:	NONE SPECIFIED

PRODUCERS & QUANTITY PHOTO'S, INC. (Continued) **S110494207**

Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAL000077189
Alias Type: EPA Identification Number
Alias Name: 71003285
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

165
SE
1/2-1
0.706 mi.
3727 ft.

SANTA MONICA HOLDINGS
6150 SANTA MONICA BL.
LOS ANGELES, CA 90038

LA Co. Site Mitigation **S106797551**
ENVIROSTOR **N/A**

Relative:
Lower

Actual:
310 ft.

LA Co. Site Mitigation:
Facility ID: Not reported
Site ID: SD0010017
Jurisdiction: State
Case ID: RO0000528
Abated: Yes
Assigned To: Don Thompson
Entered Date: 05/11/2004

ENVIROSTOR:
Facility ID: 19000032
Status: Refer: 1248 Local Agency
Status Date: 04/09/2001
Site Code: Not reported
Site Type: Evaluation
Site Type Detailed: Evaluation
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Referred - Not Assigned
Division Branch: Cleanup Cypress
Assembly: 50
Senate: 22
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED

SANTA MONICA HOLDINGS (Continued) **S106797551**

Funding: Not Applicable
Latitude: 34.09045
Longitude: -118.3233
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 19000032
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: SB 1248 Notification
Completed Date: 04/09/2001
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

166
SE
1/2-1
0.753 mi.
3975 ft.

SANTA MONICA/VINE PRIMARY SITE NO. 2 **SCH** **S107737283**
GORDON ST/LEXINGTON AVE/BEACHWOOD DRIVE **ENVIROSTOR** **N/A**
LOS ANGELES, CA 90038

Relative:
Lower

Actual:
323 ft.

SCH:

Facility ID: 19880064
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.5
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304123
Assembly: 50
Senate: 22
Special Program Status: Not reported
Status: Inactive - Withdrawn
Status Date: 08/20/2002
Restricted Use: NO
Funding: School District
Latitude: 34.09249
Longitude: -118.3202

SANTA MONICA/VINE PRIMARY SITE NO. 2 (Continued) **S107737283**

APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #2/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #2/VCA
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	SANTA MONICA/VINE PRIMARY SITE #2
Alias Type:	Alternate Name
Alias Name:	304058
Alias Type:	Project Code (Site Code)
Alias Name:	304123
Alias Type:	Project Code (Site Code)
Alias Name:	19880064
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

ENVIROSTOR:

Facility ID:	19880064
Status:	Inactive - Withdrawn
Status Date:	08/20/2002
Site Code:	304123
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	1.5

SANTA MONICA/VINE PRIMARY SITE NO. 2 (Continued) **S107737283**

NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 50
Senate: 22
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.09249
Longitude: -118.3202
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #2/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #2/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: SANTA MONICA/VINE PRIMARY SITE #2
Alias Type: Alternate Name
Alias Name: 304058
Alias Type: Project Code (Site Code)
Alias Name: 304123
Alias Type: Project Code (Site Code)
Alias Name: 19880064
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported

SANTA MONICA/VINE PRIMARY SITE NO. 2 (Continued) **S107737283**

Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

167
SE
1/2-1
0.798 mi.
4213 ft.

SANTA MONICA/VINE PRIMARY SITE NO. 1 **SCH** **S107737282**
GORDON ST/LEXINGTON AVE/TAMARIND AVE **ENVIROSTOR** **N/A**
LOS ANGELES, CA 90038

Relative:
Lower

Actual:
324 ft.

SCH:

Facility ID: 19880063
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.5
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304121
Assembly: 50
Senate: 22
Special Program Status: Not reported
Status: Inactive - Withdrawn
Status Date: 08/20/2002
Restricted Use: NO
Funding: School District
Latitude: 34.09251
Longitude: -118.3192
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #1/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #1/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: SANTA MONICA/VINE PRIMARY SITE #1
Alias Type: Alternate Name
Alias Name: 304057
Alias Type: Project Code (Site Code)
Alias Name: 304121
Alias Type: Project Code (Site Code)
Alias Name: 19880063
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

SANTA MONICA/VINE PRIMARY SITE NO. 1 (Continued) **S107737282**

Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

ENVIROSTOR:
Facility ID: 19880063
Status: Inactive - Withdrawn
Status Date: 08/20/2002
Site Code: 304121
Site Type: School Investigation
Site Type Detailed: School
Acres: 1.5
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 50
Senate: 22
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.09251
Longitude: -118.3192
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #1/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #1/VCA
Alias Type: Alternate Name

SANTA MONICA/VINE PRIMARY SITE NO. 1 (Continued) **S107737282**

Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	SANTA MONICA/VINE PRIMARY SITE #1
Alias Type:	Alternate Name
Alias Name:	304057
Alias Type:	Project Code (Site Code)
Alias Name:	304121
Alias Type:	Project Code (Site Code)
Alias Name:	19880063
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

168
East
1/2-1
0.846 mi.
4468 ft.

CENTRAL LOS ANGELES HS #1 AKA METROMEDIA **SCH** **S107736102**
SUNSET/VAN NESS AVENUE **ENVIROSTOR** **N/A**
LOS ANGELES, CA 90027

Relative:
Lower

Actual:
364 ft.

SCH:

Facility ID:	19990041
Site Type:	School Cleanup
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	12
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported

CENTRAL LOS ANGELES HS #1 AKA METROMEDIA (Continued) **S107736102**

Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304185
Assembly:	53
Senate:	26
Special Program Status:	Not reported
Status:	Certified
Status Date:	07/02/2002
Restricted Use:	NO
Funding:	School District
Latitude:	34.09795
Longitude:	-118.3155
APN:	NONE SPECIFIED
Past Use:	* UNKNOWN
Potential COC:	Arsenic, Arsenic, TPH-diesel
Confirmed COC:	NONE SPECIFIED
Potential Description:	SOIL
Alias Name:	CENTRAL LOS ANGELES HIGH SCH. #1 (PROP)
Alias Type:	Alternate Name
Alias Name:	CENTRAL LOS ANGELES HIGH SCHOOL #1
Alias Type:	Alternate Name
Alias Name:	LAUSD-NEW H.S.#1 METRO MEDIA/VCA
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	110033619546
Alias Type:	EPA (FRS #)
Alias Name:	304185
Alias Type:	Project Code (Site Code)
Alias Name:	19990041
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	10/01/2001
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Removal Action Completion Report
Completed Date:	12/12/2001
Comments:	Approximately 136 cubic yards of soil were removed. Based on confirmation sampling, the estimated mean for surface soil based on 95% UCL was 0.860 mg/kg and for subsurface 1.91 mg/kg. Based on this, residual arsenic levels are below the cleanup goal.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Removal Action Workplan
Completed Date:	12/07/2001
Comments:	RAW/CEQA - DTSC approved the Removal Action Workplan for the removal of arsenic contaminated soil. CEQA completed.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Supplemental Site Investigation Report

CENTRAL LOS ANGELES HS #1 AKA METROMEDIA (Continued) **S107736102**

Completed Date: 05/01/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 07/24/2003
Comments: approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Workplan
Completed Date: 11/21/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 08/07/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 07/02/2002
Comments: DTSC has determined that all appropriate response actions have been completed, that all acceptable engineering practices were implemented and that no further removal/remedial action is necessary, specific only to the removal around the underground storage tank. Additional sampling will be conducted post- demolition near on-site hydraulic elevators and residential structures. For Arsenic only. FA for hydraulic elevators and lead

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Central Los Angeles High School No. 1 site (aka Metromedia)

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 12/07/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/13/2003
Comments: Not reported

Future Area Name: Not reported

CENTRAL LOS ANGELES HS #1 AKA METROMEDIA (Continued) **S107736102**

Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

ENVIROSTOR:
Facility ID: 19990041
Status: Certified
Status Date: 07/02/2002
Site Code: 304185
Site Type: School Cleanup
Site Type Detailed: School
Acres: 12
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 26
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.09795
Longitude: -118.3155
APN: NONE SPECIFIED
Past Use: * UNKNOWN
Potential COC: Arsenic TPH-diesel
Confirmed COC: NONE SPECIFIED
Potential Description: SOIL
Alias Name: CENTRAL LOS ANGELES HIGH SCH. #1 (PROP)
Alias Type: Alternate Name
Alias Name: CENTRAL LOS ANGELES HIGH SCHOOL #1
Alias Type: Alternate Name
Alias Name: LAUSD-NEW H.S.#1 METRO MEDIA/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 110033619546
Alias Type: EPA (FRS #)
Alias Name: 304185
Alias Type: Project Code (Site Code)
Alias Name: 19990041
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 10/01/2001
Comments: Not reported

CENTRAL LOS ANGELES HS #1 AKA METROMEDIA (Continued) **S107736102**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 12/12/2001
Comments: Approximately 136 cubic yards of soil were removed. Based on confirmation sampling, the estimated mean for surface soil based on 95% UCL was 0.860 mg/kg and for subsurface 1.91 mg/kg. Based on this, residual arsenic levels are below the cleanup goal.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 12/07/2001
Comments: RAW/CEQA - DTSC approved the Removal Action Workplan for the removal of arsenic contaminated soil. CEQA completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 05/01/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 07/24/2003
Comments: approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Workplan
Completed Date: 11/21/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 08/07/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 07/02/2002
Comments: DTSC has determined that all appropriate response actions have been completed, that all acceptable engineering practices were implemented and that no further removal/remedial action is necessary, specific only to the removal around the underground storage tank. Additional sampling will be conducted post- demolition near on-site hydraulic elevators and residential structures. For Arsenic only. FA for hydraulic elevators and lead

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051)

CENTRAL LOS ANGELES HS #1 AKA METROMEDIA (Continued) **S107736102**

EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Central Los Angeles High School No. 1 site (aka Metromedia)

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	CEQA - Notice of Exemption
Completed Date:	12/07/2001
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/13/2003
Comments:	Not reported

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

AG169 **HIGHLAND PLATING CO., INC.** **ENVIROSTOR** **1006815992**
SW **1001 N. ORANGE DRIVE** **N/A**
1/2-1 **LOS ANGELES, CA 90038**
0.888 mi.
4690 ft. **Site 1 of 2 in cluster AG**

Relative:
Lower

Actual:
289 ft.

ENVIROSTOR:

Facility ID:	71002177
Status:	Refer: Other Agency
Status Date:	Not reported
Site Code:	Not reported
Site Type:	Tiered Permit
Site Type Detailed:	Tiered Permit
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	Not reported
Division Branch:	Cleanup Chatsworth
Assembly:	50
Senate:	26
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not reported
Latitude:	34.08911
Longitude:	-118.3419
APN:	NONE SPECIFIED
Past Use:	NONE SPECIFIED

HIGHLAND PLATING CO., INC. (Continued) **1006815992**

Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD008292153
Alias Type: EPA Identification Number
Alias Name: 110000473620
Alias Type: EPA (FRS #)
Alias Name: 71002177
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 01/15/1999
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

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170 ENE 1/2-1 0.901 mi. 4759 ft.

Relative: Higher

Actual: 430 ft.

BOBS CLEANERS
5823 FRANKLIN AVE
HOLLYWOOD, CA 90028

RCRA-SQG **1000595650**
FINDS **CAD983596016**
LA Co. Site Mitigation
DRYCLEANERS
HAZNET
ENVIROSTOR

RCRA-SQG:
Date form received by agency: 02/27/1992
Facility name: BOBS CLEANERS
Facility address: 5823 FRANKLIN AVE
HOLLYWOOD, CA 90028
EPA ID: CAD983596016
Mailing address: FRANKLIN AVE
HOLLYWOOD, CA 90028
Contact: BYUNG AHN
Contact address: 5823 FRANKLIN AVE
HOLLYWOOD, CA 90028
Contact country: US
Contact telephone: (213) 464-1539
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: BYUNG AHN

BOBS CLEANERS (Continued) **1000595650**

Owner/operator address: 5823 FRANKLIN AVE
HOLLYWOOD, CA 90068
Owner/operator country: Not reported
Owner/operator telephone: (213) 464-1539
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

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

Violation Status: No violations found

FINDS:

Registry ID: 110002853760

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

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

BOBS CLEANERS (Continued) **1000595650**

LA Co. Site Mitigation:
Facility ID: FA0011562
Site ID: SD0000090
Jurisdiction: County
Case ID: RO0000094
Abated: No
Assigned To: Richard Clark
Entered Date: 03/04/2004

DRYCLEANERS:
EPA Id: CAL000376686
NAICS Code: 81232
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
SIC Code: 7211
SIC Description: Power Laundries, Family and Commercial
Create Date: 07/26/2012
Facility Active: Yes
Inactive Date: Not reported
Facility Addr2: Not reported
Owner Name: TAEWON KIM
Owner Address: 18641 SATICOY ST APT 68
Owner Address 2: Not reported
Owner Telephone: 8187051728
Contact Name: JAY HONG
Contact Address: 18641 SATICOY ST APT 68
Contact Address 2: Not reported
Contact Telephone: 3234641539
Mailing Name: Not reported
Mailing Address 1: 5823 FRANKLIN AVE
Mailing Address 2: Not reported
Mailing City: LOS ANGELES
Mailing State: CA
Mailing Zip: 900285609
Owner Fax: Not reported
Region Code: 3

EPA Id: CAD983596016
NAICS Code: 81232
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
SIC Code: 7211
SIC Description: Power Laundries, Family and Commercial
Create Date: 03/14/2002
Facility Active: No
Inactive Date: 06/30/2004
Facility Addr2: Not reported
Owner Name: BYUNG AHN
Owner Address: 5823 FRANKLIN AVE
Owner Address 2: Not reported
Owner Telephone: 3234641539
Contact Name: TAE W. KIM/OWNER
Contact Address: 5823 FRANKLIN AVE
Contact Address 2: Not reported
Contact Telephone: 3234641539
Mailing Name: Not reported
Mailing Address 1: 5823 FRANKLIN AVE
Mailing Address 2: Not reported

BOBS CLEANERS (Continued) **1000595650**

Mailing City: LOS ANGELES
Mailing State: CA
Mailing Zip: 900285609
Owner Fax: Not reported
Region Code: 4

HAZNET:
Year: 2003
Gepaid: CAD983596016
Contact: TAE W. KIM/OWNER
Telephone: 3234641539
Mailing Name: Not reported
Mailing Address: 5823 FRANKLIN AVE
Mailing City,St,Zip: LOS ANGELES, CA 900285609
Gen County: Not reported
TSD EPA ID: CAD008302903
TSD County: Not reported
Waste Category: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method: Transfer Station
Tons: 0.08
Facility County: Los Angeles

Year: 2003
Gepaid: CAD983596016
Contact: TAE W. KIM/OWNER
Telephone: 3234641539
Mailing Name: Not reported
Mailing Address: 5823 FRANKLIN AVE
Mailing City,St,Zip: LOS ANGELES, CA 900285609
Gen County: Not reported
TSD EPA ID: CAD008302903
TSD County: Not reported
Waste Category: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method: Not reported
Tons: Not reported
Facility County: Los Angeles

Year: 1998
Gepaid: CAD983596016
Contact: BYUNG AHN
Telephone: 3234641539
Mailing Name: Not reported
Mailing Address: 5823 FRANKLIN AVE
Mailing City,St,Zip: LOS ANGELES, CA 900285609
Gen County: Not reported
TSD EPA ID: CAD981397417
TSD County: Not reported
Waste Category: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method: Recycler
Tons: .2107
Facility County: Los Angeles

Year: 1995
Gepaid: CAD983596016

BOBS CLEANERS (Continued) **1000595650**

Contact: BYUNG AHN
Telephone: 3234641539
Mailing Name: Not reported
Mailing Address: 5823 FRANKLIN AVE
Mailing City,St,Zip: LOS ANGELES, CA 900285609
Gen County: Not reported
TSD EPA ID: CAD981397417
TSD County: Not reported
Waste Category: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method: Recycler
Tons: .2107
Facility County: Los Angeles

ENVIROSTOR:
Facility ID: 19720027
Status: Refer: 1248 Local Agency
Status Date: 03/09/2004
Site Code: Not reported
Site Type: Evaluation
Site Type Detailed: Evaluation
Acres: 0
NPL: NO
Regulatory Agencies: LOS ANGELES COUNTY
Lead Agency: LOS ANGELES COUNTY
Program Manager: Not reported
Supervisor: Referred - Not Assigned
Division Branch: Cleanup Cypress
Assembly: 42
Senate: 20, 28
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not Applicable
Latitude: 0
Longitude: 0
APN: 5587-016-036
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 5587-016-036
Alias Type: APN
Alias Name: 19720027
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: SB 1248 Notification
Completed Date: 03/05/2004
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported

BOBS CLEANERS (Continued) **1000595650**

Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

AG171 **PHYLRICH INTL** **RCRA-SQG 1000291482**
SW **1000 N ORANGE DR** **SLIC CAD008331126**
1/2-1 **HOLLYWOOD, CA 90038** **EMI**
0.930 mi. **ENVIROSTOR**
4910 ft. **Site 2 of 2 in cluster AG**

Relative: Lower

Actual: 286 ft.

RCRA-SQG:
Date form received by agency: 01/01/2002
Facility name: PHYLRICH INTL
Facility address: 1000 N ORANGE DR
HOLLYWOOD, CA 90038
EPA ID: CAD008331126
Mailing address: 2937 N ONTARIO
BURBANK, CA 91504
Contact: JOSE M CORTEZ
Contact address: Not reported
Not reported
Contact country: Not reported
Contact telephone: (818) 955-7740
Telephone ext.: 2739
Contact email: Not reported
EPA Region: 09
Land type: Facility is not located on Indian land. Additional information is not known.
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

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

Historical Generators:
Date form received by agency: 01/01/2002
Site name: PHYLRICH INTL
Classification: Large Quantity Generator

PHYLRICH INTL (Continued) **1000291482**

Date form received by agency: 09/01/1996
Site name: PHYLRICH INTERNATIONAL#
Classification: Small Quantity Generator

Date form received by agency: 08/12/1980
Site name: PHYLRICH INTERNATIONAL#
Classification: Large Quantity Generator

Violation Status: No violations found

Evaluation Action Summary:
Evaluation date: 05/23/1994
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State Contractor/Grantee

SLIC:
Region: STATE
Facility Status: **Completed - Case Closed**
Status Date: 02/24/2006
Global Id: SL204BH2353
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.104089
Longitude: -118.340817
Case Type: Cleanup Program Site
Case Worker: Not reported
Local Agency: Not reported
RB Case Number: 0941
File Location: Not reported
Potential Media Affected: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

EMI:
Year: 1987
County Code: 19
Air Basin: SC
Facility ID: 45249
Air District Name: SC
SIC Code: 3471
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 2
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 & Smllr Tons/Yr: 0

Year: 1990
County Code: 19

PHYLRICH INTL (Continued) **1000291482**

Air Basin:	SC
Facility ID:	45249
Air District Name:	SC
SIC Code:	3471
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:	5
Reactive Organic Gases Tons/Yr:	1
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 & Smllr Tons/Yr:	0

Year:	1995
County Code:	19
Air Basin:	SC
Facility ID:	45249
Air District Name:	SC
SIC Code:	3471
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 & Smllr Tons/Yr:	0

Year:	1996
County Code:	19
Air Basin:	SC
Facility ID:	45249
Air District Name:	SC
SIC Code:	3471
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:	4
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 & Smllr Tons/Yr:	0

Year:	1997
County Code:	19
Air Basin:	SC
Facility ID:	45249
Air District Name:	SC
SIC Code:	3471
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported

PHYLRICH INTL (Continued) **1000291482**

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 & Smllr Tons/Yr:	0

Year:	1998
County Code:	19
Air Basin:	SC
Facility ID:	45249
Air District Name:	SC
SIC Code:	3471
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 & Smllr Tons/Yr:	0

Year:	1999
County Code:	19
Air Basin:	SC
Facility ID:	45249
Air District Name:	SC
SIC Code:	3471
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 & Smllr Tons/Yr:	0

Year:	2000
County Code:	19
Air Basin:	SC
Facility ID:	45249
Air District Name:	SC
SIC Code:	3471
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

PHYLRICH INTL (Continued) **1000291482**

Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0
Year:	2001
County Code:	19
Air Basin:	SC
Facility ID:	45249
Air District Name:	SC
SIC Code:	3471
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 & Smllr Tons/Yr:	0

ENVIROSTOR:

Facility ID:	71003654
Status:	Refer: Other Agency
Status Date:	Not reported
Site Code:	Not reported
Site Type:	Tiered Permit
Site Type Detailed:	Tiered Permit
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	Not reported
Division Branch:	Cleanup Chatsworth
Assembly:	50
Senate:	26
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not reported
Latitude:	34.08911
Longitude:	-118.3412
APN:	NONE SPECIFIED
Past Use:	NONE SPECIFIED
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	CAD008331126
Alias Type:	EPA Identification Number
Alias Name:	71003654
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Inspections/Visit (Non LUR)
Completed Date:	01/31/2001

PHYLRICH INTL (Continued) **1000291482**

Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

172
ESE
1/2-1
0.954 mi.
5037 ft.

SANTA MONICA/VINE PRIMARY SITE NO. 10 **SCH S105840741**
FOUNTAIN AVE/VAN NESS AVE/WILTON PLACE **ENVIROSTOR N/A**
LOS ANGELES, CA 90028

Relative:
Lower

Actual:
338 ft.

SCH:

Facility ID:	19880057
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	2.7
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304122
Assembly:	43
Senate:	22
Special Program Status:	Not reported
Status:	Inactive - Withdrawn
Status Date:	02/20/2013
Restricted Use:	NO
Funding:	School District
Latitude:	34.09464
Longitude:	-118.3148
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #10/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #10/VCA
Alias Type:	Alternate Name
Alias Name:	SANTA MONICA/VINE PRIMARY SITE #10
Alias Type:	Alternate Name
Alias Name:	304053
Alias Type:	Project Code (Site Code)
Alias Name:	304122
Alias Type:	Project Code (Site Code)
Alias Name:	19880057

SANTA MONICA/VINE PRIMARY SITE NO. 10 (Continued) **S105840741**

Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

ENVIROSTOR:
Facility ID: 19880057
Status: Inactive - Withdrawn
Status Date: 02/20/2013
Site Code: 304122
Site Type: School Investigation
Site Type Detailed: School
Acres: 2.7
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 43
Senate: 22
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.09464
Longitude: -118.3148
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED

SANTA MONICA/VINE PRIMARY SITE NO. 10 (Continued) **S105840741**

Potential Description: NONE SPECIFIED
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #10/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #10/VCA
Alias Type: Alternate Name
Alias Name: SANTA MONICA/VINE PRIMARY SITE #10
Alias Type: Alternate Name
Alias Name: 304053
Alias Type: Project Code (Site Code)
Alias Name: 304122
Alias Type: Project Code (Site Code)
Alias Name: 19880057
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

173
SW
1/2-1
0.956 mi.
5049 ft.

ESSEX MONARCH SITE **VCP** **S111752597**
7113 & 7119 SANTA MONICA BOULEVARD AND 111 N. LA BREA AVENUE **ENVIROSTOR** **N/A**
WEST HOLLYWOOD, CA 90046

Relative:
Lower

Actual:
293 ft.

VCP:
Facility ID: 60001653
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.4
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP

ESSEX MONARCH SITE (Continued) **S111752597**

Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Jess Villamayor
Supervisor:	Philip Chandler
Division Branch:	Cleanup Chatsworth
Site Code:	301555
Assembly:	42
Senate:	28, 20
Special Programs Code:	Voluntary Cleanup Program
Status:	Active
Status Date:	12/30/2013
Restricted Use:	NO
Funding:	Responsible Party
Lat/Long:	34.09115 / -118.3447
APN:	NONE SPECIFIED
Past Use:	NONE SPECIFIED
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	Santa Monica Apartments
Alias Type:	Former Project ID
Alias Name:	301555
Alias Type:	Project Code (Site Code)
Alias Name:	60001653
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Voluntary Cleanup Agreement
Completed Date:	01/17/2013
Comments:	VCA for review and evaluation of previous site characterization data

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Characterization Report
Completed Date:	06/18/2013
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Removal Action Completion Report
Completed Date:	02/26/2014
Comments:	Not reported

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

ENVIROSTOR:

Facility ID:	60001653
Status:	Active

ESSEX MONARCH SITE (Continued) **S111752597**

Status Date: 12/30/2013
Site Code: 301555
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 1.4
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Jess Villamayor
Supervisor: Philip Chandler
Division Branch: Cleanup Chatsworth
Assembly: 42
Senate: 28, 20
Special Program: Voluntary Cleanup Program
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.09115
Longitude: -118.3447
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: Santa Monica Apartments
Alias Type: Former Project ID
Alias Name: 301555
Alias Type: Project Code (Site Code)
Alias Name: 60001653
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 01/17/2013
Comments: VCA for review and evaluation of previous site characterization data

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 06/18/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 02/26/2014
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported

ESSEX MONARCH SITE (Continued) **S111752597**

Schedule Revised Date: Not reported

AH174 **VEILING PLATING** **DEED** **S108407637**
South **755 SEWARD STREET/ASSOCIATES** **VCP** **N/A**
1/2-1 **LOS ANGELES, CA 90038** **ENVIROSTOR**
0.979 mi.
5167 ft. **Site 1 of 2 in cluster AH**

Relative:
Lower

Actual:
279 ft.

DEED:
Area: PROJECT WIDE
Sub Area: Not reported
Site Type: VOLUNTARY CLEANUP
Status: CERTIFIED O&M - LAND USE RESTRICTIONS ONLY
Agency: Not reported
Covenant Uploaded: Not reported
Deed Date(s): 10/28/2010
EDR Link ID: 60000524

VCP:
Facility ID: 60000524
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 0.3
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Robert Krug
Supervisor: Philip Chandler
Division Branch: Cleanup Chatsworth
Site Code: 301288
Assembly: 50
Senate: 26
Special Programs Code: CLRRA Liability Immunity (AB 389)
Status: Certified O&M - Land Use Restrictions Only
Status Date: 02/15/2011
Restricted Use: YES
Funding: Responsible Party
Lat/Long: 34.08508 / -118.3334
APN: 5533037001
Past Use: METAL PLATING - CHROME, METAL PLATING - OTHER, METAL PLATING - CHROME, METAL PLATING - OTHER
Potential COC: 30027, 30108, 30153, 40001, 30005, 30013, 30022, 30027, 30028, 30067, 30108, 30136, 30154, 30156, 30407, 30587, 30594
Confirmed COC: 30108,30153,30027,, ,30022,30027,30067,30108,30136,30154,30156,30407,30005,30013,30587, 30594
Potential Description: CSS, IA, OTH, SOIL, SV, CSS, IA, SOIL, SV
Alias Name: 5533037001
Alias Type: APN
Alias Name: 110033613187
Alias Type: EPA (FRS #)
Alias Name: 301288
Alias Type: Project Code (Site Code)
Alias Name: 60000524
Alias Type: Envirostor ID Number

VEILING PLATING (Continued) **S108407637**

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	01/20/2011
Comments:	Letter sent to accounting.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Supplemental Site Investigation Report
Completed Date:	10/14/2009
Comments:	Extent is not fully defined, but risk evaluation and removal action workplan can be started.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	AB 389 Response Plan
Completed Date:	06/03/2010
Comments:	Response Plan approved.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Technical Report
Completed Date:	02/26/2010
Comments:	TCE Model accepted.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Technical Report
Completed Date:	12/15/2009
Comments:	DTSC modeled residual Chromium VI and has determined a cleanup number of 120 ppm Total Chromium in soil.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Fieldwork
Completed Date:	06/19/2010
Comments:	Field activities completed.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Removal Action Completion Report
Completed Date:	10/28/2010
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Well Decommissioning Workplan
Completed Date:	07/29/2010
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Well Decommissioning Report
Completed Date:	12/01/2010
Comments:	Approved

VEILING PLATING (Continued) **S108407637**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Well Decommissioning Workplan
Completed Date:	11/02/2010
Comments:	Approved
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Soils Management Plan
Completed Date:	05/02/2011
Comments:	Approved
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	03/12/2007
Comments:	Mailed out comments with cover letter on SCR to RP.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Community Profile
Completed Date:	07/27/2007
Comments:	Community Profile is completed.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Workplan
Completed Date:	07/13/2007
Comments:	Workplan acceptable, fieldwork to begin 7/18/2007.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Fieldwork
Completed Date:	07/19/2007
Comments:	Soil gas and metals sampling completed.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Characterization Report
Completed Date:	11/29/2007
Comments:	Final report submitted, further characterization required.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Characterization Workplan
Completed Date:	09/10/2008
Comments:	Approved with comments.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Fieldwork
Completed Date:	11/12/2008
Comments:	Two groundwater wells installed and sampled, and a two port soil vapor probe.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported

VEILING PLATING (Continued) **S108407637**

Completed Document Type: Certification
Completed Date: 01/12/2011
Comments: Letter sent to RP

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 06/03/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: California Land Reuse and Revitalization Agreement
Completed Date: 01/02/2007
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 10/28/2010
Comments: LUC Recorded

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

ENVIROSTOR:
Facility ID: 60000524
Status: Certified O&M - Land Use Restrictions Only
Status Date: 02/15/2011
Site Code: 301288
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 0.3
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Robert Krug
Supervisor: Philip Chandler
Division Branch: Cleanup Chatsworth
Assembly: 50
Senate: 26
Special Program: CLRRA Liability Immunity (AB 389)
Restricted Use: YES
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.08508
Longitude: -118.3334
APN: 5533037001
Past Use: METAL PLATING - CHROME, METAL PLATING - OTHER, METAL PLATING - CHROME, METAL PLATING - OTHER

VEILING PLATING (Continued) **S108407637**

Potential COC: Trichloroethylene (TCE Cadmium and compounds Chromium VI Asbestos Containing Materials (ACM Total Chromium (1:6 ratio Cr VI:Cr III Lead Tetrachloroethylene (PCE Trichloroethylene (TCE Vinyl chloride Barium and compounds Cadmium and compounds Chloroform Cobalt Copper and compounds Nickel Vanadium and compounds Zinc
Confirmed COC: Cadmium and compounds Chromium VI Trichloroethylene (TCE Tetrachloroethylene (PCE Trichloroethylene (TCE Barium and compounds Cadmium and compounds Chloroform Cobalt Copper and compounds Nickel Total Chromium (1:6 ratio Cr VI:Cr III Lead Vanadium and compounds Zinc
Potential Description: CSS, IA, OTH, SOIL, SV, CSS, IA, SOIL, SV
Alias Name: 5533037001
Alias Type: APN
Alias Name: 110033613187
Alias Type: EPA (FRS #)
Alias Name: 301288
Alias Type: Project Code (Site Code)
Alias Name: 60000524
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 01/20/2011
Comments: Letter sent to accounting.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 10/14/2009
Comments: Extent is not fully defined, but risk evaluation and removal action workplan can be started.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: AB 389 Response Plan
Completed Date: 06/03/2010
Comments: Response Plan approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 02/26/2010
Comments: TCE Model accepted.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 12/15/2009
Comments: DTSC modeled residual Chromium VI and has determined a cleanup number of 120 ppm Total Chromium in soil.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 06/19/2010
Comments: Field activities completed.

VEILING PLATING (Continued) **S108407637**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 10/28/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Decommissioning Workplan
Completed Date: 07/29/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Decommissioning Report
Completed Date: 12/01/2010
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Decommissioning Workplan
Completed Date: 11/02/2010
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Soils Management Plan
Completed Date: 05/02/2011
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 03/12/2007
Comments: Mailed out comments with cover letter on SCR to RP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 07/27/2007
Comments: Community Profile is completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 07/13/2007
Comments: Workplan acceptable, fieldwork to begin 7/18/2007.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 07/19/2007
Comments: Soil gas and metals sampling completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report

VEILING PLATING (Continued) **S108407637**

Completed Date:	11/29/2007
Comments:	Final report submitted, further characterization required.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Characterization Workplan
Completed Date:	09/10/2008
Comments:	Approved with comments.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Fieldwork
Completed Date:	11/12/2008
Comments:	Two groundwater wells installed and sampled, and a two port soil vapor probe.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Certification
Completed Date:	01/12/2011
Comments:	Letter sent to RP
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	CEQA - Notice of Exemption
Completed Date:	06/03/2010
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	California Land Reuse and Revitalization Agreement
Completed Date:	01/02/2007
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Land Use Restriction
Completed Date:	10/28/2010
Comments:	LUC Recorded
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

AH175 **VELING PLATING CO., INC.** **EMI** **S106842093**
South **763 N. SEWARD STREET** **ENVIROSTOR** **N/A**
1/2-1 **HOLLYWOOD, CA 90038**
0.979 mi.
5167 ft. **Site 2 of 2 in cluster AH**

Relative:
Lower

Actual:
279 ft.

EMI:

Year:	1990
County Code:	19
Air Basin:	SC
Facility ID:	5629
Air District Name:	SC
SIC Code:	3471
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	1
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

ENVIROSTOR:

Facility ID:	71002389
Status:	Refer: Other Agency
Status Date:	Not reported
Site Code:	Not reported
Site Type:	Tiered Permit
Site Type Detailed:	Tiered Permit
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	Not reported
Division Branch:	Cleanup Chatsworth
Assembly:	50
Senate:	26
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not reported
Latitude:	34.08511
Longitude:	-118.3331
APN:	NONE SPECIFIED
Past Use:	NONE SPECIFIED
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	CAD043100544
Alias Type:	EPA Identification Number
Alias Name:	110002645102
Alias Type:	EPA (FRS #)
Alias Name:	71002389
Alias Type:	Envirostor ID Number

Completed Info:

VELING PLATING CO., INC. (Continued) **S106842093**

Completed Area Name:	Not reported
Completed Sub Area Name:	Not reported
Completed Document Type:	Not reported
Completed Date:	Not reported
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

Count: 11 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
COUNTY	S105051421	TEXACO	736 VINE ST	90038	LUST
HOLLYWOOD	S112846145	1X ROBERT HALEY	6760 SUNSET BLVD	90028	LUST, HAZNET
HOLLYWOOD	S116735905	LIDO CLEANERS	1905 N WILCOX AVE	90068	DRYCLEANERS
LOS ANGELES	S103441660	MOBIL STATION #10-KDQ	HWY 126		HIST CORTESE, WMUDS/SWAT
LOS ANGELES	S109422338	WARD'S DUMP	186 AND VERMONT AVE.		SWF/LF
LOS ANGELES	S111075979	LEDGER #2	10403 GLENOAKS BOULEVARD		SWF/LF
LOS ANGELES	S116741860	HIGHLAND APARTMENTS	1411 HIGHLAND AVE N	90028	LUST
LOS ANGELES	S109422348	PENMAR GOLF COURSE	1233 ROSE AVE.		SWF/LF
LOS ANGELES	S109422337	S.F. & BRAZIL	SAN FERNANDO AND BRAZIL		SWF/LF
LOS ANGELES	S114722130	WILCOX MACHINE CO.	7190 SCOUT AVE		RGA LUST
LOS ANGELES	S114458559	UNOCAL #1919	7979 SUNSET BLVD W	90046	LUST

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: 10/25/2013
Date Data Arrived at EDR: 11/11/2013
Date Made Active in Reports: 01/28/2014
Number of Days to Update: 78

Source: EPA
Telephone: N/A
Last EDR Contact: 07/08/2014
Next Scheduled EDR Contact: 10/20/2014
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: 10/25/2013
Date Data Arrived at EDR: 11/11/2013
Date Made Active in Reports: 01/28/2014
Number of Days to Update: 78

Source: EPA
Telephone: N/A
Last EDR Contact: 07/08/2014
Next Scheduled EDR Contact: 10/20/2014
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: 10/25/2013
Date Data Arrived at EDR: 11/11/2013
Date Made Active in Reports: 01/28/2014
Number of Days to Update: 78

Source: EPA
Telephone: N/A
Last EDR Contact: 07/08/2014
Next Scheduled EDR Contact: 10/20/2014
Data Release Frequency: Quarterly

Federal CERCLIS list

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS 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). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 11/11/2013
Date Made Active in Reports: 02/13/2014
Number of Days to Update: 94

Source: EPA
Telephone: 703-412-9810
Last EDR Contact: 05/29/2014
Next Scheduled EDR Contact: 09/08/2014
Data Release Frequency: Quarterly

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: 04/01/2014
Date Data Arrived at EDR: 07/08/2014
Date Made Active in Reports: 08/22/2014
Number of Days to Update: 45

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 07/08/2014
Next Scheduled EDR Contact: 10/20/2014
Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS 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 this 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. This 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 a potential NPL site.

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 11/11/2013
Date Made Active in Reports: 02/13/2014
Number of Days to Update: 94

Source: EPA
Telephone: 703-412-9810
Last EDR Contact: 05/29/2014
Next Scheduled EDR Contact: 09/08/2014
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: 03/11/2014
Date Data Arrived at EDR: 03/13/2014
Date Made Active in Reports: 04/09/2014
Number of Days to Update: 27

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 07/02/2014
Next Scheduled EDR Contact: 10/13/2014
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: 03/11/2014
Date Data Arrived at EDR: 03/13/2014
Date Made Active in Reports: 04/09/2014
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 07/02/2014
Next Scheduled EDR Contact: 10/13/2014
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: 03/11/2014
Date Data Arrived at EDR: 03/13/2014
Date Made Active in Reports: 04/09/2014
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 07/02/2014
Next Scheduled EDR Contact: 10/13/2014
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: 03/11/2014
Date Data Arrived at EDR: 03/13/2014
Date Made Active in Reports: 04/09/2014
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 07/02/2014
Next Scheduled EDR Contact: 10/13/2014
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: 03/11/2014
Date Data Arrived at EDR: 03/13/2014
Date Made Active in Reports: 04/09/2014
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 07/02/2014
Next Scheduled EDR Contact: 10/13/2014
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal institutional controls / engineering controls registries

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: 03/19/2014
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 07/15/2014
Number of Days to Update: 116

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 06/05/2014
Next Scheduled EDR Contact: 09/22/2014
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: 03/19/2014
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 07/15/2014
Number of Days to Update: 116

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 06/05/2014
Next Scheduled EDR Contact: 09/22/2014
Data Release Frequency: Varies

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/28/2014
Date Data Arrived at EDR: 05/30/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 18

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 08/14/2014
Next Scheduled EDR Contact: 12/01/2014
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: 09/30/2013
Date Data Arrived at EDR: 10/01/2013
Date Made Active in Reports: 12/06/2013
Number of Days to Update: 66

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 07/03/2014
Next Scheduled EDR Contact: 07/14/2014
Data Release Frequency: Annually

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: 06/05/2014
Date Data Arrived at EDR: 06/06/2014
Date Made Active in Reports: 07/09/2014
Number of Days to Update: 33

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/06/2014
Next Scheduled EDR Contact: 11/17/2014
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: 06/05/2014
Date Data Arrived at EDR: 06/06/2014
Date Made Active in Reports: 07/09/2014
Number of Days to Update: 33

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/06/2014
Next Scheduled EDR Contact: 11/17/2014
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: 05/19/2014
Date Data Arrived at EDR: 05/20/2014
Date Made Active in Reports: 05/22/2014
Number of Days to Update: 2

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 08/18/2014
Next Scheduled EDR Contact: 12/01/2014
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Varies

LUST REG 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 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 4: Underground Storage Tank Leak List
Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List
Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

LUST REG 1: Active Toxic Site Investigation
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST: Geotracker's Leaking Underground Fuel Tank Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 07/30/2014
Date Data Arrived at EDR: 07/31/2014
Date Made Active in Reports: 08/22/2014
Number of Days to Update: 22

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 07/31/2014
Next Scheduled EDR Contact: 09/29/2014
Data Release Frequency: Quarterly

SLIC: Statewide SLIC Cases

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: 07/30/2014
Date Data Arrived at EDR: 07/31/2014
Date Made Active in Reports: 08/25/2014
Number of Days to Update: 25

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 07/31/2014
Next Scheduled EDR Contact: 09/29/2014
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

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: 08/13/2014
Date Data Arrived at EDR: 08/15/2014
Date Made Active in Reports: 08/22/2014
Number of Days to Update: 7

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 07/22/2014
Next Scheduled EDR Contact: 11/10/2014
Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/28/2014
Date Data Arrived at EDR: 05/01/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 47

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/28/2014
Next Scheduled EDR Contact: 11/10/2014
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: 05/14/2014
Date Data Arrived at EDR: 05/15/2014
Date Made Active in Reports: 07/15/2014
Number of Days to Update: 61

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 07/22/2014
Next Scheduled EDR Contact: 11/20/2014
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: 07/30/2014
Date Data Arrived at EDR: 08/12/2014
Date Made Active in Reports: 08/22/2014
Number of Days to Update: 10

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 04/22/2014
Next Scheduled EDR Contact: 08/11/2014
Data Release Frequency: Semi-Annually

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: 02/01/2013
Date Data Arrived at EDR: 05/01/2013
Date Made Active in Reports: 11/01/2013
Number of Days to Update: 184

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 08/01/2014
Next Scheduled EDR Contact: 11/10/2014
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: 03/01/2013
Date Data Arrived at EDR: 03/01/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 42

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 07/22/2014
Next Scheduled EDR Contact: 11/10/2014
Data Release Frequency: Quarterly

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: 08/04/2014
Date Data Arrived at EDR: 08/05/2014
Date Made Active in Reports: 08/22/2014
Number of Days to Update: 17

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 04/28/2014
Next Scheduled EDR Contact: 11/10/2014
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 05/20/2014
Date Data Arrived at EDR: 06/10/2014
Date Made Active in Reports: 08/22/2014
Number of Days to Update: 73

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/28/2014
Next Scheduled EDR Contact: 11/10/2014
Data Release Frequency: Quarterly

State and tribal registered storage tank lists

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 07/30/2014
Date Data Arrived at EDR: 07/31/2014
Date Made Active in Reports: 08/20/2014
Number of Days to Update: 20

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 07/31/2014
Next Scheduled EDR Contact: 09/29/2014
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 08/01/2009
Date Data Arrived at EDR: 09/10/2009
Date Made Active in Reports: 10/01/2009
Number of Days to Update: 21

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 07/18/2014
Next Scheduled EDR Contact: 10/20/2014
Data Release Frequency: Quarterly

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: 02/01/2013
Date Data Arrived at EDR: 05/01/2013
Date Made Active in Reports: 01/27/2014
Number of Days to Update: 271

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 08/01/2014
Next Scheduled EDR Contact: 11/10/2014
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: 07/30/2014
Date Data Arrived at EDR: 08/12/2014
Date Made Active in Reports: 08/22/2014
Number of Days to Update: 10

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 04/22/2014
Next Scheduled EDR Contact: 08/11/2014
Data Release Frequency: Semi-Annually

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: 08/04/2014
Date Data Arrived at EDR: 08/05/2014
Date Made Active in Reports: 08/22/2014
Number of Days to Update: 17

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 04/28/2014
Next Scheduled EDR Contact: 11/10/2014
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: 07/25/2014
Date Data Arrived at EDR: 07/28/2014
Date Made Active in Reports: 08/22/2014
Number of Days to Update: 25

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 07/22/2014
Next Scheduled EDR Contact: 11/10/2014
Data Release Frequency: Semi-Annually

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: 05/28/2014
Date Data Arrived at EDR: 05/01/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 47

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/28/2014
Next Scheduled EDR Contact: 11/10/2014
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: 08/13/2014
Date Data Arrived at EDR: 08/15/2014
Date Made Active in Reports: 08/22/2014
Number of Days to Update: 7

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 07/22/2014
Next Scheduled EDR Contact: 11/10/2014
Data Release Frequency: Quarterly

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: 08/14/2014
Date Data Arrived at EDR: 08/15/2014
Date Made Active in Reports: 08/22/2014
Number of Days to Update: 7

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 07/22/2014
Next Scheduled EDR Contact: 11/10/2014
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: 05/20/2014
Date Data Arrived at EDR: 06/10/2014
Date Made Active in Reports: 08/15/2014
Number of Days to Update: 66

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/22/2014
Next Scheduled EDR Contact: 11/10/2014
Data Release Frequency: Quarterly

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 07/08/2014
Next Scheduled EDR Contact: 10/27/2014
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

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: 05/30/2014
Date Data Arrived at EDR: 07/01/2014
Date Made Active in Reports: 08/15/2014
Number of Days to Update: 45

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 07/01/2014
Next Scheduled EDR Contact: 10/13/2014
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

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: 06/05/2014
Date Data Arrived at EDR: 06/06/2014
Date Made Active in Reports: 07/09/2014
Number of Days to Update: 33

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/06/2014
Next Scheduled EDR Contact: 11/17/2014
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: 07/01/2014
Date Data Arrived at EDR: 07/03/2014
Date Made Active in Reports: 07/28/2014
Number of Days to Update: 25

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 07/03/2014
Next Scheduled EDR Contact: 10/06/2014
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

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

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: 07/25/2014
Next Scheduled EDR Contact: 11/10/2014
Data Release Frequency: No Update Planned

SWRCY: Recycler Database
A listing of recycling facilities in California.

Date of Government Version: 06/16/2014
Date Data Arrived at EDR: 06/17/2014
Date Made Active in Reports: 07/11/2014
Number of Days to Update: 24

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 06/17/2014
Next Scheduled EDR Contact: 09/29/2014
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing
A listing of registered waste tire haulers.

Date of Government Version: 02/18/2014
Date Data Arrived at EDR: 02/20/2014
Date Made Active in Reports: 03/27/2014
Number of Days to Update: 35

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 08/14/2014
Next Scheduled EDR Contact: 12/01/2014
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: 08/01/2014
Next Scheduled EDR Contact: 11/17/2014
Data Release Frequency: Varies

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: 08/07/2014
Next Scheduled EDR Contact: 11/24/2014
Data Release Frequency: No Update Planned

Local Lists of Hazardous waste / Contaminated Sites

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: 05/28/2014
Date Data Arrived at EDR: 06/20/2014
Date Made Active in Reports: 07/15/2014
Number of Days to Update: 25
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 06/04/2014
Next Scheduled EDR Contact: 09/15/2014
Data Release Frequency: Quarterly

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: 06/05/2014
Date Data Arrived at EDR: 06/06/2014
Date Made Active in Reports: 07/09/2014
Number of Days to Update: 33
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/06/2014
Next Scheduled EDR Contact: 11/17/2014
Data Release Frequency: Quarterly

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

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: 12/31/2013
Date Data Arrived at EDR: 02/28/2014
Date Made Active in Reports: 03/20/2014
Number of Days to Update: 20
Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 07/14/2014
Next Scheduled EDR Contact: 10/27/2014
Data Release Frequency: Varies

US HIST CDL: National Clandestine Laboratory Register

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: 05/28/2014
Date Data Arrived at EDR: 06/20/2014
Date Made Active in Reports: 07/15/2014
Number of Days to Update: 25

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 06/04/2014
Next Scheduled EDR Contact: 09/15/2014
Data Release Frequency: No Update Planned

Local Lists of Registered Storage Tanks

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

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/23/2009
Date Data Arrived at EDR: 09/23/2009
Date Made Active in Reports: 10/01/2009
Number of Days to Update: 8

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 06/02/2014
Next Scheduled EDR Contact: 09/15/2014
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

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

Local Land Records

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: 02/18/2014
Date Data Arrived at EDR: 03/18/2014
Date Made Active in Reports: 04/24/2014
Number of Days to Update: 37

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 07/22/2014
Next Scheduled EDR Contact: 11/10/2014
Data Release Frequency: Varies

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 05/05/2014
Date Data Arrived at EDR: 05/06/2014
Date Made Active in Reports: 05/19/2014
Number of Days to Update: 13

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 06/09/2014
Next Scheduled EDR Contact: 09/22/2014
Data Release Frequency: Varies

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: 06/09/2014
Date Data Arrived at EDR: 06/11/2014
Date Made Active in Reports: 07/09/2014
Number of Days to Update: 28

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 06/11/2014
Next Scheduled EDR Contact: 09/22/2014
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 03/31/2014
Date Data Arrived at EDR: 04/01/2014
Date Made Active in Reports: 07/15/2014
Number of Days to Update: 105

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 07/01/2014
Next Scheduled EDR Contact: 10/13/2014
Data Release Frequency: Annually

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 02/04/2014
Date Data Arrived at EDR: 04/29/2014
Date Made Active in Reports: 05/09/2014
Number of Days to Update: 10

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 07/28/2014
Next Scheduled EDR Contact: 11/10/2014
Data Release Frequency: Varies

LDS: Land Disposal Sites Listing

The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units.

Date of Government Version: 07/30/2014
Date Data Arrived at EDR: 07/31/2014
Date Made Active in Reports: 08/22/2014
Number of Days to Update: 22

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 07/31/2014
Next Scheduled EDR Contact: 09/29/2014
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing

The State Water Resources Control Board and nine Regional Water Quality Control Boards partner with the Department of Defense (DoD) through the Defense and State Memorandum of Agreement (DSMOA) to oversee the investigation and remediation of water quality issues at military facilities.

Date of Government Version: 07/30/2014
Date Data Arrived at EDR: 07/31/2014
Date Made Active in Reports: 08/25/2014
Number of Days to Update: 25

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 07/31/2014
Next Scheduled EDR Contact: 09/29/2014
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

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: 03/11/2014
Date Data Arrived at EDR: 03/13/2014
Date Made Active in Reports: 04/09/2014
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 07/02/2014
Next Scheduled EDR Contact: 10/13/2014
Data Release Frequency: Varies

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: 08/06/2014
Next Scheduled EDR Contact: 11/17/2014
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: 07/18/2014
Next Scheduled EDR Contact: 10/27/2014
Data Release Frequency: Semi-Annually

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: 12/31/2012
Date Data Arrived at EDR: 02/28/2014
Date Made Active in Reports: 04/24/2014
Number of Days to Update: 55

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 06/04/2014
Next Scheduled EDR Contact: 09/22/2014
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 01/24/2014
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 31

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 06/30/2014
Next Scheduled EDR Contact: 10/13/2014
Data Release Frequency: Varies

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: 11/25/2013
Date Data Arrived at EDR: 12/12/2013
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 74

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 06/10/2014
Next Scheduled EDR Contact: 09/22/2014
Data Release Frequency: Annually

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: 09/14/2010
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 08/20/2014
Next Scheduled EDR Contact: 12/08/2014
Data Release Frequency: Varies

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: 01/30/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 07/15/2014
Number of Days to Update: 132

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 06/06/2014
Next Scheduled EDR Contact: 09/15/2014
Data Release Frequency: Semi-Annually

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: 12/31/2011
Date Data Arrived at EDR: 07/31/2013
Date Made Active in Reports: 09/13/2013
Number of Days to Update: 44

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/30/2014
Next Scheduled EDR Contact: 09/08/2014
Data Release Frequency: Annually

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: 12/31/2006
Date Data Arrived at EDR: 09/29/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 64

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 06/25/2014
Next Scheduled EDR Contact: 10/06/2014
Data Release Frequency: Every 4 Years

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: 08/19/2014
Next Scheduled EDR Contact: 12/08/2014
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: 08/19/2014
Next Scheduled EDR Contact: 12/08/2014
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

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: 07/22/2014
Next Scheduled EDR Contact: 11/10/2014
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 05/06/2014
Date Data Arrived at EDR: 05/16/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 10/09/2014
Next Scheduled EDR Contact: 10/27/2014
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: 06/01/2013
Date Data Arrived at EDR: 07/17/2013
Date Made Active in Reports: 11/01/2013
Number of Days to Update: 107

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 07/18/2014
Next Scheduled EDR Contact: 10/27/2014
Data Release Frequency: Annually

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: 07/22/2013
Date Data Arrived at EDR: 08/02/2013
Date Made Active in Reports: 11/01/2013
Number of Days to Update: 91

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 06/05/2014
Next Scheduled EDR Contact: 09/22/2014
Data Release Frequency: Quarterly

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: 07/07/2014
Date Data Arrived at EDR: 07/10/2014
Date Made Active in Reports: 07/28/2014
Number of Days to Update: 18

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 07/10/2014
Next Scheduled EDR Contact: 10/20/2014
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: 11/18/2013
Date Data Arrived at EDR: 02/27/2014
Date Made Active in Reports: 03/12/2014
Number of Days to Update: 13

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 06/13/2014
Next Scheduled EDR Contact: 09/22/2014
Data Release Frequency: Quarterly

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

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: 04/01/2014
Date Data Arrived at EDR: 05/23/2014
Date Made Active in Reports: 07/28/2014
Number of Days to Update: 66

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 07/22/2014
Next Scheduled EDR Contact: 11/10/2014
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: 12/31/2011
Date Data Arrived at EDR: 02/26/2013
Date Made Active in Reports: 04/19/2013
Number of Days to Update: 52

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 05/30/2014
Next Scheduled EDR Contact: 09/08/2014
Data Release Frequency: Biennially

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

UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 01/15/2014
Date Data Arrived at EDR: 03/18/2014
Date Made Active in Reports: 04/24/2014
Number of Days to Update: 37

Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 06/20/2014
Next Scheduled EDR Contact: 09/29/2014
Data Release Frequency: Varies

NPDES: NPDES Permits Listing
A listing of NPDES permits, including stormwater.

Date of Government Version: 05/19/2014
Date Data Arrived at EDR: 05/20/2014
Date Made Active in Reports: 05/28/2014
Number of Days to Update: 8

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 05/20/2014
Next Scheduled EDR Contact: 09/01/2014
Data Release Frequency: Quarterly

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: 06/30/2014
Date Data Arrived at EDR: 07/01/2014
Date Made Active in Reports: 07/28/2014
Number of Days to Update: 27

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 07/01/2014
Next Scheduled EDR Contact: 10/13/2014
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

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: 10/21/1993
Date Data Arrived at EDR: 11/01/1993
Date Made Active in Reports: 11/19/1993
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 06/17/2014
Next Scheduled EDR Contact: 10/06/2014
Data Release Frequency: No Update Planned

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: 06/28/2014
Date Data Arrived at EDR: 07/03/2014
Date Made Active in Reports: 08/21/2014
Number of Days to Update: 49

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 06/09/2014
Next Scheduled EDR Contact: 09/22/2014
Data Release Frequency: Annually

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: 06/25/2014
Next Scheduled EDR Contact: 10/13/2014
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 05/30/2014
Date Data Arrived at EDR: 05/30/2014
Date Made Active in Reports: 07/07/2014
Number of Days to Update: 38

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 08/08/2014
Next Scheduled EDR Contact: 11/10/2014
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.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 07/16/2013
Date Made Active in Reports: 08/26/2013
Number of Days to Update: 41

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 07/18/2014
Next Scheduled EDR Contact: 10/27/2014
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: 12/31/2012
Date Data Arrived at EDR: 03/25/2014
Date Made Active in Reports: 04/28/2014
Number of Days to Update: 34

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 06/26/2014
Next Scheduled EDR Contact: 10/06/2014
Data Release Frequency: Varies

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: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 07/18/2014
Next Scheduled EDR Contact: 10/27/2014
Data Release Frequency: Semi-Annually

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: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 07/25/2014
Next Scheduled EDR Contact: 11/03/2014
Data Release Frequency: Varies

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: 11/11/2011
Date Data Arrived at EDR: 05/18/2012
Date Made Active in Reports: 05/25/2012
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 08/15/2014
Next Scheduled EDR Contact: 11/24/2014
Data Release Frequency: Varies

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 04/15/2013
Date Data Arrived at EDR: 07/03/2013
Date Made Active in Reports: 09/13/2013
Number of Days to Update: 72

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 07/01/2014
Next Scheduled EDR Contact: 10/13/2014
Data Release Frequency: Quarterly

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: 08/19/2014
Next Scheduled EDR Contact: 12/08/2014
Data Release Frequency: Quarterly

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: 07/18/2014
Next Scheduled EDR Contact: 10/27/2014
Data Release Frequency: N/A

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: 08/15/2014
Next Scheduled EDR Contact: 11/24/2014
Data Release Frequency: Quarterly

HWP: EnviroStor Permitted Facilities Listing
Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 05/27/2014
Date Data Arrived at EDR: 05/28/2014
Date Made Active in Reports: 07/07/2014
Number of Days to Update: 40

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/26/2014
Next Scheduled EDR Contact: 12/08/2014
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: 07/14/2014
Date Data Arrived at EDR: 07/15/2014
Date Made Active in Reports: 07/28/2014
Number of Days to Update: 13

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 07/15/2014
Next Scheduled EDR Contact: 10/27/2014
Data Release Frequency: Quarterly

COAL ASH DOE: Sleam-Electric Plan 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: 07/18/2014
Next Scheduled EDR Contact: 10/27/2014
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: 10/23/2013
Date Data Arrived at EDR: 11/06/2013
Date Made Active in Reports: 12/06/2013
Number of Days to Update: 30

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 06/25/2014
Next Scheduled EDR Contact: 10/13/2014
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/23/2013
Date Data Arrived at EDR: 11/06/2013
Date Made Active in Reports: 12/06/2013
Number of Days to Update: 30

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 06/25/2014
Next Scheduled EDR Contact: 10/13/2014
Data Release Frequency: Annually

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 06/04/2014
Date Data Arrived at EDR: 06/12/2014
Date Made Active in Reports: 07/28/2014
Number of Days to Update: 46

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 07/01/2014
Next Scheduled EDR Contact: 10/20/2014
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: 06/19/2014
Date Data Arrived at EDR: 06/20/2014
Date Made Active in Reports: 07/28/2014
Number of Days to Update: 38

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 08/14/2014
Next Scheduled EDR Contact: 12/01/2014
Data Release Frequency: Quarterly

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: 05/19/2014
Date Data Arrived at EDR: 05/20/2014
Date Made Active in Reports: 05/22/2014
Number of Days to Update: 2

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 08/14/2014
Next Scheduled EDR Contact: 12/01/2014
Data Release Frequency: Varies

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 06/16/2014
Date Data Arrived at EDR: 06/17/2014
Date Made Active in Reports: 07/10/2014
Number of Days to Update: 23

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 06/17/2014
Next Scheduled EDR Contact: 09/29/2014
Data Release Frequency: Quarterly

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 05/05/2014
Date Data Arrived at EDR: 05/14/2014
Date Made Active in Reports: 05/22/2014
Number of Days to Update: 8

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 07/25/2014
Next Scheduled EDR Contact: 11/10/2014
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: 03/14/2014
Date Data Arrived at EDR: 06/11/2014
Date Made Active in Reports: 07/28/2014
Number of Days to Update: 47

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 06/11/2014
Next Scheduled EDR Contact: 09/22/2014
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: 02/01/2011
Date Data Arrived at EDR: 10/19/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 08/01/2014
Next Scheduled EDR Contact: 11/10/2014
Data Release Frequency: Varies

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: 05/23/2014
Date Data Arrived at EDR: 06/13/2014
Date Made Active in Reports: 07/09/2014
Number of Days to Update: 26

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 06/09/2014
Next Scheduled EDR Contact: 09/22/2014
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 US Hist Auto Stat: EDR Exclusive Historic Gas 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 US Hist Cleaners: EDR Exclusive Historic Dry Cleaners

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

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 04/22/2014
Date Data Arrived at EDR: 04/24/2014
Date Made Active in Reports: 05/09/2014
Number of Days to Update: 15

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 06/30/2014
Next Scheduled EDR Contact: 10/13/2014
Data Release Frequency: Semi-Annually

Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 07/25/2014
Date Data Arrived at EDR: 07/28/2014
Date Made Active in Reports: 08/20/2014
Number of Days to Update: 23

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 06/30/2014
Next Scheduled EDR Contact: 10/13/2014
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA Facility List

Cupa Facility List

Date of Government Version: 07/23/2014
Date Data Arrived at EDR: 06/26/2014
Date Made Active in Reports: 07/25/2014
Number of Days to Update: 29

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 06/19/2014
Next Scheduled EDR Contact: 09/22/2014
Data Release Frequency: Varies

BUTTE COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility Listing
Cupa facility list.

Date of Government Version: 08/01/2013
Date Data Arrived at EDR: 08/02/2013
Date Made Active in Reports: 08/22/2013
Number of Days to Update: 20

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 07/08/2014
Next Scheduled EDR Contact: 10/27/2014
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 07/02/2014
Date Data Arrived at EDR: 07/03/2014
Date Made Active in Reports: 07/30/2014
Number of Days to Update: 27

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 06/26/2014
Next Scheduled EDR Contact: 10/13/2014
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 06/11/2014
Date Data Arrived at EDR: 06/13/2014
Date Made Active in Reports: 07/07/2014
Number of Days to Update: 24

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 08/08/2014
Next Scheduled EDR Contact: 11/24/2014
Data Release Frequency: Varies

CONTRA COSTA COUNTY:

Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 02/24/2014
Date Data Arrived at EDR: 02/25/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 21

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 08/05/2014
Next Scheduled EDR Contact: 11/17/2014
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA Facility List
Cupa Facility list

Date of Government Version: 05/05/2014
Date Data Arrived at EDR: 05/06/2014
Date Made Active in Reports: 05/13/2014
Number of Days to Update: 7

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 07/30/2014
Next Scheduled EDR Contact: 11/17/2014
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 05/29/2014
Date Data Arrived at EDR: 05/30/2014
Date Made Active in Reports: 07/07/2014
Number of Days to Update: 38

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 08/05/2014
Next Scheduled EDR Contact: 11/17/2014
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 06/30/2014
Date Data Arrived at EDR: 07/15/2014
Date Made Active in Reports: 08/19/2014
Number of Days to Update: 35

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 07/11/2014
Next Scheduled EDR Contact: 10/27/2014
Data Release Frequency: Semi-Annually

HUMBOLDT COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 06/09/2014
Date Data Arrived at EDR: 06/11/2014
Date Made Active in Reports: 07/07/2014
Number of Days to Update: 26

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 08/20/2014
Next Scheduled EDR Contact: 12/08/2014
Data Release Frequency: Varies

IMPERIAL COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 04/28/2014
Date Data Arrived at EDR: 04/30/2014
Date Made Active in Reports: 05/13/2014
Number of Days to Update: 13

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 07/25/2014
Next Scheduled EDR Contact: 11/10/2014
Data Release Frequency: Varies

INYO COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 09/10/2013
Date Data Arrived at EDR: 09/11/2013
Date Made Active in Reports: 10/14/2013
Number of Days to Update: 33

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 08/20/2014
Next Scheduled EDR Contact: 12/08/2014
Data Release Frequency: Varies

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 08/31/2010
Date Data Arrived at EDR: 09/01/2010
Date Made Active in Reports: 09/30/2010
Number of Days to Update: 29

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 08/08/2014
Next Scheduled EDR Contact: 11/24/2014
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 05/28/2014
Date Data Arrived at EDR: 05/30/2014
Date Made Active in Reports: 06/20/2014
Number of Days to Update: 21

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 08/20/2014
Next Scheduled EDR Contact: 12/08/2014
Data Release Frequency: Varies

LAKE COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 07/23/2014
Date Data Arrived at EDR: 07/25/2014
Date Made Active in Reports: 08/22/2014
Number of Days to Update: 28

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 07/18/2014
Next Scheduled EDR Contact: 11/03/2014
Data Release Frequency: Varies

LOS ANGELES COUNTY:

San Gabriel Valley Areas of Concern
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 06/19/2014
Next Scheduled EDR Contact: 10/06/2014
Data Release Frequency: No Update Planned

HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 03/31/2014
Date Data Arrived at EDR: 06/06/2014
Date Made Active in Reports: 07/17/2014
Number of Days to Update: 41

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 07/21/2014
Next Scheduled EDR Contact: 10/27/2014
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 07/21/2014
Date Data Arrived at EDR: 07/21/2014
Date Made Active in Reports: 08/19/2014
Number of Days to Update: 29

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 07/21/2014
Next Scheduled EDR Contact: 11/03/2014
Data Release Frequency: Varies

City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 03/05/2009
Date Data Arrived at EDR: 03/10/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 29

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 08/14/2014
Next Scheduled EDR Contact: 11/03/2014
Data Release Frequency: Varies

Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 01/07/2014
Date Data Arrived at EDR: 02/25/2014
Date Made Active in Reports: 03/25/2014
Number of Days to Update: 28

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 07/16/2014
Next Scheduled EDR Contact: 11/03/2014
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 07/23/2014
Date Data Arrived at EDR: 07/28/2014
Date Made Active in Reports: 08/20/2014
Number of Days to Update: 23

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 07/18/2014
Next Scheduled EDR Contact: 11/03/2014
Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 07/28/2014
Date Data Arrived at EDR: 07/28/2014
Date Made Active in Reports: 08/20/2014
Number of Days to Update: 23

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 07/25/2014
Next Scheduled EDR Contact: 11/10/2014
Data Release Frequency: Annually

City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 01/13/2014
Date Data Arrived at EDR: 03/27/2014
Date Made Active in Reports: 04/28/2014
Number of Days to Update: 32

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 07/25/2014
Next Scheduled EDR Contact: 10/27/2014
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 06/09/2014
Date Data Arrived at EDR: 06/11/2014
Date Made Active in Reports: 06/27/2014
Number of Days to Update: 16

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 08/26/2014
Next Scheduled EDR Contact: 12/08/2014
Data Release Frequency: Varies

MARIN COUNTY:

Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 07/02/2014
Date Data Arrived at EDR: 07/07/2014
Date Made Active in Reports: 08/18/2014
Number of Days to Update: 42

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Last EDR Contact: 07/02/2014
Next Scheduled EDR Contact: 10/20/2014
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 05/27/2014
Date Data Arrived at EDR: 05/29/2014
Date Made Active in Reports: 06/24/2014
Number of Days to Update: 26

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 08/20/2014
Next Scheduled EDR Contact: 12/08/2014
Data Release Frequency: Varies

MONO COUNTY:

CUPA Facility List
CUPA Facility List

Date of Government Version: 06/09/2014
Date Data Arrived at EDR: 06/13/2014
Date Made Active in Reports: 06/27/2014
Number of Days to Update: 14

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 06/02/2014
Next Scheduled EDR Contact: 09/15/2014
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 06/09/2014
Date Data Arrived at EDR: 06/11/2014
Date Made Active in Reports: 07/09/2014
Number of Days to Update: 28

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 08/26/2014
Next Scheduled EDR Contact: 12/08/2014
Data Release Frequency: Varies

NAPA COUNTY:

Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 12/05/2011
Date Data Arrived at EDR: 12/06/2011
Date Made Active in Reports: 02/07/2012
Number of Days to Update: 63

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 05/30/2014
Next Scheduled EDR Contact: 09/15/2014
Data Release Frequency: No Update Planned

Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008
Date Data Arrived at EDR: 01/16/2008
Date Made Active in Reports: 02/08/2008
Number of Days to Update: 23

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 05/30/2014
Next Scheduled EDR Contact: 09/15/2014
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 11/06/2013
Date Data Arrived at EDR: 11/07/2013
Date Made Active in Reports: 12/04/2013
Number of Days to Update: 27

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 08/14/2014
Next Scheduled EDR Contact: 11/17/2014
Data Release Frequency: Varies

ORANGE COUNTY:

List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 05/01/2014
Date Data Arrived at EDR: 05/15/2014
Date Made Active in Reports: 05/22/2014
Number of Days to Update: 7

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/07/2014
Next Scheduled EDR Contact: 11/24/2014
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 05/01/2014
Date Data Arrived at EDR: 05/15/2014
Date Made Active in Reports: 05/28/2014
Number of Days to Update: 13

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/07/2014
Next Scheduled EDR Contact: 11/24/2014
Data Release Frequency: Quarterly

List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 08/01/2014
Date Data Arrived at EDR: 08/12/2014
Date Made Active in Reports: 08/20/2014
Number of Days to Update: 8

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/07/2014
Next Scheduled EDR Contact: 11/24/2014
Data Release Frequency: Quarterly

PLACER COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 06/09/2014
Date Data Arrived at EDR: 06/10/2014
Date Made Active in Reports: 07/09/2014
Number of Days to Update: 29

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 06/09/2014
Next Scheduled EDR Contact: 09/22/2014
Data Release Frequency: Semi-Annually

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 07/08/2014
Date Data Arrived at EDR: 07/11/2014
Date Made Active in Reports: 07/28/2014
Number of Days to Update: 17

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/23/2014
Next Scheduled EDR Contact: 10/06/2014
Data Release Frequency: Quarterly

Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 07/08/2014
Date Data Arrived at EDR: 07/11/2014
Date Made Active in Reports: 08/18/2014
Number of Days to Update: 38

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/23/2014
Next Scheduled EDR Contact: 10/06/2014
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 02/06/2014
Date Data Arrived at EDR: 04/08/2014
Date Made Active in Reports: 04/29/2014
Number of Days to Update: 21

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 07/11/2014
Next Scheduled EDR Contact: 10/20/2014
Data Release Frequency: Quarterly

Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 05/05/2014
Date Data Arrived at EDR: 07/17/2014
Date Made Active in Reports: 07/28/2014
Number of Days to Update: 11

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 07/08/2014
Next Scheduled EDR Contact: 10/20/2014
Data Release Frequency: Quarterly

SAN BERNARDINO COUNTY:

Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 05/30/2014
Date Data Arrived at EDR: 05/30/2014
Date Made Active in Reports: 07/07/2014
Number of Days to Update: 38

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 08/07/2014
Next Scheduled EDR Contact: 11/24/2014
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 09/23/2013
Date Data Arrived at EDR: 09/24/2013
Date Made Active in Reports: 10/17/2013
Number of Days to Update: 23

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 06/09/2014
Next Scheduled EDR Contact: 09/22/2014
Data Release Frequency: Quarterly

Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2013
Date Data Arrived at EDR: 11/19/2013
Date Made Active in Reports: 12/31/2013
Number of Days to Update: 42

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 07/22/2014
Next Scheduled EDR Contact: 11/10/2014
Data Release Frequency: Varies

Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 06/04/2014
Next Scheduled EDR Contact: 09/22/2014
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

Local Oversite Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 08/07/2014
Next Scheduled EDR Contact: 11/24/2014
Data Release Frequency: Quarterly

Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/29/2010
Date Data Arrived at EDR: 03/10/2011
Date Made Active in Reports: 03/15/2011
Number of Days to Update: 5

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 08/07/2014
Next Scheduled EDR Contact: 11/27/2014
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/20/2014
Date Data Arrived at EDR: 06/23/2014
Date Made Active in Reports: 07/11/2014
Number of Days to Update: 18

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 06/19/2014
Next Scheduled EDR Contact: 10/06/2014
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/11/2014
Date Data Arrived at EDR: 06/13/2014
Date Made Active in Reports: 07/09/2014
Number of Days to Update: 26

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 08/20/2014
Next Scheduled EDR Contact: 12/08/2014
Data Release Frequency: Varies

SAN MATEO COUNTY:

Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 04/03/2014
Date Data Arrived at EDR: 04/04/2014
Date Made Active in Reports: 05/01/2014
Number of Days to Update: 27

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/16/2014
Next Scheduled EDR Contact: 09/29/2014
Data Release Frequency: Annually

Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 06/16/2014
Date Data Arrived at EDR: 06/19/2014
Date Made Active in Reports: 07/10/2014
Number of Days to Update: 21

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/13/2014
Next Scheduled EDR Contact: 09/29/2014
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 08/22/2014
Next Scheduled EDR Contact: 12/08/2014
Data Release Frequency: Varies

SANTA CLARA COUNTY:

Cupa Facility List
Cupa facility list

Date of Government Version: 06/02/2014
Date Data Arrived at EDR: 06/03/2014
Date Made Active in Reports: 06/23/2014
Number of Days to Update: 20

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 06/02/2014
Next Scheduled EDR Contact: 09/15/2014
Data Release Frequency: Varies

HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 06/02/2014
Next Scheduled EDR Contact: 09/15/2014
Data Release Frequency: Annually

Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 05/12/2014
Date Data Arrived at EDR: 05/19/2014
Date Made Active in Reports: 05/28/2014
Number of Days to Update: 9

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 08/08/2014
Next Scheduled EDR Contact: 11/24/2014
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA Facility List
CUPA facility listing.

Date of Government Version: 05/27/2014
Date Data Arrived at EDR: 05/28/2014
Date Made Active in Reports: 06/20/2014
Number of Days to Update: 23

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 08/22/2014
Next Scheduled EDR Contact: 12/08/2014
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/10/2014
Date Data Arrived at EDR: 06/12/2014
Date Made Active in Reports: 06/20/2014
Number of Days to Update: 8

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 08/26/2014
Next Scheduled EDR Contact: 12/08/2014
Data Release Frequency: Varies

SOLANO COUNTY:

Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/19/2014
Date Data Arrived at EDR: 06/26/2014
Date Made Active in Reports: 07/25/2014
Number of Days to Update: 29

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 06/13/2014
Next Scheduled EDR Contact: 09/29/2014
Data Release Frequency: Quarterly

Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 06/19/2014
Date Data Arrived at EDR: 06/26/2014
Date Made Active in Reports: 07/25/2014
Number of Days to Update: 29

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 06/13/2014
Next Scheduled EDR Contact: 09/29/2014
Data Release Frequency: Quarterly

SONOMA COUNTY:

Cupa Facility List
Cupa Facility list

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 01/02/2014
Date Made Active in Reports: 02/11/2014
Number of Days to Update: 40

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 06/26/2014
Next Scheduled EDR Contact: 10/13/2014
Data Release Frequency: Varies

Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 07/03/2014
Date Made Active in Reports: 07/28/2014
Number of Days to Update: 25

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 06/26/2014
Next Scheduled EDR Contact: 10/13/2014
Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 06/09/2014
Date Data Arrived at EDR: 06/11/2014
Date Made Active in Reports: 07/17/2014
Number of Days to Update: 36

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 06/09/2014
Next Scheduled EDR Contact: 09/22/2014
Data Release Frequency: Semi-Annually

TUOLUMNE COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 05/16/2014
Date Data Arrived at EDR: 05/16/2014
Date Made Active in Reports: 06/13/2014
Number of Days to Update: 28

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 08/08/2014
Next Scheduled EDR Contact: 11/10/2014
Data Release Frequency: Varies

VENTURA COUNTY:

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 04/28/2014
Date Data Arrived at EDR: 05/20/2014
Date Made Active in Reports: 05/27/2014
Number of Days to Update: 7

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 08/14/2014
Next Scheduled EDR Contact: 12/01/2014
Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 07/01/2014
Next Scheduled EDR Contact: 10/13/2014
Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 08/13/2014
Next Scheduled EDR Contact: 12/01/2014
Data Release Frequency: Quarterly

Medical Waste Program List

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 04/28/2014
Date Data Arrived at EDR: 04/30/2014
Date Made Active in Reports: 05/19/2014
Number of Days to Update: 19

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 07/28/2014
Next Scheduled EDR Contact: 11/10/2014
Data Release Frequency: Quarterly

Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 05/27/2014
Date Data Arrived at EDR: 06/17/2014
Date Made Active in Reports: 07/11/2014
Number of Days to Update: 24

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 06/16/2014
Next Scheduled EDR Contact: 09/29/2014
Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 06/30/2014
Date Data Arrived at EDR: 07/07/2014
Date Made Active in Reports: 08/18/2014
Number of Days to Update: 42

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 06/19/2014
Next Scheduled EDR Contact: 10/06/2014
Data Release Frequency: Annually

YUBA COUNTY:

CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 05/19/2014
Date Data Arrived at EDR: 05/22/2014
Date Made Active in Reports: 06/19/2014
Number of Days to Update: 28

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 07/31/2014
Next Scheduled EDR Contact: 11/17/2014
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013
Date Data Arrived at EDR: 08/19/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 45

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 08/19/2014
Next Scheduled EDR Contact: 12/01/2014
Data Release Frequency: Annually

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 07/19/2012
Date Made Active in Reports: 08/28/2012
Number of Days to Update: 40

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 07/17/2014
Next Scheduled EDR Contact: 10/27/2014
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 05/01/2014
Date Data Arrived at EDR: 05/07/2014
Date Made Active in Reports: 06/10/2014
Number of Days to Update: 34

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 08/07/2014
Next Scheduled EDR Contact: 11/17/2014
Data Release Frequency: Annually

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 07/21/2014
Date Made Active in Reports: 08/25/2014
Number of Days to Update: 35

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 07/18/2014
Next Scheduled EDR Contact: 11/03/2014
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 07/15/2014
Date Made Active in Reports: 08/13/2014
Number of Days to Update: 29

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 08/26/2014
Next Scheduled EDR Contact: 12/08/2014
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 06/20/2014
Date Made Active in Reports: 08/07/2014
Number of Days to Update: 48

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/16/2014
Next Scheduled EDR Contact: 09/29/2014
Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

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.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

1550 WILCOX
1550 WILCOX
LOS ANGELES, CA 90028

TARGET PROPERTY COORDINATES

Latitude (North):	34.0995 - 34° 5' 58.20''
Longitude (West):	118.3307 - 118° 19' 50.52''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	377249.3
UTM Y (Meters):	3773793.0
Elevation:	367 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	34118-A3 HOLLYWOOD, CA
Most Recent Revision:	1994

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).

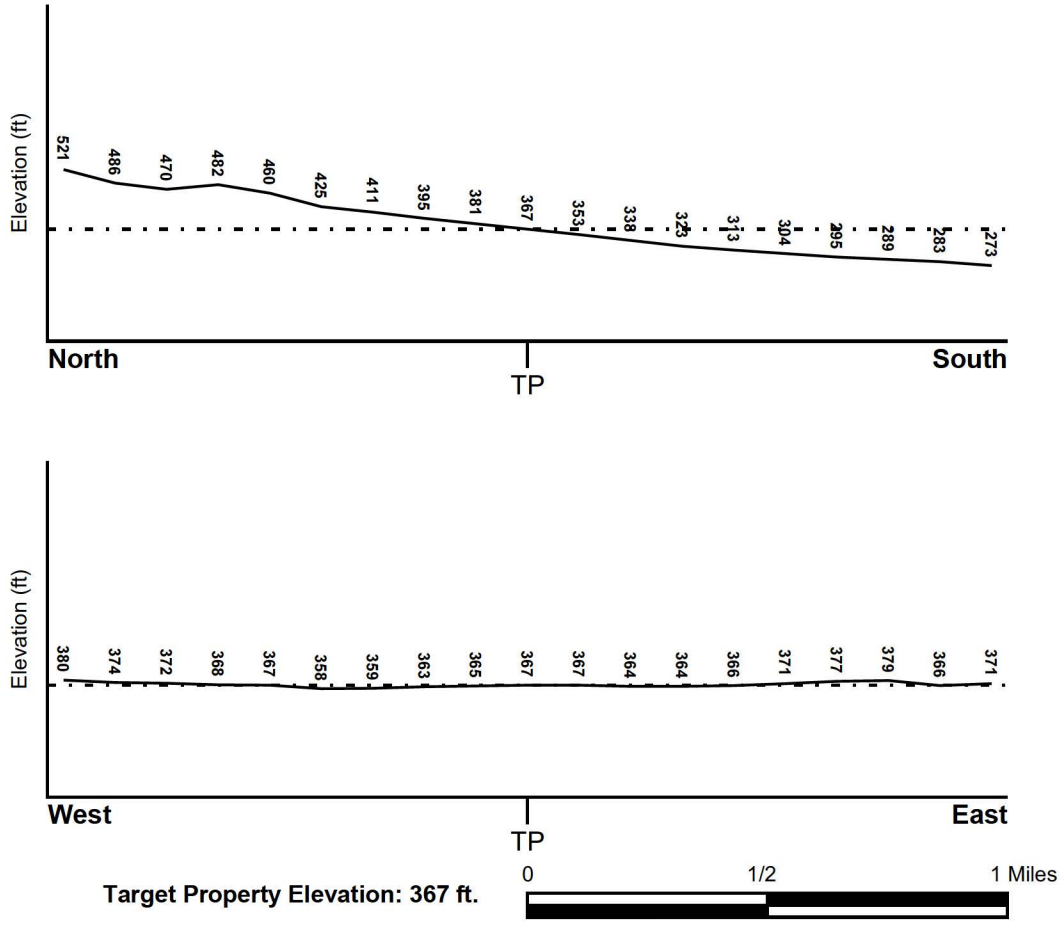
TOPOGRAPHIC INFORMATION

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 South

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

Target Property County	FEMA Flood Electronic Data
LOS ANGELES, CA	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 06037C - FEMA DFIRM Flood data

Additional Panels in search area: 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	1/2 - 1 Mile SSW	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: URBAN LAND

Soil Surface Texture: variable

Hydrologic Group: Not reported

Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 10 inches

Depth to Bedrock Max: > 10 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures:
loam
clay
silt loam
loamy sand
sandy loam
fine sand
clay loam
gravelly - sandy loam
coarse sand
gravelly - sand
sand

Surficial Soil Types:
loam
clay
silt loam
loamy sand
sandy loam
fine sand
clay loam
gravelly - sandy loam
coarse sand
gravelly - sand
sand

Shallow Soil Types:
fine sandy loam
gravelly - loam
sand
silty clay

Deeper Soil Types:
stratified
clay loam
silty clay loam
gravelly - sandy loam
coarse sand
sand
weathered bedrock
very fine sandy loam

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

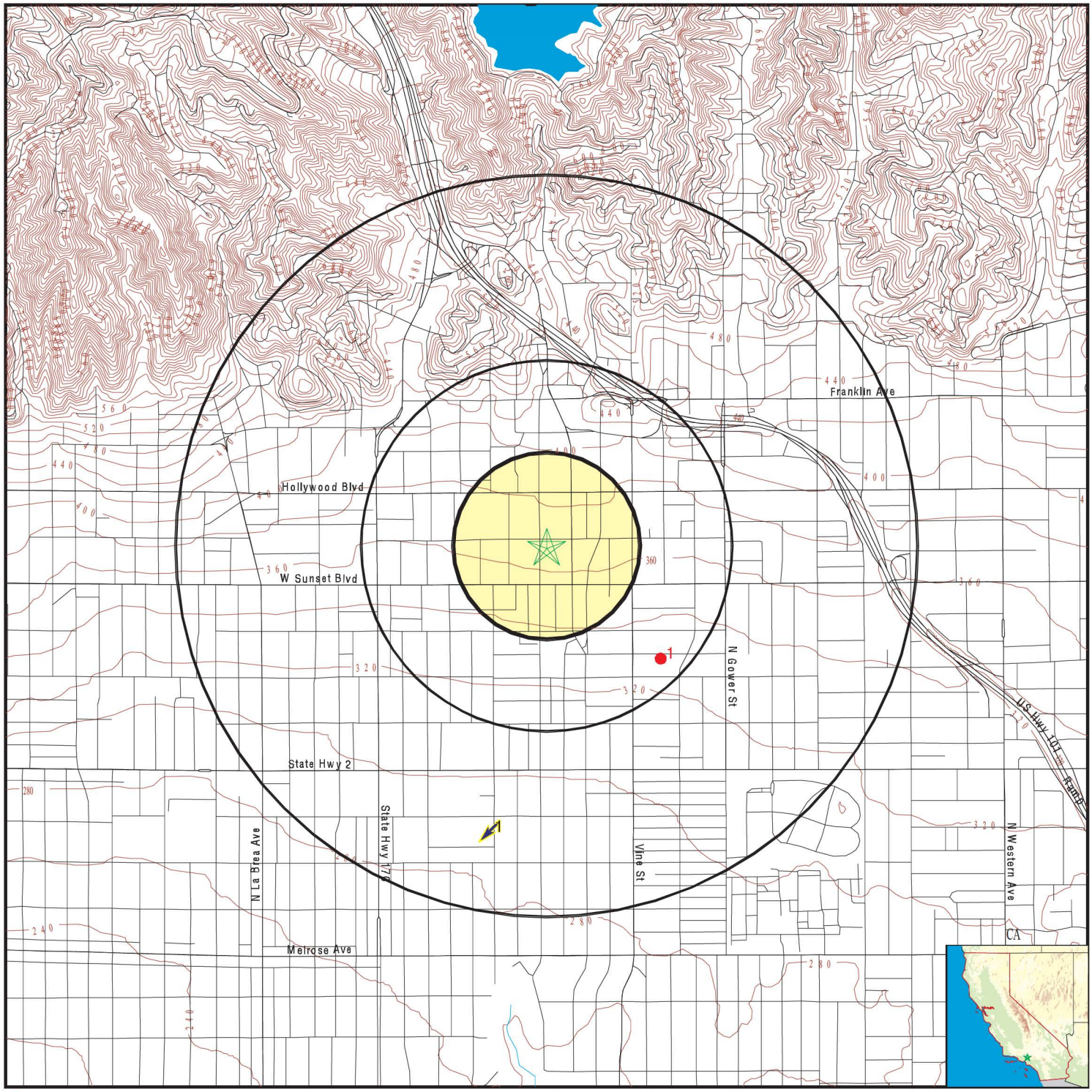
MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	CAOG9A000033782	1/4 - 1/2 Mile SE

PHYSICAL SETTING SOURCE MAP - 04050624.2r



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- 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:	1550 Wilcox	CLIENT:	IVI Assessment Services, Inc.
ADDRESS:	1550 Wilcox Los Angeles CA 90028	CONTACT:	Sandy Smith
		INQUIRY #:	04050624.2r
LAT/LONG:	34.0995 / 118.3307	DATE:	August 28, 2014 12:33 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation			Database	EDR ID Number
1 **SSW** **1/2 - 1 Mile** **Lower**	Site ID:	900380061	**AQUIFLOW**	**70516**
	Groundwater Flow:	SW		
	Shallow Water Depth:	18		
	Deep Water Depth:	30		
	Average Water Depth:	Not Reported		
	Date:	09/30/1996		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database | EDR ID Number

1
SE
1/4 - 1/2 Mile

OIL_GAS | **CAOG9A000033782**

Districtnu:	1	Apinumber:	03720765
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	N	Wellstatus:	P
Operatorna:	Chevron U.S.A. Inc.		
Countyname:	Los Angeles	Fieldname:	Any Field
Areaname:	Any Area		
Section:	11		
Township:	01S	Range:	14W
Basemeridi:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Glat:	34.095091		
Glong:	-118.325336		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Hollywood Corehole	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	30-DEC-99
Welldeptha:	Not Reported	Redrillfoo:	Not Reported
Abandonedd:	/ /	Completion:	/ /
Gissymbol:	PDH	Site id:	CAOG9A000033782

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
90028	13	0

Federal EPA Radon Zone for LOS ANGELES County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for LOS ANGELES COUNTY, CA

Number of sites tested: 63

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.711 pCi/L	98%	2%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.933 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

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.

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 Services
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 Services (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, 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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Health Department
Freedom of Information Act Request

IVI Assessment Services, Inc.

55 West Red Oak Lane
White Plains, New York 10604
914.694.9600 (tel) 914.694.8549

Date:	August 27, 2014	**To:**	Ms. Denise Mascoro
Subject:	Hotel and Garage Buildings	**Health Dept.:**	Los Angeles County Department of Public Works - Environmental Programs Division
		Tel :	(626) 458-3517
	1546-1554 North Wilcox Avenue	**Fax:**	
	Los Angeles, California 90028	**IVI Project No.:**	PC40812281
IVI Project Manager:	Jeff Randle		

IVI has been retained to conduct a Phase I Environmental Site Assessment on the above referenced property.

In accordance with the Freedom of Information Act, IVI is requesting information with respect to the above referenced site. Specifically, IVI is requesting the following information:

- Are there any health problems in connection with the Subject or the surrounding area? Yes ☐ No ☐
- Do any general environmental conditions, such as soil or groundwater contamination, exist on or adjacent to the above referenced property? If yes, please explain. Yes ☐ No ☐
- Are there solid or hazardous waste landfills in the vicinity of the above named property? Yes ☐ No ☐
- Is there any chemical storage on the property? If yes, what kind? Yes ☐ No ☐
- Are there any drinking water wells on or adjacent to the above referenced property? If so, are they known to be contaminated? Yes ☐ No ☐

Please let me know if there are any costs associated with processing this request prior to processing. Your response can either be faxed to **914.694.1335** or mailed to us at the location identified above. In addition, please indicate IVI's project number (PC40812281) on all correspondence. Thank you in advance for your assistance and cooperation.

Submitted by: _____ **Date:** _____

Electric Utility Information Request

IVI Assessment Services, Inc.

55 West Red Oak Lane
White Plains, New York 10604
914.694.9600 (tel) 914.694.8549

Date:	August 27, 2014	**To:**	Public Information Representative
Subject:	Hotel and Garage Buildings	**Utility Company:**	Los Angeles Department of Water and Power (LADWP)
		Tel :	(800) 342-5397
	1546-1554 North Wilcox Avenue Los Angeles, California 90028	**Fax :**	
IVI Project Manager:	Jeff Randle	**IVI Project No.:**	PC40812281

IVI has been retained to conduct a Phase I Environmental Site Assessment on the above referenced property.

IVI is requesting information as it pertains to Los Angeles Department of Water and Power (LADWP)'s transformers on the above referenced site. Specifically, IVI is requesting the following information:

- Are there Los Angeles Department of Water and Power (LADWP) transformers on the above referenced site?
  Yes ☐ No ☐
- If yes, please complete the following table (attach additional sheets if required):

Transformer No.	Non-PCB	PCB-Containing	PCB-Contaminated	PCB Content Unknown

- Have there been spills of transformer fluids on or adjacent to the above referenced site? Yes ☐ No ☐
- Is Los Angeles Department of Water and Power (LADWP) responsible for remediation if there is a transformer leak?
  Yes ☐ No ☐
- Will Los Angeles Department of Water and Power (LADWP) test the transformers for PCB content? If so, what is the cost, if any?Yes ☐ No ☐

Please let me know if there are any costs associated with processing this request prior to processing. Your response can either be faxed to **914.694.1335** or mailed to us at the location identified above. In addition, please indicate IVI's project number (PC40812281) on all correspondence. Thank you in advance for your assistance and cooperation.

Submitted by: _____ **Date:** _____

Fire Department
Freedom of Information Act Request

IVI Assessment Services, Inc.

55 West Red Oak Lane
White Plains, New York 10604
914.694.9600 (tel) 914.694.8549

Date:	August 27, 2014	**To:**	Katie Rosas,
Subject:	Hotel and Garage Buildings		City of Los Angeles Fire Department
		Tel:	(213) 482-7115
	1546-1554 North Wilcox Avenue	**Fax:**	(213) 482-6529
	Los Angeles, California 90028		
IVI Project Manager:	Jeff Randle	**IVI Project No.:**	PC40812281

IVI has been commissioned to conduct a Phase I Environmental Site Assessment on the above referenced property.

In accordance with the Freedom of Information Act, IVI is requesting information with respect to the above referenced site. Specifically, IVI is requesting the following information:

1. Does City of Los Angeles Fire Department have records of any active or inactive above or underground storage tanks at Subject? If yes, please provide copies of any documents/reports regarding same and fill out the table below (attach additional sheets if required): Yes ☐ No ☐

Tank Type Above or Underground	Tank Capacity (Gallons)	Tank Contents	Leaker? (Yes/No)	Tank Status Active/Inactive

2. Is City of Los Angeles Fire Department aware of any leaking above or underground storage tanks on or around Subject? If so, please provide copies of any documents/reports regarding same. Yes ☐ No ☐

3. Do you have any records of hazardous, toxic, or flammable materials or wastes used or stored at Subject? Yes ☐ No ☐

4. Have you responded to any fires or hazardous materials spills on or around Subject? If so, please explain: Yes ☐ No ☐

Please let me know if there are any costs associated with processing this request prior to processing. Your response can either be faxed to **914.694.1335** or mailed to us at the location identified above. In addition, please indicate IVI's project number (PC40812281) on all correspondence. Thank you in advance for your assistance and cooperation.

Submitted by: _____ **Date:** _____

Building Department
Freedom of Information Act Request

IVI Assessment Services, Inc.

55 West Red Oak Lane
White Plains, New York 10604
914.694.9600 (tel) 914.694.8549

Date:	August 27, 2014	**To:**	Public Information Representative
Subject:	Hotel and Garage Buildings		Department of Building and Safety
		Tel:	(213) 482-6899
	1546-1554 North Wilcox Avenue	**Fax:**	(213) 482-6862
	Los Angeles, California 90028		
IVI Project Mgr:	Jeff Randle	**IVI Project. No.:**	PC40812281

IVI Assessment Services has been commissioned to conduct a Phase I Environmental Site Assessment on the above referenced property (the "Subject"). Please respond to the following documentation/information requests. Should you have any questions or should there be any fees associated with providing the requested information, please call Jeff Randle at Jeff Randle.

In accordance with the Freedom of Information Act, IVI is requesting information with respect to the above referenced site. Specifically, IVI is requesting the following information:

1. Are you aware of any environmental issues at or adjacent to the property? Yes ☐ No ☐

2. Are you aware of any petroleum, chemical, or hazardous waste storage tanks that are active or have been removed/closed located on the site? If yes, please forward copies of all permits, inspection reports, closure documentation, etc. Yes ☐ No ☐

3. Are you aware of asbestos or lead paint abatements conducted on the site? If yes, please forward copies of all permits, inspection reports, documentation, etc. regarding same. Yes ☐ No ☐

Please let me know if there are any costs associated with processing this request prior to processing. Your response can either be faxed to **914.694.1335** or mailed to us at the location identified above. In addition, please indicate IVI's project number (PC40812281) on all correspondence. Thank you in advance for your assistance and cooperation.

Submitted by: _____ **Date:** _____

APPENDIX F

Noise & Vibration Report

Selma Wilcox Project

Noise and Vibration

Technical Report

December 2022

Prepared for:

Akerman LLP
601 W. 5th Street
Los Angeles, CA 90071

IMPACT SCIENCES

Prepared by:

Impact Sciences, Inc.
811 W. 7th Street, Suite 200
Los Angeles, CA 90017

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A	Noise and Vibration Technical Appendix	

1.0 INTRODUCTION

The noise and vibration technical report describes the existing noise and vibration environment of the proposed residential project at 6422 Selma Avenue and 1540 Wilcox Avenue in the City of Los Angeles. This study evaluates the potential noise and vibration impacts of the Proposed Project pursuant to the California Environmental Quality Act (CEQA). This analysis considers both the temporary noise and vibration impacts that would result from Project construction and the long-term impacts associated with the operation of the Project.

1.1 PROJECT LOCATION

The Project Site is located at 1540 Wilcox Avenue (Wilcox Site) and 6422 Selma Avenue (Selma Site) in the Hollywood Community Plan Area within the City of Los Angeles. The rectangular-shaped Project Site is approximately 0.35 acres and is bounded by Selma Avenue to the north, Schrader Boulevard to the west, Wilcox Avenue to the east and Sunset Boulevard to the south. Infrastructure wise, there is a commercial building located immediately south of the project site, and multi-family housing buildings immediately west of the site on the corner of Wilcox and Selma Avenue.

1.2 PROJECT DESCRIPTION

The Project Site is currently developed with a one-story commercial building currently occupied by a small business, and a one-story storage building which is vacant. The buildings were constructed in 1909 and 1925, respectively. The Project would demolish the existing one-story storage building, retain and refurbish the front third of the one-story commercial building fronting Selma Avenue, demolish the rest of the building, and construct a new 15-story multi-family residential building containing 45 4-bedroom residential units and 36 on-site parking spaces. The Proposed Project would rise to a maximum building height of approximately 180 feet and five inches (180'-5"), and would include a total square footage of approximately 67,599 square feet, with a Floor Area Ratio (FAR) of 4.5 to 1, providing twelve residential levels above two levels of at- and above-grade stacked parking, and ground-floor residential amenity space. A total of 15 percent of the proposed residential units (six units) would be designated as restricted affordable housing for Very Low Income Households.

Vehicle parking for the Project will be provided in a ground floor parking garage with a lift system, which will include 36 parking spaces. Vehicular access to the Project is proposed via the existing entrance on Selma Ave. The existing building at 6422 Selma Ave. will be partially converted into the parking garage entryway and bicycle storage, retaining the building's façade and first third of the original structure.

2.0 ENVIRONMENTAL SETTING

2.1 FUNDAMENTALS OF NOISE AND VIBRATION

Noise

Noise is usually defined as unwanted sound that is an undesirable byproduct of society's normal day-to-day activities. Sound becomes unwanted when it interferes with normal activities, when it causes actual physical harm, and/or when it has adverse effects on health. Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). The human ear does not respond uniformly to sounds at all frequencies. For example, the human ear is less sensitive to low and high frequencies than medium frequencies, which more closely correspond with human speech. In response to the sensitivity of the human ear to different frequencies, the A-weighted noise level (or scale), which corresponds better with people's subjective judgment of sound levels, has been developed. This A-weighted sound level, referenced in units of dB(A), is measured on a logarithmic scale such that a doubling of sound energy results in a 3 dB(A) increase in noise level. Typically, changes in a community noise level of less than 3 dB(A) are not noticed by the human ear. Changes from 3 to 5 dB(A) may be noticed by some individuals who are sensitive to changes in noise. A greater than 5 dB(A) increase is readily noticeable, while the human ear perceives a 10 dB(A) increase in sound level to be a doubling of sound.

On the A-weighted scale, the range of human hearing extends from approximately 3 to 140 dB(A). **Table 1, A-Weighted Decibel Scale**, provides examples of A-weighted noise levels from common sources. Noise sources occur in two forms: (1) point sources, such as stationary equipment or individual motor vehicles; and (2) line sources, such as a roadway with a large number of point sources (motor vehicles). Sound generated by a point source typically diminishes (attenuates) at a rate of 6 dB(A) for each doubling of distance from the source to the receptor at acoustically "hard" sites and 7.5 dB(A) at acoustically "soft" sites.[1] For example, if a noise source produces a noise level of 89 dB(A) at a reference distance of 50 feet, the noise level would be 83 dB(A) at a distance of 100 feet from the noise source, 77 dB(A) at a distance of 200 feet, and so on. Noise generated by a mobile source will decrease by approximately 3 dB(A) over hard surfaces and 4.5 dB(A) over soft surfaces for each doubling of distance.

1 Federal Highway Administration, *Highway Noise Fundamentals*, (1980) 97. Examples of "hard" or reflective sites include asphalt, concrete, and hard and sparsely vegetated soils. Examples of acoustically "soft" or absorptive sites include soft, sand, plowed farmland, grass, crops, heavy ground cover, etc.

Table 1
A-Weighted Decibel Scale

Typical A-Weighted Sound Levels	Sound Level (dB(A), Leq)
Threshold of Pain	140
Jet Takeoff at 100 Meters	125
Jackhammer at 15 Meters	95
Heavy Diesel Truck at 15 Meters	85
Conversation at 1 Meter	60
Soft Whisper at 2 Meters	35

Source: United States Occupational Safety & Health Administration, Noise and Hearing Conservation Technical Manual, 1999.

Sound levels also can be attenuated by man-made or natural barriers (e.g., sound walls, berms, ridges), as well as elevational differences. Noise is most audible when traveling by direct line-of-sight, an interrupted visual path between the noise source and noise receptor. Barriers, such as walls or buildings that break the line-of-sight between the source and the receiver, can greatly reduce noise levels from the source since sound can only reach the receiver by diffraction. Sound barriers can reduce sound levels by up to 20 dB(A) or more. However, if a barrier is not high or long enough to break the line-of-sight from the source to the receiver, its effectiveness is greatly reduced.

Solid walls and berms may reduce noise levels by 5 to 10 dB(A) depending on their height and distance relative to the noise source and the noise receptor.[2] Sound levels may also be attenuated 3 dB(A) by a first row of houses and 1.5 dB(A) for each additional row of houses.[3] The minimum noise attenuation provided by typical structures in California is provided in **Table 2, Building Noise Reduction Factors**.

2 Federal Highway Administration, *Highway Noise Mitigation*, (1980) 18.

3 California Department of Transportation, Technical Noise Supplement to the Traffic Noise Analysis Protocol, 2013.

Table 2
Building Noise Reduction Factors

Building Type	Window Condition	Noise Reduction Due to Exterior of the Structure (dB(A))
All	Open	10
Light Frame	Ordinary Sash (closed)	20
	Storm Windows	25
Masonry	Single Glazed	25
	Double Glazed	35

Source: Federal Highway Administration, Highway Traffic Noise: Analysis and Abatement Guidance. December 2011.

Sound Rating Scales

Various rating scales approximate the human subjective assessment to the "loudness" or "noisiness" of a sound. Noise metrics have been developed to account for additional parameters, such as duration and cumulative effect of multiple events. Noise metrics are categorized as single event metrics and cumulative metrics, as summarized below.

In order to simplify the measurement and computation of sound loudness levels, frequency weighted networks have obtained wide acceptance. The A-weighted scale, discussed above, has become the most prominent of these scales and is widely used in community noise analysis. Its advantages are that it has shown good correlation with community response and is easily measured. The metrics used in this analysis are all based upon the dB(A) scale.

Equivalent Noise Level

Equivalent Noise Level (Leq) is the sound level corresponding to a steady-state A-weighted sound level containing the same total energy as several single event noise exposure level events during a given sample period. Leq is the "acoustic energy" average noise level during the period of the sample. It is based on the observation that the potential for noise annoyance is dependent on the total acoustical energy content of the noise. The equivalent noise level is expressed in units of dB(A). Leq can be measured for any period, but is typically measured for 15 minutes, 1 hour, or 24 hours. Leq for a 1-hour period is used by the Federal Highway Administration (FHWA) for assessing highway noise impacts. Leq for 1 hour is referred to as the Hourly Noise Level (HNL) in the California Airport Noise Regulations and is used to develop Community

Noise Equivalent Level values for aircraft operations. Construction noise levels and ambient noise measurements in this section use the Leq scale.

Community Noise Equivalent Level

Community Noise Equivalent Level (CNEL) is a 24-hour, time-weighted energy average noise level based on the A-weighted decibel. It is a measure of the overall noise experienced during an entire day. The term "time-weighted" refers to the penalties attached to noise events occurring during certain sensitive periods. In the CNEL scale, 5 dB are added to measured noise levels occurring between the hours of 7:00 p.m. and 10:00 p.m. For measured noise levels occurring between the hours of 10:00 p.m. and 7:00 a.m., 10 dB are added. These decibel adjustments are an attempt to account for the higher sensitivity to noise in the evening and nighttime hours and the expected lower ambient noise levels during these periods. Existing and projected future traffic noise levels in this section use the CNEL scale.

Day-Night Average Noise Level

The day-night average sound level (Ldn) is another average noise level over a 24-hour period. Noise levels occurring between the hours of 10:00 p.m. and 7:00 a.m. are increased by 10 decibels (dB). This noise is weighted to take into account the decrease in community background noise of 10 dB(A) during this period. Noise levels measured using the Ldn scale are typically similar to CNEL measurements.

Adverse Effects of Noise Exposure

Noise is known to have several adverse effects on humans, which has led to laws and standards being set to protect public health and safety, and to ensure compatibility between land uses and activities. Adverse effects of noise on people include hearing loss, communication interference, sleep interference, physiological responses, and annoyance. Each of these potential noise impacts on people is briefly discussed in the following narrative.

Hearing Loss

Hearing loss is generally not a community noise concern, even near a major airport or a major freeway. The potential for noise-induced hearing loss is more commonly associated with occupational noise exposures in heavy industry, very noisy work environments with long-term exposure, or certain very loud recreational activities (e.g., target shooting and motorcycle or car racing). The Occupational Safety and Health Administration (OSHA) identifies a noise exposure limit of 90 dB(A) for 8 hours per day to protect from hearing loss (higher limits are allowed for shorter duration exposures). Noise levels in neighborhoods, even in very noisy neighborhoods, are not sufficiently loud enough to cause hearing loss.

Communication Interference

Communication interference is one of the primary concerns in environmental noise. Communication interference includes speech disturbance and intrusion with activities such as watching television. Noise can also interfere with communications such as within school classrooms. Normal conversational speech is in the range of 60 to 65 dB(A) and any noise in this range or louder may interfere with speech.

Sleep Interference

Noise can make it difficult to fall asleep, create momentary disturbances of natural sleep patterns by causing shifts from deep to lighter stages, and cause awakening. Noise may even cause awakening that a person may or may not be able to recall.

Physiological Responses

Physiological responses are those measurable effects of noise on people that are realized as changes in pulse rate, blood pressure, and other physical changes. Studies to determine whether exposure to high noise levels can adversely affect human health have concluded that, while a relationship between noise and health effects seems plausible, there is no empirical evidence of the relationship.

Annoyance

Annoyance is an individual characteristic and can vary widely from person to person. Noise that one person considers tolerable can be unbearable to another of equal hearing capability. The level of annoyance depends both on the characteristics of the noise (including loudness, frequency, time, and duration), and how much activity interference (such as speech interference and sleep interference) results from the noise. However, the level of annoyance is also a function of the attitude of the receiver. Personal sensitivity to noise varies widely. It has been estimated that 2% to 10% of the population is highly susceptible to annoyance from any noise not of their own making, while approximately 20% are unaffected by noise. Attitudes may also be affected by the relationship between the person affected and the source of noise, and whether attempts have been made to abate the noise.

2.2 NOISE SENSITIVE RECEPTORS

Noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. Residential dwellings are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels. Additional land uses such as natural parks and recreation areas, historic sites, and cemeteries are considered sensitive to increases in exterior

noise levels. Schools, churches, hotels, libraries, and other places where low interior noise levels are essential are also considered noise-sensitive land uses. Noise-sensitive receptors surrounding the project site include the Dream Hotel to the northeast of the Project Site across Selma Avenue, the Gilbert Hotel to the west adjacent to the Project Site along Wilcox Avenue, the Wilcox Hotel to the north of the Project Site.

Vibration

Vibration consists of waves transmitted through solid material. Groundborne vibration propagates from a source through the ground to adjacent buildings by surface waves. Vibration may comprise a single pulse, a series of pulses, or a continuous oscillatory motion. The frequency of a vibrating object describes how rapidly it is oscillating and is measured in hertz (Hz). Most environmental vibrations consist of a composite, or "spectrum" of many frequencies, and are generally classified as broadband or random vibrations. The normal frequency range of most groundborne vibration that can be felt generally starts from a low frequency of less than one Hz to a high of about 200 Hz. Vibration is often measured in terms of the peak particle velocity (PPV) in inches per second (in/sec) when considering impacts on buildings or other structures, as PPV represents the maximum instantaneous peak of vibration that can stress buildings. Because it is a representation of acute vibration, PPV is often used to measure the temporary impacts of short-term construction activities that could instantaneously damage built structures. Vibration is often also measured by the Root Mean Squared (RMS) because it best correlates with human perception and response. Specifically, RMS represents "smoothed" vibration levels over an extended period of time and is often used to gauge the long-term chronic impact of a project's operation on the adjacent environment. RMS amplitude is the average of a signal's squared amplitude. It is most commonly measured in decibel notation (VdB).

Vibration energy attenuates as it travels through the ground, causing the vibration amplitude to decrease with distance away from the source. High frequency vibrations reduce much more rapidly than low frequencies, so that in the far-field from a source, the low frequencies tend to dominate. Soil properties also affect the propagation of vibration. When groundborne vibration interacts with a building, there is usually a ground-to-foundation coupling loss (i.e., the foundation of the structure does not move in sync with the ground vibration), but the vibration can also be amplified by the structural resonances of the walls and floors. Vibration in buildings is typically perceived as rattling of windows or items on shelves, or the motion of building surfaces. At high levels, vibration can result in damage to structures.

Manmade groundborne vibration is generally limited to areas within a few hundred feet of certain types of construction activities, especially pile driving. Road vehicles rarely create enough groundborne vibration to be perceptible to humans unless the road surface is poorly maintained and there are potholes or bumps. If traffic induces perceptible vibration in buildings, such as window rattling or shaking of small loose items

(typically caused by heavy trucks in passing), then it is most likely an effect of low-frequency airborne noise or ground characteristics. Human annoyance by vibration is related to the number and duration of events. The more events or the greater the duration, the more annoying it will be to humans.

2.3 EXISTING CONDITIONS

Noise

A noise monitoring survey was completed to establish existing noise levels in the vicinity of the project site. Transportation noise is the main source of noise in urban environments, largely from the operation of internal combustion engines and frictional contact between vehicles and ground and air.[4] It should be noted that due to the ongoing Coronavirus pandemic, traffic volumes are likely lower than usual. Therefore, noise measurements that were conducted in February 2021 are likely lower than pre-pandemic conditions and therefore conservative measurements for the existing noise environment. **Figure 1, Noise Monitoring Locations** maps the noise measurement locations relative to the project site. The existing average daily noise levels are presented in **Table 4, Ambient Sound-Level Readings.**

Table 4
Ambient Sound-Level Readings

Noise Measurement Location #	Street Address	dB(A) Leq
Location #1	6417 Selma Ave (Dream Hollywood Hotel)	75.8
Location #2	1622 Wilcox Ave (Wilcox Hotel)	62.4
Location #3	1550 Wilcox Ave (Gilbert Hotel)	68.6
Location #4	6371 Selma Ave (commercial uses)	70.0

Source: Impact Sciences, Inc., February 2021

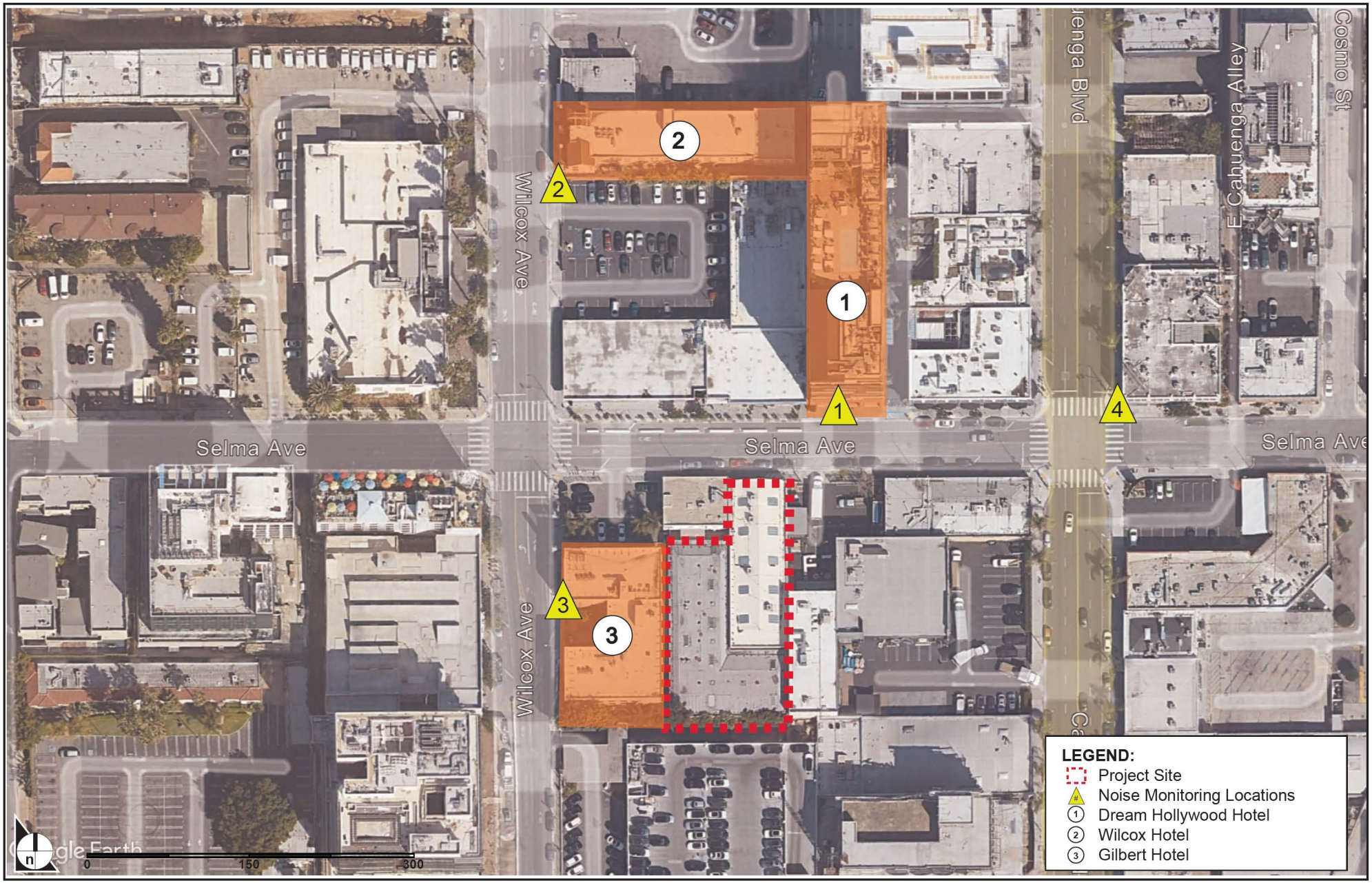
Vibration

The only sources of groundborne vibration in the Project Site vicinity are heavy-duty vehicles (e.g., refuse trucks, delivery trucks, and school buses) traveling on local roadways. Trucks and buses typically generate groundborne vibration velocity levels of around 63 VdB, and these levels could reach 72 VdB where trucks

4 World Health Organization, https://www.who.int/docstore/peh/noise/Comnoise-2.pdf accessed July 2, 2020.

and buses pass over bumps in the road.[5] In terms of PPV levels, a heavy-duty vehicle traveling at a distance of 50 feet can result in a vibration level of approximately 0.001 inch per second.

5 California Department of Transportation, Technical Noise Supplement to the Traffic Noise Analysis Protocol, 2013.



SOURCE: Google Earth, 2022

FIGURE 1

IMPACT SCIENCES

Noise Monitoring Locations

1340.001•12/2022

3.0 REGULATORY FRAMEWORK

3.1 STATE REGULATIONS

Title 24, California Code of Regulations

The California Noise Insulation Standards of 1988 (California Code of Regulations Title 24, Section 3501 et seq.) require that interior noise levels from the exterior sources not exceed 45 dB(A) Ldn/community noise equivalent level (CNEL)[6] in any habitable room of a multi-residential use facility (e.g., hotels, motels, dormitories, long-term care facilities, and apartment houses and other dwellings, except detached single-family dwellings) with doors and windows closed. Where exterior noise levels exceed 60 dB(A) CNEL/Ldn, an acoustical analysis is required to show that the building construction achieves an interior noise level of 45 dB(A) CNEL/Ldn or less.

3.2 LOCAL PLANS AND POLICIES

City of Los Angeles Municipal Code

The LAMC provides two types of noise standards that are relevant to this analysis: 1) construction noise standards, and 2) general noise ordinance standards. The construction noise standards apply only to construction activities, while the general noise ordinance standards apply to noise generated by land use activities. **Table 5** shows the State's noise and land use compatibility chart.

Construction Noise Standards

The City of Los Angeles Municipal Code (LAMC) has established noise regulations for both short-term construction activities and long-term operation of a project. The LAMC regulates noise from any powered equipment or powered hand tool in a residential zone (or within 500 feet) at a distance of 50 feet between 7:00 AM and 10:00 PM to the following:

- 75 dB(A) 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;

6 Measurements are based on Ldn or CNEL.

- 75 dB(A) for powered equipment of 20 horse-power or less intended for infrequent use in residential areas, including chain saws, log chippers and powered hand tools;

- 65 dB(A) for powered equipment intended for repetitive use in residential areas, including lawn mowers, backpack blowers, small lawn and garden tools.[7]

These noise limits do not apply where compliance is deemed technically infeasible. Specifically, such activities are allowed when it is demonstrated that compliance is not possible "despite the use of mufflers, shields, sound barriers, and/or other noise reduction device or techniques during the operation of the equipment."[8]

Section 41.40 of the LAMC also prohibits construction activity from occurring between 9:00 PM and 7:00 AM Monday through Friday, and between 6:00 PM and 8:00 AM on Saturday.[9] This is intended to protect persons occupying sleeping quarters in any hotel, apartment, or other place of residence. Construction noise intruding onto property zoned for manufacturing or industrial uses is exempt from these standards.

General Noise Ordinance

LAMC Chapter XI, "Noise Regulation," regulates noise from non-transportation noise sources such as commercial or industrial operations, mechanical equipment or residential activities. Although these regulations do not apply to vehicles operating on public rights-of-way, the regulations do apply to noise generated by vehicles on private property, such as truck operations at commercial or industrial facilities. The exact noise standards vary depending on the type of noise source, but the allowable noise levels are generally determined relative to the existing ambient noise levels at the affected location. LAMC Section 111.01 (a) defines the ambient noise as "the composite of noise from all sources near and far in a given environment, exclusive of occasional and transient intrusive noise sources and of the particular noise source or sources to be measured. Ambient noise shall be averaged over a period of at least 15 minutes."

Section 112.01 of the LAMC 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 dB(A). Amplified noises would also be prohibited from being audible at any distance greater than 150 feet from the Project's property line.

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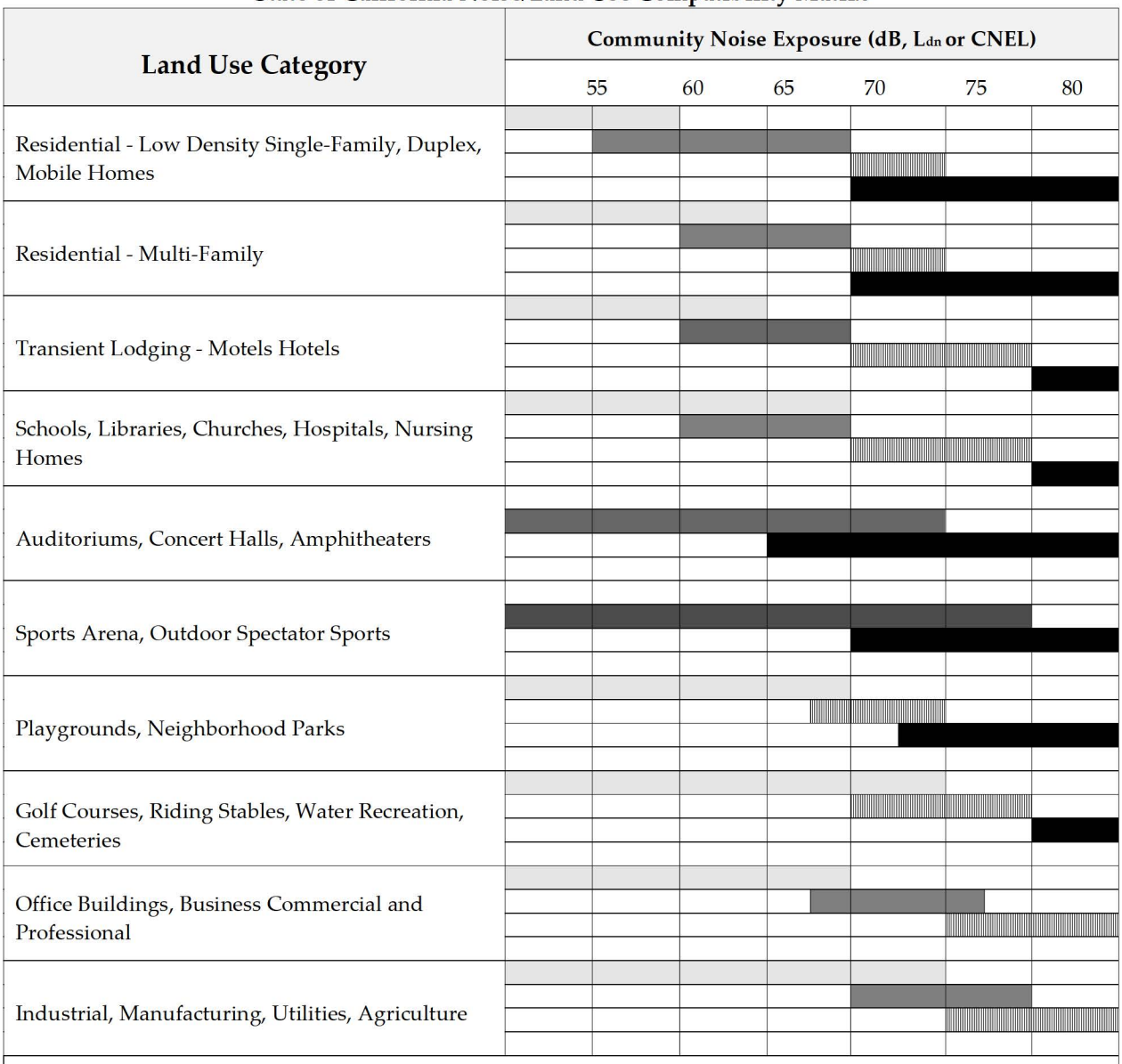
7 City of Los Angeles, Municipal Code Chapter XI-Noise Regulation (Section 112.05), 1986.

8 Ibid.

9 City of Los Angeles, Municipal Code Chapter IV-Public Welfare (Section 41.40), 1984.

LAMC Section 112.02 (a) would prevent project HVAC systems and other mechanical equipment from elevating noise levels at neighboring residences by more than 5 dB(A).

Table 5
State of California Noise/Land Use Compatibility Matrix



Source: California Office of Planning and Research, General Plan Guidelines - Noise Element Guidelines (Appendix C), 2003.

4.0 NOISE AND VIBRATION ANALYSIS

4.1 THRESHOLDS OF SIGNIFICANCE

The impacts of the proposed project related to noise would be considered significant if they would exceed any of the following Thresholds of Significance, in accordance with Appendix G of the *California Environmental Quality Act (CEQA) Guidelines*:

- Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project site in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
    - Construction noise impacts would be significant if the Project violates Section 41.40 of the LAMC, which prohibits construction activity from occurring between 9:00 PM and 7:00 AM Monday through Friday, and between 6:00 PM and 8:00 AM on Saturday. This is intended to protect persons occupying sleeping quarters in any hotel, apartment, or other place of residence. In addition, construction noise impacts would be significant if as indicated in LAMC Section 112.05, noise from construction equipment within 500 feet of a residential zone exceeds 75 A-weighted decibels (dBA) at a distance of 50 feet from the noise source. However, this noise limitation does not apply where compliance is technically infeasible. Technically infeasible means that the above noise limitation cannot be complied with despite the use of mufflers, shields, sound barriers and/or any other noise reduction device or techniques during the operation of the equipment. While the Project Site is not located within 500 feet of a residential zone, this analysis has conservatively applied this standard as there are hotels located in the vicinity.
    - Operational noise impacts would be significant if the ambient noise level measured at the property line of affected uses increases by 3 dB(A) CNEL to or within the "normally unacceptable" or "clearly unacceptable" category, or if the ambient noise level measured at the property line of affected uses increases by 5 dB(A) CNEL or more. These "normally unacceptable" and "clearly unacceptable" categories refer to those outlined by the State's noise and land-use compatibility chart, shown in Table 5.
    - .
- Generation of excessive groundborne vibration or groundborne noise levels;

- For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels.

4.2 METHODOLOGY

Noise levels associated with project-related construction activities were calculated using the FHWA Roadway Construction Noise Model (RCNM) and evaluated with existing ambient noise levels to determine new ambient noise levels with construction activities. The California Emissions Estimator Model (CalEEMod) construction equipment assumptions were used to develop a construction equipment list used for RCNM inputs. Noise levels were compared to the City's noise ordinance which includes provisions regarding construction noise levels.

Traffic noise in the project area was estimated using average daily traffic information obtained for the project to get a percentage of increase to traffic volumes. Studies have shown that a 3 dB(A) increase in sound level pressure is barely detectable by the human ear. A 3 dB(A) increase in roadway noise levels requires an approximate doubling of roadway traffic volume, assuming that travel speeds and fleet mix remain constant.[10]

4.3 PROJECT IMPACTS AND MITIGATION MEASURES

Impact NOI-1 **Would the proposed project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project site in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (*Less than Significant with Mitigation*)**

Construction Impacts

Temporary on-Site Construction Activity Noise

During all construction phases, noise-generating activities could occur at the Project site between the hours of 7:00 A.M. and 9:00 P.M. Monday through Friday, in accordance with Section 41.40(a) of the LAMC. On-site activities could include the use of heavy equipment such as excavators and loaders, as well as smaller equipment such as saws, hammers, and pneumatic tools.

10 California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Protocol.* September 2013.

Noises from demolition and grading activities are typically the foremost concern when evaluating a project's construction noise impacts, as these activities often require the use of heavy-duty, diesel-powered earthmoving equipment. The types of heavy equipment required for these activities may include excavators, bulldozers, front-end loaders, graders, backhoes, and scrapers.

For this Project, construction noise levels were estimated using the FHWA Roadway Construction Noise Model (RCNM) based on the Project's anticipated construction equipment identified in the Project's Air Quality and Greenhouse Gas Technical Report provided as Appendix B to the SCEA. The Project's peak estimated unmitigated construction noise levels are shown in **Table 6, Construction Noise Impacts at Off-Site Sensitive Receptors – Unmitigated** and summarized below.

Table 6
Construction Noise Impacts at Off-Site Sensitive Receptors (without Mitigation)

Receptor	Maximum Construction Noise Level (dB(A) L_{eq})	Existing Ambient Noise Level (dB(A) L_{eq})	Above LAMC 75 dB(A) Limit?
Location #1 - 6417 Selma Ave (Dream Hollywood Hotel)	74.6	75.8	No
Location #2 - 1622 Wilcox Ave (Wilcox Hotel)	68.2	62.4	No
Location #3 - 1550 Wilcox Ave (Gilbert Hotel)	84.2	68.6	Yes
Location #4 - 6371 Selma Ave (commercial uses)	69.2	70.0	No

Source: Impact Sciences, 2021
Note: Measurement Location #4 is a commercial use and not considered a sensitive use but is show for information purposes regarding ambient noise level increases at the intersection of Cahuenga Blvd. and Selma Ave.

As stated previously, construction noise impacts would be significant if, as indicated in LAMC Section 112.05, noise from construction equipment within 500 feet of a residential zone exceeds 75 A-weighted decibels (dBA) at a distance of 50 feet from the noise source. However, this noise limitation does not apply where compliance is technically infeasible. Technically infeasible means that the above noise limitation cannot be complied with despite the use of mufflers, shields, sound barriers and/or any other noise reduction device or techniques during the operation of the equipment. Although the estimated unmitigated construction-related noise levels associated with the Project could exceed the noise standard of 75 dBA at 50 feet from the noise source as outlined in LAMC Section 112.05, the Project would implement all technically feasible reduction measures in compliance with the standards set forth in LAMC Section 112.05. Specifically, **Mitigation Measure NOI-1**, which requires the use of improved mufflers and silencers, would

achieve an approximately 10 dBA reduction.[11] The Project would also implement additional techniques to reduce construction noise levels as required by the LAMC. For example, construction activities would be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. Further, noise and groundborne vibration construction activities whose specific location on the site are flexible (e.g., operation of compressors or generators, cement mixing, and general truck idling) will be conducted as far as possible from the nearest noise- and vibration-sensitive land uses. However, given the fluid dynamics of a construction site, this analysis conservatively does not take any quantified reduction associated with these techniques. See **Table 7, Construction Impacts at Off-Site Sensitive Receptors (with Mitigation)**, below which illustrates the effectiveness of **Mitigation Measure NOI-1**. With the implementation of **Mitigation Measure NOI-1**, construction noise levels would be reduced in a manner consistent with the LAMC, and impacts would be less than significant.

Mitigation Measures:

MM-NOI-1: Noise-generating equipment operated at the Project Site shall be equipped with noise control devices, such as mufflers, lagging (enclosures for exhaust pipes), and/or motor enclosures capable of reducing construction equipment noise by 10 dBA. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.[12]

11 Based on information from the United States Environmental Protection Agency, Noise from Construction Equipment and Operations, Building Equipment and Home Appliances, PB 206717, 1971. Per Table V, Noise Control For Construction Equipment therein, use of improved mufflers/silencers would achieve approximately 10 dBA reduction.

12 See United States Environmental Protection Agency, Noise from Construction Equipment and Operations, Building Equipment and Home Appliances, PB 206717, 1971. Per Table V, Noise Control For Construction Equipment therein, use of improved mufflers/silencers would achieve approximately 10 dBA reduction.

Table 7
Construction Noise Impacts at Off-Site Sensitive Receptors (with Mitigation)

Receptor	Maximum Construction Noise Level (dB(A) L_{eq})	Existing Ambient Noise Level (dB(A) L_{eq})	Above LAMC 75 dB(A) Limit?
Location #1 - 6417 Selma Ave (Dream Hollywood Hotel)	64.6	75.8	No
Location #2 - 1622 Wilcox Ave (Wilcox Hotel)	58.2	62.4	No
Location #3 - 1550 Wilcox Ave (Gilbert Hotel)	74.2	68.6	No
Location #4 - 6371 Selma Ave (commercial uses)	59.2	70.0	No

Source: Impact Sciences, 2022.
Note: Measurement Location #4 is a commercial use and not considered a sensitive use but is shown for informational purposes regarding ambient noise level increases at the intersection of Cahuenga Blvd. and Selma Ave.

Temporary Off-Site Construction Activity Noise

Construction haul trucks would generate noise off-site during site demolition and would peak during grading. This would include removal of materials from the project site, base materials, and demolished materials. While this vehicle activity would increase ambient noise levels along the haul route, ambient noise levels would not be expected to significantly increase ambient noise levels by 3 dB(A) or greater at any noise sensitive land use. Studies have shown that a 3 dB(A) increase in sound level pressure is barely detectable by the human ear.

A 3 dB(A) increase in roadway noise levels requires an approximate doubling of roadway traffic volume, assuming that travel speeds and fleet mix remain constant.[13] While this vehicle activity would marginally increase ambient noise levels along the haul route, it would not be expected to significantly increase ambient noise levels by 5 dB(A) or greater at any noise sensitive land uses. A 3 dB(A) increase in roadway noise levels requires an approximate doubling of roadway traffic volume, assuming that travel speeds and fleet mix remain constant.

13 California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Protocol.* September 2013.

Average daily traffic (ADT) counts from the City of Los Angeles Department of Transportation were used to estimate the existing traffic along Selma Avenue near the project site. Traffic counts indicate average daily traffic along Selma Avenue near the project site to be approximately 2,759 vehicles per day.[14]

The demolition phase for project construction would average approximately 16 haul truck trips per day. Because haul trucks generate more noise than traditional passenger vehicles, a 19.1 passenger car equivalency (PCE) was used to convert haul truck trips to a reference level conversion to an equivalent number of passenger vehicles.[15] Therefore, 16 haul truck trips would account for approximately 305 PCE trips per day during the demolition phase. This would account for approximately 11.1 percent of the daily traffic that passes through Selma Avenue near the project site. Since it would take a doubling (i.e. a 100 percent increase) of roadway traffic volume to increase noise levels by 3 dB(A), the addition of haul trucks from the project would not increase traffic to levels capable of producing 3 dB(A) ambient noise increases.

Though the addition of haul trucks would alter the fleet mix of the Project haul route, their minimal addition to local roadways would not nearly double those roads' traffic volumes, let along augment their traffic to levels capable of producing 5 dB(A) ambient noise increases. As a result, off-site construction noise impacts related to haul trips would be considered less than significant.

Operational Impacts

Operational Traffic Noise

As discussed above, a 3 dB(A) increase in roadway noise levels requires an approximate doubling of roadway traffic volume, assuming that travel speeds and fleet mix remain constant. A 3 dB(A) noise level increase is the minimum noise level increase required for a human to perceive a change in ambient noise.

Traffic volumes in the project area were obtained from the Los Angeles Department of Transportation traffic count information. Traffic counts indicate average daily traffic along Selma Avenue near the project site to be approximately 2,759 vehicles per day.[16]

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14 City of Los Angeles Department of Transportation. May 2015. 2 Nu-Metrics Traffic Analyzer Study Computer Generated Summary Report. Available at: https://navigatela.lacity.org/dot/traffic_data/survey_data/selma.bet.wilcoxandschrader.eb.1.150521-num.pdf, accessed April 13, 2021.

15 Caltrans, Technical Noise Supplement Table 3-3, 2013.

16 City of Los Angeles Department of Transportation. May 2015. 2 Nu-Metrics Traffic Analyzer Study Computer Generated Summary Report. Available at: https://navigatela.lacity.org/dot/traffic_data/survey_data/selma.bet.wilcoxandschrader.eb.1.150521-num.pdf, accessed April 13, 2021.

Trip generation information for the Proposed Project was added to average daily traffic volumes for to determine whether traffic increased enough to result in an audible noise level increase. The DOT Traffic Count shows that near the project site, Selma Avenue has a daily traffic volume of approximately 2,759 vehicles. The Project is estimated to have a net increase of 126 daily vehicle trips. An increase of 126 trips would account for approximately 4.6 percent of the average daily traffic volume near the Project Site. This volume is not nearly the doubling (i.e., 100 percent increase) of traffic volume required for a 3 dB(A) increase in noise. This increase in traffic volumes compared to current counts is not significant enough to cause an audible increase in traffic noise and impacts would be less than significant.

Operational Stationary Noise

Regulatory compliance with LAMC Sec.112.02 would ultimately ensure that noises from sources such as heating, air conditioning, and ventilation systems not increase ambient noise levels at neighboring occupied properties by more than 5 dB(A). Given this regulation, ambient noise levels, and the relatively quiet operation of modern HVAC systems, these on-site noise sources would not be capable of causing the ambient noise levels of nearby uses to increase by 3 dB(A) CNEL to or within their respective "normally unacceptable" or "clearly unacceptable" noise categories, or by 5 dB(A) or greater overall.

Parking noise typically generates noise levels of approximately 60 dB(A) at 50 feet. However, parking from the project would occur on the first two levels of the residential building with the driveway along Selma Avenue. Parking noise from within the structure would likely be inaudible, or at the very least considerably attenuated at nearby receptors. These parking noises would not exceed the normally acceptable level of noise identified in **Table 5**. Therefore, parking noise would result in a less than significant impact.

Impact NOI-2 **Would the proposed project result in the generation of excessive groundborne vibration or groundborne noise levels? *(Less than Significant with Mitigation).***

The Federal Transit Administration provides groundborne vibration impact criteria with respect to building damage during construction activities. PPV, expressed in inches per second, is used to measure building vibration damage. Construction vibration damage criteria are assessed based on structural category (e.g. reinforced-concrete, steel, or timber). FTA guidelines consider 0.2 inch/sec PPV to be the significant impact level for non-engineered timber and masonry buildings. Structures or buildings constructed of reinforced concrete, steel, or timber have a vibration damage criterion of 0.5 inch/sec PPV pursuant to FTA guidelines.[17]

17 Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual. September* 2018.

Groundborne vibration generated by construction activities associated with the proposed project would affect sensitive uses located in close proximity to the project site. **Table 8, Vibration Levels at Off-Site Sensitive Uses from Project Construction** shows the estimated vibration velocities for nearby sensitive receptors.

Table 8
Vibration Levels at Off-Site Sensitive Uses from Project Construction (without mitigation)

Sensitive Uses Off-Site	Distance to Project Site (ft.)	Receptor Significance Threshold PPV (in/sec)	Estimated PPV (in/sec)
Location #1 - 6417 Selma Ave (Dream Hollywood Hotel)	150	0.5	0.006
Location #2 - 1622 Wilcox Ave (Wilcox Hotel)	315	0.2	0.002
Location #3 - 1550 Wilcox Ave (Gilbert Hotel)	10	0.2	0.352
Location #4 - 6371 Selma Ave (commercial uses)	280	0.5	0.002

Source: Impact Sciences, 2021.

The vibration velocities predicted to occur at the nearest sensitive receptors at the Gilbert Hotel would be 0.352 in/sec PPV. It should be noted that this would be a worst-case scenario when potential heavy construction equipment would be located near the closest boundary to the Gilbert Hotel. Furthermore, construction equipment does not typically operate on the property line edge but is set back which would further reduce vibration impacts. Nevertheless, due to the close proximity of the Gilbert Hotel to the project site, **Mitigation Measure NOI-2** would be required to reduce potential construction vibration impacts on off-site receptors to a less than significant level.

Furthermore, the Historic Resources Assessment Report for the Proposed Project noted that vibration impacts from Project construction could potentially impact the existing on-site structure (Baker Garage) at 6422 Selma Avenue, which is noted to be closely tied to both the history of early Hollywood and the development of the automobile in Los Angeles. **Mitigation Measure NOI-2** would ensure that vibration impacts to both off-site and on-site receptors are less than significant.

Mitigation Measures:

MM-NOI-2: Prior to the start of construction, surveys shall be performed to document the conditions of the masonry of the remaining walls at 6422 Selma Avenue as well as the Gilbert Hotel

building. A structural monitoring program shall be implemented and recorded during construction to ensure that ground borne vibration levels do not exceed 0.12 inches per second, PPV. The structural monitoring plan shall include documentation, consisting of video and/or photographic documentation of accessible and visible areas on the exterior of the buildings. A historic architect (meeting the SOI's Professional Qualification Standards) or structural engineer with experience with historic masonry buildings shall establish baseline structural conditions of the building and prepare the shoring design. Additionally, a qualified acoustical engineer shall be retained to review the proposed construction equipment and develop and implement a vibration monitoring program capable of documenting the construction-related ground vibration levels at the Project site during demolition and excavation phases where heavy construction equipment (e.g., large bulldozer and drill rig) would be operating within 15 feet of the affected buildings.

The vibration monitoring system shall measure and continuously store the peak particle velocity (PPV) in inch/second. Vibration data shall be stored on a one-second interval. The system shall also be programmed for two preset velocity levels: a warning level of 0.07 inch/second (PPV) and a regulatory level of 0.12 inch/second (PPV). The system shall also provide real-time alert when the vibration levels exceed either of the two preset levels.

- In the event the warning level of 0.07 inch/second (PPV) is triggered, the contractor shall identify the source of vibration generation and provide steps to reduce the vibration level, including but not limited to halting/staggering concurrent activities and utilizing lower vibratory techniques.

- In the event the regulatory level of 0.12 inch/second (PPV) is triggered, the contractor shall halt the construction activities and visually inspect the Baker Garage for any damage. Results of the inspection must be logged. The contractor shall identify the source of vibration generation and provide steps to reduce the vibration level. Vibration measurement shall be made with the new construction method to verify that the vibration level is below the warning level of 0.07 inch/second (PPV). Construction activities may then restart.

- In the event damage occurs to historic finish materials due to construction vibration, such materials shall be repaired in consultation with a qualified preservation consultant.

The structure-monitoring program shall be submitted to the Department of Building and Safety and received into the case file for the associated discretionary action permitting the Project prior to initiating any construction activities.

Implementation of **Mitigation Measure NOI-2** would require the development of a vibration monitoring program. The program would include real time monitoring of vibration levels which would alert when vibration levels reach a warning level of 0.07 in./sec. PPV and a regulatory level of 0.12 in./sec. PPV. Therefore, vibration impacts associated with building damage due to construction activities would result in a less than significant impact with mitigation.

Impact NOI-3 **For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise?** ***(No Impact).***

The project site is not in the vicinity of a private airstrip or airport land use plan. Likewise, the project site is not located within an airport land use plan or within two miles of a public airport or public use airport. The nearest airport is the Bob Hope Airport located approximately 6.5 miles to the north of the Project Site. As such, the project would not expose people residing or working in the project area to excessive airport-related noise levels. No impact would occur from the proposed project and no further analysis is required.


IMPACT
SCIENCES

Measurement Report

Report Summary

Meter's File Name	LxT_Data.066.s	Computer's File Name	LxT_0005667-20210209 122225-LxT_Data.066.ldbin
Meter	LxT1 0005667		
Firmware	2.302		
User		Location	
Job Description			
Note			
Start Time	2021-02-09 12:22:25	Duration	0:15:00.0
End Time	2021-02-09 12:37:25	Run Time	0:15:00.0
		Pause Time	0:00:00.0

Results

Overall Metrics

LA_{eq}	75.8 dB		
LAE	105.3 dB	SEA	131.9 dB
EA	3.8 mPa²h		
EA8	121.4 mPa²h		
EA40	607.0 mPa²h		
LZ_{peak}	121.9 dB	2021-02-09 12:29:11	
LAS_{max}	101.1 dB	2021-02-09 12:29:11	
LAS_{min}	51.6 dB	2021-02-09 12:32:21	
LA_{eq}	75.8 dB		
LC_{eq}	81.9 dB	LC_{eq} - LA_{eq}	6.1 dB
LAI_{eq}	78.6 dB	LAI_{eq} - LA_{eq}	2.8 dB

Exceedances

	Count	Duration
LAS > 85.0 dB	1	0:00:08.2
LAS > 115.0 dB	0	0:00:00.0
LZpeak > 135.0 dB	0	0:00:00.0
LZpeak > 137.0 dB	0	0:00:00.0
LZpeak > 140.0 dB	0	0:00:00.0

Community Noise

LDN	LDay	LNight
--- dB	--- dB	0.0 dB

LDEN	LDay	LEve	LNight
--- dB	--- dB	--- dB	--- dB

Any Data

	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	75.8 dB		81.9 dB		--- dB	
$Ls_{(max)}$	101.1 dB	2021-02-09 12:29:11	--- dB		--- dB	
$LS_{(min)}$	51.6 dB	2021-02-09 12:32:21	--- dB		--- dB	
$L_{Peak(max)}$	--- dB		--- dB		121.9 dB	2021-02-09 12:29:11

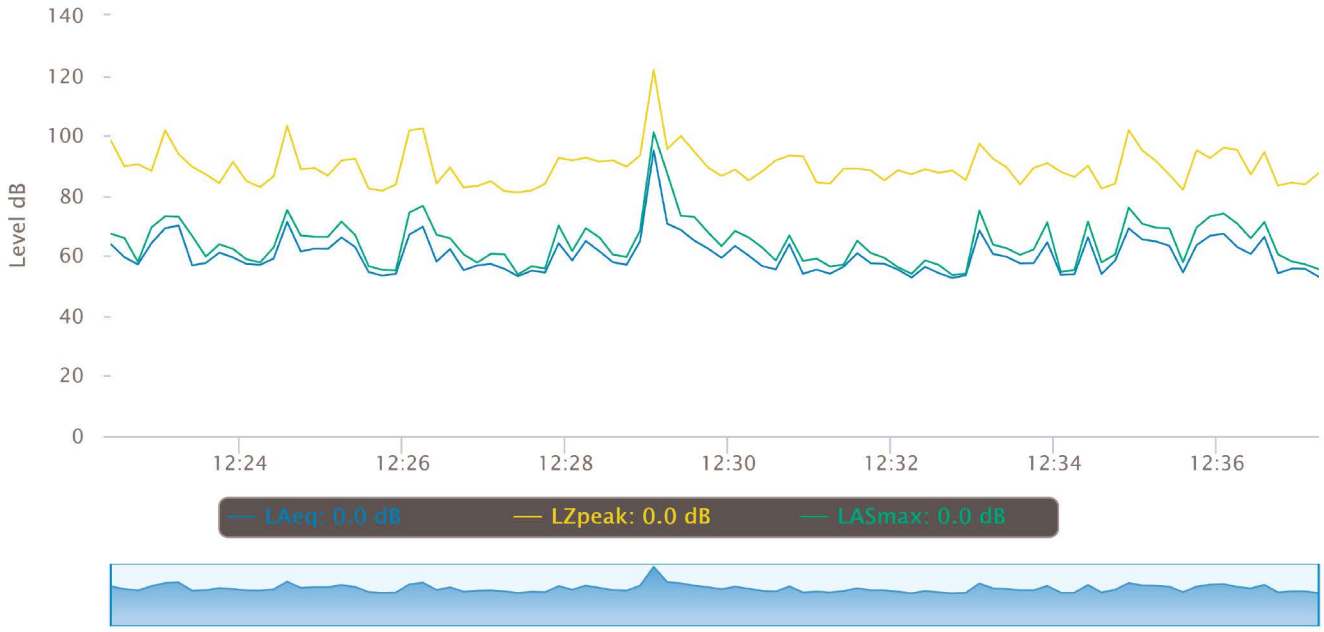
Overloads

Count	Duration	OBA Count	OBA Duration
0	0:00:00.0	0	0:00:00.0

Statistics

LAS 5.0	70.6 dB
LAS 10.0	67.4 dB
LAS 33.3	60.5 dB
LAS 50.0	58.0 dB
LAS 66.6	56.3 dB
LAS 90.0	53.5 dB

Time History



Measurement Report

Report Summary

Meter's File Name	LxT_Data.067.s	Computer's File Name	LxT_0005667-20210209 124022-LxT_Data.067.ldbin
Meter	LxT1 0005667		
Firmware	2.302		
User		Location	
Job Description			
Note			
Start Time	2021-02-09 12:40:22	Duration	0:15:00.0
End Time	2021-02-09 12:55:22	Run Time	0:15:00.0
		Pause Time	0:00:00.0

Results

Overall Metrics

LA_{eq}	62.4 dB		
LAE	91.9 dB	SEA	--- dB
EA	174.0 µPa²h		
EA8	5.6 mPa²h		
EA40	27.8 mPa²h		
LZ_{peak}	100.7 dB	2021-02-09 12:48:50	
LAS_{max}	78.1 dB	2021-02-09 12:48:50	
LAS_{min}	53.0 dB	2021-02-09 12:49:53	
LA_{eq}	62.4 dB		
LC_{eq}	73.0 dB	LC_{eq} - LA_{eq}	10.6 dB
LAI_{eq}	64.3 dB	LAI_{eq} - LA_{eq}	1.9 dB

Exceedances

	Count	Duration
LAS > 85.0 dB	0	0:00:00.0
LAS > 115.0 dB	0	0:00:00.0
LZpeak > 135.0 dB	0	0:00:00.0
LZpeak > 137.0 dB	0	0:00:00.0
LZpeak > 140.0 dB	0	0:00:00.0

Community Noise

LDN	LDay	LNight
--- dB	--- dB	0.0 dB

LDEN	LDay	LEve	LNight
--- dB	--- dB	--- dB	--- dB

Any Data

	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	62.4 dB		73.0 dB		--- dB	
$Ls_{(max)}$	78.1 dB	2021-02-09 12:48:50	--- dB		--- dB	
$LS_{(min)}$	53.0 dB	2021-02-09 12:49:53	--- dB		--- dB	
$L_{Peak(max)}$	--- dB		--- dB		100.7 dB	2021-02-09 12:48:50

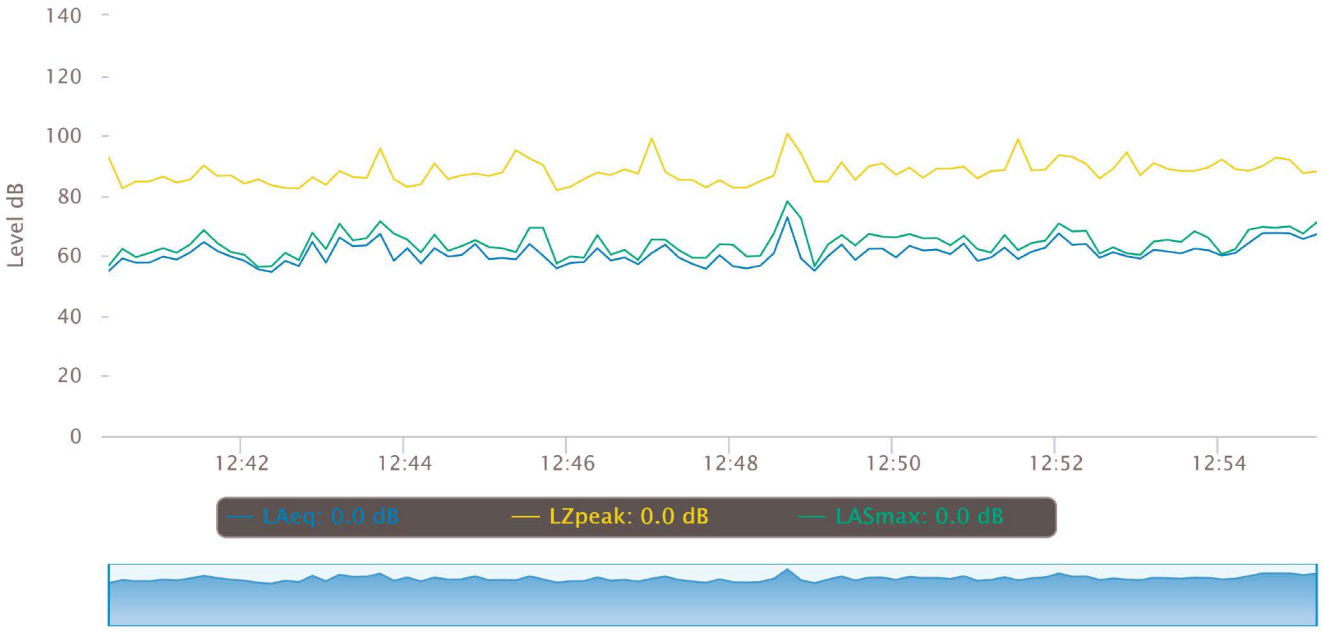
Overloads

Count	Duration	OBA Count	OBA Duration
0	0:00:00.0	0	0:00:00.0

Statistics

LAS 5.0	67.2 dB
LAS 10.0	65.7 dB
LAS 33.3	61.3 dB
LAS 50.0	59.8 dB
LAS 66.6	58.3 dB
LAS 90.0	55.9 dB

Time History



Measurement Report

Report Summary

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Meter	LxT1 0005667		
Firmware	2.302		
User		Location	
Job Description			
Note			
Start Time	2021-02-09 12:56:54	Duration	0:15:00.0
End Time	2021-02-09 13:11:54	Run Time	0:15:00.0
Pause Time	0:00:00.0		

Results

Overall Metrics

LA_{eq}	68.6 dB		
LAE	98.1 dB	SEA	--- dB
EA	723.1 µPa²h		
EA8	23.1 mPa²h		
EA40	115.7 mPa²h		
LZ_{peak}	115.3 dB	2021-02-09 12:56:57	
LAS_{max}	81.6 dB	2021-02-09 12:58:13	
LAS_{min}	55.3 dB	2021-02-09 13:05:38	
LA_{eq}	68.6 dB		
LC_{eq}	76.0 dB	LC_{eq} - LA_{eq}	7.4 dB
LAI_{eq}	71.3 dB	LAI_{eq} - LA_{eq}	2.7 dB

Exceedances

	Count	Duration
LAS > 85.0 dB	0	0:00:00.0
LAS > 115.0 dB	0	0:00:00.0
LZpeak > 135.0 dB	0	0:00:00.0
LZpeak > 137.0 dB	0	0:00:00.0
LZpeak > 140.0 dB	0	0:00:00.0

Community Noise

LDN	LDay	LNight
--- dB	--- dB	0.0 dB

LDEN	LDay	LEve	LNight
--- dB	--- dB	--- dB	--- dB

Any Data

	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	68.6 dB		76.0 dB		--- dB	
$Ls_{(max)}$	81.6 dB	2021-02-09 12:58:13	--- dB		--- dB	
$LS_{(min)}$	55.3 dB	2021-02-09 13:05:38	--- dB		--- dB	
$L_{Peak(max)}$	--- dB		--- dB		115.3 dB	2021-02-09 12:56:57

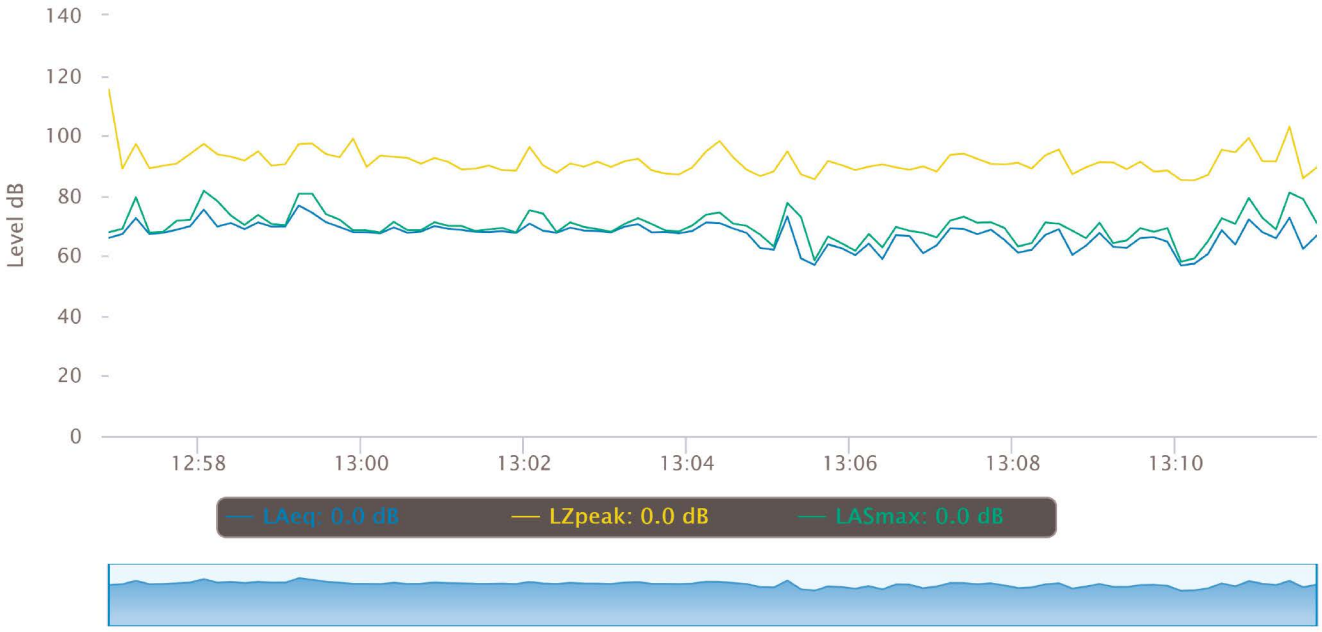
Overloads

Count	Duration	OBA Count	OBA Duration
0	0:00:00.0	0	0:00:00.0

Statistics

LAS 5.0	72.4 dB
LAS 10.0	70.7 dB
LAS 33.3	68.3 dB
LAS 50.0	67.6 dB
LAS 66.6	65.9 dB
LAS 90.0	60.3 dB

Time History



Measurement Report

Report Summary

Meter's File Name	LxT_Data.069.s	Computer's File Name	LxT_0005667-20210209 131942-LxT_Data.069.ldbin
Meter	LxT1 0005667		
Firmware	2.302		
User		Location	
Job Description			
Note			
Start Time	2021-02-09 13:19:42	Duration	0:15:00.0
End Time	2021-02-09 13:34:42	Run Time	0:15:00.0
Pause Time	0:00:00.0		

Results

Overall Metrics

LA_{eq}	70.0 dB		
LAE	99.6 dB	SEA	--- dB
EA	1.0 mPa²h		
EA8	32.3 mPa²h		
EA40	161.4 mPa²h		
LZ_{peak}	106.7 dB	2021-02-09 13:28:21	
LAS_{max}	84.8 dB	2021-02-09 13:28:19	
LAS_{min}	54.8 dB	2021-02-09 13:30:10	
LA_{eq}	70.0 dB		
LC_{eq}	79.1 dB	LC_{eq} - LA_{eq}	9.1 dB
LAI_{eq}	72.1 dB	LAI_{eq} - LA_{eq}	2.1 dB

Exceedances

	Count	Duration
LAS > 85.0 dB	0	0:00:00.0
LAS > 115.0 dB	0	0:00:00.0
LZpeak > 135.0 dB	0	0:00:00.0
LZpeak > 137.0 dB	0	0:00:00.0
LZpeak > 140.0 dB	0	0:00:00.0

Community Noise

LDN	LDay	LNight
--- dB	--- dB	0.0 dB

LDEN	LDay	LEve	LNight
--- dB	--- dB	--- dB	--- dB

Any Data

	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	70.0 dB		79.1 dB		--- dB	
$Ls_{(max)}$	84.8 dB	2021-02-09 13:28:19	--- dB		--- dB	
$LS_{(min)}$	54.8 dB	2021-02-09 13:30:10	--- dB		--- dB	
$L_{Peak(max)}$	--- dB		--- dB		106.7 dB	2021-02-09 13:28:21

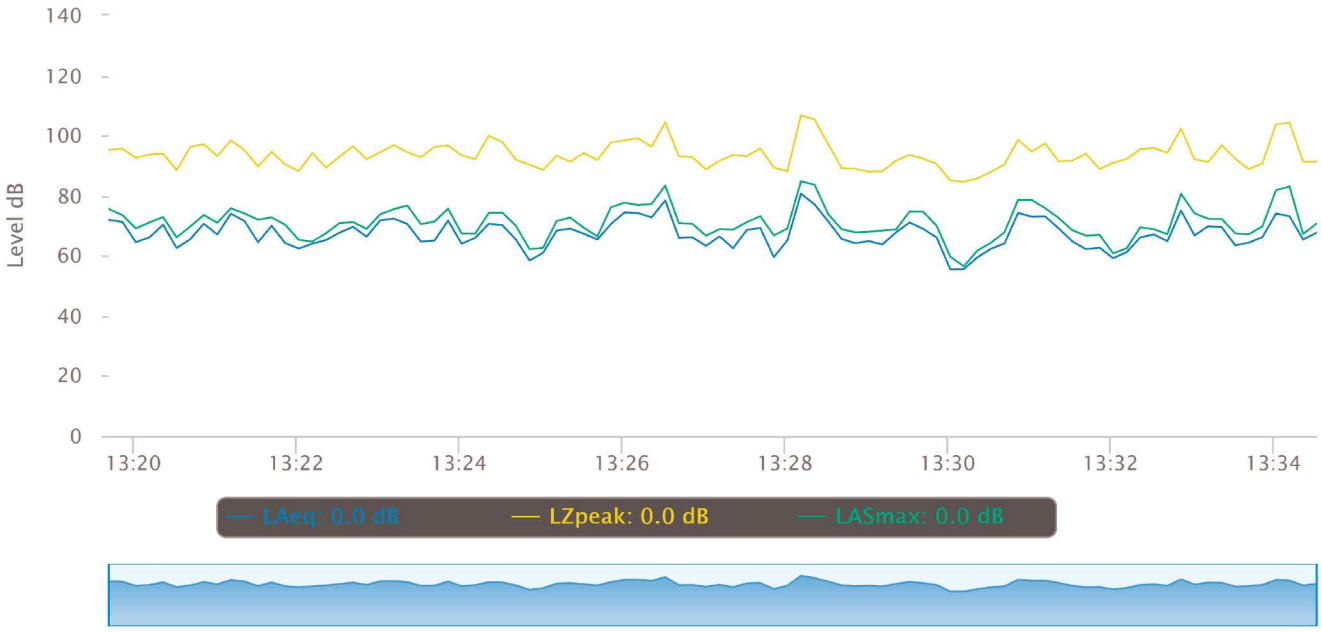
Overloads

Count	Duration	OBA Count	OBA Duration
0	0:00:00.0	0	0:00:00.0

Statistics

LAS 5.0	74.9 dB
LAS 10.0	73.2 dB
LAS 33.3	68.6 dB
LAS 50.0	66.3 dB
LAS 66.6	64.2 dB
LAS 90.0	59.6 dB

Time History



Selma Wilcox — Construction Noise - Unmitigated

Reference Noise Distance 50

Reference Noise Level 79

Sensitive Receptor	Distance (feet)	Attenuation Factors	Maximum Construction Noise Level (RCNM)	Existing Ambient (dBA, Leq)	New Ambient (dBA, Leq)	Increase
Location #1	150	0	69.5	75.8	76.7	0.9
Location #2	315	3	60.0	62.4	64.4	2.0
Location #3	40	5	74.0	68.6	75.1	6.5
Location #4	280	3	61.0	70	70.5	0.5

A 5 dBA attenuation was given for the concrete wall which seperates sensitive uses to the west of the site, and 3 dBA reduction was given for the first row of buildings intervening between the construction site and sensitive receptors (1.5 dBA for subsequent intervening structures), as recommended by the Caltrans Technical Noise Supplement.

Selma Wilcox			Location 4
Ref=	Reference vibration level (PPV)		
RefD=	Reference distance for Reference vibration level (Feet)		
	Vibration PPV		
	Ref=	0.089	Based on type of equipment
	RefD=	25	
	D=	285	Distance from equipment to sensitive receptor
	Equip=	0.002	
	Annoyance VdB		
	Ref=	87	Based on type of equipment
	RefD=	25	
	D=	285	Distance from equipment to sensitive receptor
	Equip=	55	

Peak demolition vibration based on utilizing a large bulldozer.

Source: FTA Tranist Noise and Vibration Impact Assessment, 2006.

APPENDIX G

Transportation Assessment

FORM GEN. 160A (Rev. 1/82)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

6422 W Selma Av
DOT Case No. CEN20-49948

Date: February 18, 2021

To: Susan Jimenez, Administrative Clerk
Department of City Planning

From: Wes Pringle, Transportation Engineer
Department of Transportation

Subject: **TRANSPORTATION ASSESSMENT FOR THE PROPOSED RESIDENTIAL PROJECT LOCATED AT 6422 WEST SELMA AVENUE (PAR-2020-5614-VHCA/ADM-2020-5245-TOC)**

The Department of Transportation (DOT) has reviewed the trip generation and vehicle miles traveled (VMT) screening assessment prepared by Linscott, Law & Greenspan, Engineers (LLG), dated February 2, 2021, for the proposed 6422 Selma Residential project located at 6422 West Selma Avenue in the Central Area Planning Commission (APC) and a Transit Oriented Community (TOC) Tier 3.

The 6422 Selma Residential project, located southeast of the intersection of Selma Avenue and Wilcox Avenue, will remodel and expand the existing one-story office building at 6422 West Selma Avenue (see **Attachment A** into a tower, demolish the storage building on the adjacent 1550 Wilcox Avenue, and construct a 14-story building. The lot line will be adjusted following the 1550 Wilcox demolition in order for this portion of 1550 Wilcox Avenue to become part of the proposed project site. The proposed project will be comprised of 40 multi-family dwelling units, five affordable housing family-type dwelling units, 38 vehicle parking spaces, and 45 (40 long-term and 5 short-term) bicycle parking spaces. Access to the building will be provided via a driveway along Selma Avenue as illustrated in **Attachment B**.

In compliance with Senate Bill (SB) 743 and the California Environmental Quality Act (CEQA), a VMT analysis is required to identify the project's ability to promote the reduction of green-house gas emissions, the access to diverse land uses, and the development of multi-modal networks. The significance of a project's impact in this regard is measured against the VMT thresholds established in DOT's Transportation Assessment Guidelines (TAG).

A trip generation analysis was conducted to determine if the project would exceed the net 250 daily vehicle trips threshold requiring further analysis. Using the City of Los Angeles VMT Calculator Version 1.3 tool, which draws upon trip rate estimates published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition as well as applying trip generation adjustments when applicable, based on sociodemographic data and the built environment factors of the project's surroundings, it was determined that the project does not exceed the net 250 daily vehicle trips threshold. A copy of the VMT calculator screening page is provided as **Attachment C** to this report.

DOT concurs with the conclusion of the analysis that the project trip generation does not meet the trip threshold to require a traffic impact analysis. Therefore, DOT will not require the preparation of a traffic impact analysis for this project.

Please note this DOT assessment does not constitute approval of the driveway dimensions and internal circulation schemes. Those require separate review and approval and should be coordinated with DOT's Citywide Planning Coordination Section (201 N. Figueroa Street, 5th Floor, Room 550, at 213-482-7024).

If you have any questions, please contact Eileen Hunt of my staff at (213) 972-8481.

Attachments

K:\Letters\2021\CEN20-49948_6422 Selma_Residential_trip gen & screening.docx

c: Craig Bullock, Council District 13
Matthew Masuda, Central District, BOE
Bhuvan Bajaj, Hollywood-Wilshire, DOT
Taimour Tanavoli, Case Management Office, DOT
Clare M. Look-Jaeger & Chin S. Taing, LLG



N
NOT TO SCALE

MAP SOURCE: GOOGLE EARTH

PROJECT SITE

EXISTING DRIVEWAY

FIGURE 2
AERIAL PHOTOGRAPH OF EXISTING PROJECT SITE

LINSCOTT, LAW & GREENSPAN, engineers

6422 SELMA RESIDENTIAL PROJECT

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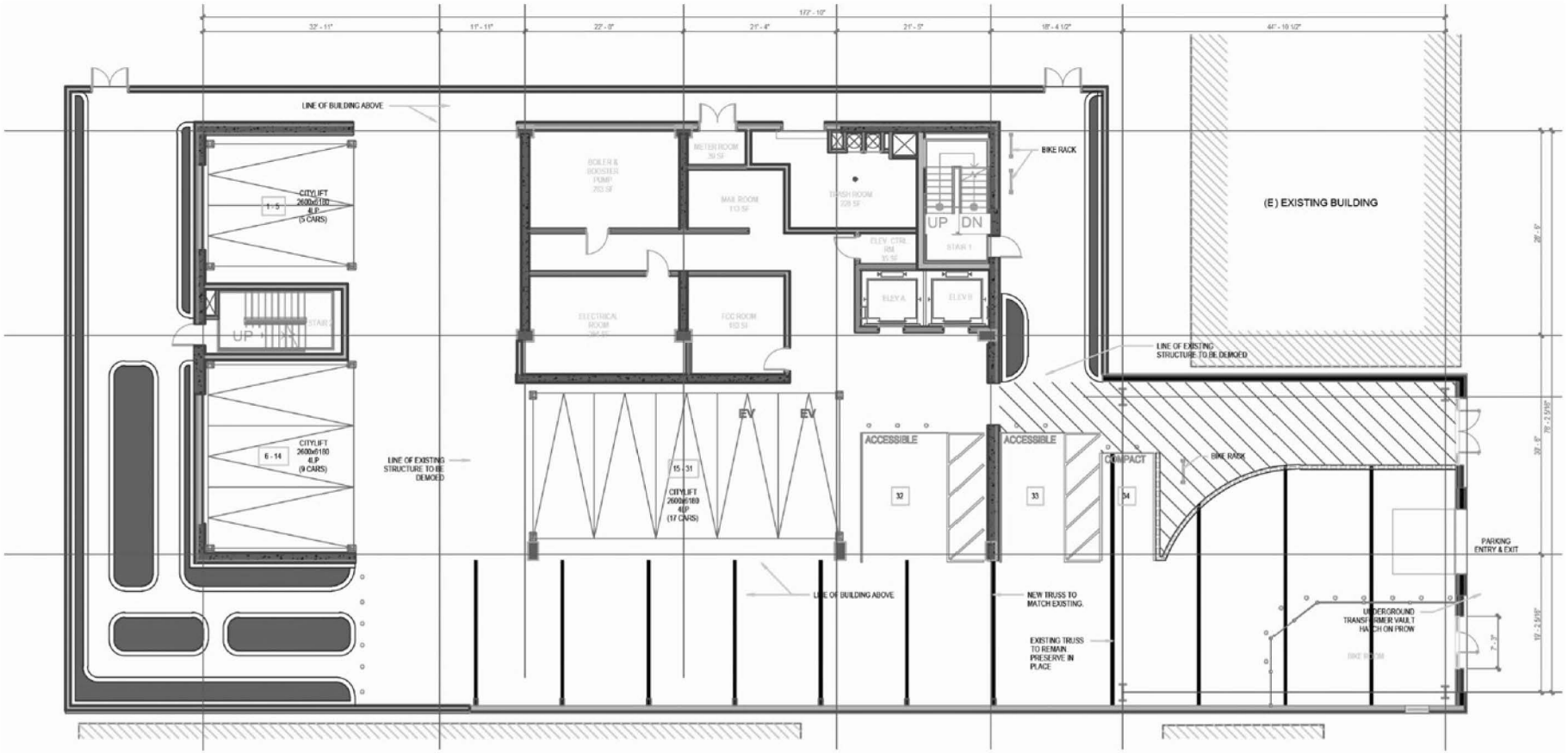
WILCOX AVE



SELMA AVE

CEN20-49948_6422 Selma Av

Attachment B

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NOT TO SCALE

MAP SOURCE: DLR GROUP

FIGURE 3
SITE PLAN

LINSCOTT, LAW & GREENSPAN, engineers

6422 SELMA RESIDENTIAL PROJECT

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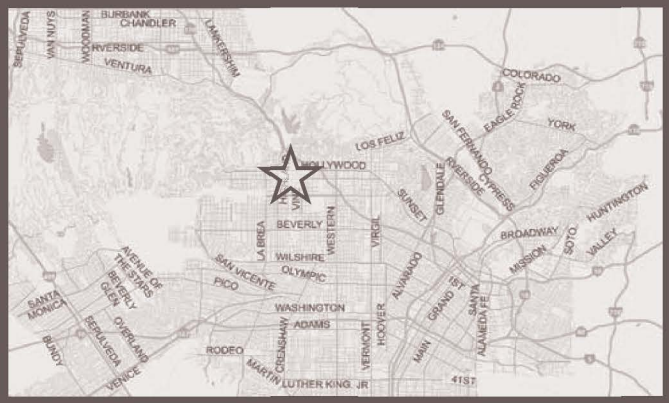
CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

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

Project Information

Project: 6422 Selma Residential
Scenario:
Address: 6422 W SELMA AVE, 90028



Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?

○ Yes ○ No

Existing Land Use

Land Use Type	Value	Unit
Office | General Office	6.522	ksf
Office | General Office	6.522	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	5	DU
Housing | Multi-Family	40	DU
Housing | Affordable Housing - Family	5	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
47 Daily Vehicle Trips	172 Daily Vehicle Trips
349 Daily VMT	1,028 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	125 Net Daily Trips
The net increase in daily VMT ≤ 0	679 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	0.000 ksf

The proposed project is not required to perform VMT analysis.

Measuring the Miles

MEMORANDUM

To:	Eileen Hunt Los Angeles Department of Transportation	Date:	February 2, 2021
From:	Clare M. Look-Jaeger, P.E. CL-Jaeger Chin S. Taing, PTP, RSP1 CST Linscott, Law & Greenspan, Engineers	LLG Ref:	1-19-4328-2
Subject:	**6422 Selma Residential Project – Trip Generation and Vehicle Miles Traveled (VMT) Screening Assessment (6422 Selma Avenue)**		

Linscott, Law & Greenspan, Engineers (LLG) has prepared this memorandum to summarize the trip generation and VMT screening assessment for the proposed 6422 Selma Residential project ("proposed project" herein). The trip generation and VMT screening assessment includes a comparison of potential traffic generation between the proposed project and the existing use on the project site located at 6422 Selma Avenue. The project is also related to a planning application to provide a lot line adjustment between the two properties (i.e., 6422 Selma Avenue and 1540-1552 Wilcox Avenue site) following the demolition of the storage building on the Wilcox site.

Briefly, it is concluded that the proposed 6422 Selma Residential project is expected to generate seven (7) net new vehicle trips (i.e., 3 fewer inbound trips and 10 additional outbound trips) during the weekday AM peak hour when compared with the current occupancy of the existing site. During the weekday PM peak hour, the proposed project is expected to generate eight (8) net new vehicle trips (i.e., 9 additional inbound trips and 1 fewer outbound trip) when compared with the current occupancy of the existing site. Using the City's current VMT calculator, over a 24-hour period, the proposed project is forecast to result in 125 additional daily trip ends during a typical weekday when compared with the current occupancy of the existing site. However, as the project is expected to generate less than 250 net new average daily trips (ADT), LLG has concluded that no further analysis is required for purposes of satisfying the requirements of the California Environmental Quality Act (CEQA).

This trip generation assessment includes a description of existing project site conditions, a summary of the proposed project description, a summary of the existing site and proposed project trip generation forecasts, and a comparison of the subject trip generation forecasts.

LINSCOTT LAW & GREENSPAN
engineers

Engineers & Planners
Traffic
Transportation
Parking

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San Diego
Woodland Hills

EXISTING CONDITIONS

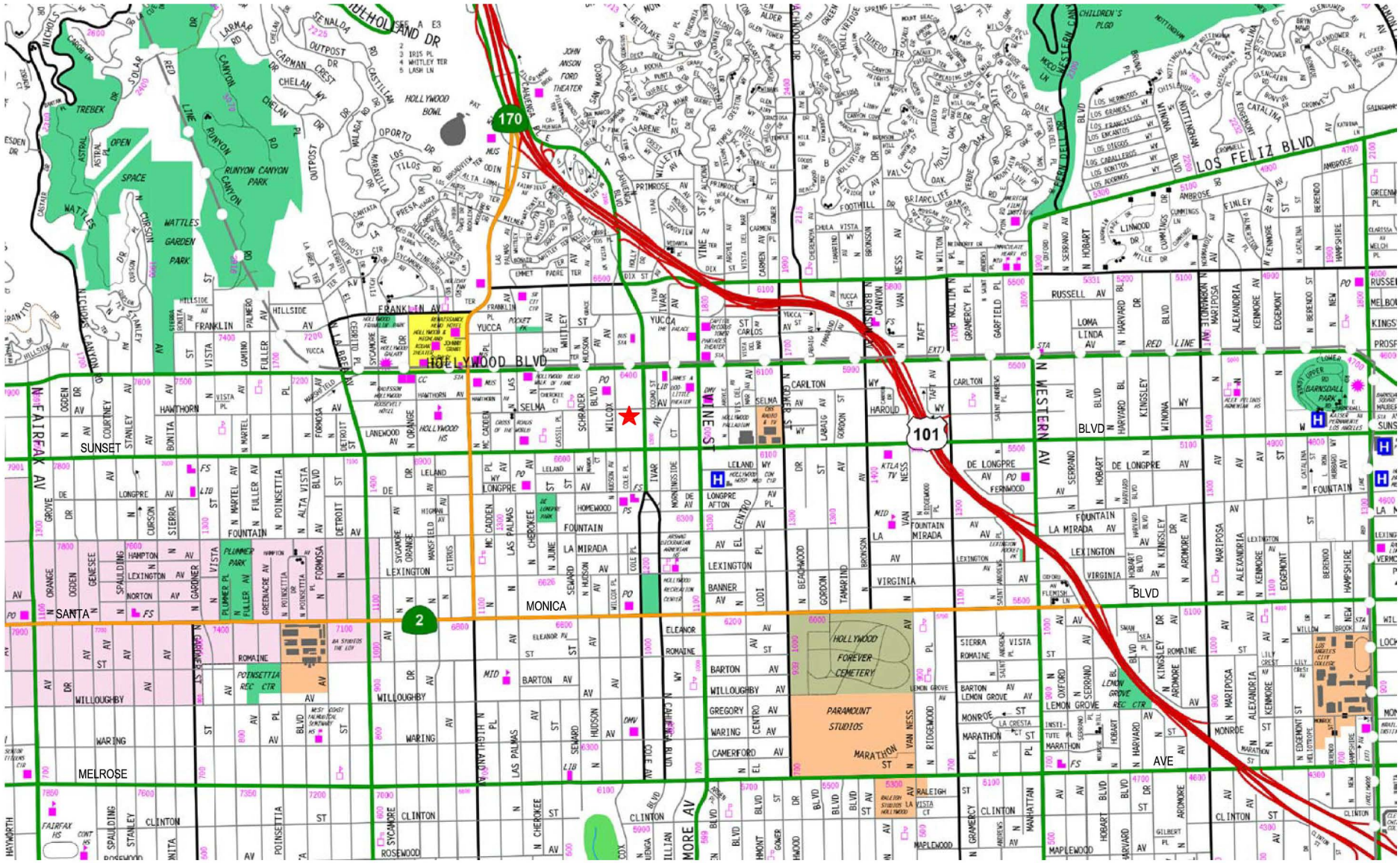
The proposed project site is located at 6422 Selma Avenue in the Hollywood Community Plan area of the City of Los Angeles, California. The proposed project site is generally bounded by Selma Avenue to the north, commercial uses to the south, an existing video production studio to the east, and an urgent care center and the Gilbert Hotel to the west. The proposed project site and general vicinity are shown in ***Figure 1***. An aerial photograph of the project site and vicinity is displayed in ***Figure 2***.

The existing Selma site is currently developed with a one-story office building of approximately 6,522 square feet. As mentioned previously, the project is also related to the adjacent 1550 Wilcox Avenue site which is currently developed with the three-story, 68-room Gilbert Hotel and a one-story storage building of approximately 9,945 square feet.

The proposed Selma site is planned to comprise a total of 15,022 square feet, following the demolition of the storage building on the Wilcox site and lot line adjustment of that area to the Selma site. The existing office building on the Selma site will be remodeled and expanded to accommodate the proposed tower. The exterior façade of the historic building will remain.

Based on the guidelines set forth in LADOT's transportation assessment guidelines, an existing use trip generation credit may be applied to a project to account for the vehicle trips generated by the existing use(s) if the existing use has been occupied for at least six consecutive months within the past two years. As the existing site office space on the Selma site is occupied and operational, a trip generation credit for the existing office use is appropriate for purposes of forecasting the net new project trip generation. No trip generation credit was taken for the storage building on the Wilcox site as the use is considered ancillary storage space for the adjacent Gilbert Hotel building. Furthermore, since no changes are proposed to the Gilbert Hotel building in connection with the development of the proposed project at the Selma site, no additional trips are anticipated in connection with the continued use on the Wilcox site.

As noted previously, the proposed project is located within the Hollywood Community Plan area of the City of Los Angeles. The Hollywood Community Plan area covers 25 square miles, extending roughly south of the Cities of Burbank and Glendale and the Ventura Freeway, west of I-5 Freeway, north of Melrose Avenue, and east of the Cities of West Hollywood and Beverly Hills. The Metro Red Line is a subway line that provides service through the Hollywood area of the City of Los



N

NOT TO SCALE

MAP SOURCE: RAND MCNALLY & COMPANY

★ PROJECT SITE

FIGURE 1
SITE VICINITY

LINSCOTT, LAW & GREENSPAN, engineers

6422 SELMA RESIDENTIAL PROJECT

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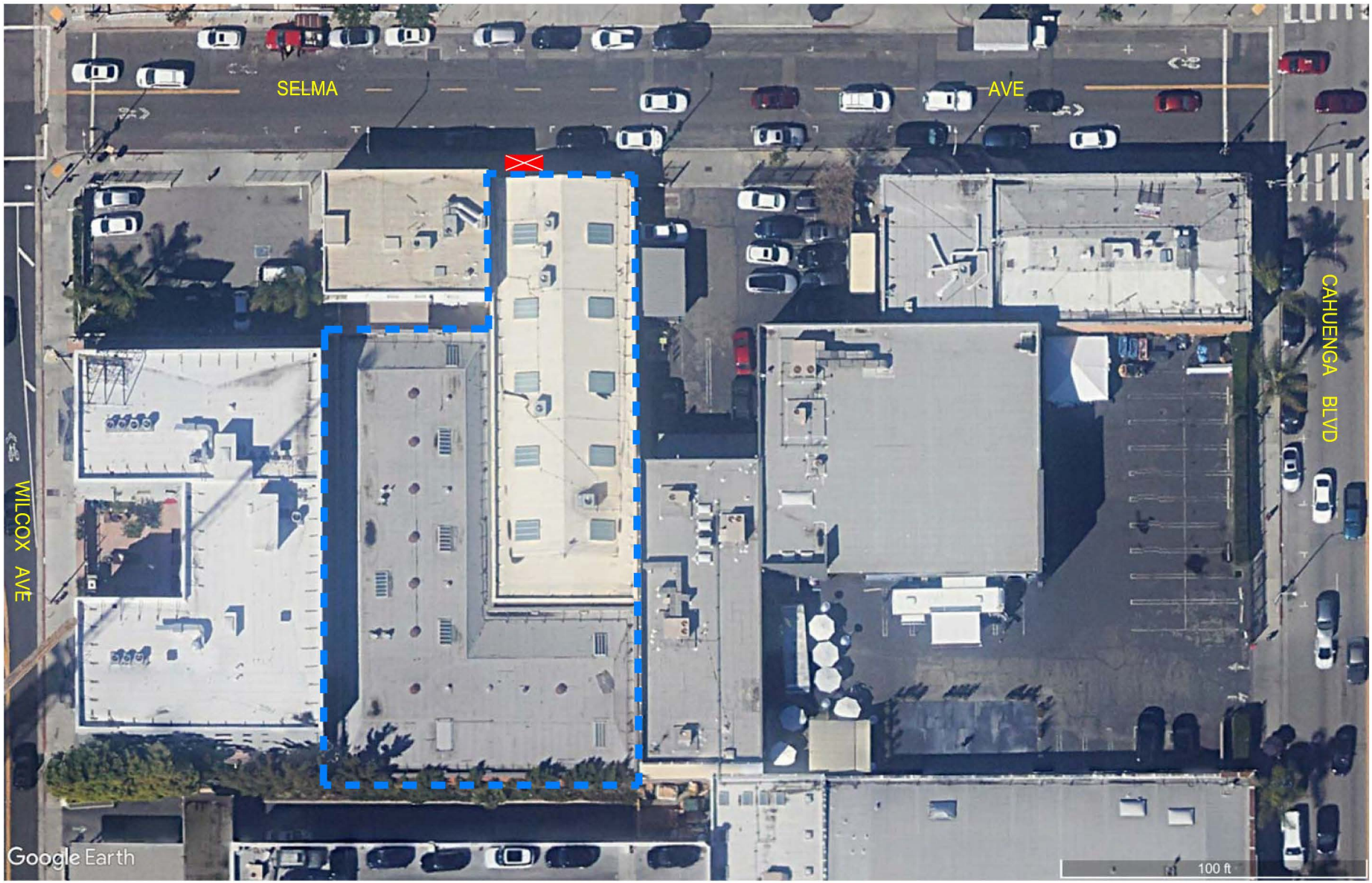

N

NOT TO SCALE

MAP SOURCE: GOOGLE EARTH

PROJECT SITE

EXISTING DRIVEWAY

FIGURE 2
AERIAL PHOTOGRAPH OF EXISTING PROJECT SITE

LINSCOTT, LAW & GREENSPAN, engineers

6422 SELMA RESIDENTIAL PROJECT

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Angeles and connects the Hollywood area with the San Fernando Valley and Downtown Los Angeles. Extensive transit service is currently provided in the vicinity of the project and is summarized in ***Table 1***. The Metro Red Line Hollywood/Vine station is located at 6250 Hollywood Boulevard, which is less than one-half mile northeast of the project site. During the weekday AM and PM peak hours, the Metro Red subway line provides headways of 10 minutes per train (i.e., approximately six Red Line trains) in the northbound and southbound directions.

PROJECT DESCRIPTION

The proposed project consists of an infill development with market rate multi-family and affordable housing residential units on the Selma site. The 14-story building comprises 67,564 square feet and provides 12 residential levels above two levels of stacked parking with ground floor residential amenity space. The residential project components are summarized as follows:

- Market Rate Multi-Family Use: 40 dwelling units
- Affordable Housing Use: 5 family-type dwelling units

The ground floor project site plan for the proposed project is displayed in ***Figure 3***. All of the residential units are proposed as four-bedroom units, with an open plan concept in the common areas to maximize interior space and flexibility. Parking is provided on the lower two levels of the building with direct access via one driveway along the south side of Selma Avenue. A total of 38 parking spaces is planned to be provided through a stacked parking system which is accessible on the ground floor level only. The parking supply provided at the Selma site also includes 12 off-site parking spaces for the adjacent 1540-1552 Wilcox Avenue site, designated via a covenant. The project will also provide 40 long-term and 5 short-term residential bicycle parking spaces.

This project is also related to the application to allow for the demolition of the existing storage building located at the Wilcox site. A lot line adjustment is also requested such that following the demolition of the storage building, this portion of the Wilcox site would become part of the Selma site. No changes or improvements are proposed to the Gilbert Hotel building. Following the lot line adjustment, the proposed Selma site would comprise approximately 15,022 square feet.

PROJECT TRIP GENERATION

Traffic generation is expressed in vehicle trip ends, defined as one-way vehicular movements, either entering or exiting the generating land use. Traffic volumes to be generated by the proposed 6422 Selma Residential project were forecast for the

Table 1
EXISTING TRANSIT ROUTES [1]

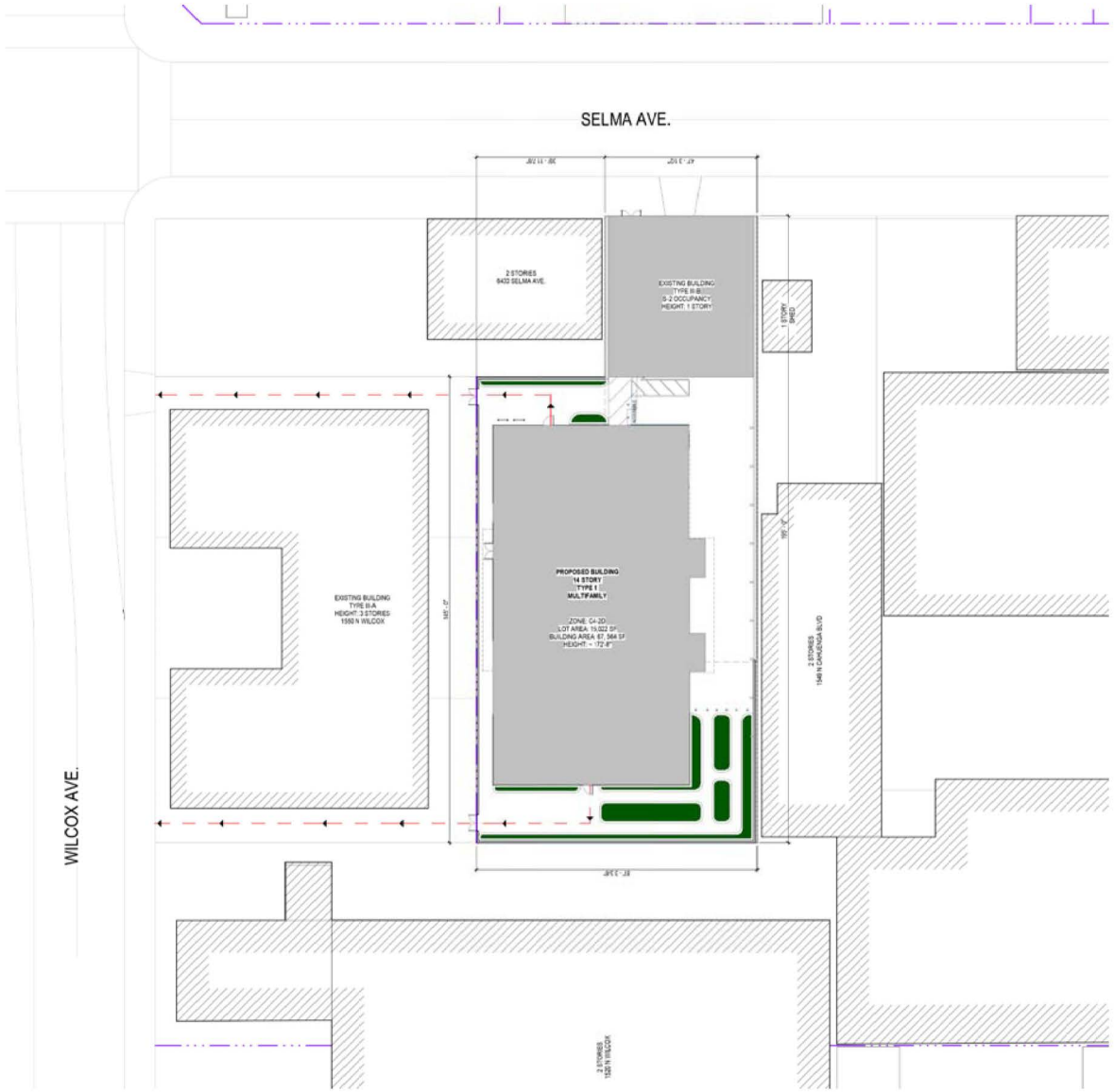
ROUTE	DESTINATIONS	ROADWAY(S) NEAR SITE	NO. OF BUSES/TRAINS DURING PEAK HOUR		
			DIR	AM	PM
Dash Beachwood Canyon	Beachwood Canyon to Sunset Boulevard, via Franklin Avenue, Hollywood Boulevard and Hollywood Red Line Station	Vine Street, Hollywood Boulevard, Selma Avenue, Sunset Boulevard	NB SB	3 3	3 3
Dash Hollywood	City of Los Angeles by way of Hollywood	Highland Avenue, Hollywood Boulevard, Sunset Boulevard	Clockwise C/Clockwise	2 2	2 2
Dash Hollywood/Wilshire	Hollywood to Koreatown via Los Angeles	Vine Street, Selma Avenue, Sunset Boulevard	NB SB	3 3	3 3
Metro 2/302	Westwood to Downtown Los Angeles via Beverly Hills, Hollywood, Los Angeles and Echo Park	Highland Avenue, Wilcox Avenue, Vine Street, Sunset Boulevard	EB WB	4 12	8 5
Metro 210	Redondo Beach to Hollywood via Torrance, Hawthorne, Inglewood, Jefferson Park, Los Angeles and Koreatown	Vine Street, Hollywood Boulevard, Sunset Boulevard	NB SB	4 3	4 4
Metro 212/312	Hawthorne to Hollywood via Inglewood, Baldwin Hills and Miracle Mile	Wilcox Avenue, Cahuenga Boulevard, Vine Street, Hollywood Boulevard	NB SB	6 5	3 4
Metro 217	Fox Hills to Hollywood via Los Angeles and West Hollywood	Wilcox Avenue, Cahuenga Boulevard, Vine Street, Hollywood Boulevard	NB SB	4 5	5 5
Metro 222	Hollywood to Sunland via Cahuenga Pass, Burbank and Sun Valley	Wilcox Avenue, Cahuenga Boulevard, Vine Street, Hollywood Boulevard	NB SB	1 1	2 1

[1] Sources: City of Los Angeles Department of Transportation (Dash) and Los Angeles County Metropolitan Transportation Authority (Metro) websites, 2019.

Table 1 (Continued)
EXISTING TRANSIT ROUTES [1]

ROUTE	DESTINATIONS	ROADWAY(S) NEAR SITE	NO. OF BUSES/TRAINS DURING PEAK HOUR		
			DIR	AM	PM
Metro 237/656	Hollywood to Mission Hills via Studio City, North Hollywood, Van Nuys, North Hills and Granada Hills	Highland Avenue, Sunset Boulevard	NB SB	1 2	2 2
Metro 780	Pasadena to Los Angeles via Eagle Rock, Glendale, Hollywood and West Hollywood	Vine Street, Hollywood Boulevard	EB WB	5 5	4 5
Metro B Line (Red)	Downtown Los Angeles to North Hollywood via Los Angeles and Universal City	Vine Street, Hollywood Boulevard	EB WB	6 6	6 6
			Total	**86**	**82**

[1] Sources: City of Los Angeles Department of Transportation (Dash) and Los Angeles County Metropolitan Transportation Authority (Metro) websites, 2019.



N

NOT TO SCALE

MAP SOURCE: DLR GROUP

FIGURE 3
SITE PLAN

LINSCOTT, LAW & GREENSPAN, engineers

6422 SELMA RESIDENTIAL PROJECT

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weekday AM and PM peak hours, and over a 24-hour period. Generation rates provided in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*[1] were utilized to forecast project traffic generation for the proposed project and existing site use, with the exception of the affordable housing dwelling units. Traffic volumes expected to be generated by the market-rate multi-family residential dwelling units land use component was based upon the following ITE trip generation average rates:

- ITE Land Use Code 222: Multi-Family Housing (High-Rise)

The multi-family housing (high-rise) trip generation rates employed for analysis purposes are conservative in that they reflect a general urban/suburban area and these rates are higher than those developed by the City of Los Angeles Department of Transportation (LADOT) for dense multi-use urban areas. As the ITE publication does not provide trip rates for a land use such as the project's affordable housing residential land use component, it was deemed appropriate to forecast the trips expected to be generated by the affordable housing land use component using trip rates published by LADOT in the City's transportation assessment guidelines[2] (TAG) which are directly applicable to the proposed project. The LADOT trip generation rates for affordable housing projects were developed based on vehicle trip count data collected at affordable housing sites in the City of Los Angeles during year 2016. The LADOT affordable housing trip rates include three different housing type categories: affordable family housing; affordable senior housing, and affordable special needs and supportive housing. In this instance, the affordable family housing category is directly applicable to the proposed project which will provide housing for permanent long-term tenants designed to enable individuals and families at risk of homelessness to ensure that they remain housed and live as independently as possible. LADOT's affordable family housing category trip rates are summarized as follows:

<u>Affordable Family Housing</u>

- Average AM Peak Hour Trip Rate: 0.52 trips per dwelling unit; 38% inbound and 62% outbound
- Average PM Peak Hour Trip Rate: 0.38 trips per dwelling unit; 55% inbound and 45% outbound

In addition to the proposed project trip generation forecasts, forecasts also were made for the existing project site land use. The following ITE land use category trip

[1] Institute of Transportation Engineers *Trip Generation Manual*, 10th Edition, Washington, D.C., 2017.
[2] *Transportation Assessment Guidelines*, City of Los Angeles Department of Transportation, July 2020.

generation rates were used to forecast traffic volumes associated with the existing site commercial land use:

- ITE Land Use Code 710: General Office

The trip generation forecast for the proposed 6422 Selma Residential project is summarized in ***Table 2***. As presented in *Table 2*, the proposed project is expected to generate seven (7) net new vehicle trips (i.e., 3 fewer inbound trips and 10 additional outbound trips) during the weekday AM peak hour. During the weekday PM peak hour, the proposed project is expected to generate eight (8) net new vehicle trips (i.e., 9 additional inbound trips and 1 fewer outbound trip) when compared with the current occupancy of the existing site. As mentioned previously, since no changes are proposed to the Gilbert Hotel building in connection with the development of the proposed project at the Selma site, no additional trips are anticipated in connection with the continued use on the Wilcox site.

PROJECT VEHICLE MILES TRAVELED (VMT) ANALYSIS SCREENING

The Los Angeles Department of City Planning (LADCP) and LADOT updated the Transportation Section of the City's California Environmental Quality Act (CEQA) Thresholds Guide to comply with and implement Senate Bill (SB) 743. On September 27, 2013, Governor Brown signed SB 743. Under SB 743, the focus of transportation analysis pursuant to CEQA shifts from driver delay, or level of service, to reduction of vehicle miles traveled, reduction in greenhouse gas emissions, creation of multimodal networks and promotion of mixed-use developments. In December 2018, the California Natural Resources Agency certified and adopted amendments to the CEQA Guidelines implementing SB 743 with a target implementation date of July 1, 2020. City staff presented the CEQA Appendix G environmental checklist update to the City Council, which led to the adoption of new VMT-based significance thresholds and its subsequent incorporation into the City's CEQA Threshold Guide. In the course of this update, LADOT has developed a VMT Calculator tool to "screen" projects if a VMT analysis is required, and if so, then to estimate project-specific daily household VMT per capita and daily work VMT per employee for land use development projects. This tool is intended to be used for development projects within the City of Los Angeles, and the VMT methodology is tailored to the TAG.

A copy of the completed VMT screening analysis worksheet is attached to this memorandum. Based on the results using the City's VMT calculator, a formal VMT assessment is not required to be performed since the net new ADT (i.e., 125 ADT)

Table 2
PROJECT TRIP GENERATION FORECAST

TRIP GENERATION RATES [1]									
	ITE			WEEKDAY			WEEKDAY		
	LAND USE			AM PEAK HOUR			PM PEAK HOUR		
ITE LAND USE CATEGORY	CODE	VARIABLE	DAILY	IN (%)	OUT (%)	TOTAL	IN (%)	OUT (%)	TOTAL
Family Affordable Housing	LADOT	Per Dwelling Unit	4.16	38%	62%	0.52	55%	45%	0.38
Multifamily Housing (High Rise)	222	Per Dwelling Unit	4.45	24%	76%	0.31	61%	39%	0.36
General Office Building	710	Per 1,000 SF	9.74	86%	14%	1.16	16%	84%	1.15

PROJECT TRIP GENERATION FORECAST									
	ITE		DAILY	AM PEAK HOUR			PM PEAK HOUR		
	LAND USE		TRIP ENDS [2]	VOLUMES [2]			VOLUMES [2]		
LAND USE	CODE	SIZE	VOLUMES	IN	OUT	TOTAL	IN	OUT	TOTAL
Proposed Project									
Family Affordable Housing	LADOT	5 DU	21	1	2	3	1	1	2
Multifamily Housing (High Rise)	222	40 DU	178	3	9	12	9	5	14
- Less Transit Adjustment (5%) [3]			(9)	0	0	0	0	0	0
Subtotal Proposed Project			***190***	***4***	***11***	***15***	***10***	***6***	***16***
Existing Uses									
General Office Building	710	(6,522) GSF	(64)	(7)	(1)	(8)	(1)	(7)	(8)
Subtotal Existing Use			***(64)***	***(7)***	***(1)***	***(8)***	***(1)***	***(7)***	***(8)***
NET NEW PROJECT TRIPS			***126***	***(3)***	***10***	***7***	***9***	***(1)***	***8***

[1] Source: City of Los Angeles Department of Transportation (LADOT), July 2020; and ITE "Trip Generation Manual", 10th Edition, 2017.
[2] Trips are one-way traffic movements, entering or leaving.
[3] Transit and walk adjustments are based on the project site's proximity to Metro bus and rail transit opportunities.

does not exceed the daily trip threshold of 250 ADT established as the screening criteria in the TAG.

SUMMARY AND CONCLUSIONS

Based on the above net new vehicle trip generation forecasts (i.e., comparing the existing site to the proposed project), it is concluded that no further analysis is required since the project is expected to generate less than 250 net new ADT.

Please feel free to call us with any questions or comments at 626.796.2322.

c: File

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

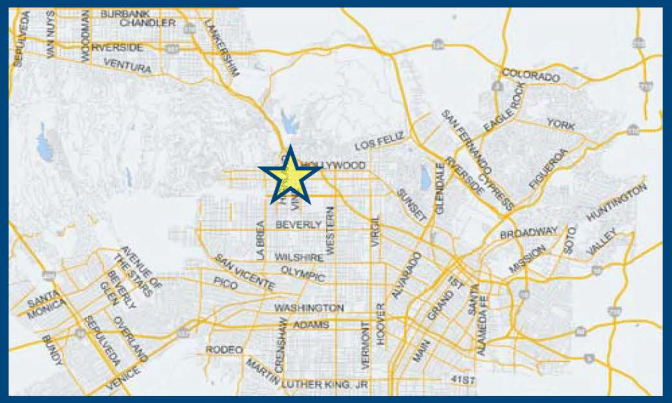
Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project: 6422 Selma Residential

Scenario:

Address: 6422 W SELMA AVE, 90028



Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?

○ Yes ○ No

Existing Land Use

Land Use Type	Value	Unit
Office | General Office	6.522	ksf
Office | General Office	6.522	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	5	DU
Housing | Multi-Family	40	DU
Housing | Affordable Housing - Family	5	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
47 Daily Vehicle Trips	172 Daily Vehicle Trips
349 Daily VMT	1,028 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	125 Net Daily Trips
The net increase in daily VMT ≤ 0	679 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	0.000 ksf

The proposed project is not required to perform VMT analysis.

Measuring the Miles

7/16/2020

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT FOR THE FOUND RESIDENCES PROJECT (ENV-2022-1049-SCEA)

MITIGATION MONITORING AND REPORTING PROGRAM

A. INTRODUCTION

This Mitigation Monitoring and Reporting Program ("MMRP") has been prepared pursuant to Public Resources Code Section 21081.6, which requires a Lead Agency to adopt a "reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." In addition, Section 15097(a) of the *State CEQA Guidelines* requires that a public agency adopt a program for monitoring or reporting mitigation measures and project revisions, which it has required to mitigate or avoid significant environmental effects. This MMRP has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6 and Section 15097 of the *State CEQA Guidelines*.

The City of Los Angeles (City) is the Lead Agency for the Project and, therefore, is responsible for administering and implementing the MMRP. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation; however, until mitigation measures have been completed, the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

A Sustainable Communities Environmental Assessment (SCEA) has been prepared to address the potential environmental impacts of the Project. The evaluation of the Project's impacts takes into consideration project design features and identifies mitigation measures to avoid or reduce potentially significant environmental impacts. This MMRP is designed to monitor implementation of the project design features and mitigation measures identified for the Project.

B. PURPOSE

It is the intent of this MMRP to:

1. Verify compliance with the project design features and mitigation measures identified in the SCEA;
2. Provide a framework to document implementation of the identified project design features and mitigation measures;
3. Provide a record of mitigation requirements;
4. Identify monitoring and enforcement agencies;
5. Establish and clarify administrative procedures for the clearance of project design features and mitigation measures;
6. Establish the frequency and duration of monitoring; and
7. Utilize the existing agency review processes wherever feasible.

C. ORGANIZATION

As shown on the following pages, each required project design feature and mitigation measure for the proposed Project is listed and categorized by impact area, with an accompanying identification of the following:

- **Monitoring Phase**: The phase of the proposed Project during which the project design feature or mitigation measure shall be monitored;
- **Enforcement Agency**: The agency with the power to enforce the project design featureor mitigation measure;
- **Monitoring Agency**: The agency to which reports involving feasibility, compliance, implementation and development are made;
- **Monitoring Frequency**: The frequency at which the project design feature or mitigation measure shall be monitored; and
- **Action Indicating Compliance**: The action of which the Enforcement or Monitoring Agency

indicates that compliance with the required project design feature or mitigation measure has been implemented.

D. ADMINISTRATIVE PROCEDURES AND ENFORCEMENT

This MMRP shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each project design feature and mitigation measure and shall be obligated to provide verification, as identified below, to the appropriate monitoring and enforcement agencies that each project design feature and mitigation measure has been implemented. The Applicant shall maintain records demonstrating compliance with each project design feature and mitigation measure listed below. Such records shall be made available to the City upon request.

During the construction phase and prior to the issuance of building permits, the applicant shall retain an independent Construction Monitor (either via the City or through a third-partyconsultant), approved by Los Angeles City Planning, who shall be responsible for monitoring implementation of project design features and mitigation measures during construction activities consistent with the monitoring phase and frequency set forth in this MMRP.

The Construction Monitor shall also prepare documentation of the Applicant's compliance with the project design features and mitigation measures during construction every 90 days in a form satisfactory to Los Angeles City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with mitigation measures and project design features within two business days if the Applicant does not correct the non-compliance within a reasonable time of notification to the Applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

E. PROGRAM MODIFICATION

The Project shall be in substantial conformance with the project design features and mitigation measures contained in this MMRP. The enforcing departments or agencies may determine substantial conformance with project design features and mitigation measures in the MMRP in their reasonable discretion. If the department or agency cannot find substantial conformance, a

project design feature or mitigation measure may be modified or deleted as follows: the enforcing department or agency, or the decision maker for a subsequent discretionary project-related approval, complies with *State CEQA Guidelines* Sections 15162 and 15164, including by preparing an addendum or subsequent environmental clearance to analyze the impacts from the modifications to or deletion of the project design features or mitigation measures. Any addendum or subsequent CEQA clearance shall explain why the project design feature or mitigation measure is no longer needed, not feasible, or the other basis for modifying or deleting the project design feature or mitigation measure. Under this process, the modification or deletion of a project design feature or mitigation measure shall not require a modification to any project discretionary approval unless the Director of Planning also finds that the change to the project design features or mitigation measures results in a substantial change to the Project or the non-environmental conditions of approval.

F. MITIGATION MONITORING AND REPORTING PROGRAM

1. Aesthetics

Project Design Features

No specific project design features with regards to aesthetics are identified in the SCEA.

Mitigation Measures

No specific mitigation measures with regards to aesthetics are identified in the SCEA.

2. Agriculture

Project Design Features

No specific project design features with regards to agriculture are identified in the SCEA.

Mitigation Measures

No specific mitigation measures with regards to agriculture are identified in the SCEA.

3. Air Quality

Project Design Features

No specific project design features with regards to air quality are identified in the SCEA.

Mitigation Measures

No specific mitigation measures with regards to air quality are identified in the SCEA.

4. Biological Resources

Project Design Features

No specific project design features with regards to biological resources are identified in the SCEA.

Mitigation Measures

No specific mitigation measures with regards to biological resources are identified in the SCEA.

5. Cultural Resources- Historic Resources

Project Design Features

The garage at 6422 Selma Avenue would be incorporated into the first floor of the new residential Project and become the entrance for pedestrian and vehicular traffic. The first third of the north (primary) and west façades of the garage would be retained and braced during construction to prevent damage to the brick walls and features. Additionally, most of the east façade would be retained. The south (rear) and portions of the west façades would be demolished resulting in 33% of the original brick walls removed, with 63% remaining in place and 4% removed and rebuilt in the original location. One-third of the wood trusses (four) would be retained in place. An additional four trusses would be removed during construction and reinstalled in their original locations. Two of the original trusses would be preserved and reinstalled in different locations and one truss would be removed. The current roof is not original, but 35% of this material would remain in place. The rest of the roof would either be removed (26%) or reconstructed (39%) and sheathed in sheet metal to differentiate it from the current roof. For the north, east, and partial west wall that would be retained, damaged brick would be repaired or, if beyond repair,

replaced in-kind. On portions of the new north wall surrounding the entrance to the new lobby, a layer of brick veneer would be applied using brick salvaged from the portions of the original walls to be demolished. A brick-veneer header would be installed above the lobby opening and the brick-veneer wall would extend west of the lobby to the control room. The first third of the garage's interior space would be returned to its original use for automobile parking.

The openings of the north façade would be altered to more closely reflect their original uses. The east bay was probably a window originally although photographic evidence is not available. It was turned into a door in the 1940s and further altered with the marble and glass brick at a later date. The marble and glass block would be removed, and a more appropriate glazed door and window installed. The central bay, which is currently also filled in with glass block and marble, would be returned to the vehicular entrance depicted in the only known historic photograph of the building. The west bay, which was originally a window, was converted to roll-up door. This bay would become a pedestrian entrance and restore a sense of the symmetry of the original primary façade. Additionally, the Project includes the removal of the paint on the brick surround and primary façade.

Mitigation Measures

MM CUL-1: Prior to any demolition or construction activity, the garage at 6422 Selma Avenue will be documented to Historic American Buildings Survey (HABS) Level 2 standards, according to the outline format described in the *Historic American Building Survey Guidelines for Preparing Written Historical Descriptive Data*. Photographic documentation should follow the Photographic Specification–Historic American Building Survey, including 10-15 archival quality, large-format photographs of the exterior and interior of the building and its architectural elements. Construction techniques and architectural details should be documented, especially noting the measurements, hardware, and other features that tie architectural elements to a specific date. If original architectural plans are located, they should be archivally reproduced, following HABS standards. Three copies of the HABS documentation package, with one copy including original photo negatives, will be produced, with at least one copy placed in an archive or history collection accessible to the general public.

Monitoring Phase: Pre-Construction

Enforcement Agency: Los Angeles City Planning's Office of Historic Resources and Department of Building and Safety

Monitoring Agency: Los Angeles City Planning's Office of Historic Resources and Department of Building and Safety

Monitoring Frequency: Once at plan check prior to issuance of grading permit

Action Indicating Compliance: Inclusion of HABS documentation package, with one copy including original photo negatives, with at least one copy placed in an archive or history collection accessible to the general public

MM CUL-2: Additional review of the project by Los Angeles City Planning's Office of Historic Resources (OHR) will only be required if, during construction, more than 10% of the materials currently proposed for retention cannot be retained as planned. For example, if after removal and storage of the wooden trusses it is discovered that 5% more of the wood must be replaced prior to reinstallation, no additional review will be required and the wood elements of the truss that require replacement will be made in-kind. However, if 15% more of the brick walls must be removed than is currently planned (33%), subsequent review of the construction plans would be required by OHR.

Monitoring Phase: Pre-Construction

Enforcement Agency: Los Angeles City Planning's Office of Historic Resources and Department of Building and Safety

Monitoring Agency: Los Angeles City Planning's Office of Historic Resources and Department of Building and Safety

Monitoring Frequency: Once at plan check prior to issuance of building permit

Action Indicating Compliance: Inclusion in building permit specifications

MM CUL-3: Develop at least two interpretative signs or murals that would communicate the significance of the garage at 6422 Selma Avenue to the Hollywood community. This could consist of a permanent interpretive exhibit that would incorporate information from historic photographs, HABS documentation, or other materials to highlight the building's association with the automobile and the significance of the

automobile to Hollywood. The interpretive signs should be developed by a team that includes a Secretary of the Interior (SOI) qualified historian. At least one of the signs should be located near the Selma entrance to the garage to be accessible by the general public. The second mural could be located on the interior of the garage.

Monitoring Phase: Pre-Construction

Enforcement Agency: Los Angeles City Planning's Office of Historic Resources and Department of Building and Safety

Monitoring Agency: Los Angeles City Planning's Office of Historic Resources and Department of Building and Safety

Monitoring Frequency: Once at plan check prior to issuance of building permit

Action Indicating Compliance: Inclusion in building permit specifications; installation of interpretive signs or murals at Project Site

MM CUL-4: Prior to the start of construction, surveys shall be performed to document the conditions of the masonry of the remaining walls at 6422 Selma Avenue as well as the Gilbert Hotel building. A structural monitoring program shall be implemented and recorded during construction to ensure that ground borne vibration levels do not exceed 0.12 inches per second, peak particle velocity (PPV). The structural monitoring plan shall include documentation, consisting of video and/or photographic documentation of accessible and visible areas on the exterior of the buildings. A historic architect (meeting the SOI's Professional Qualification Standards) or structural engineer with experience with historic masonry buildings shall establish baseline structural conditions of the building and prepare the shoring design. Additionally, a qualified acoustical engineer shall be retained to review the proposed construction equipment and develop and implement a vibration monitoring program capable of documenting the construction-related ground vibration levels at the Project Site during demolition and excavation phases where heavy construction equipment (e.g., large bulldozer and drill rig) would be operating within 15 feet of the affected buildings.

The vibration monitoring system shall measure and continuously store the PPV in inch/second. Vibration data shall be stored on a one-second interval. The system

shall also be programmed for two preset velocity levels: a warning level of 0.07 inch/second (PPV) and a regulatory level of 0.12 inch/second (PPV). The system shall also provide real-time alert when the vibration levels exceed either of the two preset levels.

- In the event the warning level of 0.07 inch/second (PPV) is triggered, the contractor shall identify the source of vibration generation and provide steps to reduce the vibration level, including but not limited to halting/staggering concurrent activities and utilizing lower vibratory techniques.

- In the event the regulatory level of 0.12 inch/second (PPV) is triggered, the contractor shall halt the construction activities and visually inspect the Baker Garage for any damage. Results of the inspection must be logged. The contractor shall identify the source of vibration generation and provide steps to reduce the vibration level. Vibration measurement shall be made with the new construction method to verify that the vibration level is below the warning level of 0.07 inch/second (PPV). Construction activities may then restart.

- In the event damage occurs to historic finish materials due to construction vibration, such materials shall be repaired in consultation with a qualified preservation consultant.

The structure-monitoring program shall be submitted to the City of Los Angeles Department of Building and Safety (LADBS) and received into the case file for the associated discretionary action permitting the Project prior to initiating any construction activities.

Monitoring Phase: Pre-Construction and Construction

Enforcement Agency: Los Angeles City Planning's Office of Historic Resources and Department of Building and Safety

Monitoring Agency: Los Angeles City Planning's Office of Historic Resources and Department of Building and Safety

Monitoring Frequency: Once at plan check prior to issuance of grading permit, employment of a continuous vibration monitoring system during construction activities

Action Indicating Compliance: Inclusion in grading and building permit specifications

6. Cultural Resources- Archaeological Resources

Project Design Features

No specific project design features with regards to archaeological resources are identified in the SCEA.

Mitigation Measures

MM CUL-5: Inadvertent Discovery of Archaeological Resources

- If any archaeological materials are encountered during the course of Project development, all further development activity in the vicinity of the materials shall halt and:

- The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study, or report evaluating the impact;

- The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource; and

- The Project Applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study, or report.

- Project development activities may resume once copies of the archaeological survey, study or report are submitted to:

  South Central Coastal Information Center
  Department of Anthropology
  McCarthy Hall 477
  CSU Fullerton
  800 North State College Boulevard
  Fullerton, CA 92834

- Prior to the issuance of any building permit, the Project Applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.
- A covenant and agreement binding the Project Applicant to this condition shall be recorded prior to the issuance of a grading permit.

Monitoring Phase: Pre-Construction and Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Once at plan check prior to issuance of grading permit, ongoing during Constriction

Action Indicating Compliance: Inclusion in grading permit specifications; inspection of exposed cultural materials by a qualified archaeologist and stop of work during inspection; a copy of the archaeological survey, study or report is submitted to the South Central Coastal Information Center (SCCIC) Department of Anthropology if applicable

7. Energy

Project Design Features

No specific project design features with regards to energy are identified in the SCEA.

Mitigation Measures

No specific mitigation measures with regards to energy are identified in the SCEA.

8. Geology and Soils

Project Design Features

No specific project design features with regards to geology and soils are identified in the SCEA.

Mitigation Measures

MM GEO-1: In the event that paleontological resources are unearthed during ground-disturbing

activities, the City of Los Angeles Department of Building and Safety will be notified immediately, and all work will cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project Site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California PRC § 21083.2.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Ongoing during construction

Action Indicating Compliance: Inclusion in grading permit specifications; Submittal of paleontological remains, reports and surveys to the Los Angeles County Natural History Museum

9. Greenhouse Gas Emissions

Project Design Features

No specific project design features with regards to greenhouse gas emissions are identified in the SCEA.

Mitigation Measures

No specific mitigation measures with regards to greenhouse gas emissions are identified in the SCEA.

10. Hazards and Hazardous Materials

Project Design Features

No specific project design features with regards to hazards and hazardous materials are identified in the SCEA.

Mitigation Measures

No specific mitigation measures with regards to hazards and hazardous materials are identified in the SCEA.

11. Hydrology and Water Quality

Project Design Features

No specific project design features with regards to hydrology and water quality are identified in the SCEA.

Mitigation Measures

No specific mitigation measures with regards to hydrology and water quality are identified inthe SCEA.

12. Land Use and Planning

Project Design Features

No specific project design features with regards to land use and planning are identified in the SCEA.

Mitigation Measures

No specific mitigation measures with regards to land use and planning are identified in the SCEA.

13. Mineral Resources

Project Design Features

No specific project design features with regards to mineral resources are identified in the SCEA.

Mitigation Measures

No specific mitigation measures with regards to mineral resources are identified in the SCEA.

14. Noise

Project Design Features

No specific project design features with regards to noise are identified in the SCEA.

Mitigation Measures

MM NOI-1: Noise-generating equipment operated at the Project Site shall be equipped with noise control devices, such as mufflers, lagging (enclosures for exhaust pipes), and/or motor enclosures capable of reducing construction equipment noise by 10 dBA. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Periodic field Inspections

Action Indicating Compliance: Inclusion in grading permit specifications; Field Inspection Sign-Off

MM NOI-2: Prior to the start of construction, surveys shall be performed to document the conditions of the masonry of the remaining walls at 6422 Selma Avenue as well as the Gilbert Hotel building. A structural monitoring program shall be implemented and recorded during construction to ensure that ground borne vibration levels do not exceed 0.12 inches per second, peak particle velocity (PPV). The structural monitoring plan shall include documentation, consisting of video and/or photographic documentation of accessible and visible areas on the exterior of the buildings. A historic architect (meeting the SOI's Professional Qualification Standards) or structural engineer with experience with historic masonry buildings shall establish baseline structural conditions of the building and prepare the shoring design. Additionally, a qualified acoustical engineer shall be retained to review the proposed construction equipment and develop and implement a vibration monitoring program capable of documenting the construction-related ground vibration levels at the Project Site during demolition and excavation phases

where heavy construction equipment (e.g., large bulldozer and drill rig) would be operating within 15 feet of the affected buildings.

The vibration monitoring system shall measure and continuously store the PPV in inch/second. Vibration data shall be stored on a one-second interval. The system shall also be programmed for two preset velocity levels: a warning level of 0.07 inch/second (PPV) and a regulatory level of 0.12 inch/second (PPV). The system shall also provide real-time alert when the vibration levels exceed either of the two preset levels.

- In the event the warning level of 0.07 inch/second (PPV) is triggered, the contractor shall identify the source of vibration generation and provide steps to reduce the vibration level, including but not limited to halting/staggering concurrent activities and utilizing lower vibratory techniques.

- In the event the regulatory level of 0.12 inch/second (PPV) is triggered, the contractor shall halt the construction activities and visually inspect the Baker Garage for any damage. Results of the inspection must be logged. The contractor shall identify the source of vibration generation and provide steps to reduce the vibration level. Vibration measurement shall be made with the new construction method to verify that the vibration level is below the warning level of 0.07 inch/second (PPV). Construction activities may then restart.

- In the event damage occurs to historic finish materials due to construction vibration, such materials shall be repaired in consultation with a qualified preservation consultant.

The structure-monitoring program shall be submitted to the City of Los Angeles Department of Building and Safety (LADBS) and received into the case file for the associated discretionary action permitting the Project prior to initiating any construction activities.

Monitoring Phase: Pre-Construction and Construction

Enforcement Agency: Los Angeles City Planning's Office of Historic Resources and Department of Building and Safety

Monitoring Agency: Los Angeles City Planning's Office of Historic Resources and Department of Building and Safety

Monitoring Frequency: Once at plan check prior to issuance of grading permit, employment of a continuous vibration monitoring system during construction activities

Action Indicating Compliance: Inclusion in grading and building permit specifications

15. Population and Housing

Project Design Features

No specific project design features with regards to population and housing are identified in the SCEA.

Mitigation Measures

No specific mitigation measures with regards to population and housing are identified in the SCEA.

16. Public Services - Fire Protection

Project Design Features

No specific project design features with regards to fire protection are identified in the SCEA.

Mitigation Measures

No specific mitigation measures with regards to fire protection are identified in the SCEA.

17. Public Services - Police Protection

Project Design Features

No specific project design features with regards to police protection are identified in the SCEA.

Mitigation Measures

No specific mitigation measures with regards to police protection are identified in the SCEA.

18. Public Services - Schools

Project Design Features

No specific project design features with regards to schools are identified in the SCEA.

Mitigation Measures

No specific mitigation measures with regards to schools are identified in the SCEA.

19. Public Services - Parks

Project Design Features

No specific project design features with regards to parks are identified in the SCEA.

Mitigation Measures

No specific mitigation measures with regards to parks are identified in the SCEA.

20. Public Services - Libraries

Project Design Features

No specific project design features with regards to libraries are identified in the SCEA.

Mitigation Measures

No specific mitigation measures with regards to libraries are identified in the SCEA.

21. Recreation

Project Design Features

No specific project design features with regards to recreation are identified in the SCEA.

Mitigation Measures

No specific mitigation measures with regards to recreation are identified in the SCEA.

22. Transportation

Project Design Features

No specific project design features with regards to transportation are identified in theSCEA.

Mitigation Measures

No specific mitigation measures with regards to transportation are identified in the SCEA.

23. Tribal Cultural Resources

Project Design Features

No specific project design features with regards to tribal cultural resources are identified in the SCEA.

Mitigation Measures

MM TCR-1: Prior to commencing any ground disturbance activities at the Project Site, the Applicant, or its successor, shall retain archeological monitors and tribal monitors that are qualified to identify subsurface tribal cultural resources. Ground disturbance activities shall include excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, auguring, backfilling, blasting, stripping topsoil or a similar activity at the project site. Any qualified tribal monitor(s) shall be approved by the Gabrieleno/Tongva San Gabriel Band of Mission Indians tribe. Any qualified archaeological monitor(s) shall be approved by OHR.

1. The qualified archeological and tribal monitors shall observe all ground disturbance activities on the Project Site at all times the ground disturbance activities are taking place. If ground disturbance activities are simultaneously occurring at multiple locations on the Project Site, an archeological and tribal monitor shall be assigned to each location where the ground disturbance activities are occurring. The on-site monitoring shall end when the ground disturbing activities are completed, or when the archaeological and tribal monitor both indicate that the site has a low potential for impacting tribal cultural resources.

2. Prior to commencing any ground disturbance activities, the archaeological monitor in consultation with the tribal monitor, shall provide Worker Environmental Awareness Program (WEAP) training to construction crews involved in ground disturbance activities that provides information on regulatory requirements for the protection of tribal cultural resources. As part of the WEAP training, construction crews shall be briefed on proper procedures to follow should a crew member discover tribal cultural resources during ground disturbance activities. In addition, workers will be shown examples of the types of resources that would require notification of the archaeological monitor and tribal monitor. The Applicant shall maintain on the Project Site, for City inspection, documentation establishing the training was completed for all members of the construction crew involved in ground disturbance activities.

3. In the event that any subsurface objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities, all such activities shall temporarily cease within the area of discovery, the radius of which shall be determined by a qualified archeologist, in consultation with a qualified tribal monitor, until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

4. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and OHR.

5. If OHR determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be a tribal cultural resource in its discretion and supported by substantial evidence, the City shall provide any affected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant, or its successor, and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.

6. The Applicant, or its successor, may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by both the qualified archaeologist and qualified tribal monitor and determined to be reasonable and appropriate.

7. The Applicant, or its successor, may recommence ground disturbance activities inside of the specified radius of the discovery site only after it has complied with all of the recommendations developed and approved pursuant to the process set forth in paragraphs 2 through 5 above.

8. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the SCCIC at California State University, Fullerton and to the Native American Heritage Commission for inclusion in its Sacred Lands File.

9. Notwithstanding paragraph 8 above, any information that the Department of City Planning, in consultation with the City Attorney's Office, determines to be confidential in nature shall be excluded from submission to the SCCIC or provided to the public under the applicable provisions of the California Public Records Act, California Public Resources Code, section 6254(r), and handled in compliance with the City's Assembly Bill 52 Confidentiality Protocols.

Monitoring Phase: Pre-Construction and Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Once at plan check prior to issuance of grading permit; ongoing during Construction

Action Indicating Compliance: Inclusion in grading and building permit specifications; inspection of exposed cultural materials by a qualified archaeologist; and stop of work during inspection; a copy of the archaeological survey, study or report is submitted to the SCCIC Department of Anthropology if applicable

MM TCR-2: In the event that archaeological resources are unearthed during ground-disturbing activities, the archaeological monitor shall be empowered to halt or redirect ground-disturbing activities away from the vicinity of the find so that the find can be evaluated. Work shall be allowed to continue outside of the vicinity of the find. All archaeological resources unearthed by Project construction activities shall be evaluated by the archaeologist. The Applicant shall coordinate with the archaeologist and the City to develop an appropriate treatment plan for the resources if they are determined to be potentially eligible for the California Register or potentially qualify as unique archaeological resources pursuant to CEQA. In the event the archaeological resources are prehistoric, the archaeological monitor shall coordinate with the Applicant and the City to retain a Native American Representative from the Gabrieleno/Tongva San Gabriel Band of Mission Indians tribe to help determine the appropriate treatment for the resources and whether Native American construction monitoring is warranted in the area of the find thereafter. If avoidance of the resource is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource from the Project Site.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Ongoing during construction

Action Indicating Compliance: Inclusion in building permit specifications; inspection of exposed cultural materials by a qualified archaeologist; and stop of work during inspection; consultation with the Gabrieleno/Tongva San Gabriel Band of Mission Indians tribe if applicable

24. Utilities

Project Design Features

No specific project design features with regards to utilities are identified in the SCEA.

Mitigation Measures

No specific mitigation measures with regards to utilities are identified in the SCEA.

25. Wildfire

Project Design Features

No specific project design features with regards to wildfire are identified in the SCEA.

Mitigation Measures

No specific mitigation measures with regards to wildfire are identified in the SCEA.